



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-037

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	<u>534 FARM LANE</u>		
Subdivision	<u>AVERY FARM ADDITION</u>	Lot	Block
General Location	<u>FARM ROAD</u>		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	<u>AG</u>	Current Use	<u>AG</u>
Proposed Zoning		Proposed Use	
Acreage	<u>48.583</u>	Lots [Current]	<u>1</u>
		Lots [Proposed]	<u>9</u>

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> Owner	<u>Kurt Avery</u>	<input type="checkbox"/> Applicant	<u>CARROLL CONSULTING GROUP</u>
Contact Person	<u>Kurt Avery</u>	Contact Person	<u>BART CARROLL RACS</u>
Address	<u>1043 ANNA CADE RD</u>	Address	<u>PO BOX 11</u>
City, State & Zip	<u>Rockwall TX 75087</u>	City, State & Zip	<u>LAVON TX 75146</u>
Phone	<u>214 771 1090</u>	Phone	<u>972 742 444</u>
E-Mail	<u>KurtAvery@yahoo.com</u>	E-Mail	<u>bart.carroll@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Kurt Avery [Owner] the undersigned, who stated the information on this application to be true and certified the following:

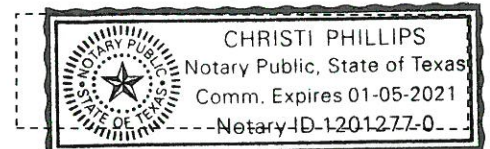
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 928.75, to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of September, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18th day of September, 20 20.

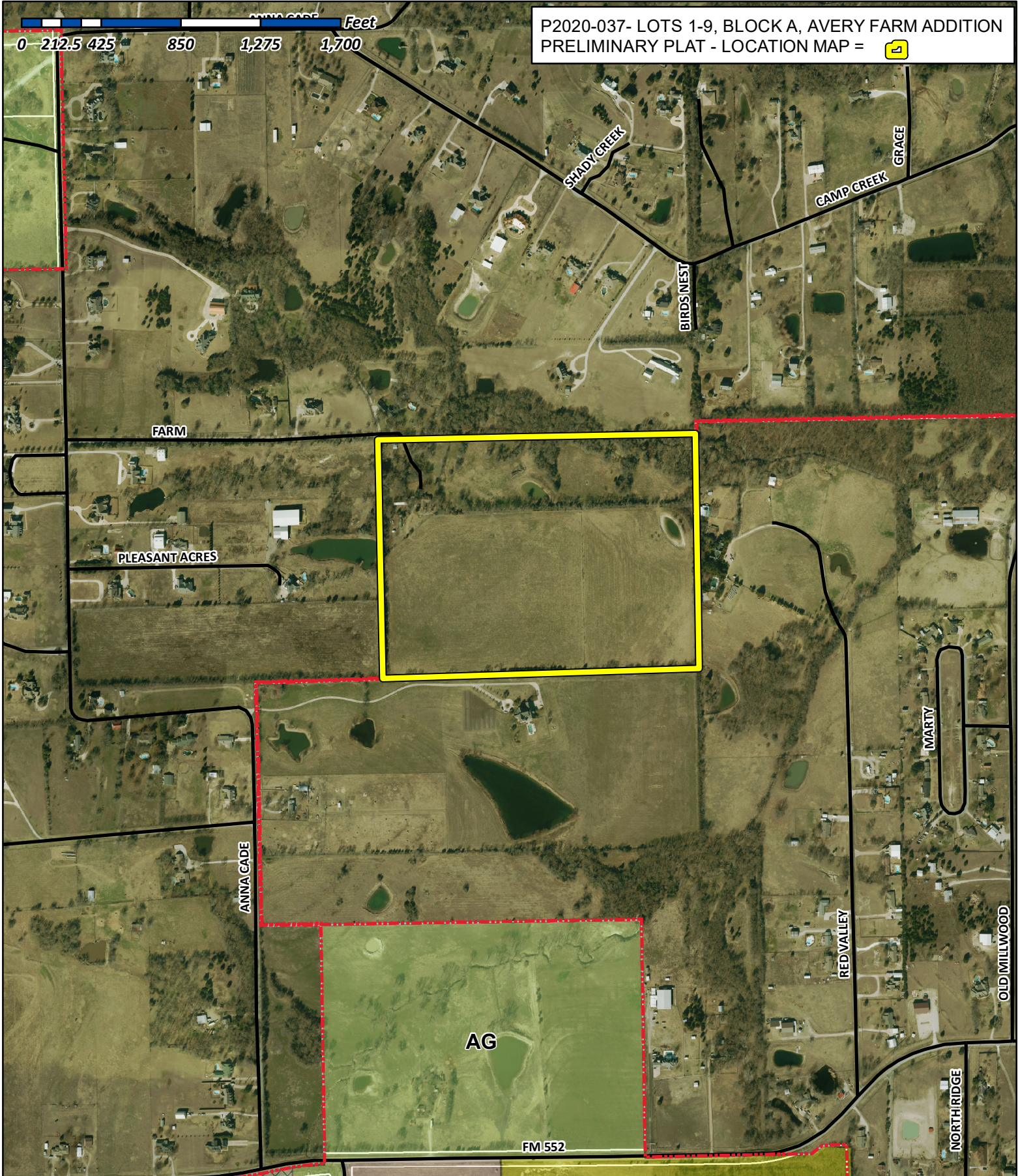
Owner's Signature

[Signature]
[Signature]

Notary Public in and for the State of Texas



My Commission Expires 01-05-2021



P2020-037- LOTS 1-9, BLOCK A, AVERY FARM ADDITION
 PRELIMINARY PLAT - LOCATION MAP = [icon]

0 212.5 425 850 1,275 1,700 Feet



City of Rockwall

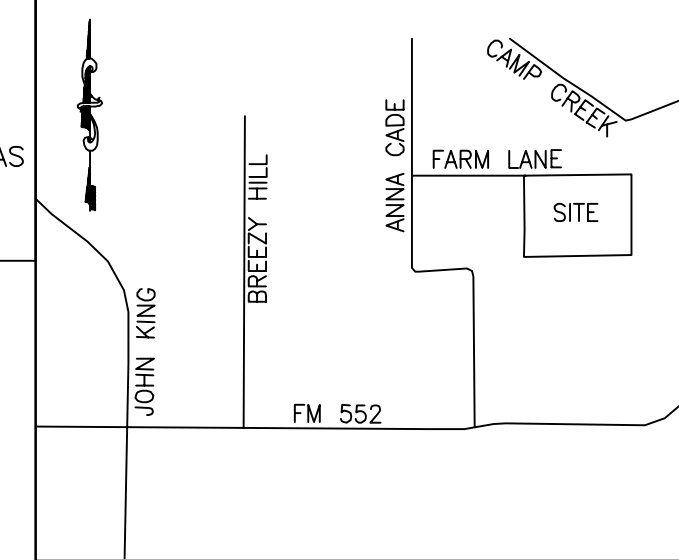
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

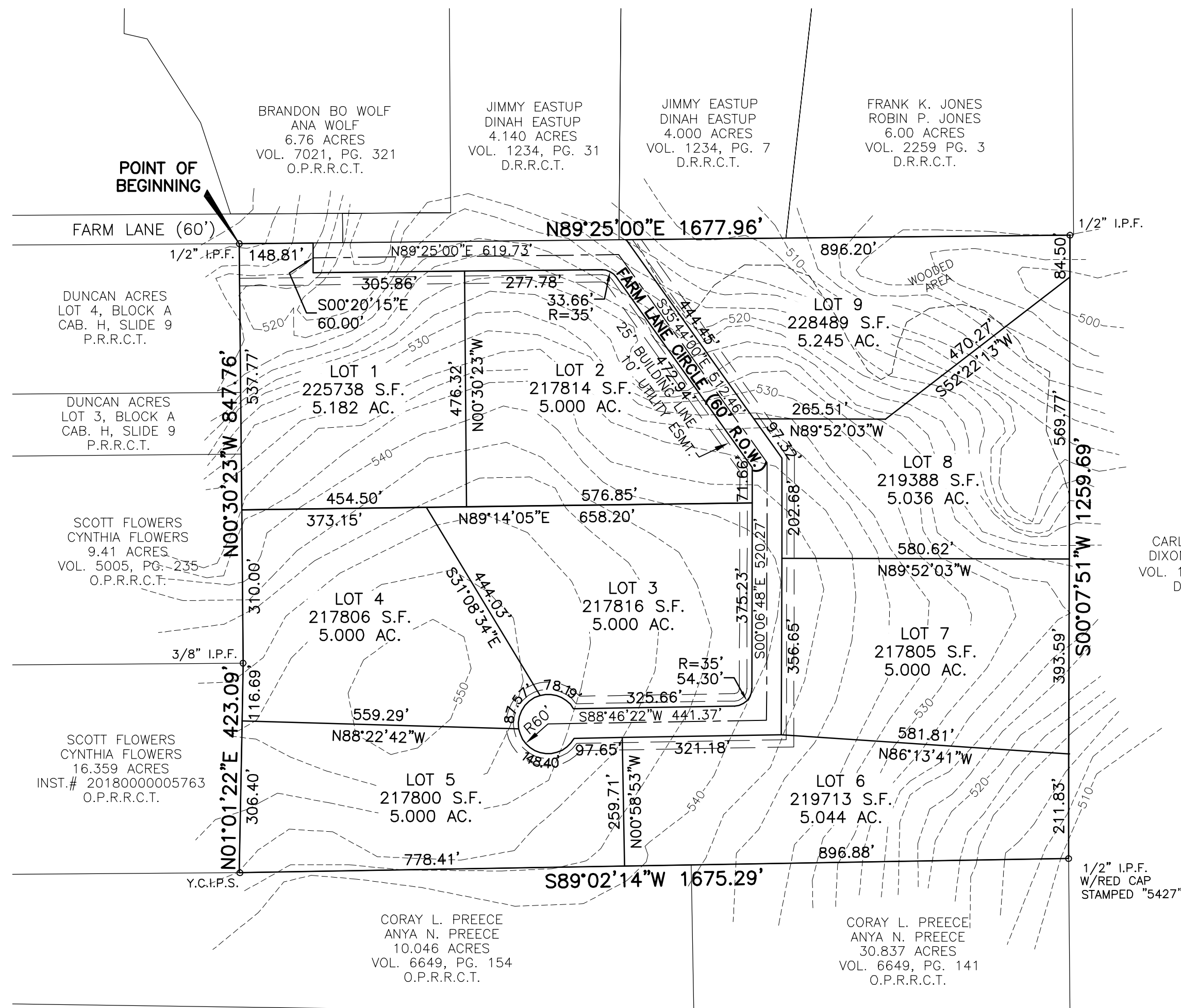


LEGEND

- I.P.F. - IRON PIN FOUND
- D.R.R.C.T. - DEED RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- Y.C.I.P.S. - YELLOW CAPPED IRON PIN SET STAMPED "CCG INC RPLS 5129"



LOCATION MAP (N.T.S.)



PRELIMINARY PLAT

AVERY FARM ADDITION

9 LOTS
48.583 ACRES OF LAND

J. STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL E.T.J., ROCKWALL COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11
LAVON, TEXAS 75166
972-742-4411
TEXAS FIRM REGISTRATION NO.: 10007200
TBPELS REGISTRATION NO.: F-21608

NOTES:

1. Located in the City of Rockwall, Texas E.T.J.
2. This lot utilizes alternative type On-Site Sewage Facility.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

Bearings based on the north line of deed recorded in Instrument No. 20170000018520, O.P.R.R.C.T. (N89°25'00"E)

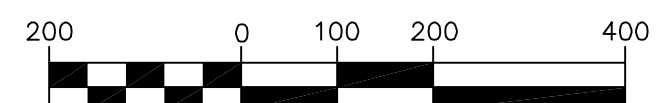
OWNER:
KURT AVERY
1043 ANNA CADE ROAD
ROCKWALL, TEXAS 75087
PHONE: (214) 771-1090

JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2709-20	1"=200'	SEPTEMBER 17, 2020	CP

POINT OF BEGINNING



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Kurt Avery is the owner of a tract of land situated in the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, and being the same called 47.451 acre tract of land conveyed to Kurt Avery by deed recorded in Instrument No. 20170000018520, Official Public Records, Rockwall County, Texas and being the same called 1.0331 acre tract of land conveyed to Kurt Avery by deed recorded in Instrument No. 20170000018521, Official Public Records, Rockwall County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the south line of Farm Lane for the northwest corner of said 47.451 acre tract and the northeast corner of Duncan Acres, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Slide 9, Plat Records, Rockwall County, Texas;

Thence, North 89°25'00" East, along the north line of said 47.451 acre tract, the south line of a 4.140 acre tract of land conveyed to Jimmy Eastup and Dinah Eastup by deed recorded in Volume 1234, Page 31, Deed Records, Rockwall County, Texas, the south line of a 4.000 acre tract of land conveyed to Jimmy Eastup and Dinah Eastup by deed recorded in Volume 1234, Page 7, Deed Records, Rockwall County, Texas and the south line of a 6.00 acre tract of land conveyed to Frank K. Jones and Robin P. Jones by deed recorded in Volume 2259, Page 3, Deed Records, Rockwall County, Texas, a distance of 1677.96 feet to a 1/2" iron pin found for the northeast corner of said 47.451 acre tract and being on the west line of a tract of land conveyed to Carl E. Glaze and Dixon A. Glaze by deed recorded in Volume 190, Page 493, Deed Records, Rockwall County, Texas;

Thence, South 00°07'51" West, along the east line of said 47.451 acre tract and the west line of said Glaze tract, a distance of 1259.69 feet to a 1/2" iron pin found with red cap stamped "5427" for the southeast corner of said 47.451 acre tract and the northeast corner of a 30.837 acre tract of land conveyed to Coray L. Preece and Anya N. Preece by deed recorded in Volume 6649, Page 141, Official Public Records, Rockwall County, Texas;

Thence, South 89°02'14" West, along the south line of said 47.451 acre tract, the north line of said 30.837 acre tract and the north line of a 10.046 acre tract of land conveyed to Coray L. Preece and Anya N. Preece by deed recorded in Volume 6649, Page 154, Official Public Records, Rockwall County, Texas, a distance of 1675.29 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for the southwest corner of said 47.451 acre tract and the southeast corner of a 16.359 acre tract of land conveyed to Scott Flowers and Cynthia Flowers by deed recorded in Instrument No. 20180000005763, Official Public Records, Rockwall County, Texas;

Thence, North 01°01'22" East, along the west line of said 47.451 acre tract and the east line of said 16.359 acre tract, a distance of 423.09 feet to a 3/8" iron pin found for the northeast corner of said 16.359 acre tract and the southeast corner of a 9.41 acre tract of land conveyed to Scott Flowers and Cynthia Flowers by deed recorded in Volume 5005, Page 235, Official Public Records, Rockwall County, Texas;

Thence, North 00°30'23" West, along the west line of said 47.451 acre tract, the east line of said 9.41 acre tract and the east line of said Duncan Acres, a distance of 847.76 feet to the Point of Beginning and containing 2,116,269 square feet or 48.583 acres of land.

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, James Bart Carroll, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon as set were properly placed under my personal supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Bart Carroll, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public in and for the State of Texas.
My commission expires: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the AVERY FARM ADDITION subdivision to the County of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the Avery Farm Addition subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

(1) No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

(2) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

(3) The City and County of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

(4) The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

(5) The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(6) No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Rules and Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications required by the Interlocal Cooperation Agreement for Subdivision Regulation in the Extraterritorial Jurisdiction of a Municipality entered into by the City and County of Rockwall; or

(7) Property Owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the County's chosen engineer and/or County Administrator, computed on a private commercial rate basis, has been made with the County, accompanied by an agreement signed by the developer and/or owner, authoring the City and County to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements with the time stated in such written agreement, but in no case shall the City of County by obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the City and County, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the County in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the Commissioner's Court of Rockwall County.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the County; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS, my hand, this the ____ day of _____, 2020.

Kurt Avery, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Kurt Avery, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

Notary Public for the State of Texas
My Commission expires _____

OWNER:
KURT AVERY
1043 ANNA CADE ROAD
ROCKWALL, TEXAS 75087
PHONE: (214) 771-1090

Planning & Zoning Commission, Chairman

Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to Rockwall County, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 20____ in accordance with the requirements of the Interlocal Cooperation Agreement for Subdivision Regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 20____.

Mayor, City of Rockwall

City Secretary

City Engineer

Rockwall County Judge

Date

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CARROLL CONSULTING GROUP, INC.			
P.O. BOX 11		972-742-4411	
LAVON, TEXAS 75166		TEXAS FIRM REGISTRATION NO.: 10007200 TBPELS REGISTRATION NO.: F-21608	
JOB No.	SCALE:	DATE PREPARED:	DRAWN BY:
2709-20	1"=200'	SEPTEMBER 17, 2020	CP