



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input checked="" type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>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.</p>
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 703 N. Goliad Rockwall, TX 75087

SUBDIVISION Amick Addition LOT 30 BLOCK 22

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential	CURRENT USE	Residential
PROPOSED ZONING	Commercial	PROPOSED USE	Professional Office
ACREAGE	0.23	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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	MIP Services LLC dba Right at Home	<input type="checkbox"/> APPLICANT	SAME
CONTACT PERSON	Rachel Reynolds	CONTACT PERSON	
ADDRESS	703 N. Goliad St	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	469-209-6261	PHONE	
E-MAIL	rachel@rockwallhomecare.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

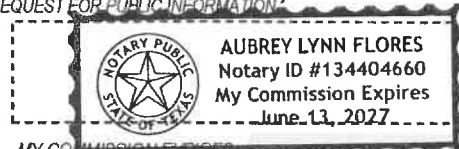
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rachel Reynolds [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 6 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2 DAY OF August 2023. 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."

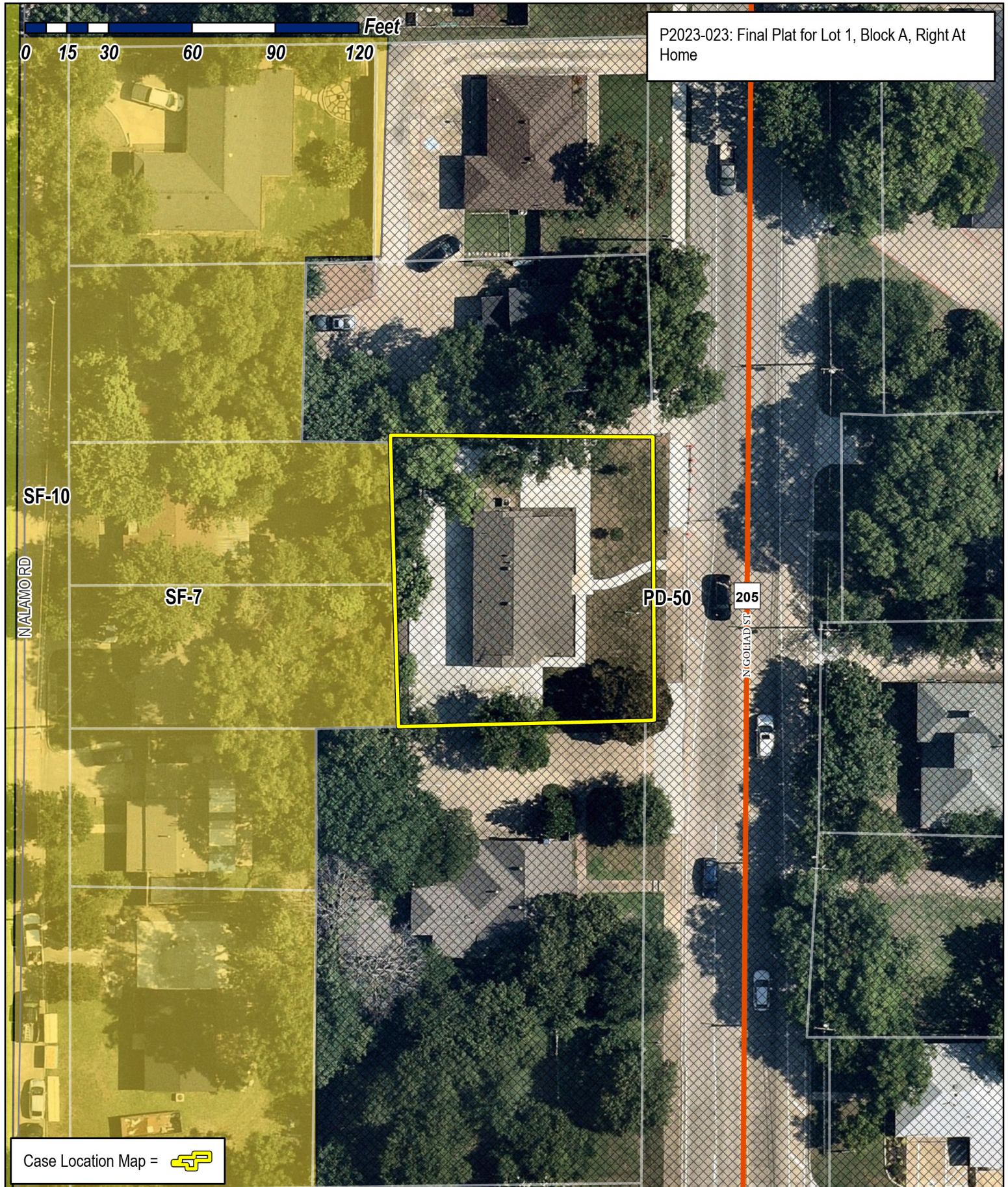
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 2 DAY OF August 2023

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES June 13 2027



P2023-023: Final Plat for Lot 1, Block A, Right At Home

SF-10

SF-7

PD-50

205

NALAMOR RD

N GOLIAD ST

Case Location Map = 

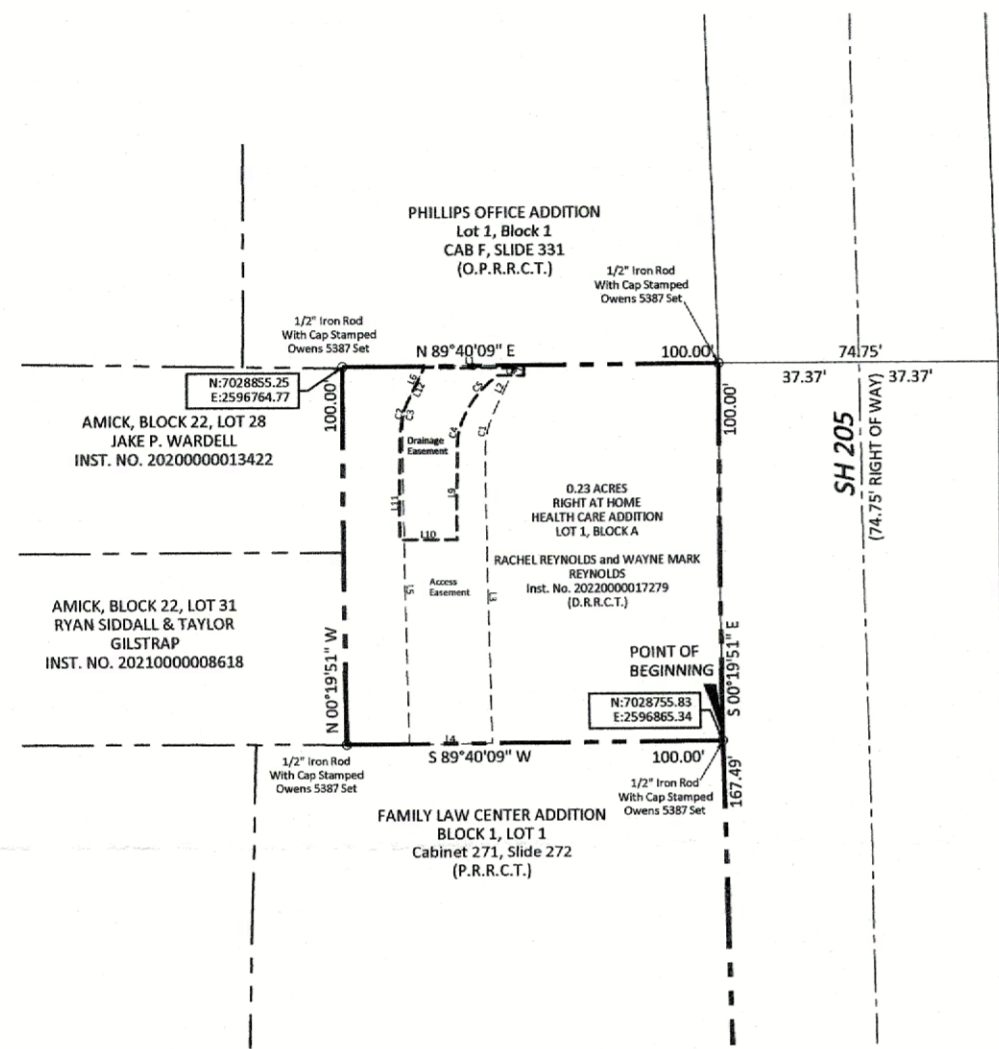
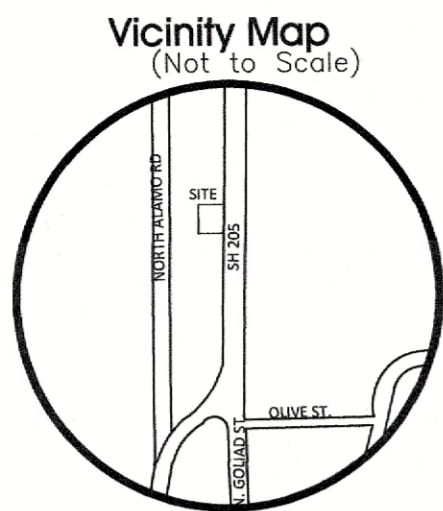
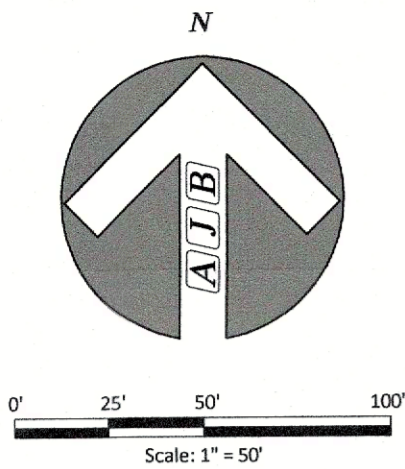


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.





EASEMENTS LINE & CURVE TABLES

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	N 89°40'09" E	100.00	C1	25°41'08"	12.00	9.26	S 11°54'56" W	9.78
L2	S 24°45'34" W	14.46	C2	25°41'08"	22.82	10.25	N 11°54'56" E	10.34
L3	S 00°53'36" E	77.43	C3	28°05'46"	22.82	9.60	E 13°45'13" W	9.52
L4	S 89°04'24" W	22.00	C4	22°20'13"	17.02	6.64	N 11°22'05" E	6.59
L5	N 00°53'36" W	82.26	C5	28°41'59"	27.83	11.51	N 42°24'49" E	11.43
L6	N 24°45'34" E	6.98						
L7	N 00°00'00" W	2.01						
L8	S 89°24'38" E	7.04						
L9	N 00°11'58" E	14.70						
L10	N 90°00'00" E	15.17						
L11	S 00°11'58" W	18.46						
L12	S 24°45'34" W	10.00						

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

RACHEL REYNOLDS and WAYNE MARK REYNOLDS, wife and husband BEING THE OWNER(S) OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 0.23 acre tract of land situated in the Benjamin F. Boydston Survey No. 72, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being all the same tract called 0.230 acres, per Warranty Deed with Vendor's Lien Recorded in Inst. No. 2022000017279, Official Public Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod stamped "OWENS 5387" set for corner, and being located in the west line of State Highway No. 205 (74.75' ROW) and being located in the north line of Family Law Center Addition, Lot 1, Block 1 as recorded in Cabinet 271, Slide 272, Official Public Records, Rockwall County, Texas.

THENCE along the common line of said 0.23 acre tract and said Family Law Center Addition as follows; SOUTH 89°40'09" WEST a distance of 100.00 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being the southeast corner of a tract of land to Ryan Siddall & Taylor Gilstrap per deed recorded in instrument No. 2021000008618, Deed Records, Rockwall County, Texas;

THENCE NORTH 00°19'51" WEST a distance of 100.00 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner and being located in the south line of Phillips Office Addition, Lot 1, Block 1 per plat recorded in Cabinet F, Slide 331 Official Public Records, Rockwall County, Texas;

THENCE along the common line of said 0.23 acre tract and said Phillips Office Addition, NORTH 89°40'09" EAST a distance of 100.00 feet to a 1/2 inch iron rod stamped "OWENS 5387" set for corner;

THENCE along the west line of said State Highway No. 205 SOUTH 00°19'51" EAST a distance of 100.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.23 acres or 1,000 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

"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."

Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We, RACHEL REYNOLDS and WAYNE MARK REYNOLDS, the undersigned owners of the land shown on this plat, and designated herein as the RIGHT AT HOME HEALTHCARE ADDITION a subdivision 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 therein shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the FOX ADDITION subdivision have been notified and signed this plat. We 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. We 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 (we) 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein. Property Owner Signatures

Rachel Reynolds
Wayne Mark Reynolds

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Rachel Reynolds and Wayne Mark Reynolds, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2023

Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Rachel Reynolds and Wayne Mark Reynolds, known to me to be the person(s) whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2023.

GENERAL NOTES:

The purpose of this plat is to create 1 lot.

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, 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.

Basis of Bearings: Bearings are based on the Warranty Deed with Vendor's Lien recorded in Inst. No. 2022000017279, Official Public Records, Rockwall County, Texas.

Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

All drainage maintenance and repair shall be the property owners responsibility.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 9, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

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.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Mayor, City of Rockwall City Secretary City Engineer

Case No. : _____

FINAL PLAT
LOT 1, BLOCK A, RIGHT AT HOME HEALTHCARE ADDITION
BEING 1 LOT
CONTAINING A TOTAL OF 0.23 ACRES
BENJAMIN F. BOYDSTON SURVEY, ABSTRACT NO. 14, LOT 30,
BLOCK PT 22, OF AMICK
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS: RACHEL REYNOLDS and WAYNE MARK REYNOLDS
703 NORTH GOLIAD STREET
ROCKWALL, TEXAS 75087

Scale: 1" = 50'	Checked By: F.R. Owens
Date: JULY 27, 2023	P.C.: Spradling
Technician: Bedford	File: 703 N. GOLIAD
Drawn By: Bedford	Job No. ???-???
	GF No. N/A

301 N. Alamo Rd. • Rockwall, Texas 75087
(972) 722-0225 • www.ajbedfordgroup.com ajb@ajbedfordgroup.com

Sheet: 1
Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TBPLS REG#10118200