



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-859

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 550 E Quail Run Rockwall, TX 75087

Subdivision SS Macuray Lot 1 & 2 Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

12.6

Lots [Current]

Lots [Proposed]

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]

Owner Michael & Jennifer Wurster Applicant

Contact Person

Address 1309 Moraine Place

City, State & Zip Heath, TX 75032

Phone (214) 417-5338

E-Mail mikejenw@sbglobal.net

NOTARY VERIFICATION [REQUIRED]

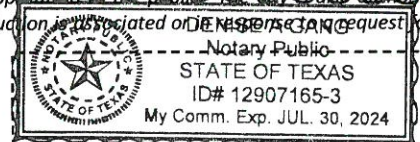
Before me, the undersigned authority, on this day personally appeared Michael Wurster Jennifer Wurster [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 550.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of November, 20 21. 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 with an enforcement request for public information."

Given under my hand and seal of office on this the 16 day of November, 20 21.


Owner's Signature Michael Wurster Jennifer Wurster

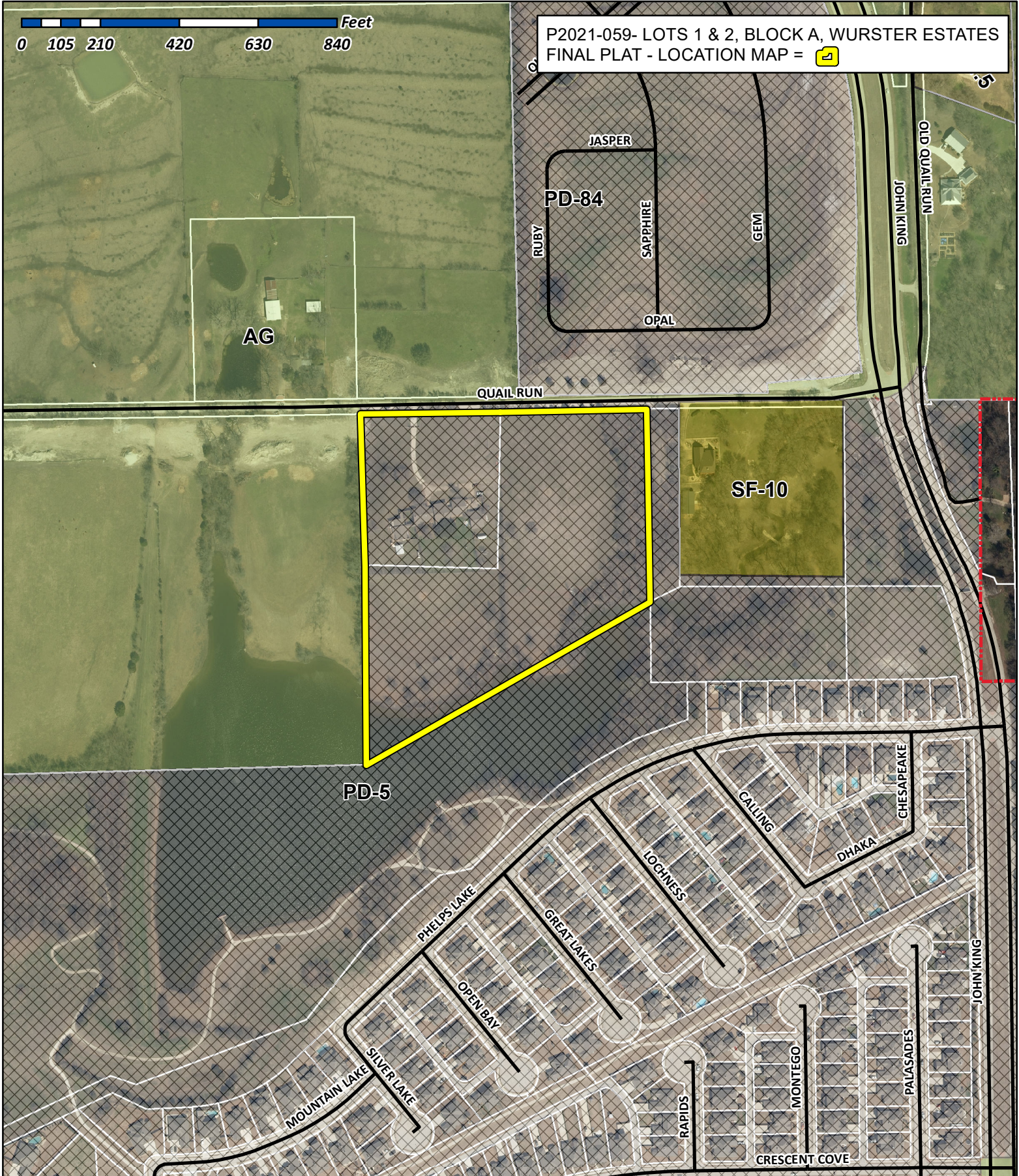
Notary Public in and for the State of Texas



My Commission Expires July 30, 2024

0 105 210 420 630 840 Feet

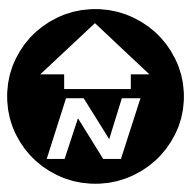
P2021-059- LOTS 1 & 2, BLOCK A, WURSTER ESTATES
FINAL PLAT - LOCATION MAP = 

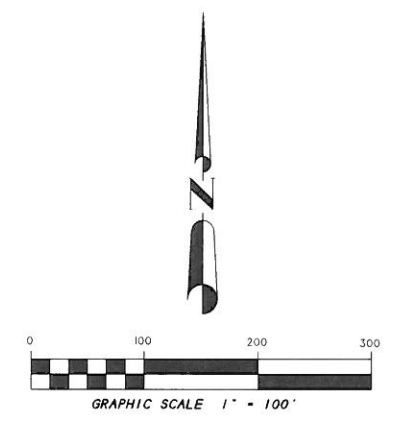
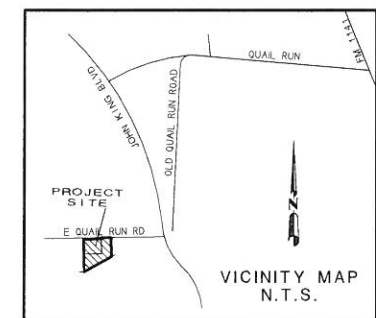
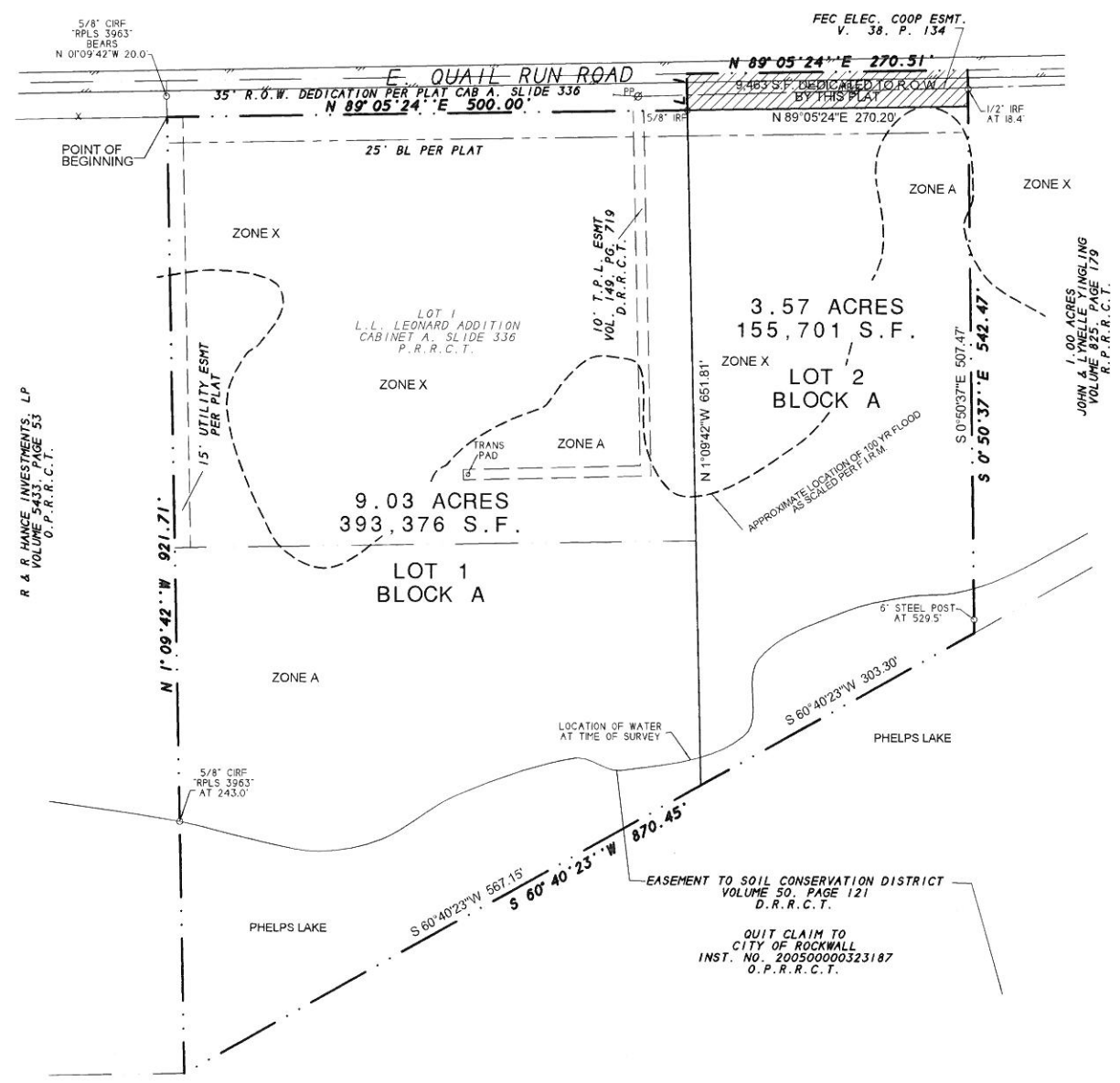


City of Rockwall

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.





LINE TABLE		
Line	Bearing	Distance
1	N 1°20'50\"W	35.00'

FINAL PLAT
WURSTER ESTATES
 LOTS 1 & 2, BLOCK A
 TWO LOTS (2) BEING
 12.82 ACRES OR 558,540 S.F.
 SITUATED IN THE

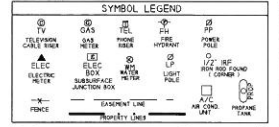
S.S. MCCURRY SURVEY, A-146
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- 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 Zones A & X. Part of this property does appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF ALL RETAINING WALLS AND ARE RESPONSIBLE FOR DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.

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.

OWNER:
 MICHAEL WURSTER
 JENNIFER WURSTER
 1309 MORAIN PL
 HEATH, TX 75032



H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JANUARY 5, 2021
 SCALE 1" = 100' FILE # 20200050-RP
 CLIENT WURSTER GF # R200139R

STATE OF TEXAS
COUNTY OF ROCKWALL
OWNER'S CERTIFICATE
(Public Dedication)
WHEREAS, MICHAEL WURSTER and JENNIFER WURSTER, BEING the Owners 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 S.S. McCURRY SURVEY, ABSTRACT NO. 146, Rockwall County, Texas, and being all of Lot 1 of L.L. LEONARD ADDITION, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 336, of the Plat Records of Rockwall County, Texas, and being a part of a 13.773 acres tract of land as described in a Warranty deed to Kerry Joyce Glover and Jaan Adlin Glover, dated December 7, 1989 and recorded in Volume 513, Page 250 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the south right-of-way line of E. Quail Run Road, at the northwest corner of said Lot 1 L.L. Leonard Addition, from which a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for reference bears N. 01 deg. 09 min. 42 sec. W., 20.00 feet, and also being in the east boundary line of a tract of land as described in a Warranty deed to R & R Hance Investments, LP, as recorded in Volume 5433, Page 53 of the Official Public Records of Rockwall County, Texas;

THENCE N. 89 deg. 05 min. 24 sec. E. along the north boundary line of Lot 1 and said right-of-way line, a distance of 500.00 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for corner at an inner "Eli" corner of said 13.773 acres tract;

THENCE N. 01 deg. 20 min. 50 sec. W. a distance of 35.00 feet to a point for corner in the center of E. Quail Run Road;

THENCE N. 89 deg. 05 min. 24 sec. E. along the center of said road and north boundary line of said 13.773 acres tract, a distance of 270.51 feet to a point for corner at the northwest corner of a 1.00 acres tract of land as described in a Warranty deed to John R. Yingling and Lynelle Yingling, as recorded in Volume 825, Page 179 of the Real Property Records of Rockwall County, Texas;

THENCE S. 00 deg. 50 min. 37 sec. E., at 18.40 feet pass a 1/2" iron rod found for witness and continuing along the west boundary of said 1.00 acres tract, at 529.5 feet pass a 6" steel post for witness and then continuing for a total distance of 542.47 feet to a point in Phelps Lake for corner;

THENCE S. 60 deg. 40 min. 23 sec. W. along the southeast boundary line of said 13.773 acres tract, a distance of 870.45 feet to a point for corner at the southwest corner of same;

THENCE N. 01 deg. 09 min. 42 sec. W., at 243.0 feet pass a 5/8" iron rod with yellow plastic cap stamped "RPLS3963" found for witness, at 506.72 feet pass the southwest corner of said L.L. Leonard Addition, and then continuing for a total distance of 921.71 feet to the POINT OF BEGINNING and containing 558,540 square feet or 12.82 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 WURSTER ESTATES, 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, 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 WURSTER ESTATES 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, 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.
- 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

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 we may have as a result of the dedication of exaction's made herein.

MICHAEL WURSTER

JENNIFER WURSTER

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MICHAEL WURSTER 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 JENNIFER WURSTER 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 WURSTER ESTATES, 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 _____

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LOTS 1 & 2, BLOCK A
TWO LOTS (2) BEING
12.82 ACRES OR 558,540 S.F.
SITUATED IN THE

S.S. MCCURRY SURVEY, A-146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
MICHAEL WURSTER
JENNIFER WURSTER
1309 MORAIN PL
HEATH, TX 75032

SYMBOL LEGEND	
	SURVEY POINT
	BOUNDARY LINE
	EASEMENT
	UTILITY
	FENCE
	MONUMENT
	RIGHT OF WAY
	ELEVATION
	AREA
	VOLUME
	DISTANCE
	ANGLE
	CURVE
	STATIONING
	REFERENCE
	NOTE
	OTHER

H.D. Fetty Land Surveyor, LLC
Firm Registration No. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JANUARY 5, 2021
SCALE 1" = 100' FILE # 2020050-RP
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