	DEVELOPMENT APPLIC City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087	OF DEVELOPME	
PRELIMINARY F FINAL PLAT (\$3 REPLAT (\$300.0 AMENDING OR	(\$100.00 + \$15.00 ACRE) <sup>1</sup> PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup> 00.00 + \$20.00 ACRE) <sup>1</sup>	D ZONII	G APPLICATION FEES: IING CHANGE (\$200.00 + \$15.00 ACRE) 1 CIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1&2 DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 PAPPLICATION FEES: E REMOVAL (\$75.00) IANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2
	CATION FEES: 0.00 + \$20.00 ACRE) <sup>1</sup> : PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	PER ACRE / A \$1,000	ERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 20.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT S CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING
PROPERTY INFO	ORMATION [PLEASE PRINT]		
ADDRESS	228, 302 : 306 w. quare	Run Ra	MO
SUBDIVISION	TRACT 5 OF THE S. RING	Sunney.	ASS NOI LOT NA BLOCK NA
GENERAL LOCATION	SOUTH OF THE INTERSECT		
	LAN AND PLATTING INFORMATION [PLEA		•
CURRENT ZONING	and the second		ENT USE VACANT
PROPOSED ZONING		PROPOSE	ED USE SINDLE - FAMILLY
ACREAGE			LOTS [PROPOSED]
SITE PLANS AND REGARD TO ITS	<b>PLATS</b> : BY CHECKING THIS BOX YOU ACKNOWLEDGE	THAT DUE TO TH	HE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH MENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/C	HECK THE PRIMA	ARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
OWNER	CITY OF ROCKEDALL RYAN MILLER 385 S. GRIMO ST.		ICANT
CONTACT PERSON	RYAN MILLER	CONTACT PER	RSON
ADDRESS	'385 S. GAMO ST.	ADD	DRESS
CITY, STATE & ZIP	NOCKOMPLL, TX 15087	CITY, STATE	E & ZIP
	972 - 772 - 6441	Pł	PHONE
E-MAIL	AMPLER (PROCENAL. COM	E	E-MAIL
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR ION ON THIS APPLICATION TO BE TRUE AND CERTIFIED TH	RED <b>Repart</b> HE FOLLOWING:	MILLER [OWNER] THE UNDERSIGNED, WHO
\$ 0.00 ALABUST INFORMATION CONTAINE	, TO COVER THE COST OF THIS APPLICATION, I , 20 🌮 BY SIGNING THIS APPLICATION, I AG	HAS BEEN PAID TO REE THAT THE CIT IS ALSO AUTHORI.	ITY OF ROCKWALL (I.E. "CITY") IS AUTHORIŽED AND PERMITTED TO PROVIDE RIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE DAY OF		_, 20
	OWNER'S SIGNATURE		
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS		MY COMMISSION EXPIRES
D	EVELOPMENT APPLICATION = CITY OF ROCKWALL	SOUTH GOLIAD ST	STREET * ROCKWALL, TX 75087 * [P] (972) 771-7745

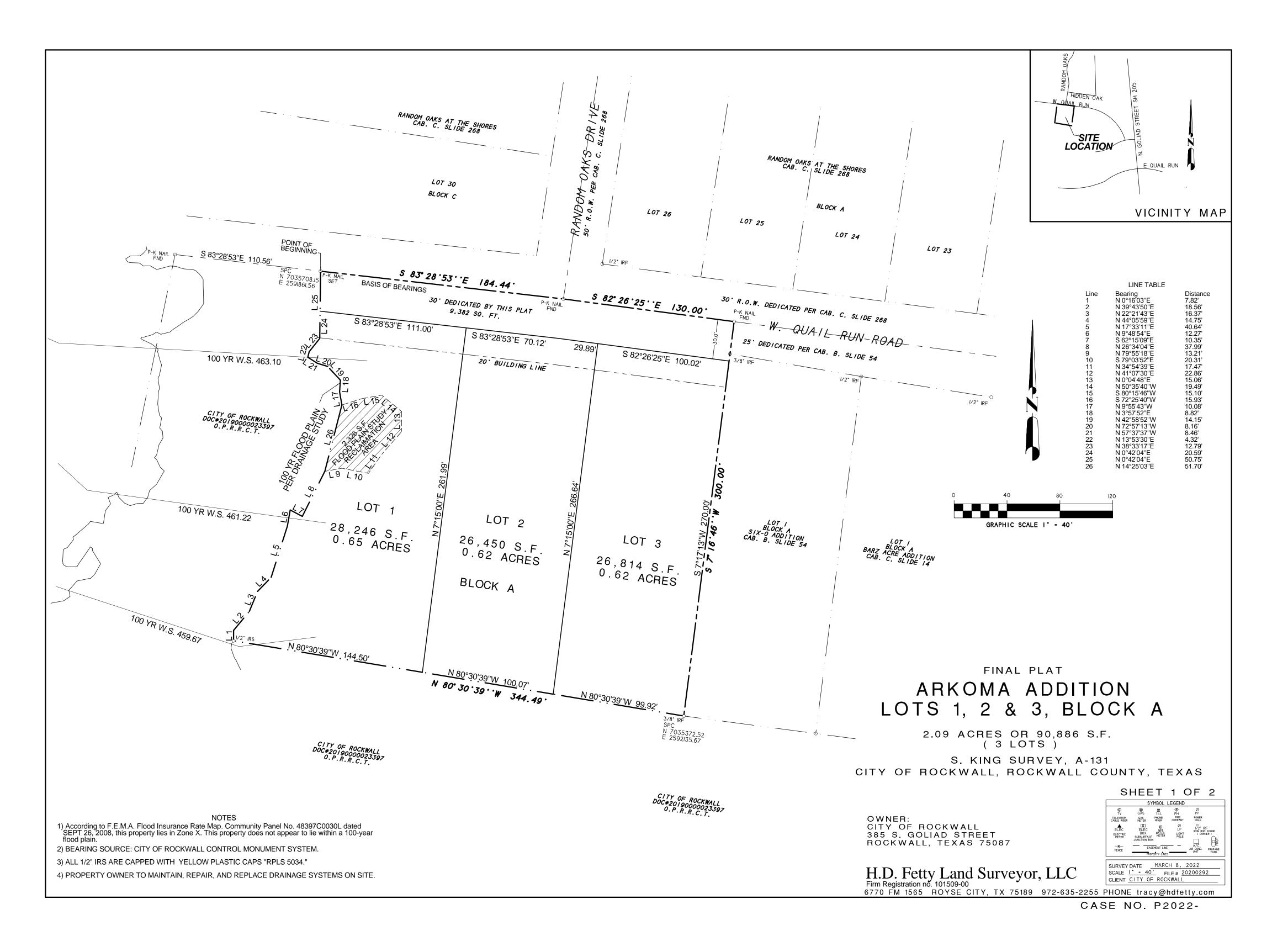




City of Rockwall

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 CITY OF ROCKWALL, TEXAS, 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 S. KING SURVEY, ABSTRACT NO. 131, City of Rockwall, Rockwall County, Texas, and being a part of that tract of land as described in a Warranty Deed from Arkoma Development, LLC to City of Rockwall, Texas, as recorded in Document no. 2019000023397 the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a P-K nail set found for corner in the center of W. Quail Run Road, said point being S. 83 deg. 28 min. 53 sec. E. a distance of 110.56 feet from the Northwest corner of said City of Rockwall Texas tract and the south most southwest corner of Random Oaks at the Shores, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet C, Slide 268 of the Plat Records of Rockwall County, Texas;

THENCE S. 83 deg. 28 min. 53 sec. E. along the south of said Addition and center of W. Quail Run Road, a distance of 184.44 feet to a P-K nail found found for corner;

THENCE S. 82 deg. 26 min. 25 sec. E. along the south of said Addition and center of W. Quail Run Road, a distance of 130.00 feet to a P-K nail found found for corner at the northwest corner of Six-O Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 54 of the Plat Records of Rockwall County, Texas;

THENCE S. 07 deg. 16 min. 46 sec. W. along the west line of said Six-O Addition, a distance of 300.0 feet to a 3/8" iron rod found for corner at the southwest corner of said Six-O Addition

THENCE N. 80 deg. 30 min. 39 sec. W. a distance of 344.49 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the 100 year flood plain per drainage study;

THENCE along said 100 year flood plain per drainage study as follows:

N 0°16'03"E, 7.82 feet; N 39°43'50"E, 18.56 feet; N 22°21'43"E, 16.37 feet; N 44°05'59"E, 14.75 feet; N 17°33'11"E, 40.64 feet; N 9°48'54"E, 12.27 feet; S 62°15'09"E, 10.35 feet; N 26°34'04"E, 37.99 feet; N 14°25'03"E, 51.70 feet; N 9°55'43"W, 10.08 feet; N 3°57'52"E, 8.82 feet; N 42°58'52"W, 14.15 feet; N 72°57'13"W, 8.16 feet; N 57°37'37"W, 8.46 feet; N 13°53'30"E, 4.32 feet; N 38°33'17"E, 12.79 feet;

THENCE N. 00 deg. 42 min. 04 sec. E. a distance of 50.75 feet to the POINT OF BEGINNING and containing 90,886 square feet or 2.09 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 ARKOMA 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 ARKOMA 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;

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, is a structure with ease the right of the said easement strips. 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.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner of 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 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 I may have as a result of the dedication of exaction's made herein.

City Manager, City of Rockwall, Texas

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared 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:

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 representa tion, 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 from an actual and accurate survey of the land, and that the corner mo were properly placed under my personal supervision.	prepared this plat numents shown thereon
	A P. CISTER + T
Harold D. Fetty, III Registered Professional Land Surveyor No. 5034	HAROLD D. FETTY III
	POFESSION POFESSION
	OUR COL
RECOMMENDED FOR FINAL APPROVAL	
Planning and Zoning Commission Date	
Planning and Zoning Commission Date	
APPROVED	
I hereby certify that the above and foregoing plat of ARKOMA ADDITIC BLOCK A, an addition to the City of Rockwall, Texas, an addition to the was approved by the City Council of the City of Rockwall on the data	DN, LOTS 1, 2 & 3, le City of Rockwall, Texas,
This approval shall be invalid unless the approved plat for such addition office of the County Clerk of Rockwall, County, Texas, within one hund from said date of final approval.	Ired eighty (180) days
Said addition shall be subject to all the requirements of the Subdivision City of Rockwall.	n Regulations of the
WITNESS OUR HANDS, this day of ,	·
Mayor, City of Rockwall City Secretary City	of Rockwall
City Engineer Date	
FINAL PLAT	ΙΤΙΟΝ
FINAL PLAT ARKOMA ADD	
FINAL PLAT	
FINAL PLAT ARKOMA ADD LOTS 1, 2 & 3, 2.09 ACRES OR 90,8	BLOCK A
FINAL PLAT ARKOMA ADD LOTS 1, 2 & 3, 2.09 ACRES OR 90,8 ( 3 LOTS )	BLOCK A 86 S.F.
FINAL PLAT ARKOMA ADD LOTS 1, 2 & 3, 2.09 ACRES OR 90,8	BLOCK A 86 S.F. , A-131
FINAL PLAT ARKOMA ADE LOTS 1, 2 & 3, 2.09 ACRES OR 90,8 ( 3 LOTS ) S. KING SURVEY	BLOCK A 86 S.F. , A-131
FINAL PLAT ARKOMA ADE LOTS 1, 2 & 3, 2.09 ACRES OR 90,8 ( 3 LOTS ) S. KING SURVEY	BLOCK A 86 S.F. , A-131 LL COUNTY, TEXAS
FINAL PLAT <b>ARKOMA ADE</b> LOTS 1, 2 & 3, 2.09 ACRES OR 90,8 ( 3 LOTS ) S. KING SURVEY CITY OF ROCKWALL, ROCKWA	BLOCK A 86 S.F. , A-131 ALL COUNTY, TEXAS
FINAL PLAT ARKOMA ADE LOTS 1, 2 & 3, 2.09 ACRES OR 90,8 (3 LOTS) S. KING SURVEY CITY OF ROCKWALL, ROCKWA	BLOCK A 86 S.F. , A-131 ALL COUNTY, TEXAS
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## CASE NO. P2022-