



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-046

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 2320 S. MUNSON ROYSE CITY TX 75189
 SUBDIVISION S. McFADGIN Tract 39-01 5 acres BLOCK
 GENERAL LOCATION Corner of Poetry Rd & MUNSON

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING residential, A-2 CURRENT USE 5 acres with 2 trailers
 PROPOSED ZONING residential A-2 PROPOSED USE 3 acres with 1 trailer
 ACREAGE 5 acres LOTS [CURRENT] LOTS [PROPOSED] 3 acres

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]

<input checked="" type="checkbox"/> OWNER <u>Robert Alexander</u>	<input type="checkbox"/> APPLICANT <u>Robert Alexander</u>
CONTACT PERSON <u>Robert or Jeanne Alexander</u>	CONTACT PERSON <u>Robert Alexander</u>
ADDRESS <u>5222 Duran Dr</u>	ADDRESS <u>5222 Duran Dr</u>
CITY, STATE & ZIP <u>Royse City TX 75189</u>	CITY, STATE & ZIP <u>Royse City TX 75189</u>
PHONE <u>214-784-5522</u>	PHONE <u>214-784-5522</u>
E-MAIL <u>homers1@live.com</u>	E-MAIL <u>homers1@live.com</u>

NOTARY VERIFICATION [REQUIRED]

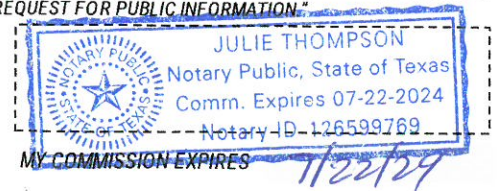
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Alexander [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

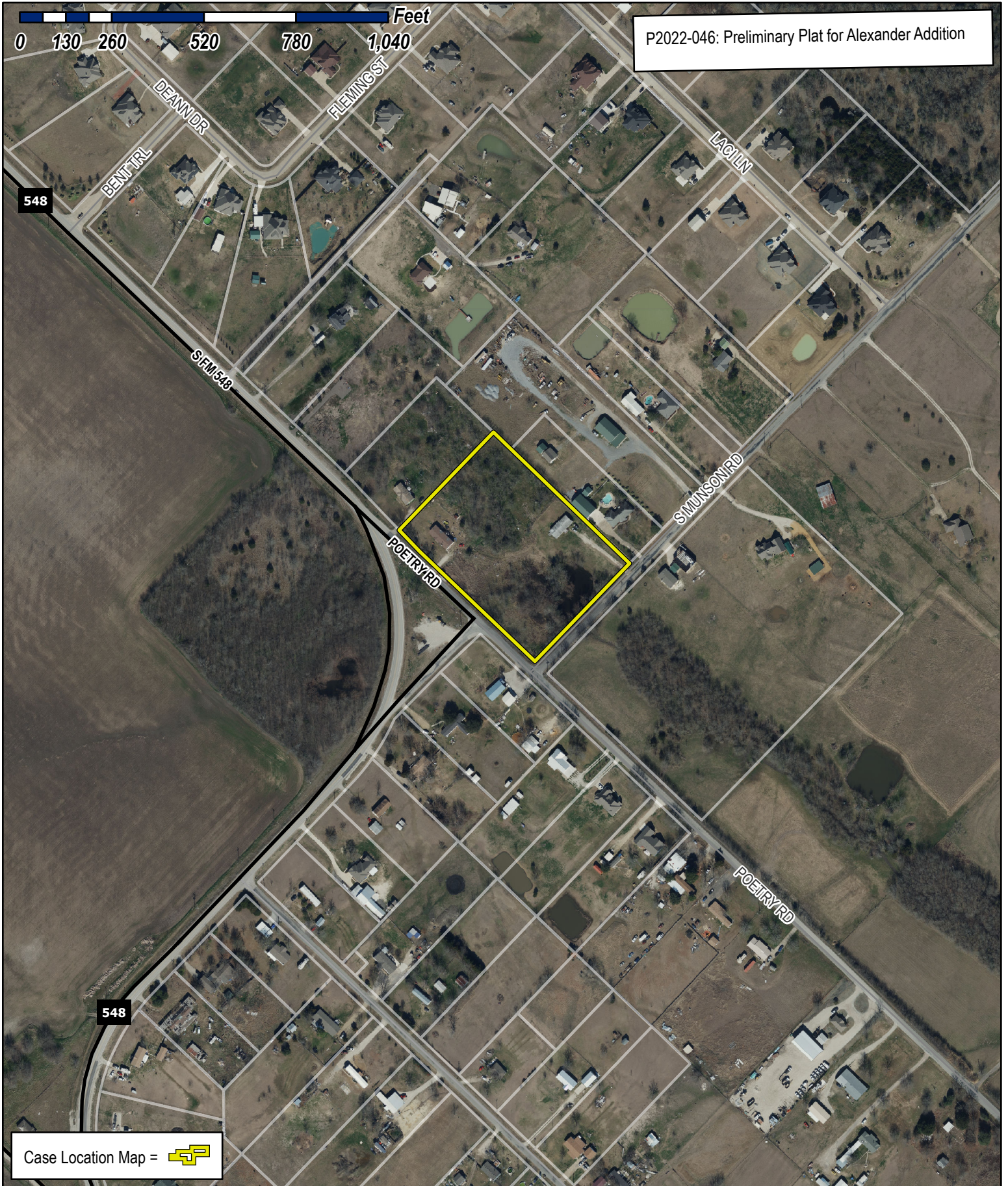
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 14 DAY OF SEP, 2022

OWNER'S SIGNATURE Robert Alexander


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Julie Thompson





P2022-046: Preliminary Plat for Alexander Addition

0 130 260 520 780 1,040 Feet

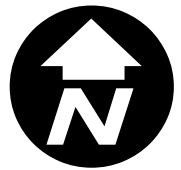
Case Location Map = 

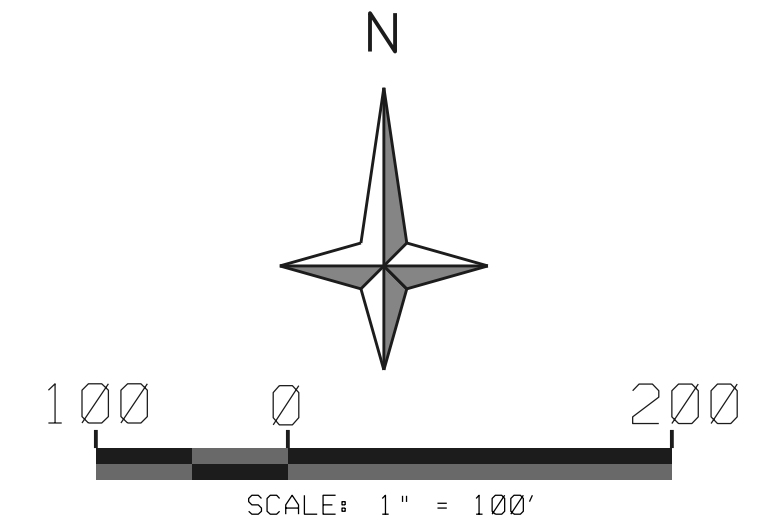


City of Rockwall

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.





LEGEND

- Monument Found
- 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted
- FIR Found Iron Rod
- FIRC Found Iron Rod with Cap
- FIP Found Iron Pipe
- (C.M.) Controlling Monument
- FND Found
- O.P.R.R.C.T. Official Public Records of Rockwall County Texas
- D.R.R.C.T. Deed Records of Rockwall County Texas
- P.R.R.C.T. Plat Records of Rockwall County Texas
- INST. NO. Instrument Number
- VOL. Volume
- PG. Page
- R.O.W. Right-of-Way
- - - - - Abstract Line
- Boundary Line
- Lot Line
- - - - - Center Line
- - - - - Easement Line

LINE TABLE

NO.	BEARING	DISTANCE
L1	N43°31'47"E	40.00'

- General Notes:*
1. Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
 2. Subject property lies in Zone "X", unshaded, an area(s) determined to be outside the 0.2% annual chance floodplain, as depicted on FEMA FIRM Panel Number 48397C0065L, dated September 26, 2008.
 3. There are no proposed building improvements with this plat.
 4. Water source shall be provided by Blackland Water Supply Corporation.
 5. Sewage disposal shall be by use of on-site septic systems.
 6. Total of two (2) lots to be created by this plat.

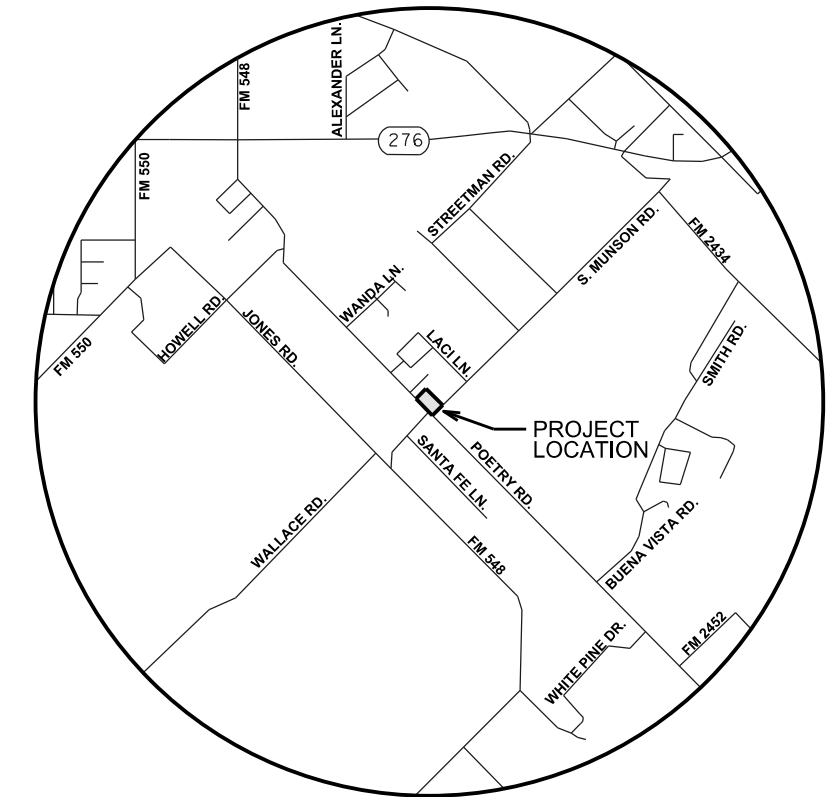
PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Reviewed for preliminary Approval: _____ Date _____
 Planning & Zoning Commission Chairman

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, of the _____ 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

 Mayor, City of Rockwall City Secretary City Engineer



VICINITY MAP
NOT TO SCALE

**PRELIMINARY PLAT
OF
ALEXANDER ADDITION**

LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
 SITUATED IN THE
 SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
 IN THE
 ROCKWALL E.T.J.
 ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
 TBPLS NO. 10194303
 200 W. BELMONT, SUITE D
 ALLEN, TEXAS 75013
 972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER
 5222 DURAN DR.
 ROYSE CITY, TX 75189

<* 12 Describe Parcel BOUNDARY

Parcel BOUNDARY : 818 816 815 817 819 820 CUR C820-821 821 822 823 824
CUR C824-825 825 818

Total parent tract area = 3,734,209.2874 ft² = 85.7256 a
Total taken area = 0.0000 ft² = 0.0000 a
Remaining area = 3,734,209.2874 ft² = 85.7256 a

Description of parcel: BOUNDARY

Beginning parent tract description

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Point 818 N 7,037,865.1482 E 2,598,713.9275 Sta
0+00.00

Course from 818 to 816 S 1° 29' 44.00" E Dist 1,722.6742

Point 816 N 7,036,143.0608 E 2,598,758.8882 Sta
17+22.67

Course from 816 to 815 S 88° 45' 14.62" W Dist 1,835.9946

Point 815 N 7,036,103.1389 E 2,596,923.3277 Sta
35+58.67

Course from 815 to 817 N 0° 35' 15.01" W Dist 2,079.1827

Point 817 N 7,038,182.2123 E 2,596,902.0084 Sta
56+37.85

Course from 817 to 819 N 89° 38' 07.66" E Dist 29.7786

Point 819 N 7,038,182.4017 E 2,596,931.7864 Sta
56+67.63

Course from 819 to 820 N 0° 21' 45.00" W Dist 136.7900

Point 820 N 7,038,319.1890 E 2,596,930.9210 Sta
58+04.42

Data Curve

Curve C820-
821
P.I. Station 59+14.96 N 7,038,429.7223 E
2,596,930.2217
Delta = 38° 06' 44.00" (RT)
Degree = 17° 54' 17.75"

Tangent = 110.5355
 Length = 212.8588
 Radius = 320.0000
 External = 18.5529
 Long Chord = 208.9561
 Mid. Ord. = 17.5362
 P.C. Station 58+04.42 N 7,038,319.1890 E
 2,596,930.9210
 P.T. Station 60+17.28 N 7,038,517.1219 E
 2,596,997.8930
 C.C. N 7,038,321.2136 E
 2,597,250.9146
 Back = N 0° 21' 45.00" W
 Ahead = N 37° 44' 59.00" E
 Chord Bear = N 18° 41' 37.00" E

Point 821 N 7,038,517.1219 E 2,596,997.8930 Sta
60+17.28

Course from 821 to 822 S 52° 15' 01.00" E Dist
24.0000

Point 822 N 7,038,502.4287 E 2,597,016.8696 Sta
60+41.28

Course from 822 to 823 N 37° 44' 59.00" E Dist 66.6500

Point 823 N 7,038,555.1284 E 2,597,057.6736 Sta
61+07.93

Course from 823 to 824 S 87° 02' 51.00" E Dist 19.2500

Point 824 N 7,038,554.1369 E 2,597,076.8981 Sta
61+27.18

Curve Data

Curve C824-825
 P.I. Station 64+47.09 N 7,038,322.5075 E
 2,597,297.5636
 Delta = 28° 29' 34.00" (LT)
 Degree = 4° 32' 50.22"
 Tangent = 319.9147
 Length = 626.5889
 Radius = 1,260.0000
 External = 39.9790
 Long Chord = 620.1524
 Mid. Ord. = 38.7495
 P.C. Station 61+27.18 N 7,038,554.1369 E
 2,597,076.8981
 P.T. Station 67+53.77 N 7,038,224.2017 E
 2,597,601.9997

C.C. N 7,039,423.2389 E
2,597,989.1819
Back = S 43° 36' 41.00" E
Ahead = S 72° 06' 15.00" E
Chord Bear = S 57° 51' 28.00" E

Point 825 N 7,038,224.2017 E 2,597,601.9997 Sta
67+53.77

Course from 825 to 818 S 72° 06' 15.00" E Dist 1,168.4617

Point 818 N 7,037,865.1482 E 2,598,713.9275 Sta
79+22.23

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Ending parent tract description

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End of parcel BOUNDARY description