

## **DEVELOPMENT APPLICATION**

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

TAFF	USE	ONL	Y -
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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:

CITY ENGINEER:

PLEASE CHECK THE AF	PPROPRIATE BOX BELOW TO INDICATE THE	TYPE OF DEVELOPMENT RE	QUEST [SELECT ONLY ONE BOX]:	
PLATTING APPLICATION FEES:  ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)  ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)  ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)  ☐ REPLAT (\$300.00 + \$20.00 ACRE)  ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)  SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)  ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		☐ ZONING CHA ☐ SPECIFIC US ☐ PD DEVELOI  OTHER APPLIC ☐ TREE REMO ☐ VARIANCE F  NOTES: 1: IN DETERMINING T PER ACRE AMOUNT. 2: A \$1,000.00 FEE N	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 MOUNT. 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	
PROPERTY INFOR	RMATION [PLEASE PRINT]			
ADDRESS	227 National Dr	ive Rockus	oall, TX 75032	
SUBDIVISION	da i i i i i i i i i i i i i i i i i i i	· · · · · · · · · · · · · · · · · · ·	LOT 3 BLOCK A	
GENERAL LOCATION				
ZONING, SITE PLA	IN AND PLATTING INFORMATION	V [PLEASE PRINT]	T west	
CURRENT ZONING	SUP - Towing	CURRENT USE	Towing	
PROPOSED ZONING	Car Storage	PROPOSED USE	Car Storage	
ACREAGE	0	JRRENT]	LOTS [PROPOSED]	
REGARD TO ITS AP	PLATS: BY CHECKING THIS BOX YOU ACKNOW PROVAL PROCESS, AND FAILURE TO ADDRESS IIAL OF YOUR CASE.	LEDGE THAT DUE TO THE PASS ANY OF STAFF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL	
OWNER/APPLICAI	NT/AGENT INFORMATION [PLEASE	PRINT/CHECK THE PRIMARY CON	TACT/ORIGINAL SIGNATURES ARE REQUIRED]	
☐ OWNER		☐ APPLICANT	Dovaine Howers	
CONTACT PERSON		CONTACT PERSON	Duraine Powers	
ADDRESS		ADDRESS	2716 PM S49	
CITY, STATE & ZIP		CITY, STATE & ZIP	0 - 1 2 0 TV 75032	
PHONE		PHONE	Rockwall, TX 75032 972-670-5455	
E-MAIL		E-MAIL	dwainepowers@gmail.co	
	ATION	2 1111 112	Mean chows see 2 man. Co	
NOTARY VERIFICA BEFORE ME, THE UNDERSI STATED THE INFORMATION	ATION (REQUIRED) GNED AUTHORITY, ON THIS DAY PERSONALLY A I ON THIS APPLICATION TO BE TRUE AND CERTI		[OWNER] THE UNDERSIGNED, WHO	
SINFORMATION CONTAINED	, TO COVER THE COST OF THIS APPLICATION	ATION, HAS BEEN PAID TO THE CITY ON, I AGREE THAT THE CITY OF RO E CITY IS ALSO AUTHORIZED AND	CKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE D PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION	
	ID SEAL OF OFFICE ON THIS THE 15 DAY OF		SUZI BAREFOOT	
	OWNER'S SIGNATURE LOVENICE		Notary Public State of Texas ID # 129335539	
NOTARY PUBLIC IN AND FO	OR THE STATE OF TEXAS JULY POR	refort	My Comm. Expires 03-06-2025	





# 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.



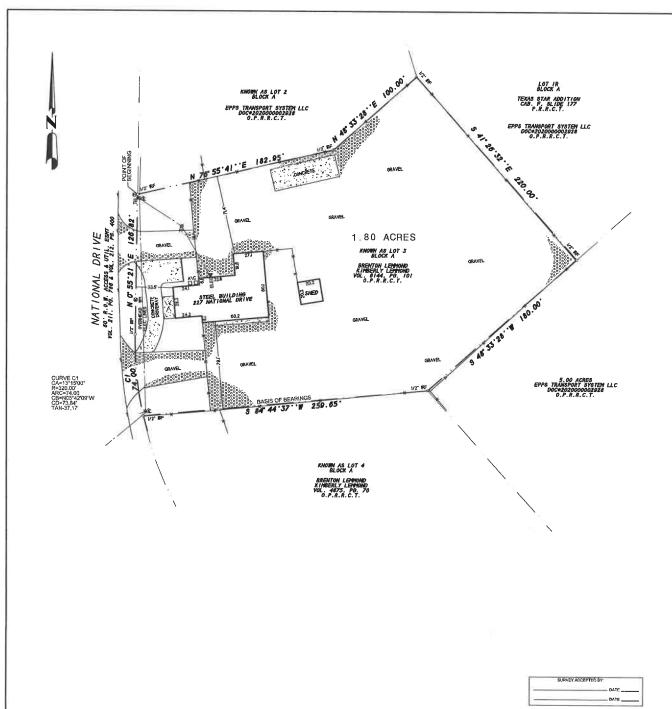




= Remove concecta & GRAVEL

= GRASS

= CONCRETE



#### DESCRIPTION

All that certain IoI, tract or percel of land situated in the J.R. JOHNSON SURVEY, ABSTRACT NO. 128, City of Rockwall, Rockwall County, Texas, and being known as Lot 3, Block A of ROCKWALL 205 BUSINESS PARK, not filled for record, and being a part of that fract of lain as a described in a Warranty deed to Ladd Properties, LTD. as recorded in Volume 185, Page 065, Real Estate Records of Rockwall Lorend County of the Properties of the Rockwall Section of the Rockwall County of the Rockwall County of the Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for comer, east right-of-way line of National Drive ( 60' R.O.W. access & utility easement) at the Northwest corner of the above cited Lot 3, Block A, Lemmond Iract, said point being N, 89 deg. 04 min. 39 sec. W., 500,00 feet and S. 00 deg. 55 min. 21 sec. W., 495,00 feet from the Northeast corner of said Ladd Properties tract;

THENCE N. 76 deg. 55 min. 41 sec. E. along the Northwest line of said Lot 3, a distance of 182.95 feet to a 1/2" iron rod found for corner;

THENCE N. 48 deg. 33 min. 28 sec. E. along the Northwest line of said Lot 3, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE S. 41 deg. 26 min. 32 sec. E. along the Northeast line of said Lot 3, a distance of 220.00 feet to a 1/2" iron rod found for comer at the East comer of said Lot 3;

THENCE S. 48 deg. 33 min. 28 sec. W. along the Southeast line of said Lot 3, a distance of 180.00 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 4;

THENCE S. 84 dag. 44 min. 37 sec. W. along the North line of said Lot 4, a distance of 259.65 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the curving East line of National Drive;

THENCE in a Northwesterly direction along a curve to the teft having a central angle of 13 deg., 15 min. 00 sec., a radius of 320,00 feet, a langent of 37.7 leat, a chore of 30,05 deg. 42 min. 09 sec. W., 73.84 feet, along said right-of-way line, an airo distance of 74.00 feet to a 1/2\* from rod found for corner;

THENCE N. 00 deg. 55 mln. 21 sec. E. along said right-of-way line, a distance of 126.82 feet to the POINT OF BEGINNING and containing 1.80 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 4675, PG. 70, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (i) V. 76, P. 476 (ii) V. 109, P. 232 (iii) V. 63, P. 521

### SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Allegiance Title Company and TJT investment Trust at 227 National Drive, Rockwell, Rockwell County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 1st day of November, 2023.

Harold 9. etty III, R.P.L.S. No. 5034

H.D. Fetty and Surveyor, LLC
Film Registration no. 10150990
6770 FM 1585 ROYSE CITY, TX 75189 972-835-2255 PHONE tracy@hdfetty.com

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OUS TE O THE 9 BLEC BLECTIFIC PRETER Or BE J 0 SURVEY DATE NOVEMBER 1023 SCALE 1" - 40" FILE # 20230160 CLIENT TJT INVEST GF# 23160562-100H

5034