



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 type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE)¹</p> <p><input checked="" 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: 405 N. Alamo RD Rockwall, TX 75087

SUBDIVISION: North Alamo Addition LOT 2 BLOCK A

GENERAL LOCATION: N. Alamo RD & 205/N. Alamo RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF7	CURRENT USE: single residential lot	
PROPOSED ZONING: -	PROPOSED USE: split into 2 lots to build a personal home on each lot	
ACREAGE: 1.2811	LOTS [CURRENT]: 1	LOTS [PROPOSED]: 2

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	Stringfellow Holdings, LLC	<input checked="" type="checkbox"/> APPLICANT	Brittany Road
CONTACT PERSON	Brittany Road	CONTACT PERSON	Brittany Road
ADDRESS	5023 Parkview Place	ADDRESS	4424 Hearthstone dr.
CITY, STATE & ZIP	Addison, TX 75001	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	469-450-1614	PHONE	469-450-1614
E-MAIL	brittany@stringfellowholdings.com	E-MAIL	brittany@stringfellowholdings.com

NOTARY VERIFICATION [REQUIRED]

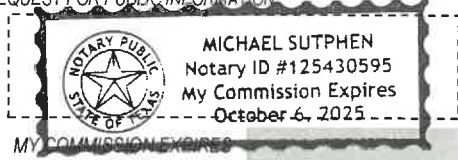
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brittany Road [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

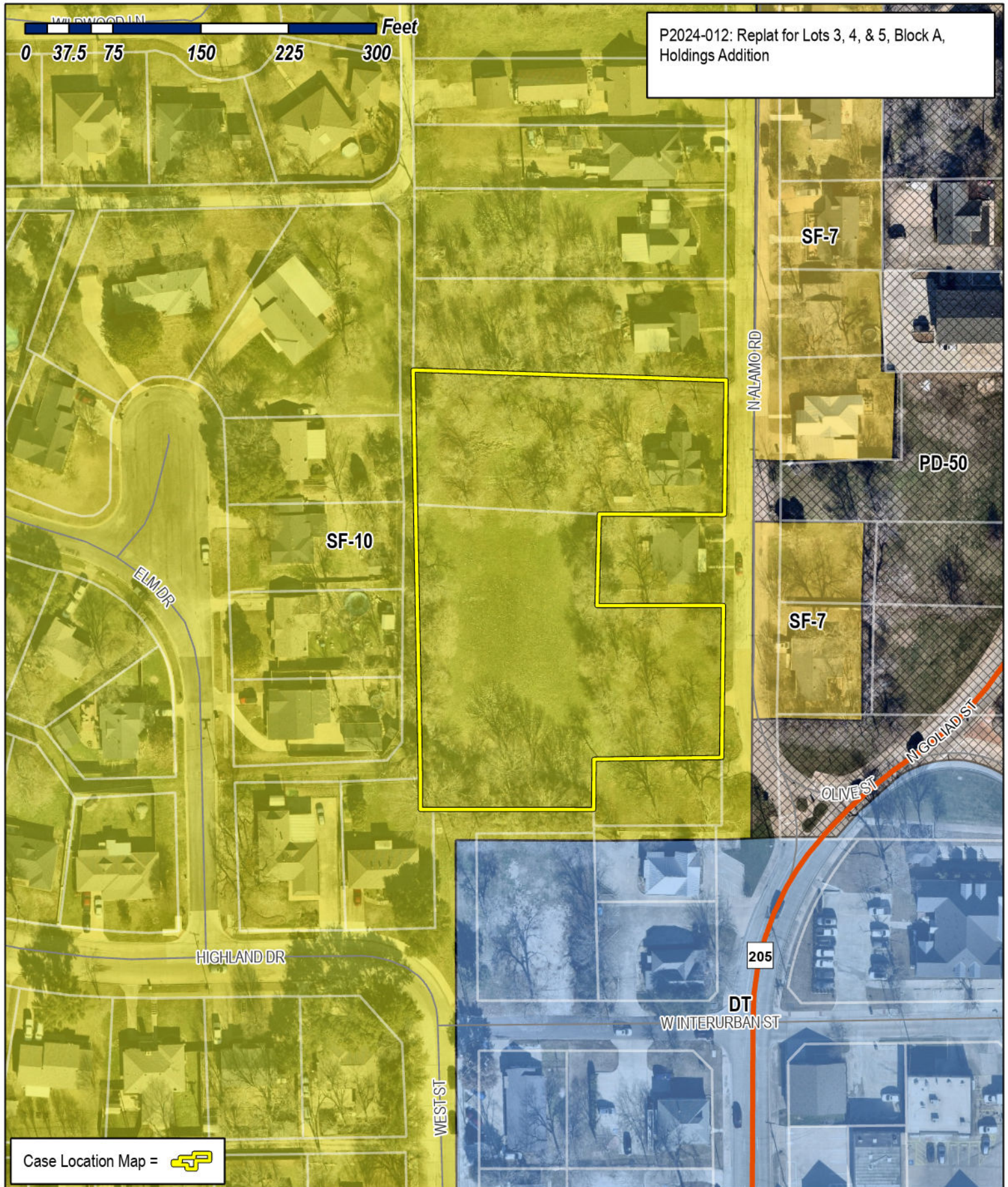
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 329.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF Apr. 2024 BY SIGNING THIS APPLICATION, 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 18 DAY OF Apr 2024


OWNER'S SIGNATURE: Brittany Road

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





P2024-012: Replat for Lots 3, 4, & 5, Block A, Holdings Addition

Case Location Map = 

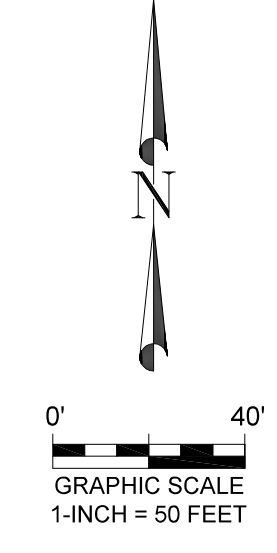
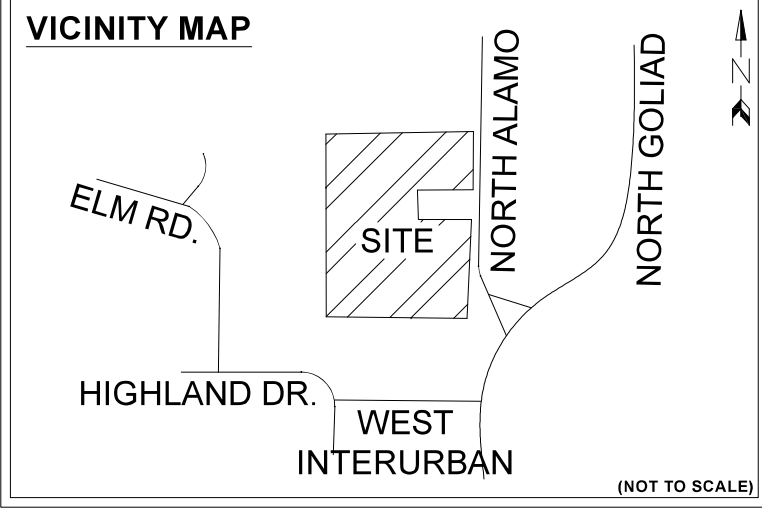


City of Rockwall

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.





OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**
WHEREAS Stringfellow Holdings, a limited liability company, is the sole owner of a tract of land located in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to Stringfellow Holdings, LLC., recorded in Instrument No. 20220000015135, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found in the North line of a 6 foot public alley way, as recorded in Volume F, Page 510, Map Records, Rockwall County, Texas (M.R.R.C.T.), at the Southwest corner of a tract of land as described in deed to North Alamo Development, recorded in Document No. 2022000003617, (O.P.R.R.C.T.), and at the Most Southerly Southeast corner of said Stringfellow Holdings, LLC. tract:

THENCE North 89 deg. 17 min. 24 sec. West, a distance of 153.02 feet, to a 5/8 inch iron rod found in the North line of West Street, at the Easternmost North corner of Lot 2, Block 11, Highwood Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Volume 50, Page 618, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE South 87 deg. 36 min. 53 sec. West, a distance of 11.97 feet, to a point for corner, from which a 5/8 inch iron rod found for reference bears North 79 deg. 54 min. 31 sec. East, a distance of 0.64 feet, at the inner el corner of said Lot 2, Block 11;

THENCE along said East line of Block 11, North 00 deg. 00 min. 55 sec. West, a distance of 377.10 feet, to a bolt found in the East line of a 15 foot alley, at the Southwest corner of a tract of land as described in deed to Pamela Tucker, recorded in Volume 5525, Page 200, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE along said South line, North 88 deg. 57 min. 07 sec. East, a distance of 264.91 feet, to a point for corner in the West line of North Alamo Road (a variable width public right-of-way), from which a 3/8 inch iron rod found for reference bears North 88 deg. 57 min. 07 sec. East, a distance of 4.00 feet;

THENCE along said West line, South 00 deg. 14 min. 32 sec. West, a distance of 121.58 feet, to a point for corner, at the Northeast corner of a tract of land as described in deed to SFR Texas Acquisitions 3 LLC, recorded in Document No. 20220000011687, (O.P.R.R.C.T.), from which a 3/8 inch iron rod found for reference bears South 89 deg. 37 min. 39 sec. East, a distance of 4.00 feet;

THENCE along said North line, North 89 deg. 37 min. 39 sec. West, a distance of 96.00 feet, to a 3/8 inch iron rod found at the Northwest corner of said SFR Texas Acquisitions 3 LLC. tract;

THENCE along said West line, South 00 deg. 06 min. 43 sec. West, a distance of 63.06 feet, to a 1/2 inch iron rod found at the Southwest corner of said SFR Texas Acquisitions 3 LLC. tract;

THENCE along said South line, South 89 deg. 37 min. 39 sec. East, a distance of 96.00 feet, to a point for corner in the West line of said North Alamo Street, at the Southeast corner of said SFR Texas Acquisitions 3 LLC. tract, from which a 5/8 inch iron rod found for reference bears South 88 deg. 21 min. 17 sec. East, a distance of 4.00 feet;

THENCE along said West line, South 01 deg. 52 min. 15 sec. West, a distance of 135.44 feet, to a 1/2 inch iron rod found at the Northeast corner of said North Alamo Development tract;

THENCE along said North line, North 89 deg. 37 min. 39 sec. West, a distance of 91.04 feet, to a 1/2 inch iron rod found at the Northwest corner of said North Alamo Development tract;

Thence along said West line, South 00 deg. 01 min. 30 sec. East, a distance of 64.02 feet, to the PLACE OF BEGINNING and containing 86,631 square feet or 1.989 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of McLendon-Chisholm, Rockwall County, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

**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 Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

PROPERTY ADDRESS: 405 NORTH ALAMO ROAD, ROCKWALL, TEXAS 75087
OWNER: STRINGFELLOW HOLDINGS, LLC
ADDRESS: 5023 PARKVIEW LANE, ADDISON, TEXAS 75001
PHONE: _____

LEGEND

P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
PFC	POINT FOR CORNER

SURVEYOR'S NOTES

- 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOT FROM AN EXISTING TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48231C0150G DATED 01/06/2012, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Stringfellow Holdings, LLC, does hereby adopt this plat designating the herein-described property as **LOTS 1, 2A, & 2B, BLOCK A, HOLDINGS ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the all parks, public facilities, and easements shown hereon.

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 development.

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 exactions made herein.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, 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, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, 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, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, 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, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

CERTIFICATE OF APPROVAL

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 _____, 20__.

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 _____, 20__.

Mayor, City of Rockwall City Secretary



PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
- BARRY S. RHODES - RPLS No. 3691 -
- FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEYING.COM
PHONE: (214) 326-1090
PREPARATION DATE: 04/12/2024 DRAWN BY: ABP

**PRELIMINARY PLAT
HOLDINGS ADDITION
LOTS 1, 2A & 2B, BLOCK A,**
BEING 1.989 ACRES LOCATED IN THE
B.F. BOYDSTON, ABSTRACT NO. 14,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS