



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-009

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 830 Heath St

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

Corner of Heath & Williams

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

SF7

CURRENT USE

Vacant

PROPOSED ZONING

PROPOSED USE

ACREAGE

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

Eric Hansen

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

6949 Hunnicutt Rd

ADDRESS

CITY, STATE & ZIP

Dallas, TX 75227

CITY, STATE & ZIP

PHONE

817-995-0053

PHONE

E-MAIL

Notjustg@yahoo.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

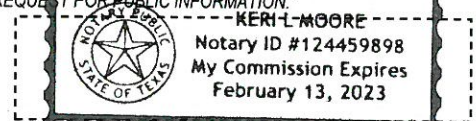
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 351.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 3/13/22 DAY OF MARCH, 2022. BY SIGNING THIS APPLICATION, 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 17 DAY OF March, 2022

OWNER'S SIGNATURE


Eric Hansen
Keril Moore

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES. 2-13-23



Case Location Map = 
P2022-009
 Lots 1-6, Block A, Solar Village



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

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS R FIFTY GREEN HOMES, BEING THE OWNER OF A TRACT of land in the County of Rockwall, State of Texas, said tract being described as follows:

WHEREAS R FIFTY GREEN HOMES is the owner of all that certain lot, tract, or parcel of land lying and being situated in the Reuben Ballard Survey, Abstract Number 29, having a Patent date of February 23, 1854, Patent Number 112, Patent Volume 9, Certificate Number 889, File Number 001573, City of Rockwall, Rockwall County, Texas, and being all of a 2.055 acre tract of land conveyed by Douglas D. Morns To Douglas and Lynda Morns 2010 Revocable Trust by Warranty Deed dated July 15, 2011, recorded in Volume 6502 at Page 189, of the Deed Records of Rockwall, Rockwall County, Texas, (D.R.R.C.T.) and being that certain tract of land conveyed by Douglas Dwight Morns, as Trustee of the Douglas and Lynda Morns Revocable Trust and Billy Peoples, individually, to R Fifty Green Homes by General Warranty Deed dated October 24, 2013, as recorded in the Official Public Records of Rockwall, Rockwall County, Texas, (O.P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8" Iron Rebar with an orange plastic cap stamped "PROBECK 5187" found for the southwest corner of R Fifty Green Homes tract of land and being also the southeast corner of that certain called 6.300 acre lot, tract or parcel of land conveyed to Rockwall Assembly of God recorded in Volume 119 at Page 973 of the D.R.R.C.T., said 5/8" Iron Rebar also being in the northwesterly line of State Highway No. 66 (a.k.a. Williams Street) a 60.00 feet wide public right-of-way from which point a found 1/2" Iron Rebar bears, South 32° 37' 13" East, a distance of 0.27 feet;

THENCE North 35° 12' 54" West, departing the northwesterly line of State Highway No. 66, continuing with the westerly line of R Fifty Green Homes tract of land and the easterly line of Rockwall Assembly of God's tract of land, passing at a distance of 185.02 feet the northeast corner of Rockwall Assembly of God's tract of land and the southeast corner of Lot 9, Block A, of Green Meadows Addition, an addition to the City of Rockwall, Texas, according to the map or plat recorded in Cabinet A at Slide 117, of the P.R.R.C.T., and continuing with the west line of R Fifty Green Homes tract of land and the east line of said Lot 9, Block A, passing at a distance of 339.50 feet the northeast corner of said Lot 9, Block A, continuing in all a total distance of 369.73 feet to a Point For Corner in the south line of Heath Street, a 38.60 feet wide public right-of-way at this point;

THENCE North 88° 52' 07" East, continuing with the north line of R Fifty Green Homes tract of land and the south line of Heath Street, a distance of 107.51 feet to a Point For Corner in the south line of Heath a 39.5 feet wide public right-of-way at this point;

THENCE South 71° 00' 40" East, continuing with the north line of said R Fifty Green Homes tract of land and the south line of Heath Street, a distance of 56.85 feet to a Point For Corner in the south line of Heath Street, a 38.5 feet wide public right-of-way at this point;

THENCE South 85° 52' 53" East, continuing with the north line of said R Fifty Green Homes tract of land and the south line of Heath Street, a distance of 517.43 feet to a Point For Corner in the south line of Heath Street, a 66.6 feet wide public right-of-way at this point being also the beginning of a non-tangent curve concave to the left from which point the radius bears South 25° 47' 26" East, a distance of 775.03 feet having a chord bearing and distance of South 65° 45' 59" West, 42.12 feet;

THENCE continuing southwesterly with said curve concave to the left and the southeasterly line of R Fifty Green Homes tract of land, and the northwesterly line of State Highway No. 66, through a central angle of 09° 25' 28" an arc distance of 127.48 feet to a 5/8" Iron Rebar with an orange plastic cap stamped "PROBECK 5187" found for corner and the end of said curve;

THENCE South 54° 47' 07" West, continuing with the southwesterly line of the said R Fifty Green Homes tract of land and the northwesterly line of State Highway No. 66, a distance of 321.01 feet to the PLACE OF BEGINNING containing 80,757.43 square feet or 1.854 acres of land of which 1,262.95 square feet or 0.029 acres is dedicated to the City of Rockwall for street purposes.

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 SOLAR VILLAGE subdivision to the City of Rockwall, Rockwall County Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, 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 SOLAR VILLAGE 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:

- 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 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 exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will conform 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 exactions made herein.

Owner: Eric Hansen
 R Fifty Green Homes

The purpose of this Amending Plat of SOLAR VILLAGE, as recorded under Volume I at Page 89, of the P.R.R.C.T., (Rockwall County Clerk's Inst. No. 2014000014357, P.R.R.C.T.), is to correct a scrivener's error in the real property description in the Owner's Certificate.

The incorrect bearing reads North 31° 12' 54" West.

The bearing should correctly be written as North 35° 12' 54" West.

SURVEYOR
 PROBECK LAND SURVEYORS
 P.O. BOX 550695
 DALLAS, TEXAS 75355-0655
 (214) 549-5349 OFFICE
 lprobeck@earthlink.net
 TBPOLS FIRM NO. 100426

OWNER
 ERIC HANSEN
 R FIFTY GREEN HOMES
 6949 HUNNICUT ROAD
 DALLAS, TEXAS 75227
 (817) 995-0053



APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____, 2022.

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.

 Director of Planning & Zoning

 City Engineer

 Mayor, City of Rockwall

 City Secretary

 City Engineer

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared ERIC HANSEN, 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 _____, 2022.

 Notary Public in and for the State of Texas

 My Commission Expires:

 Signature of Party with Mortgage or Lien Interest

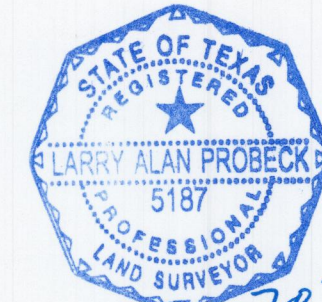
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, LARRY PROBECK, 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.

Larry Probeck

 Registered Professional Land Surveyor No. 5187.



Feb. 20, 2022

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared LARRY PROBECK, 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 22 Day of February, 2022

Julie McDaniel

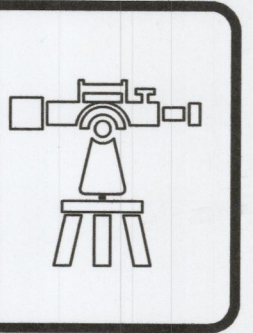
 Notary Public in and for the State of Texas

4/24/23
 My Commission Expires:

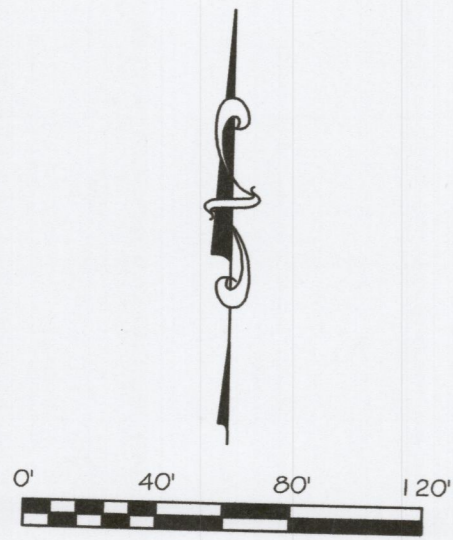
AMENDING PLAT OF SOLAR VILLAGE
 LOTS 1- 6, BLOCK A
 VOLUME I, PAGE 89 &
 INST. NO. 2014000014357
 P.R.R.C.T.
 BEING 1.736 ACRES OUT OF THE
 REUBEN BALLARD SURVEY ~ ABSTRACT NO. 29
 CITY OF ROCKWALL ~ ROCKWALL COUNTY, TEXAS
 CASE NUMBER P2014-004

PROBECK LAND SURVEYORS
 P.O. BOX 550695 ~ DALLAS, TEXAS 75355-0655
 OFFICE (214) 549-5349 ~ FAX (214) 553-1914

AMENDING PLAT OF SOLAR VILLAGE
 LOTS 1-6, BLOCK A
 REUBEN BALLARD SURVEY, ABSTRACT NO. 29
 ROCKWALL COUNTY, TEXAS



DATE: 02-21-2022
FIELD DATE: 10-15-2013
JOB NO.: 2002006
DRAWING: Solar Village
PARTY CHIEF: GNP
SCALE: 1" = 40'
GF #: N/A
TITLE CO.: N/A
LENDER: N/A
OWNER: R FIFTY GREEN HOMES
REVISIONS: 01-24-2020
SHEET 2 OF 2



FLOODPLAIN STATEMENT:

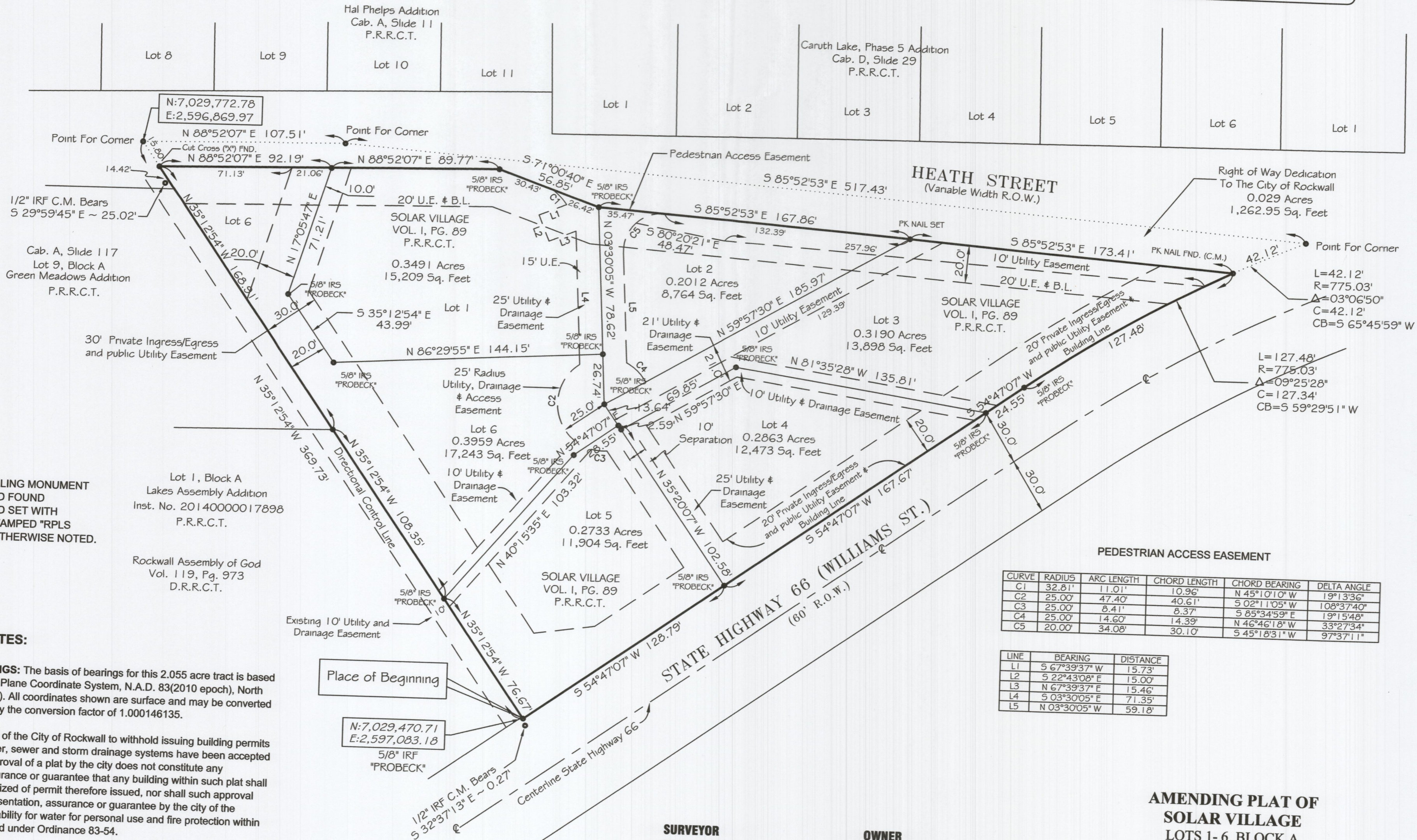
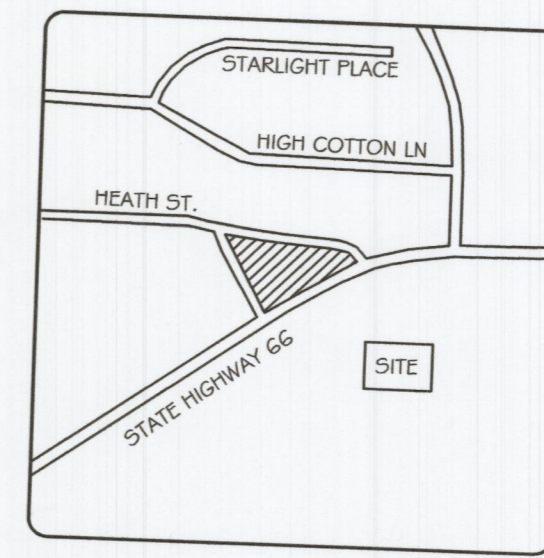
The property shown hereon is located in Zone "X", which is not in a flood hazard area according to Map No. 48397C004040L, dated September 26, 2008, of the National Insurance rate map prepared by the Federal Emergency Management Agency (FEMA).

The purpose of this Amending Plat of SOLAR VILLAGE, as recorded under Volume 1 at Page 89, of the P.R.R.C.T., (Rockwall County Clerk's Inst. No. 20140000014357, P.R.R.C.T.), is to correct a scrivener's error in the real property description in the Owner's Certificate.

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VICINITY MAP



LEGEND

- C.M. = CONTROLLING MONUMENT
- IRF= IRON ROD FOUND
- IRS= IRON ROD SET WITH ORANGE CAP STAMPED "RPLS 5187". UNLESS OTHERWISE NOTED.

GENERAL NOTES:

BASIS OF BEARINGS: The basis of bearings for this 2.055 acre tract is based on the Texas State Plane Coordinate System, N.A.D. 83(2010 epoch), North Central Zone (4202). All coordinates shown are surface and may be converted to grid by dividing by the conversion factor of 1.000146135.

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 of permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Gross Area 80,757.43 Square Feet or 1.854 Acres.
Net Area 79,494.48 Square Feet or 1.825 Acres.

SURVEYOR
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OWNER
ERIC HANSEN
R FIFTY GREEN HOMES
6949 HUNNICUT ROAD
DALLAS, TEXAS 75227
(817) 995-0053

PEDESTRIAN ACCESS EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	32.81'	11.01'	10.96'	N 45°10'10" W	19°13'36"
C2	25.00'	47.40'	40.61'	S 02°11'05" W	108°37'40"
C3	25.00'	8.41'	8.37'	S 85°34'59" E	19°15'48"
C4	25.00'	14.60'	14.39'	N 46°46'18" W	33°27'34"
C5	20.00'	34.08'	30.10'	S 45°18'31" W	97°37'11"

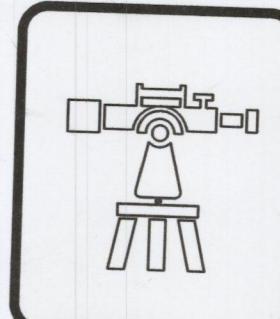
LINE	BEARING	DISTANCE
L1	S 67°39'37" W	15.73'
L2	S 22°43'08" E	15.00'
L3	N 67°39'37" E	15.46'
L4	S 03°30'05" E	71.35'
L5	N 03°30'05" W	59.18'

AMENDING PLAT OF SOLAR VILLAGE
LOTS 1-6, BLOCK A
VOLUME I, PAGE 89 &
INST. NO. 20140000014357
P.R.R.C.T.

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