

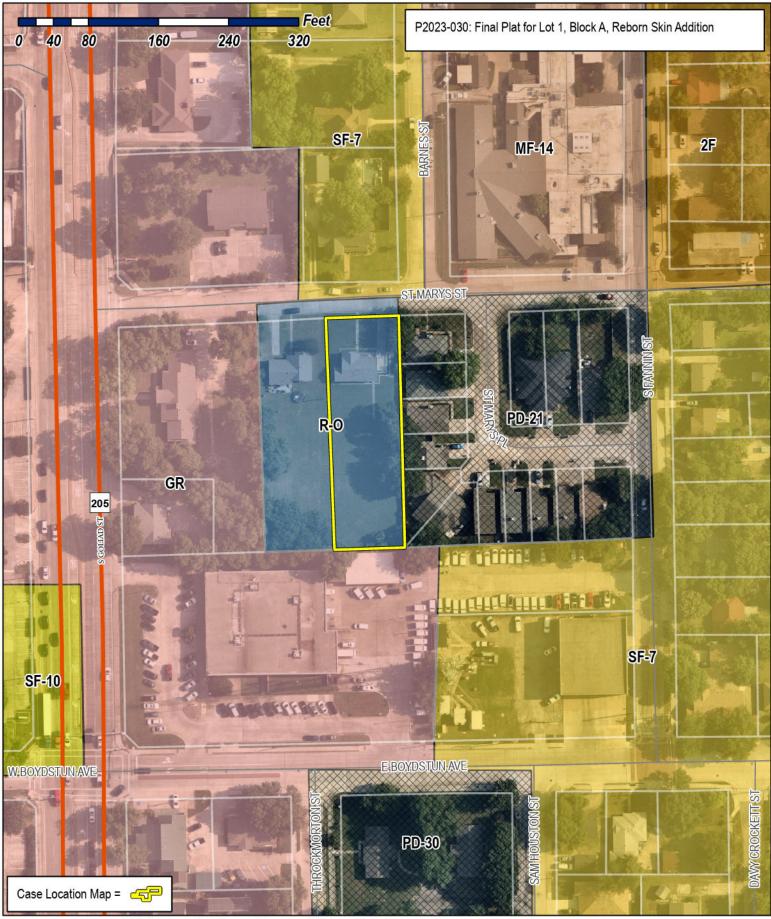
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING:

	TOOKWall, TOXAG TOOGT	CITYE	NGINEEK:			
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDICATE THE TYPE (OF DEVELOPMENT REQU	JEST [SELECT (ONLY ONE BOX	(J:	
☐ PRELIMINARY FINAL PLAT (\$3 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTA* SITE PLAN APPLIC	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 00.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)	ZONING APPLICA ZONING CHAN SPECIFIC USE PD DEVELOPM OTHER APPLICA TREE REMOV. VARIANCE RE NOTES: IN DETERMINING THE PER ACRE AMOUNT. FOR ACRE AMOUNT. F	NGE (\$200.00 + \$ E PERMIT (\$200.0 MENT PLANS (\$2 TION FEES: AL (\$75.00) QUEST/SPECIAL E FEE, PLEASE USE T OR REQUESTS ON LE- LL BE ADDED TO TH	00 + \$15.00 ACI 000.00 + \$15.00 L EXCEPTIONS THE EXACT ACREAGES THAN ONE ACRE HE APPLICATION F	ACRE) 1 6 (\$100.00) 2 6 WHEN MULTIPLE, ROUND UP TO OFFEE FOR ANY REC	NE (1) ACRE. QUEST THAT
	DRMATION [PLEASE PRINT]					
ADDRESS	108 Saint Mary St. Rocher	rall 17x 1508	57			
SUBDIVISION	B.F. Boydston		LOT	1	BLOCK	
GENERAL LOCATION	near St. Many st and S.	Funnin St.				
ZONING, SITE PI	LAN AND PLATTING INFORMATION [PLEAS	SE PRINT]				
CURRENT ZONING	mixed use	CURRENT USE	office	Cracan	t)	
PROPOSED ZONING	myed use	PROPOSED USE	office			
ACREAGE		n 1	LOTS	[PROPOSED]		
REGARD TO ITS A	<u>) PLATS</u> : BY CHECKING THIS BOX YOU ACKNOWLEDGE T APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF PENIAL OF YOUR CASE.	THAT DUE TO THE PASSA STAFF'S COMMENTS BY T	GE OF <u>HB3167</u> TH THE DATE PROVID	HE CITY NO LOI DED ON THE DEV	NGER HAS FLE VELOPMENT CA	XIBILITY WITH ALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/CI	HECK THE PRIMARY CONT.	ACT/ORIGINAL SIG	GNATURES ARE	REQUIRED]	
Ø OWNER		☐ APPLICANT				
CONTACT PERSON	Justine Jones	CONTACT PERSON				
ADDRESS	109 Saint Mary St.	ADDRESS				
CITY, STATE & ZIP	Rochwale , 7x 75087	CITY, STATE & ZIP				
PHONE		PHONE				
E-MAIL	(509) 630-1392 Just jones 188 yahoo, Com	E-MAIL				
NOTARY VERIFICE BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE ON ON THIS APPLICATION TO BE TRUE AND CERTIFIED THI)	[OWNER]	THE UNDERS	SIGNED, WHO
SINFORMATION CONTÂINE	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; A TO COVER THE COST OF THIS APPLICATION, H 20 2 BY SIGNING THIS APPLICATION, I AGR D WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS TON WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASS	AS BEEN PAID TO THE CITY (REE THAT THE CITY OF ROC S ALSO AUTHORIZED AND	OF ROCKWALL ON KWALL (I.E. "CITY") PERMITTED TO RI	THIS THE V IS AUTHORIZED EPRODUCE ANY	AND PERMITTE COPYRIGHTED	5 TC DAY OF D TO PROVIDE
	AND SEAL OF OFFICE ON THIS THE ON DAY OF		No. s	RY PURE Notar	ONESHA C. (y Public, State m. Expires 07	e of Texas
	OWNER'S SIGNATURE	The second second			ntary-ID-1338	

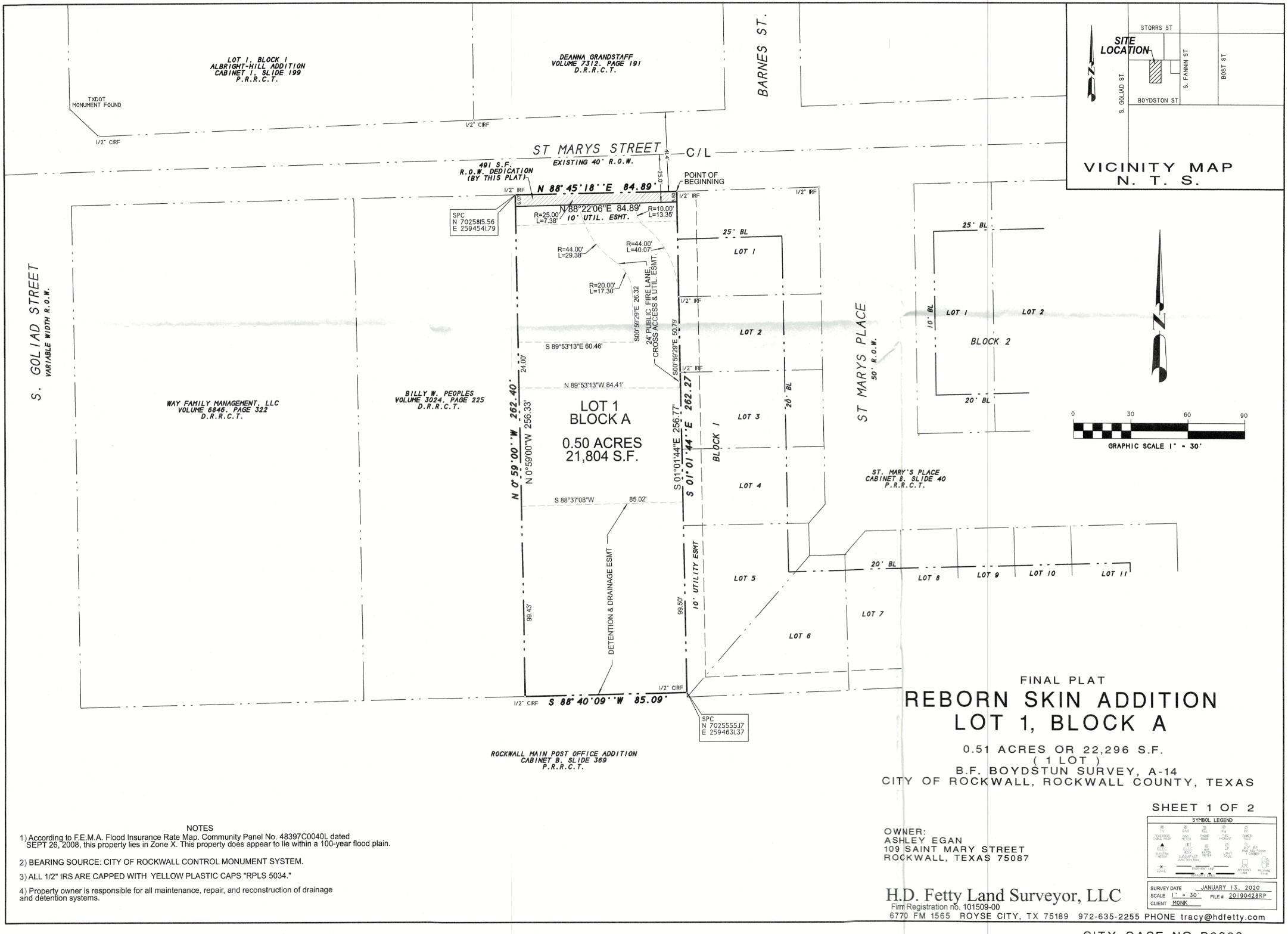




City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.





OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, ASHLEY EGAN, Being the owners 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 B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract of land as described in a Warranty deed to T & C Mainstreet Holdings, LLC, as recorded in Document no. 20180000011235 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way of St. Marys Street, a variable width right-of-way approximatley 40 feet existing in width, and being at the northeast corner of the above cited tract and at the northwest corner of Lot 1, Block 1, St Mary's Place Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 40 of the Plat Records of Rockwall County,

THENCE S. 01 deg. 01 min. 44 sec. E. along the west boundary line of said Addition, a distance of 262.27 feet to 1/2" iron rod found for corner in the north boundary line of Rockwall Main Post Office Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 369 of the Plat Records of Rockwall County, Texas;

THENCE S. 88 deg. 40min. 09 sec. W. along the north boundary line of said Rockwall Main Post Office Addition, a distance of 85.09 feet to 1/2" iron rod found for corner at the southwest corner of said T & C Mainstreet tract;

THENCE N. 00 deg. 59 min. 00 sec. W. a distance of 262.40 feet to a 1/2" iron rod found for corner in the south right-of-way line of St Marys Street;

THENCE N. 88 deg. 45 min. 18 sec. E. along said right-of-way line, a distance of 84.89 feet to the POINT OF BEGINNING and containing 22,296 square feet or 0.51 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as REBORN SKIN ADDITION, Lot 1, 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 considerationtherein expressed. I further certify that all other parties whohave a mortgage or lien interest in REBORN SKIN ADDITION, Lot 1, 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;

- 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, 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.
- 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 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;

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 city council of

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.

ASHLEY	EGAN	

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ASHLEY EGAN 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

Notary Public in and for the State of Texas

/ly C	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 representation, 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:

WITNESS OUR HANDS, this _

City Engineer

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

		OF TE
Harold D. Fetty, III Registered Professional L	and Surveyor No. 5034	HAROLD D. FETTY III
RECOMMENDED FOR F	INAL APPROVAL	
Planning and Zoning Cor	nmission Date	
,	APPROVED	

I hereby certify that the above and foregoing plat of T & C ADDITION, Lot 1, Block A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

Mayor, City of Rockwall	·City Secretary City of Rockwall

FINAL PLAT

REBORN SKIN ADDITION LOT 1, BLOCK A

0.51 ACRES OR 22,296 S.F. 1 LOT) B.F. BOYDSTUN SURVEY, A-14 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER: ASHLEY EGAN 109 SAINT MARY STREET ROCKWALL, TEXAS 75087

	SY	MBOL I	EGEND		
TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE	
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	I/2" IF	FOUND
FENCE		MENT LINE		A/C AIR COND. UNIT	PROPANI

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

CLIENT MONK 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com