

DEVELOPMENT APPLICATION

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

TAFF USE O	ONLY -
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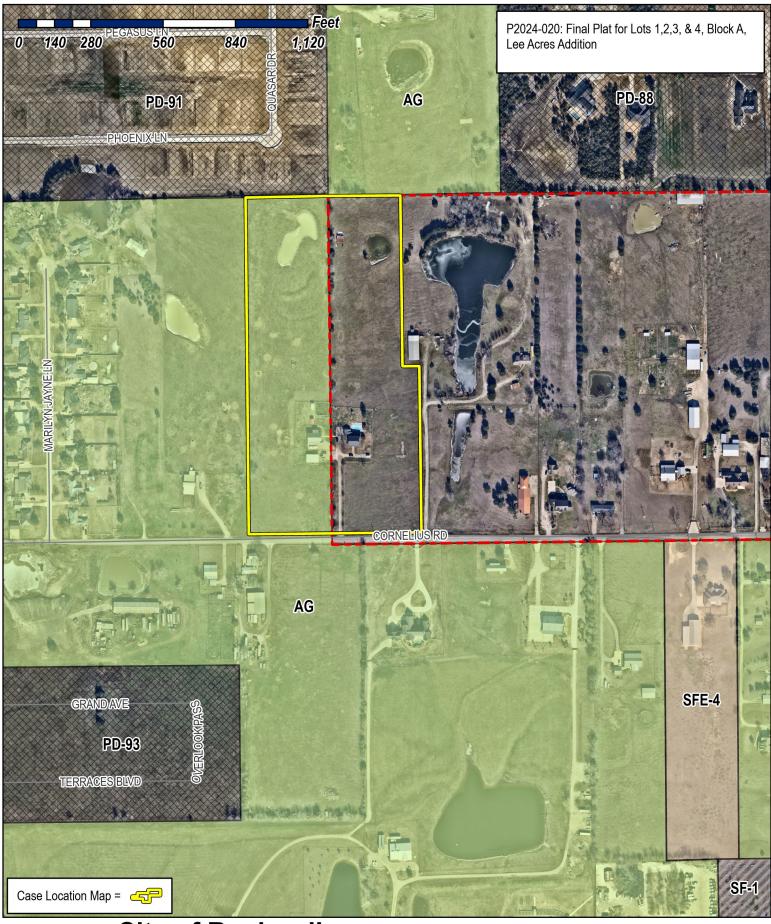
PLANNING & ZONING CASE NO.

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 AP	PPROPRIATE BOX BELOW TO I	NDICATE THE TYPE O	F DEVELOPMENT REC	QUEST [SELECT ONLY ONE BOX	J:	
PRELIMINARY PL FINAL PLAT (\$300 REPLAT (\$300.00 AMENDING OR M	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1		☐ ZONING CHA☐ SPECIFIC US☐ PD DEVELOR OTHER APPLIC.☐ TREE REMO	ZONING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 2 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 OTHER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2		
SITE PLAN APPLICA ☐ SITE PLAN (\$250.6 ☐ AMENDED SITE P		NG PLAN (\$100.00)	PER ACRE AMOUNT. 2: A <u>\$1,000.00</u> FEE V	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		
PROPERTY INFOR	RMATION [PLEASE PRINT]					
ADDRESS	628 Corne	lius Bd				
SUBDIVISION	Lee Acro			LOT 1-4	вьоск А	
GENERAL LOCATION	Cornelius					
ZONING, SITE PLA	AN AND PLATTING INFO		E PRINT]			
CURRENT ZONING	AG SF	1	CURRENT USE	Residen	ticl	
PROPOSED ZONING	SFI		PROPOSED USE	Riside	entral	
ACREAGE	19.06	LOTS [CURRENT]	4	LOTS [PROPOSED]		
REGARD TO ITS AP	PLATS: BY CHECKING THIS BOX PROVAL PROCESS, AND FAILURE NIAL OF YOUR CASE.	YOU ACKNOWLEDGE THE TO ADDRESS ANY OF S	AAT DUE TO THE PASS. STAFF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LON THE DATE PROVIDED ON THE DEV	NGER HAS FLEXIBILITY WITH VELOPMENT CALENDAR WILL	
OWNER/APPLICAL	NT/AGENT INFORMATION	ON [PLEASE PRINT/CHE	ECK THE PRIMARY CON	TACT/ORIGINAL SIGNATURES ARE	REQUIRED]	
☐ OWNER	James & Bart	our hee	☐ APPLICANT	Tracy Fet	1	
CONTACT PERSON	Barbara	hee	CONTACT PERSON	Tracy Fe	HY	
ADDRESS	628 Cornel	iuskd	ADDRESS	6770 FM	1565	
CITY, STATE & ZIP	ROCKWall;	TX 75087	CITY, STATE & ZIP	Royse Co	ty TV	
PHONE	214-641-98	76	PHONE	010 (00	2255	
	arbam Qurbano		E-MAIL	tracy @ hdfe-	Hy com	
NOTARY VERIFICA BEFORE ME, THE UNDERSI	re	PERSONALLY APPEARED	_Barba	m Le [OWNER]	THE UNDERSIGNED, WHO	
S SOLUTION CONTAINED	TO COVER THE COST (20 JULY BY SIGNING TO WITHIN THIS APPLICATION TO TH	OF THIS APPLICATION, HAS HIS APPLICATION, I AGRE E PUBLIC. THE CITY IS	S BEEN PAID TO THE CITY E THAT THE CITY OF RO ALSO AUTHORIZED AND	TED HEREIN IS TRUE AND CORRECT; , OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTHORIZED OF PERMITTED TO REPRODUCE ANY TO A REQUEST SCHOOLING SECRE	DAY OF AND PERMITTED TO PROVIDE COPYRIGHTED INFORMATION	
GIVEN UNDER MY HAND AN	ND SEAL OF OFFICE ON THIS THE	20 DAY OF	202	124 (N	VICKY MORTON otary Public, State of Tex	
	OWNER'S SIGNATURE	2 arbar	See		Notary ID 12677821-8 y Commission Exp. 03-08-20	
NOTARY PUBLIC IN AND FO	OR THE STATE OF TEXAS	Vial m.	6.	MY COMMISSION EXPIRES	24-11111001011 EXP. U3-U8-2(



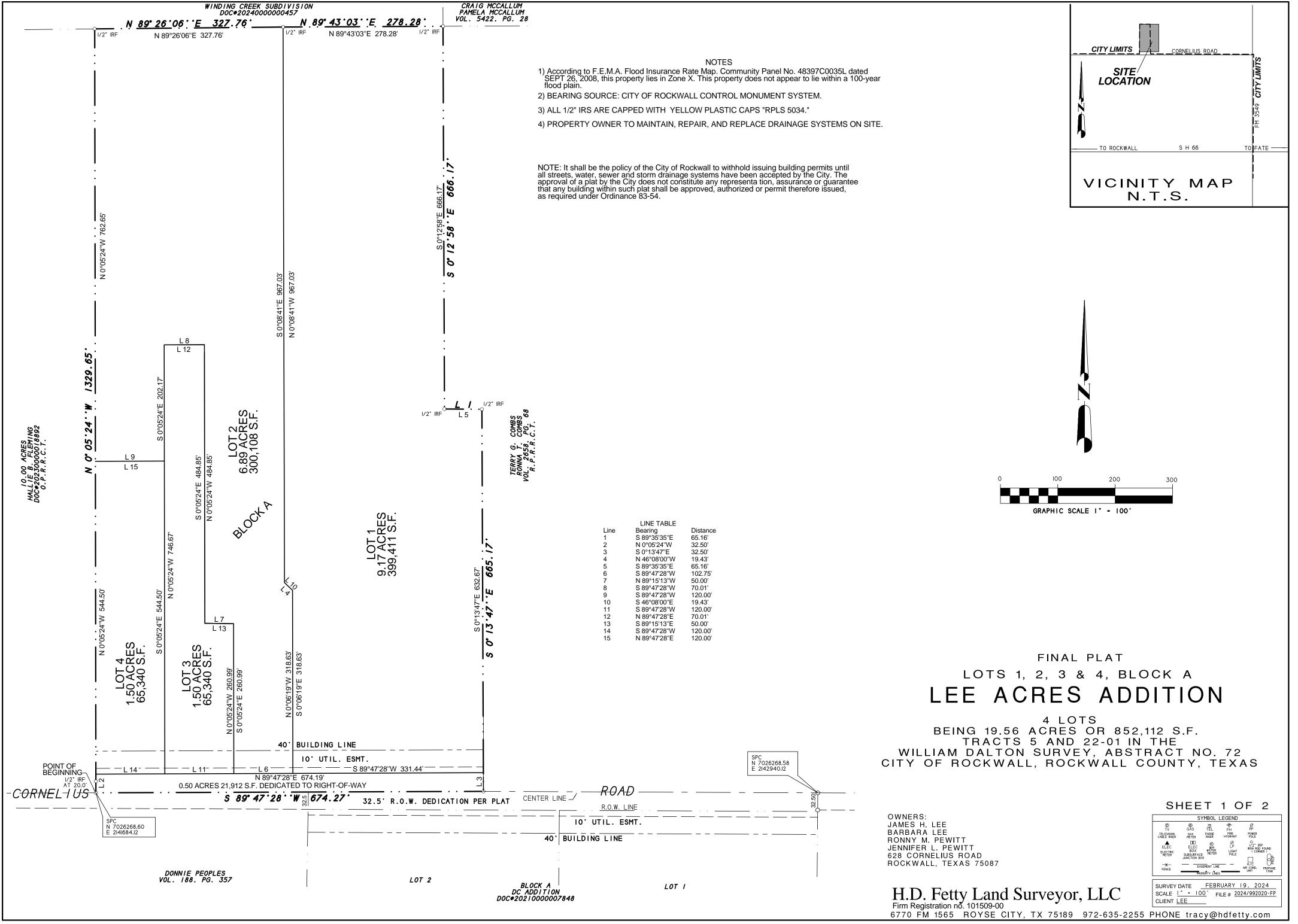


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 774 7745

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

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OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, JAMES H. LEE, BARBARA P. LEE, RONNY M. PEWITT & JENNIFER L. PEWITT, 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 WILLIAM DALTON SURVEY, ABSTRACT NO. 72, City of Rockwall, Rockwall County, Texas, and being all of a 10.00 acres tract of land as described in a Warranty deed to James H. Lee and Barbara P. Lee, as recorded in Document no. 20170000015627 of the Official Public Records of Rockwall County, Texas, and also all of that 9.58 acres tract of land as described in a Warranty deed to Ronny M. Pewitt and Jennifer L. Pewitt, as recorded in Document no. 20210000003975 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of Cornelius Road, at the southwest corner of said 10.00 acres Lee tract and being the southeast corner of a 10.00 acres tract of land as described in a Warranty deed to Hallie B. Fleming, as recorded in Document no. 202300000188920f the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 05 min. 24 sec. W., at 20.00 feet pass a 1/2" iron rod found for witness and continuing along the west line of said 10.00 acres Lee tract for a total distance of 1329.65 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 26 min. 06 sec. E. a distance of 327.76 feet to a 1/2" iron rod found at fence post for corner at the northeast corner of said Lee tract and northwest corner of Pewitt tract;

THENCE N. 89 deg. 43 min. 03 sec. E. a distance of 278.28 feet to a 1/2" iron rod found for corner at the northeast corner of Pewitt tract;

THENCE S. 00 deg. 12 min. 58 sec. E. a distance of 666.17 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 89 deg. 35 min. 35 sec. E. a distance of 65.16 feet to a 1/2" iron rod found at fence post for corner;

THENCE S. 00 deg. 13 min. 47 sec. E. at 645.13 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 665.17 feet to a point in the center of Cornelius Road and being the southeast corner of said Pewitt tract:

THENCE S. 89 deg. 47 min. 28 sec. W. along the center of said road, a distance of 674.27 feet to the POINT OF BEGINNING and containing 852,112 square feet or 19.56 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOTS 1, 2, 3 & 4 BLOCK A, LEE ACRES ADDITION , 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 consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LOTS 1, 2, 3 & 4, BLOCK A, LEE ACRES ADDITION, have been notified and signed this plat.

Wel 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.

We 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, 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, subdivision engineer and owner shall bear total responsibility for storm drain improvements. The property owner is responsible for all maintenance, repair, and replacement of all systems in drainage easements
- 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; 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 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 time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

JAMES H. LEE	BARBARA P. LEE
V	5, 1, 5, 1, 1, 1, 1
RONNY M. PEWITT	JENNIFER L. PEWITT

STATE OF TEXAS COUNTY OF ROCKWALL
RECOMMENDED FOR FINAL APPROVAL
I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the day of, 2024 as shown of record in the Minutes of said Court.
WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the day of, 2024.
Frank New Rockwall County Judge
ATTEST:

STATE OF TEXAS COUNTY OF ROCKWALL

Before me on this day personally appeared JAMES H. LEE 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	day of	
•	•	

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS COUNTY OF ROCKWALL

Before me on this day personally appeared BARBARA P. LEE 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	day of	

Notary Public in and for the State of Texas

or the State of Texas My Commission Expires:

STATE OF TEXAS COUNTY OF ROCKWALL

Before me on this day personally appeared RONNY M. PEWITT 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	_day of,,	·

Notary Public in and for the State of Texas	My Commission Expires:

STATE OF TEXAS COUNTY OF ROCKWALL

Before me on this day personally appeared JENNIFER L. PEWITT 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	_day of,	

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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.

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of LOTS 1, 2, 3 & 4, BLOCK A, LEE ACRES ADDITION, 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 from said date of final approval.
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.
WITNESS OUR HANDS, this day of,
Mayor, City of Rockwall City Secretary City of Rockwall
City Engineer Date
Sily Engineer

FINAL PLAT

LOTS 1, 2, 3 & 4, BLOCK A

LEE ACRES ADDITION

4 LOTS
BEING 19.56 ACRES OR 852,112 S.F.
TRACTS 5 AND 22-01 IN THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND

© TV GAS TEL FH PP
TELEVISION GAS TEL FH POWER POLE

LECTEIC BLOC WATER LIGHT FOLE

ELECTRIC BLOX WATER LIGHT FOLE

HETER SUBSURFACE HETER POLE

FENCE FROPEÄTY LINE

FROPEÄTY LINE

SURVEY DATE

FEBRUARY 19. 2024

SCALE <u>| - | 100</u> FILE # <u>2024/992020-FP</u>

CLIENT LEE

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

OWNERS: JAMES H. LEE

BARBARA LEE

RONNY M. PEWITT

JENNIFER L. PEWITT

628 CORNELIUS ROAD

ROCKWALL, TEXAS 75087

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