

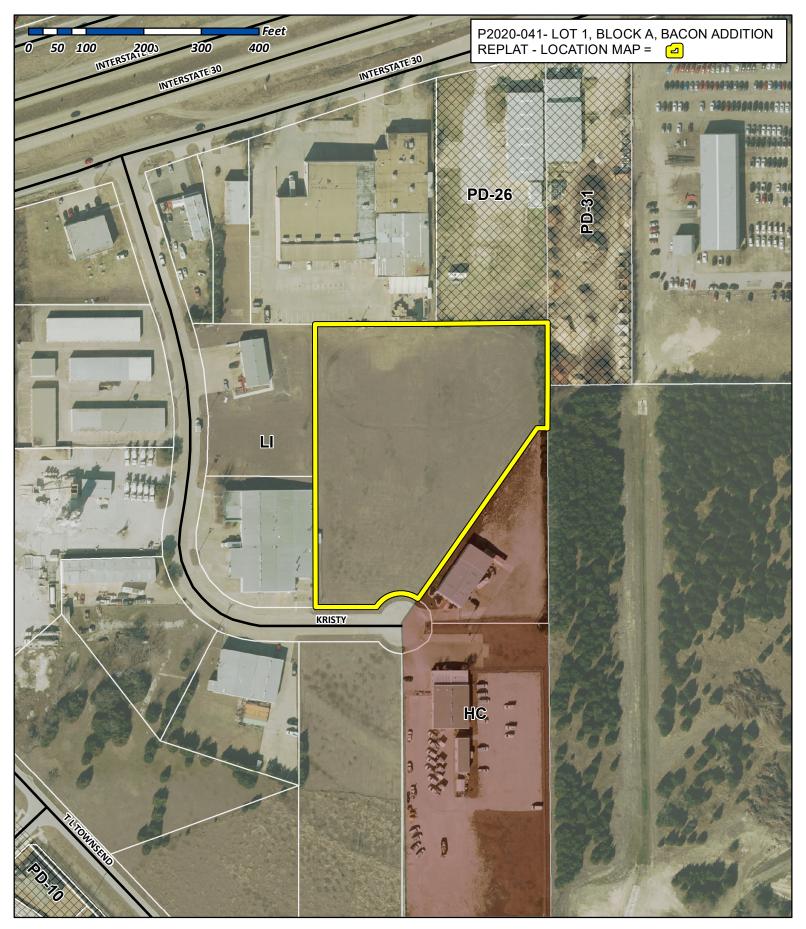
DEVELOPMENT APPLICATION

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

	PLANNING & ZONING CASE NO.
-	NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
	DIRECTOR OF PLANNING:
I	CITY ENGINEER:

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

[] Preliminary Pl. [] Final Plat (\$30) [] Replat (\$300.0	100.00 + \$15.00 Acre) 1 at (\$200.00 + \$15.00 Acre) 1 0.00 + \$20.00 Acre) 1	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)					
	ion Fees: 0.00 + \$20.00 Acre) ¹ Plan/Elevations/Landscaping Plan (\$100.00)	Notes: 1: In determining t	the fee, please use the exact acreag For requests on less than one acre, r				
PROPERTY INFO	DRMATION [PLEASE PRINT]						
Address	2055 KRISTY LANE		-1.41				
Subdivision	BACON ADDITION NOR	AT BODININ	Lot	Block A			
General Location	KMSTY LANE-END						
	LAN AND PLATTING INFORMATION [PLEA	SE PRINT]					
Current Zoning	C	Current Use	C				
Proposed Zoning	C	Proposed Use	C				
Acreage	3.57 Lots [Current]		Lots [Proposed]				
	PLATS: By checking this box you acknowledge that due to						
	re to address any of staff's comments by the date provided of CANT/AGENT INFORMATION [PLEASE PRINT/						
	BACON PROPERTY	[] Applicant					
	BRAD BACON	Contact Person					
Address	295 RAWCH TRAIL	Address					
	0 21.						
City, State & Zip	ROCKWAU, TX 75032	City, State & Zip					
	912-236-5794	Phone					
E-Mail	brad experyonatoves, com	E-Mail					
NOTARY VERIFICATION [REQUIRED] Before me, the undersigned authority, on this day personally appeared [Owner] the undersigned, who stated the information on this application to be true and certified the following:							
cover the cost of this ap that the City of Rockwa permitted to reproduce information."	m the owner for the purpose of this application; all informati plication, has been paid to the City of Rockwall on this the All (i.e. "City") is authorized and permitted to provide informany copyrighted information submitted in conjunction with t	ation contained within this application, if such re	this application to the public. The	ning this application, I agree c City is also authorized and			
Given under my hand ar	nd seal of office on this the <u>2184</u> day of <u>Septew</u>	ne/, 20 20.					
	Owner's Signature						
Notary Public in	and for the State of Texas		My Commission Expires				

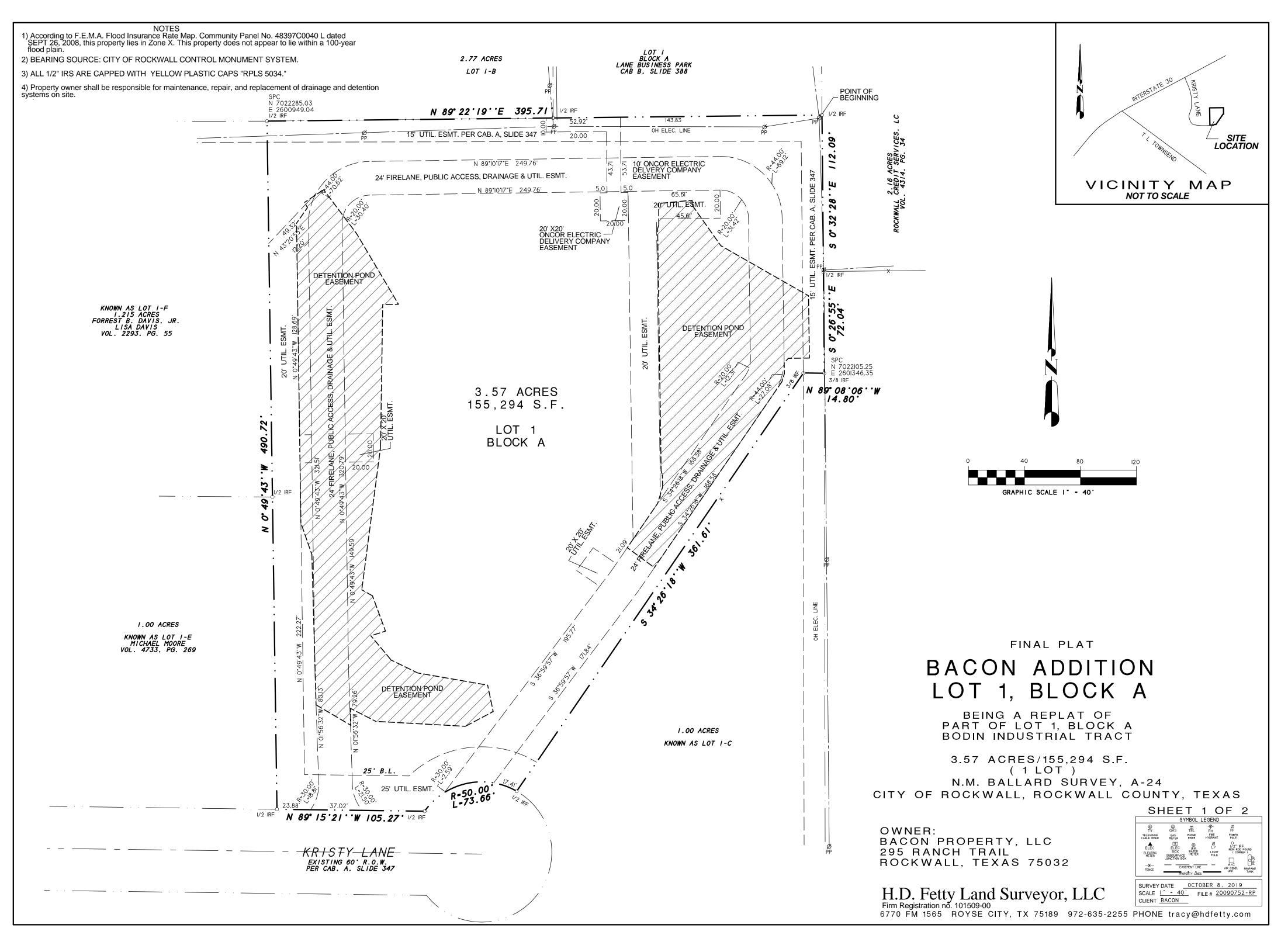




City of Rockwall

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.





OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS BACON PROPERTY, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows

BEING a part of Lot 1, BODIN INDUSTRIAL TRACT, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 347, of the Plat Records of Rockwall County, Texas, together with a Certificate of Correction of Error, as recorded in Volume 211, Page 632 of the Real Estate Records of Rockwall County, Texas, and being all of a 3.543 acres tract of land as described in a Deed to D. Armstrong Partners, LP, as recorded in Volume 3925, Page 148 of the Real Property Records of Rockwall County, Texas and being more particularly described as

BEGINNING at a 1/2" iron rod found for corner at the most easterly northeast corner of said Lot 1 and

THENCE S. 00 deg. 32 min. 28 sec. E. along the east line of said Lot 1, a distance of 112.09 feet to a 1/2" iron rod found for corner at the southwest corner of a 2.16 acres tract of land as described in a Warranty deed to Rockwall Credit Services, LC as recorded in Volume 4314, Page 34 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 26 min. 55 sec. E. along the East line of said Armstrong tract, a distance of 72.04 feet to a 3/8" iron rod found for corner at the east most southeast corner of said Armstrong tract;

THENCE N. 89 deg. 08 min. 06 sec. W. a distance of 14.80 feet to a 3/8" iron rod found for corner; THENCE S. 34 deg. 26 min. 18 sec. W. a distance of 361.61 feet to a 1/2" iron rod found for corner in the north right-of-way line of Kristy Lane (60' R.O.W.);

THENCE in a southwesterly direction along a curve to the left having a central angle of 84 deg. 24 min. 44 sec., a radius of 50.00 feet, a tangent of 45.35 feet, a chord of S. 77 deg. 45 min. 05 sec. W., 67.18 feet, along said right-of-way line an arc distance of 73.66 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 15 min. 21 sec. W. along said right-of-way line, a distance of 105.27 feet to a 1/2" iron rod found for corner at the southeast corner of a 1.01 acres tract of land as described in a Warranty deed to Michael Moore as recorded in Volume 4733, Page 269 of the Real Property Records

THENCE N. 00 deg. 49 min. 43 sec. W. a distance of 490.72 feet to a 1/2" iron rod found for corner at the northwest corner of said Armstrong tract and at the northeast corner of a 1.215 acres tract as described in a Warranty deed to Forrest B. Davis Jr. and Lisa Davis, as recorded in Volume 2293, Page 55 of the Real Property Records of Rockwall County, Texas;

THENCE N. 89 deg. 22 min. 19 sec. E. along the north boundary line of said Armstrong tract, a distance of 395.71 feet to the POINT OF BEGINNING and containing 155,294 square feet or 3.57 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as BACON ADDITION, LOT 1, BLOCK A, an Addition to the City 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 BACON ADDITION, LOT 1, BLOCK A, 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;

- No buildings shall be constructed or placed upon, over, or across the utility
- 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 the ir 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, maint aining, 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 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 Regulations of the City of Roc kwall 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, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city 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 an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress ments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary 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 city council of

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 City; 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 exaction's made herein.

BRAD BACON for Bacon Property, LLC

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRAD BACON 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 the purpose and consideration therein stated.

Given upon my hand and seal of office this $_$	day of	
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Notary Public in and for the State of Texas

My Commission Expires:

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III	
Registered Prófessional Land Surveyor No. 5034	

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034	HAROLD D. F 5034 POFESS' AND SUR'
RECOMMENDED FOR FINAL APPROVAL	
Planning and Zoning Commission Date	
APPROVED	
I hereby certify that the above and foregoing plat of BACON ADDITION, LOT 1, BLO addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas,	CK A, an

was approved by the City Council of the City of Rockwall on the ___ day of_ 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. Said addition shall be subject to all the requirements of the Subdivision Regulations of the

Only of Moonwall.	
WITNESS OUR HANDS, this day of	·
Mayor, City of Rockwall	City Secretary City of Rockwall
City Engineer	 Date

FINAL PLAT

BACON ADDITION LOT 1, BLOCK A

BEING A REPLAT OF PART OF LOT 1, BLOCK A BODIN INDUSTRIAL TRACT

3.57 ACRES/155,294 S.F. (1 LOT)

N.M. BALLARD SURVEY, A-24 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: BACON PROPERTY, LLC 295 RANCH TRAIL ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

SHEET 2 OF 2 SYMBOL LEGEND © GAS TEL FH PP
TELEVISION GAS PHONE FIRE POWER
CABLE RISER METER RISER HYDRANT POLE ⊗ Ø WM LP WATER LIGHT E METER POLE EASEMENT LINE SURVEY DATE OCTOBER 8. 2019

SCALE 1 - 40 FILE # 20090752-RP CLIENT BACON 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com