



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2021-058

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&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 802 - 808 Kernodle St Rockwall
 SUBDIVISION Farmers and Merchants LOT 9/10 BLOCK
 GENERAL LOCATION Kernodle and Cornelia

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-7 ~~RM-7~~ CURRENT USE Residential
 PROPOSED ZONING SF-7 PROPOSED USE Residential
 ACREAGE 0.76 LOTS [CURRENT] 3 LOTS [PROPOSED] 4

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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]

OWNER Tari Kinsey APPLICANT
 CONTACT PERSON Tari Kinsey CONTACT PERSON
 ADDRESS 2 Manor Ct ADDRESS
 CITY, STATE & ZIP Heath, Tx 75032 CITY, STATE & ZIP
 PHONE 972-571-1759 PHONE
 E-MAIL tari.kinsey@yahoo.com E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tari Kinsey [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

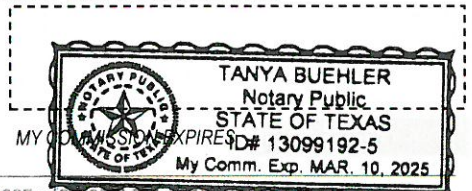
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF November, 2021 BY SIGNING THIS APPLICATION, 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 11th DAY OF November, 2021

OWNER'S SIGNATURE

Tari Kinsey
Tanya Buehler

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2021-058- LOTS 1,2,3, & 4, BLOCK A,
KINSEY ADDITION
FINAL PLAT - LOCATION MAP =



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.

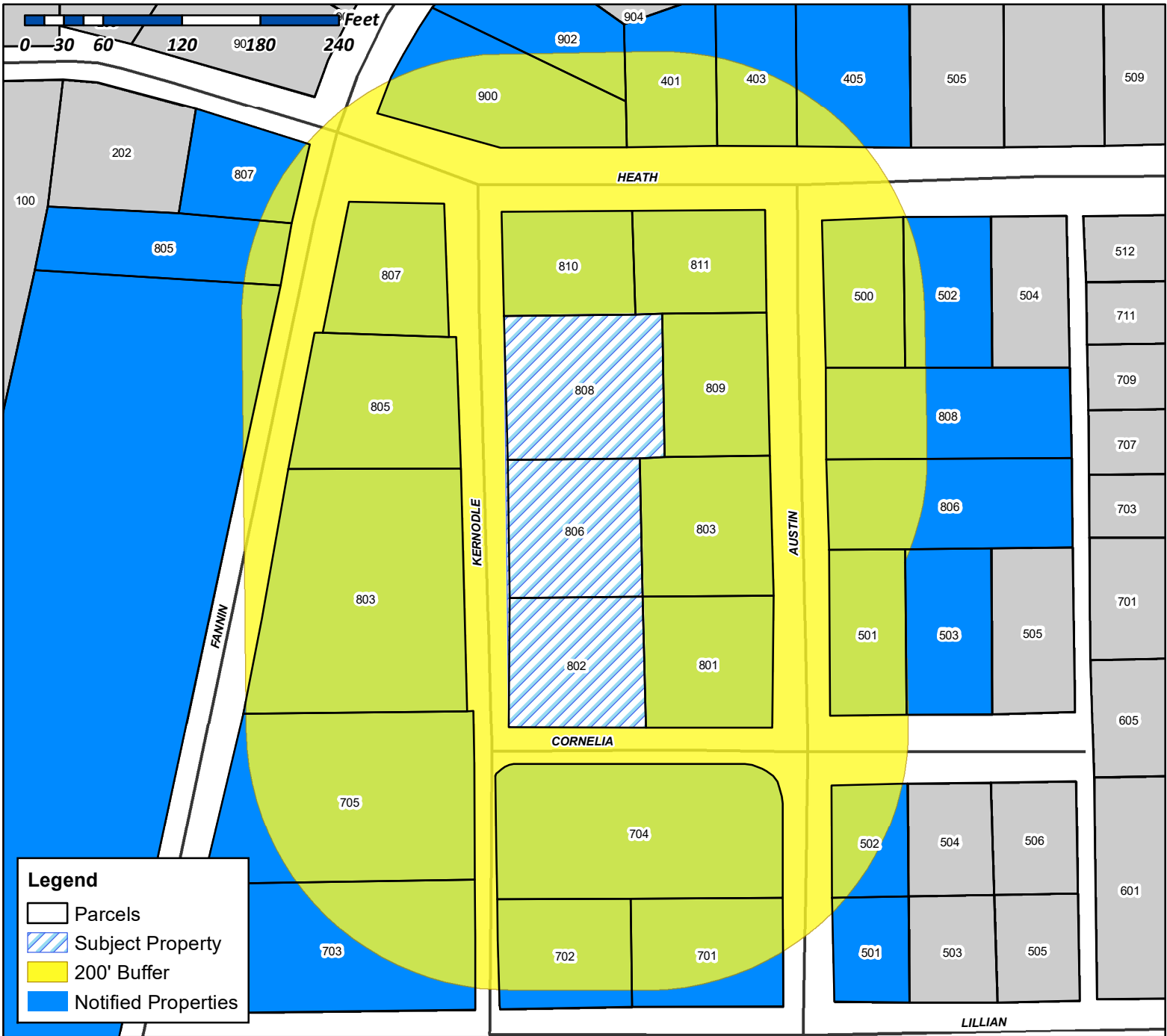




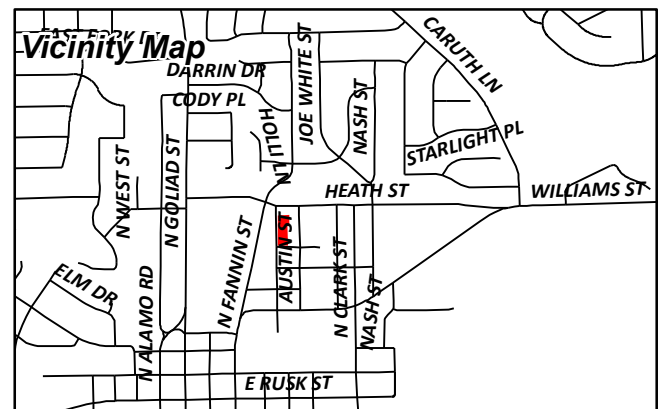
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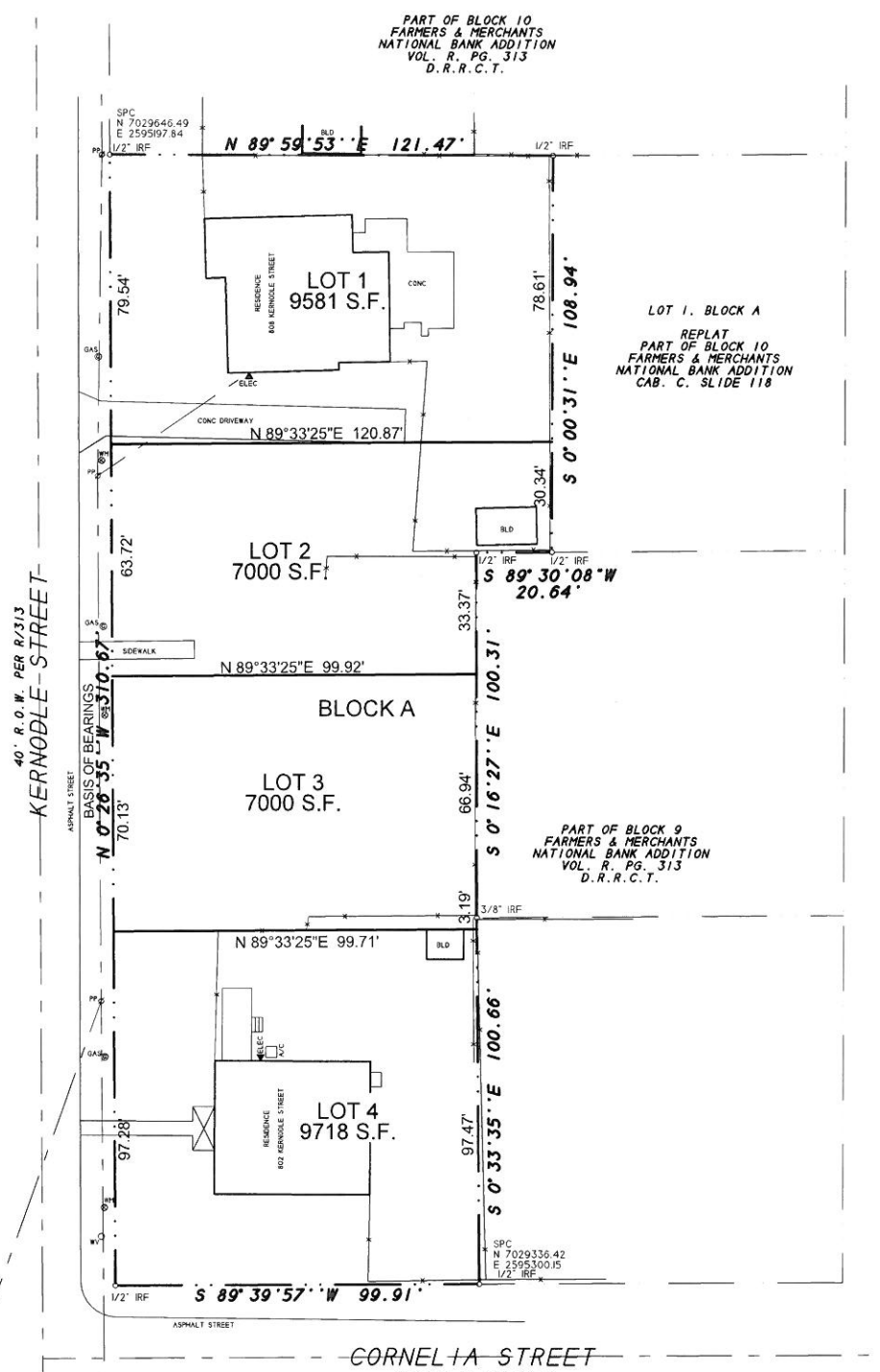
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Case Number: P2021-058
Case Name: Lots 1-4, Block A, Kinsey Addition
Case Type: Final Plat
Zoning: Single-Family 7 (SF-7) District
Case Address: 802-808 Kernodle

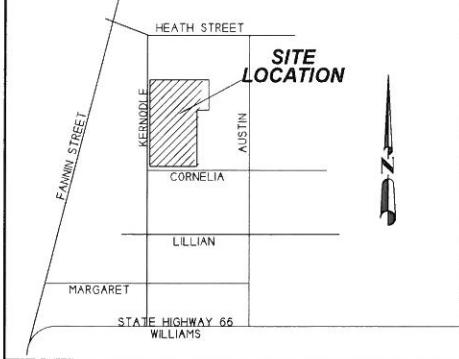


Date Created: 11/16/2021
For Questions on this Case Call (972) 771-7745

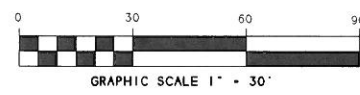


AUSTIN STREET
40' R.O.W. PER R/313

KERNODLE STREET
40' R.O.W. PER R/313



VICINITY MAP
N.T.S.



**FINAL PLAT
KINSEY ADDITION
LOTS 1, 2, 3 & 4
BLOCK A**

BEING A REPLAT OF PART
OF BLOCK 9 AND BLOCK 10
FARMERS & MERCHANTS
NATIONAL BANK ADDITION

0.76 ACRES OR 33,299 S.F.
(3 LOTS)

B.F. BOYDSTON SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND									
⊗	TV	⊗	GAS	⊗	TEL	⊗	FI	⊗	FF
⊕	TELEPHONE	⊕	NETS	⊕	FIND	⊕	FEED	⊕	PIPER
⊖	CABLE TIE	⊖	ELEC	⊖	WATER	⊖	HYDRANT	⊖	PIPER
⊙	PLANTING	⊙	POLE	⊙	WATER	⊙	WATER	⊙	PIPER
⊚	POLE	⊚	POLE	⊚	WATER	⊚	WATER	⊚	PIPER
⊛	POLE	⊛	POLE	⊛	WATER	⊛	WATER	⊛	PIPER
⊜	POLE	⊜	POLE	⊜	WATER	⊜	WATER	⊜	PIPER
⊝	POLE	⊝	POLE	⊝	WATER	⊝	WATER	⊝	PIPER
⊞	POLE	⊞	POLE	⊞	WATER	⊞	WATER	⊞	PIPER
⊠	POLE	⊠	POLE	⊠	WATER	⊠	WATER	⊠	PIPER
⊡	POLE	⊡	POLE	⊡	WATER	⊡	WATER	⊡	PIPER
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⊦	POLE	⊦	POLE	⊦	WATER	⊦	WATER	⊦	PIPER
⊧	POLE	⊧	POLE	⊧	WATER	⊧	WATER	⊧	PIPER
⊨	POLE	⊨	POLE	⊨	WATER	⊨	WATER	⊨	PIPER
⊩	POLE	⊩	POLE	⊩	WATER	⊩	WATER	⊩	PIPER
⊪	POLE	⊪	POLE	⊪	WATER	⊪	WATER	⊪	PIPER
⊫	POLE	⊫	POLE	⊫	WATER	⊫	WATER	⊫	PIPER
⊬	POLE	⊬	POLE	⊬	WATER	⊬	WATER	⊬	PIPER
⊭	POLE	⊭	POLE	⊭	WATER	⊭	WATER	⊭	PIPER
⊮	POLE	⊮	POLE	⊮	WATER	⊮	WATER	⊮	PIPER
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⊰	POLE	⊰	POLE	⊰	WATER	⊰	WATER	⊰	PIPER
⊱	POLE	⊱	POLE	⊱	WATER	⊱	WATER	⊱	PIPER
⊲	POLE	⊲	POLE	⊲	WATER	⊲	WATER	⊲	PIPER
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⊴	POLE	⊴	POLE	⊴	WATER	⊴	WATER	⊴	PIPER
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⊶	POLE	⊶	POLE	⊶	WATER	⊶	WATER	⊶	PIPER
⊷	POLE	⊷	POLE	⊷	WATER	⊷	WATER	⊷	PIPER
⊸	POLE	⊸	POLE	⊸	WATER	⊸	WATER	⊸	PIPER
⊹	POLE	⊹	POLE	⊹	WATER	⊹	WATER	⊹	PIPER
⊺	POLE	⊺	POLE	⊺	WATER	⊺	WATER	⊺	PIPER
⊻	POLE	⊻	POLE	⊻	WATER	⊻	WATER	⊻	PIPER
⊼	POLE	⊼	POLE	⊼	WATER	⊼	WATER	⊼	PIPER
⊽	POLE	⊽	POLE	⊽	WATER	⊽	WATER	⊽	PIPER
⊾	POLE	⊾	POLE	⊾	WATER	⊾	WATER	⊾	PIPER
⊿	POLE	⊿	POLE	⊿	WATER	⊿	WATER	⊿	PIPER
⊠	POLE	⊠	POLE	⊠	WATER	⊠	WATER	⊠	PIPER

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2\"/>

OWNER:
DONALD H. KINSEY
TARI L. KINSEY
2 MANOR COURT
HEATH, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE	JANUARY 6, 2021
SCALE	1" = 30'
FILE #	20031993R.P.
CLIENT	KINSEY

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DONALD H. KINSEY and TARI L. KINSEY, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being a part of Block 9 and Block 10, Farmers and Merchants National Bank Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume R, Page 313 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the east right-of-way of Kernodle Street and the north right-of-way line of Cornelia Street, at the southwest corner of said Block 9;

THENCE N. 00 deg. 26 min. 35 sec. W. along east right-of-way line of Kernodle Street, a distance of 310.67 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 59 min. 53 sec. E. a distance of 121.47 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 1, Block A, Replat of part of Block 10, Farmers & merchant National Bank Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 118 of the Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 00 min. 31 sec. E. a distance of 108.94 feet to a 1/2" iron rod found for corner at the southwest corner of said Lot 1, Block A, of Replat;

THENCE S. 89 deg. 30 min. 08 sec. W. a distance of 20.64 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 16 min. 27 sec. E. a distance of 100.31 feet to a 3/8" iron rod found for corner;

THENCE S. 00 deg. 33 min. 35 sec. E. a distance of 100.66 feet to a 1/2" iron rod found for corner in the north right-of-way line of Cornelia Street;

THENCE S. 89 deg. 39 min. 57 sec. W. a distance of 99.91 feet to the POINT OF BEGINNING and containing 33,299 square feet or 0.76 acres of land.

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 KINSEY ADDITION LOTS 1, 2, & 3, 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 KINSEY ADDITION LOTS 1, 2, & 3, 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 easements as described herein.
- 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, maint airing, 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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 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 and/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 progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

7) Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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 the City of Rockwall.

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.

DONALD H. KINSEY

TARI L. KINSEY

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DONALD H. KINSEY 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 _____.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared TARI L. KINSEY 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 _____.

Notary Public in and for the State of Texas

My Commission Expires:

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 Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of KINSEY ADDITION LOTS 1, 2, & 3, BLOCK A an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, 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 City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT
KINSEY ADDITION
LOTS 1, 2, 3 & 4
BLOCK A

BEING A REPLAT OF PART
OF BLOCK 9 AND BLOCK 10
FARMERS & MERCHANTS
NATIONAL BANK ADDITION

0.76 ACRES OR 33,299 S.F.
(3 LOTS)

B.F. BOYDSTON SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
①	UTILITY MARK
②	WATER
③	SEWER
④	WIRE
⑤	STAKE
⑥	WOOD
⑦	CONCRETE
⑧	IRON
⑨	STEEL
⑩	ALUMINUM
⑪	PLASTER
⑫	PAINT
⑬	GLASS
⑭	BRICK
⑮	CEMENT
⑯	ROCK
⑰	SOIL
⑱	GRAVEL
⑲	ROAD
⑳	RAILROAD
㉑	ADJACENT
㉒	ADJACENT
㉓	ADJACENT
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H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JANUARY 6 2021
SCALE 1" = 30' FILE # 20031993RP
CLIENT KINSEY

CASE NO. P2021-