

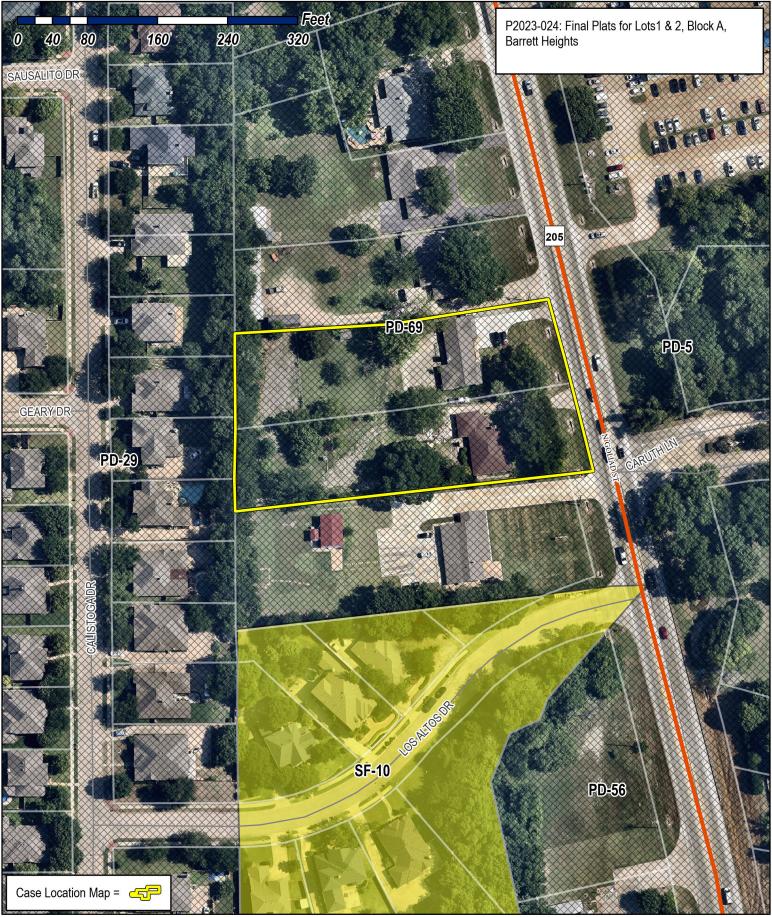
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.	
NOTE: THE APPLICATION IS NOT CITY UNTIL THE PLANNING DIRECT SIGNED BELOW.	CONSIDERED ACCEPTED BY THE CTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
CITY ENGINEER:	EISS A SILLING SILLING

Rockwall, Texas 75087	CITY ENGINEER:
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DE	EVELOPMENT REQUEST (SELECT ONLY ONE BOX):
PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 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/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 1203 & 1205 N. Goliad	
SUBDIVISION Green Valley Subd.	LOT 1,62 BLOCK A
GENERAL LOCATION	
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PR	ITI
CURRENT ZONING R/O	CURRENT USE OFFICE
PROPOSED ZONING R/O	PROPOSED USE OFFICE
ACREAGE 1.608 LOTS [CURRENT]	Z LOTS [PROPOSED] Z
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT IN REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFFRESULT IN THE DENIAL OF YOUR CASE.	DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH F'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK	THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
DOWNER Howard Barrett	DAPPLICANT Douphrate & Assoc. Inc.
	NTACT PERSON Dub Doughrate
ADDRESS 1263 N. GJ; 6 St.	ADDRESS 2235 Ridge Rd
	TY, STATE & ZIP Richwell, TX 75087
PHONE	O122 244 240 BNOHA
E-MAIL	E-MAIL widoup traite @ douphrate.
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FOR THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLIA	LOWING: [OWNER] THE UNDERSIGNED, WHO
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INF TO COVER THE COST OF THIS APPLICATION, HAS BEE ACCOUNTY OF THIS APPLICATION, I AGREE THE NEORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATION.	EN PAID TO THE CITY OF ROCKWALL ON THIS THE
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF AND WAY	
OWNER'S SIGNATURE	EDUARDO S RODRIGUEZ



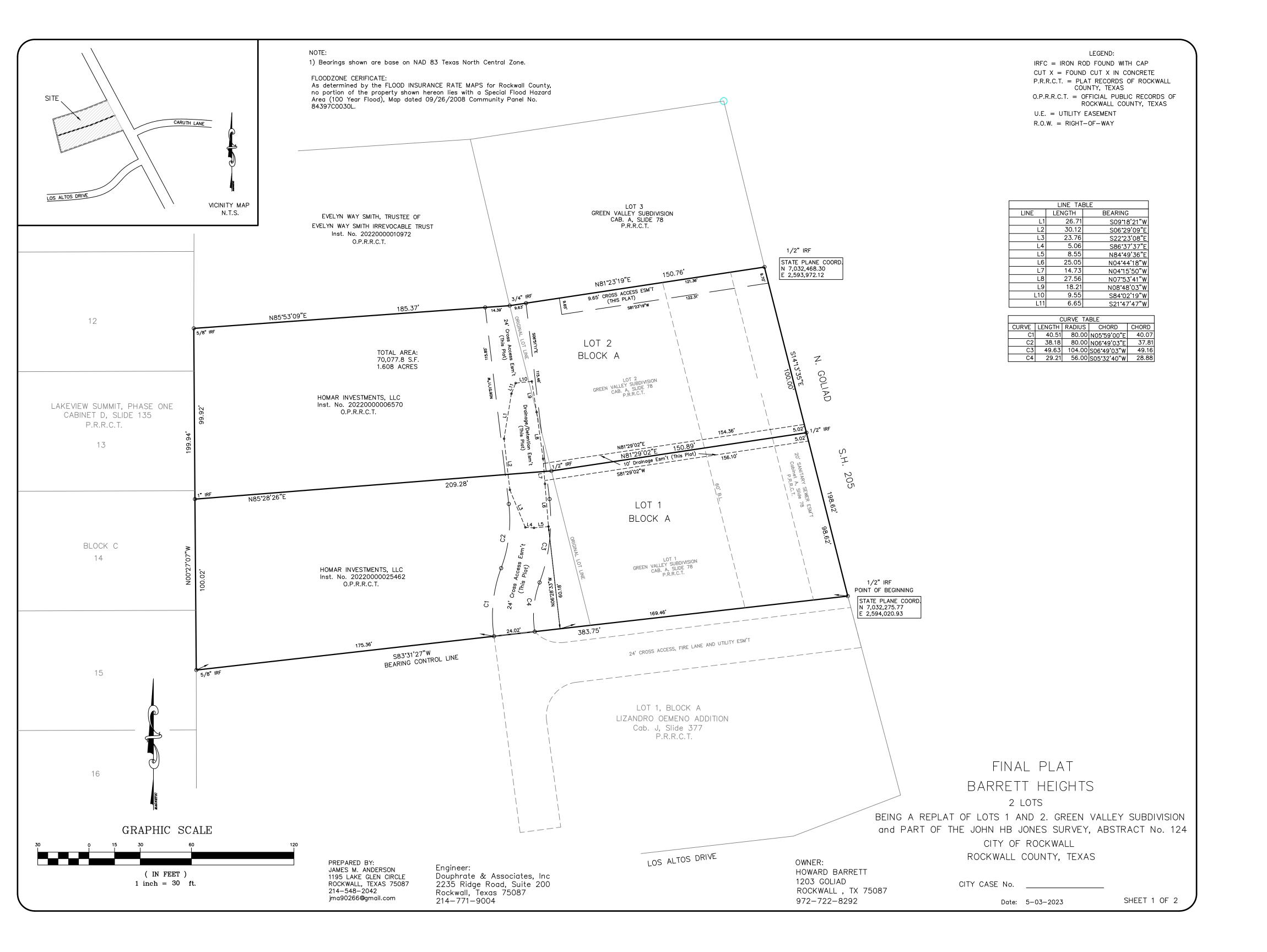


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 774 7745

(P): (972) 771-7745 (W): www.rockwall.com

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OWNERS CERTIFICATE:

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, HOWARD BARRETT, being the owner of Lots 1 and 2 of GREEN VALLEY SUBDIVISION as recorded in Cabinet A, Slide 78 of the Plat Records of Rockwall County, Texas and a part of the John HB JONES SURVEY, ABSTRACT No. 124, ROCKWALL COUNTY, TEXAS by deeds recorded in Instrument Numbers 20220000025462 and 20220000006570 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) to HOMAR INVESTMENTS, LLC and being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ " iron rod found on the west right-of-way line of North Goliad Street (S.H. 205), said point being the southeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION and the northeast corner of Lot 1, Block A of the LIZANDRO OEMENO ADDITION, an addition to the City of Rockwall as recorded in Cabinet J, Slide 377 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE South 83°31'27" West along the south line of Lot 1 of said GREEN VALLEY SUBDIVISION and the north line of said LIZANDRO OEMENO ADDITION, a distance of 383.75' to a §" iron rod found at the northwest corner of said OEMENO ADDITION, said point also being of the east line of Lot 15, Block C of the LAKEVIEW SUMMIT PHASE ONE ADDITION, an addition recorded in Cabinet D, Slide 135 P.R.R.C.T.;

THENCE North 00°27'07" West along the east line of said LAKEVIEW SUMMIT ADDITION, passing at 100.02' a 1" iron rod found for the northwest corner of the said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000025462 and the southwest corner of said HOMAR INVESTMENTS, LLC tract Instrument No. 20220000006570, a total distance of 199.94' to a \{ \frac{8}{8}} \) iron rod found on the east line of Lot 12, Block C of said LAKEVIEW SUMMIT ADDITION and the southwest corner of a tract of land conveyed to the TRUSTEES OF EVELYN WAY SMITH IRREVOCABLE TRUST as recorded in Instrument No. 20220000010972, Official Public Records of Rockwall County, Texas;

THENCE North 85°53'09" East along the north line of said HOMAR INVESTMENTS, LLC tract and the south line of said EVELYN WAY SMITH tract, a distance of 185.37' to a $\frac{3}{4}$ " iron rod found for a corner, said point being the northwest corner of Lot 2 of the said GREEN VALLEY SUBDIVISION:

THENCE North 81°23'19" East a distance of 150.76' to a ½" iron rod found for the northeast corner of said Lot 2 and said point being on the west right—of—way line of said North Goliad Street (S.H. 205);

THENCE South 14°13'35" East along said west right—of—way line and passing at 100.00' to northeast corner of Lot 1 of said GREEN VALLEY SUBDIVISION a total distance of 198.62' to the POINT OF BEGINNING and containing 70,077.80 square feet or 1.608 acres of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Howard Barrett, the undersigned owner of the land shown on this plat, and designated herein as BARRETT HEIGHTS 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 the subject property 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 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.
- 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 steers 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 the storm drainage from the development.
- 6. 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 o the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which the 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 sewer, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost o 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 a 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 s 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 tor 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.
- 7. Property owners are responsible for maintenance, repair, and replacement of all retaining walls and drainage and detention systems in easements.

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 dedication of exactions made herein.

FOR:	BARRETT HEIGHTS		
By:			
FOR:		(LIEN HOLDER)
BY:		NAME:	
TITLE:			

lanning & Zoning Commission,	Chairman	Date	
PPROVED: hereby certify that the above vas approved by the City Counc his approval shall be invalid un he County Clerk of Rockwall, Co f final approval.	cil of the City of Roo less the approved pl	kwall on thedo	is recorded in the office of
final approval.			

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I Rudy Rangel, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY _____,2023.

RUDY RANGEL REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 5664 TBPLS No. 10077100

NOTARY CERTIFICATE
STATE OF
COUNTY OF
Before me, the undersigned authority, a Notary Public in and for the said County and State 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.
Given under my han and seal of office, this day of, 2023.
Notary Signature

Engineer:
Douphrate & Associates, Inc
2235 Ridge Road, Suite 200
Rockwall, Texas 75087
214-771-9004

Surveyor: Rudy Rangel Rangel Land Surveying 1012 Timberline Drive Heath, Texas 75032 214-325-8026 Rangellandsurvey@swb.com

OWNER:
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

FINAL PLAT BARRETT HEIGHTS

2 LOTS

BEING A REPLAT OF LOTS 1 AND 2. GREEN VALLEY SUBDIVISION and PART OF THE JOHN HB JONES SURVEY, ABSTRACT No. 124

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

CITY CASE No.	

Date: 5-03-2023 SHEET 2 OF 2