DEVELOPMENT APPLICATION			DI ANNING & ZONING CASE NO			
City of Rockwall			PLANNING & ZONING CASE NO. NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE			
Planning and Zoning Department 385 S. Goliad Street		CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.				
	Rockwall, Texas 75087	DIRECTOR OF PLANNING:				
			CITY ENGINEER:			
	APPROPRIATE BOX BELOW TO INDICATE THE TYP	PE OF DEVELOPME	NT REQUEST [SELECT ONLY ONE BOX]:			
LI PLAT REINSTATEMENT REQUEST (\$100.00)			ZONING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) OTHER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)			
SITE PLAN APPLIX	CATION FEES: 10.00 + \$20.00 ACRE) 1 10.00 PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00	PER ACRE A 2: A \$1,000.0	WANNIG THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE MOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 20 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING			
PROPERTY INFO	ORMATION [PLEASE PRINT]					
ADDRESS	614 E. BOYDSTUN,	AVENUE,	ROCKWALL, TX 75087			
	GAMEZ ADDITION		LOT IRZE BLOCK A			
GENERAL LOCATION	S.E. CONNER BOYDS	TUN S SH	ERMAN			
ZONING, SITE PL	AN AND PLATTING INFORMATION IPL	EASE PRINT]				
CURRENT ZONING	5F-7	CURREN	TUSE RESIDENTIAL			
PROPOSED ZONING	5F-7	PROPOSE	DUSE RESIDENTIAL			
ACREAGE	0.369 LOTS [CURRE	ENT] /	LOTS [PROPOSED]			
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF <u>HB3167</u> 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/APPLIC/	ANT/AGENT INFORMATION PLEASE PRINT	CHECK THE PRIMAR	Y CONTACT/ORIGINAL SIGNATURES ARE REQUIRED			
OWNER	PANID GAMEZ	APPLIC	ANT ASW SUMMEYONS, INC.			
CONTACT PERSON	DAVID GAMEZ	CONTACT PERS				
ADDRESS	GILLE. BOYDSTUN AVE.	- ADDR	ESS 2220 COUS THOM ASSON RUS.			
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITV CTATE O	BLOG A STEC			
PHONE	469 338 9683					
	JESSGMZZGCGMALL					
E-MAIL DESS GMZZGCGMAUGOW E-MAIL GILLY AUSUNIEY-COM NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID GAMEZ [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 20,23. 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 REQUIRE THE DEPENDENCE OF INFORMATION						
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE C DAY OF OCTODE 20 23						
NATARY DUDIN IN AND	COWNER'S SIGNATURE David S	ames	Comm. Expires 03-18-2025			
NOTARY PUBLIC IN AND F	11 000 0	\sim '	MY COMMISSION EXPIRES			
DEVELOPMENT APPLICATION + CITY OF ROCKWALL + 385 SOUTH GOLIAD STREET + ROCKWALL, TX 75087 + [P] (572) 772-7745						





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.





CHECKLIST FOR PLAT SUBMITTALS

City of Rockwall

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

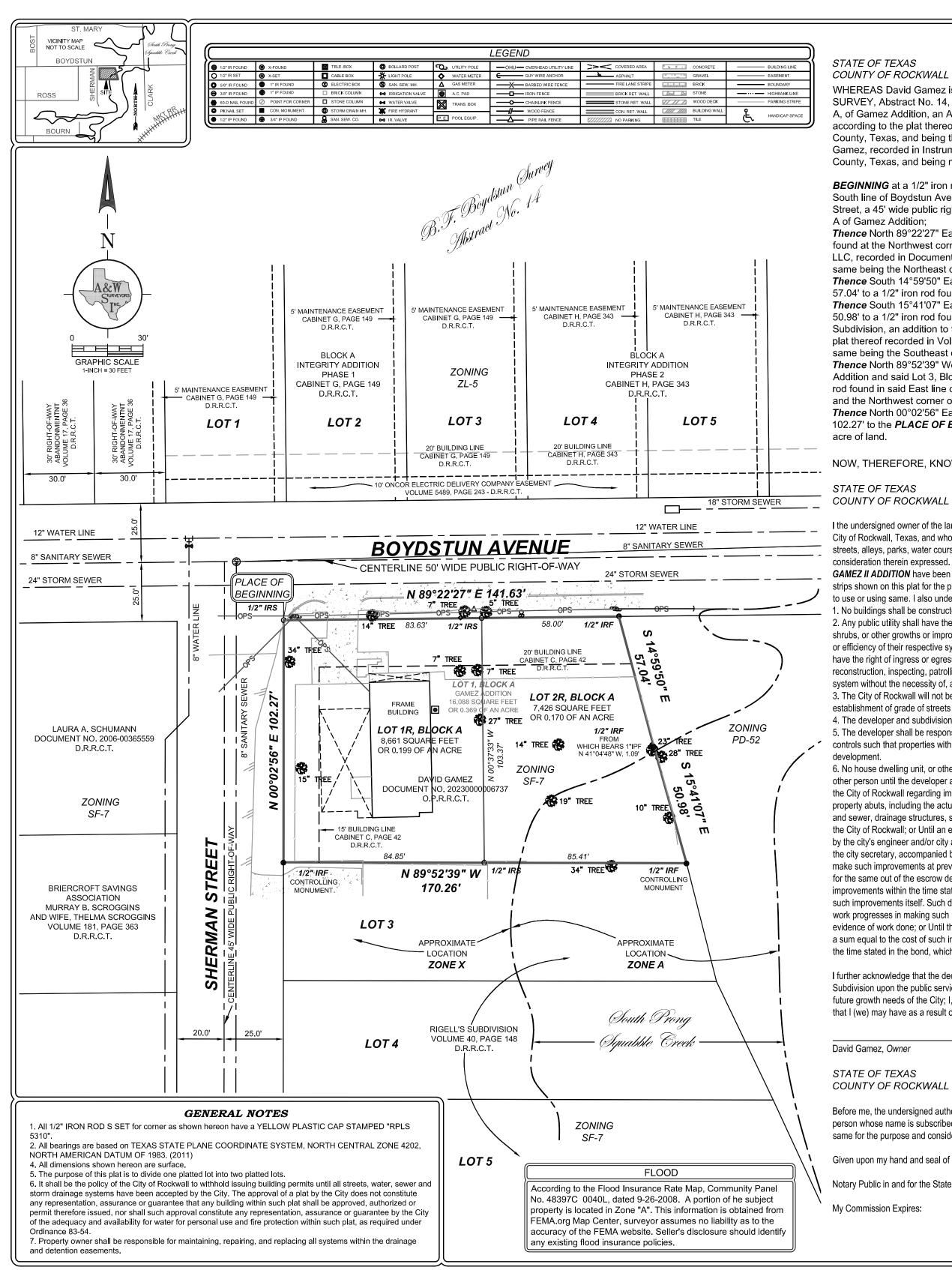
Case Type:	/	Case Number	
Minor/Amending Plat Final Plat	Replat	Reviewed By:	
Master Plat		Review Date:	

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	√= OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	Ø		The case number will be provided by staff and placed in the lower right-hand comer of all new submittals.
Items Necessary for Plat Review:			
✓ Plat		M	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan		ব্যব্দ	If Applicable [Final Plat & Preliminary Plat]
			If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan			
✓ Plat Reinstatement Request		100	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]		Ø	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
	/		Provide accurate plat dimensions with all engineering information necessary to
Engineering Information			reproduce the plat on the ground. ENGINEERING SUBMITTAL AND
[Final Plat]			APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]	1		
Subdivision Name (Proposed or Approved)			Dravide the title block information is the lawser sight hand some
Lot / Block Designation Number of Lots (Proposed) Total Acreage City, State, County		L	Provide the title block information in the lower right-hand comer.
Owner, Developer, and/or Surveyor/Engineer	1		This includes the names and addresses of the sub dividers, record owner, land
(Name/Address/Phone Number/Date of Preparation)	M		planner, engineer and/or surveyor. The date of plat preparation should also be
Final Plat & Preliminary Plat]			put in the lower right-hand comer.
Survey Monuments/State Plane Coordinates	~	-	The location of the development is required to be tied to a Rockwall monument,
[Final Plat]	Ľ		or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas,
			North Central [7202], US Survey Feet).
Vicinity Map			A Vicinity Map should show the boundaries of the proposed subdivision relative
[Final Plat & Preliminary Plat]	Ľ.	L)	to the rest of the city.
	1		The north point or north arrow must be facing true north (or straight up) on all
North Point	2		plans, unless the scale of the drawings or scope of the project requires a
[Final Plat & Preliminary Plat]		_	different position.
Numeric and Graphic Scale	/		
[Final Plat & Preliminary Plat]	M		Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc
			Indicate the subdivision boundary lines, and acreage and square footage. For
Subdivision	1		Master Plats provide a schematic layout of the entire tract to be subdivided, any
Boundary, Acreage, and Square Footage)	e		remainder tracts and its relationship to adjacent property and existing adjoining
[Final Plat, Preliminary Plat & Master Plat]			developments.
Lot and Block			
	5	-	Identification of each lot and block by number or letter. For each lot indicate the
(Designation, Width, Depth and Area)			square footage and acreage or provide a calculation sheet. Also provide a lot
[Final Plat & Preliminary Plat]			count.
Dwelling Units/Population Density		e	Indicate the proposed number of dwelling units and population densities.
Master Plat]		ц.,	indicate the proposed number of date and publication densities.
Building Setbacks		~	to to take the William Process to the second take to start the second second takes to the second second second
Final Plat & Preliminary Plat]		Ľ	Label the building lines where adjacent to a street.
Easements		1	Label all existing and proposed easements relative to the site and include the
		M	type, purpose and width.
Final Plat & Preliminary Plat]		1	type, purpose and math.
City Limits		g	Indicate the location of the City Limits, contiguous or within the platting area.
[Final Plat, Preliminary Plat & Master Plat]		-,	
Utilities (P)		ď	Indicate the locations of all existing and proposed utilities. Include the size and type of each.

Property Lines	R		Provide all the proposed and platted property lines.
(Final Plat, Preliminary Plat & Master Plat)	<u>L</u>	ш	Labet all proposed and existing streets with the proposed or approved names
Streets [Final Plat, Preliminary Plat & Master Plat]	D	¢	For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	Ø		Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]			Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]		Ø	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]			Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	V	Ð	Topographical information and physical features to include contours at 2-foo intervals.
Flood Elevations [Preliminary Plat & Master Plat]			Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]		đ	Show all drainage areas and all proposed storm drainages areas with sizes in applicable.
Wooded Areas [Preliminary Plat & Master Plat]		e	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	d		Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	Ø		Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]		e	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]		Ø	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	घ		Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	⊠ ∕		Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]			Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]		Ø	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication (Final Plat, Preliminary Plat & Master Plat]		Ø	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]		র্ষ	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	ъ		Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]			Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]		ø	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.
Dedication Language Final Plat]	C		Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature (Final Plat)	Ø		Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]		Ø	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	e		Provide a space for signatures attesting approval of the plat.

C .		
Compliance with Preliminary Plat	Ø	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	e	Review the proposed plans and plat with electric, gas, cable and phone companies.



OWNER'S CERTIFICATE

WHEREAS David Gamez is the sole owner of a tract of land located in the B.F. BOYDSTUN SURVEY, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, of Gamez Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume C, Page 42, Map Records, Rockwall County, Texas, and being the same tract of land described in Correction Instrument to David Gamez, recorded in Instrument No. 20230000006737, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the South line of Boydstun Avenue, a 50' wide public right-of-way, at the East line of Sherman Street, a 45' wide public right-of-way, same being the Northwest corner of said Lot 1, Block

Thence North 89°22'27" East, along said South line, a distance of 141.63' to a 1/2" iron rod found at the Northwest corner of a tract of land described in deed to Kaufmann Properties, LLC, recorded in Document No. 2006-00359050, Deed Records, Rockwall County, Texas, same being the Northeast corner of said Lot 1, Block A of Gamez Addition;

Thence South 14°59'50" East, along the West line of said Kaufmann tract, a distance of 57.04' to a 1/2" iron rod found;

Thence South 15°41'07" East, along the West line of said Kaufmann tract, a distance of 50.98' to a 1/2" iron rod found at the Northeast corner of Lot 3, Block A of Rigell's Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Volume 40, Page 148, Deed Records, Rockwall County, Texas,

same being the Southeast corner of said Lot 1, Block A of Gamez Addition, Thence North 89°52'39" West, along the common line of said Lot 1, Block A of Gamez Addition and said Lot 3, Block A of Rigell's Subdivision, a distance of 170.26' to a 1/2" iron

rod found in said East line of Sherman Street, at the Southwest corner of said Lot 1, Block A and the Northwest corner of said Lot 3, Block A; Thence North 00°02'56" East, along said East line of said Sherman Street, a distance of

102.27' to the PLACE OF BEGINNING and containing 16,088 square feet or 0.369 of an

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as the GAMEZ II 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 GAMEZ II ADDITION 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, 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 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

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 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 imp ents by making certified requisitions to the city

es in making such improvements by making certilied requisitions to the city secretary, supported by		
ork done; or Until the developer and/or owner files a corporate surety bond with the city secretary in the cost of such improvements for the designated area, guaranteeing the installation thereof within d in the bond, which time shall be fixed by the city council of the City of Rockwall.	Planning and Zoning Commission	Date
wledge that the dedications and/or exaction's made herein are proportional to the impact of the	Approved:	
oon the public services required in order that the development will comport with the present and needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action y have as a result of the dedication of exactions made herein.	Mayor, City of Rockwall, Texas	Date
Owner	Approved:	

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, John S. Turner, 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.

RELEASED 8-17-23 FOR REVIEW PURPOSES ONLY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

John S. Turner

Registered Professional Land Surveyor #5310

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, This day of

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I hereby certify that the above and foregoing plat of GAMEZ II ADDITION to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the <u>day of</u> _, 20___.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the county clerk, within 180 days from said date of final approval by the city engineer. Said addition shall be subject to all the requirements of these subdivision regulations.

WITNESS OUR HANDS, this the day of

City Secretary, City of Rockwall, Texas

Recommended for final approval:

٩Ч

City Engineer

Date

Before me, the undersigned authority, on this day personally appeared David Gamez, 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 the <u>day of</u> , 20_

Notary Public in and for the State of Texas



A&W SURVEYORS, INC. Professional Land Surveyors TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM ~ PROPERTY ADDRESS: 614 E. BOYDSTUN AVENUE ~

Owner: DAVID GAMEZ ~ 614 E. Boydstun Avenue, Rockwall, TX 75087 ~ ~ 469-338-9683 ~

"A professional company operating in your best interes

FOR LOT 1, BLOCK A, GAMEZ ADDITION

REPLAT

LOTS 1R AND 2R, BLOCK A GAMEZ II ADDITION BEING 16,088 SQUARE FEET OR 0.369 OF AN ACRE

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14 _____

Parcel name: 3

North: 7025190.7387 East : 2595707.5326					
Line		Length:	102.27		
	North: 7025293.0087	-	East : 2595707.6198		
Line	Course: N 89-22-27 E	Length:			
	North: 7025294.5557		East : 2595849.2414		
Line	Course: S 14-59-50 E	Length:			
-	North: 7025239.4586		East : 2595864.0017		
Line	Course: S 15-41-07 E	Length:			
	North: 7025190.3770		East: 2595877.7843		
Line	Course: N 89-52-39 W	Length:	170.26		
	North: 7025190.7410		East : 2595707.5247		
_					
Pe	rimeter: 522.18 Area:	: 16,088	Sq Ft 0.369 Ac.		

nanger for

Mapcheck Closure - (Uses listed courses, radii, and deltas) Error Closure: 0.0081 Course: N 73-52-41 W Error North: 0.00226 East : -0.00783 Precision 1: 64,466.67

Page 1