



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]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

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

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 PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **507 E Rusk**

SUBDIVISION **Griffith**

LOT **C**

BLOCK **11**

GENERAL LOCATION **North of Rusk St, West of Tyler St, South of Kaufman St**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **SF-7**

CURRENT USE **Single Family**

PROPOSED ZONING **SF-7**

PROPOSED USE **Single Family**

ACREAGE **0.45**

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]

OWNER **Rodney D Webb, Fran W Webb**

APPLICANT **MTG Engineers and Surveyors**

CONTACT PERSON **Rodney Webb**

CONTACT PERSON **Vance Liles**

ADDRESS **507 E Rusk**

ADDRESS **6417 Wesley**

CITY, STATE & ZIP **Rockwall, Tx 75087**

CITY, STATE & ZIP **Greenville, Tx 75402**

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

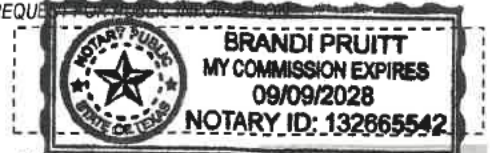
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rodney Webb [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF July, 2025 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 INFORMATION."

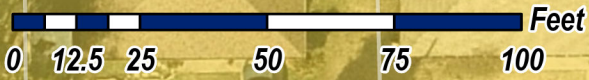
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF July, 2025

OWNER'S SIGNATURE R Webb

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Brandi Pruitt



MY COMMISSION EXPIRES 09/09/2028



P2025-023: Replat for Lots 1 & 2, Block A, Webb Addition

E KAUFMAN ST

SF-7

N TYLER ST

E RUSK ST

S TYLER ST

Case Location Map =

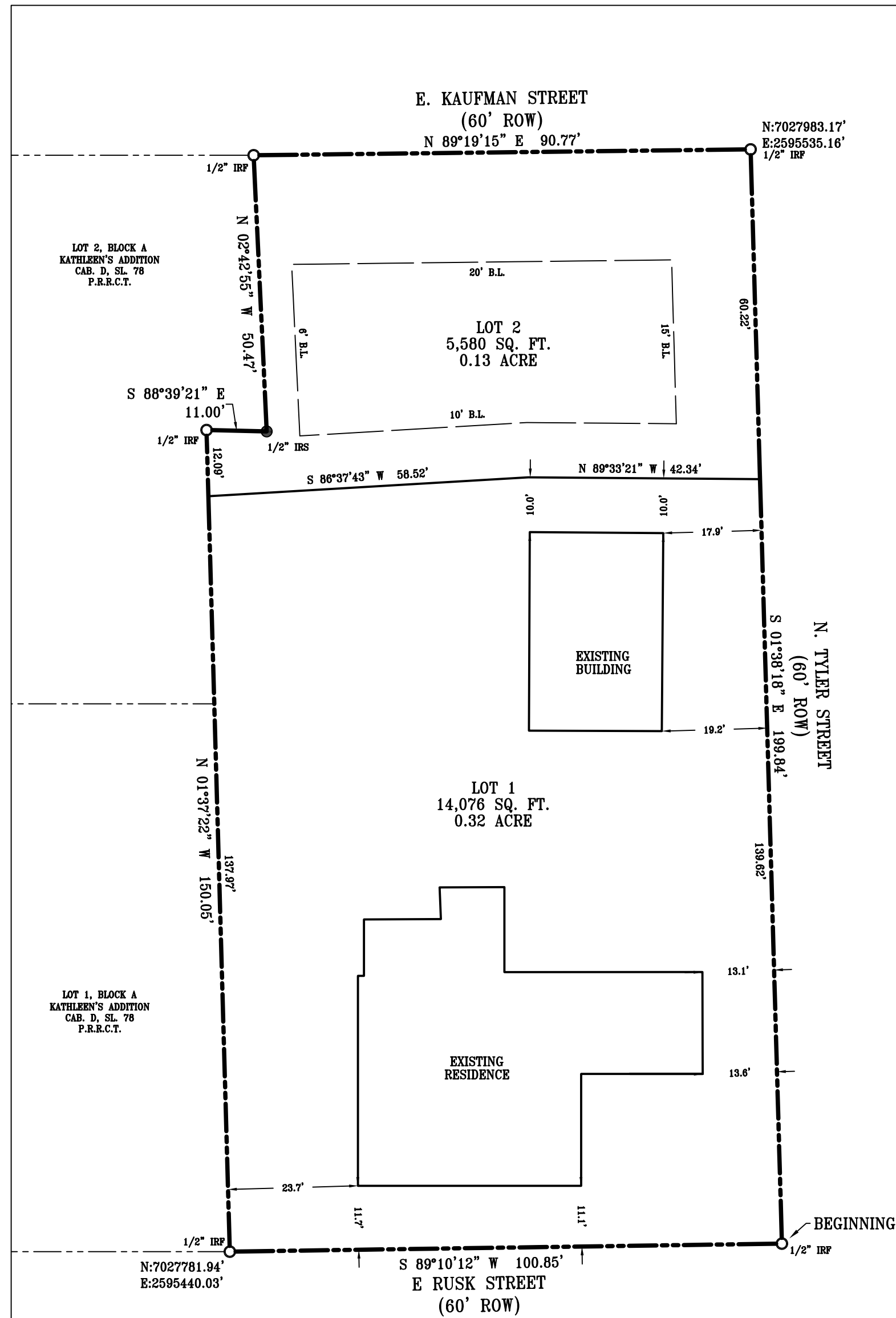


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

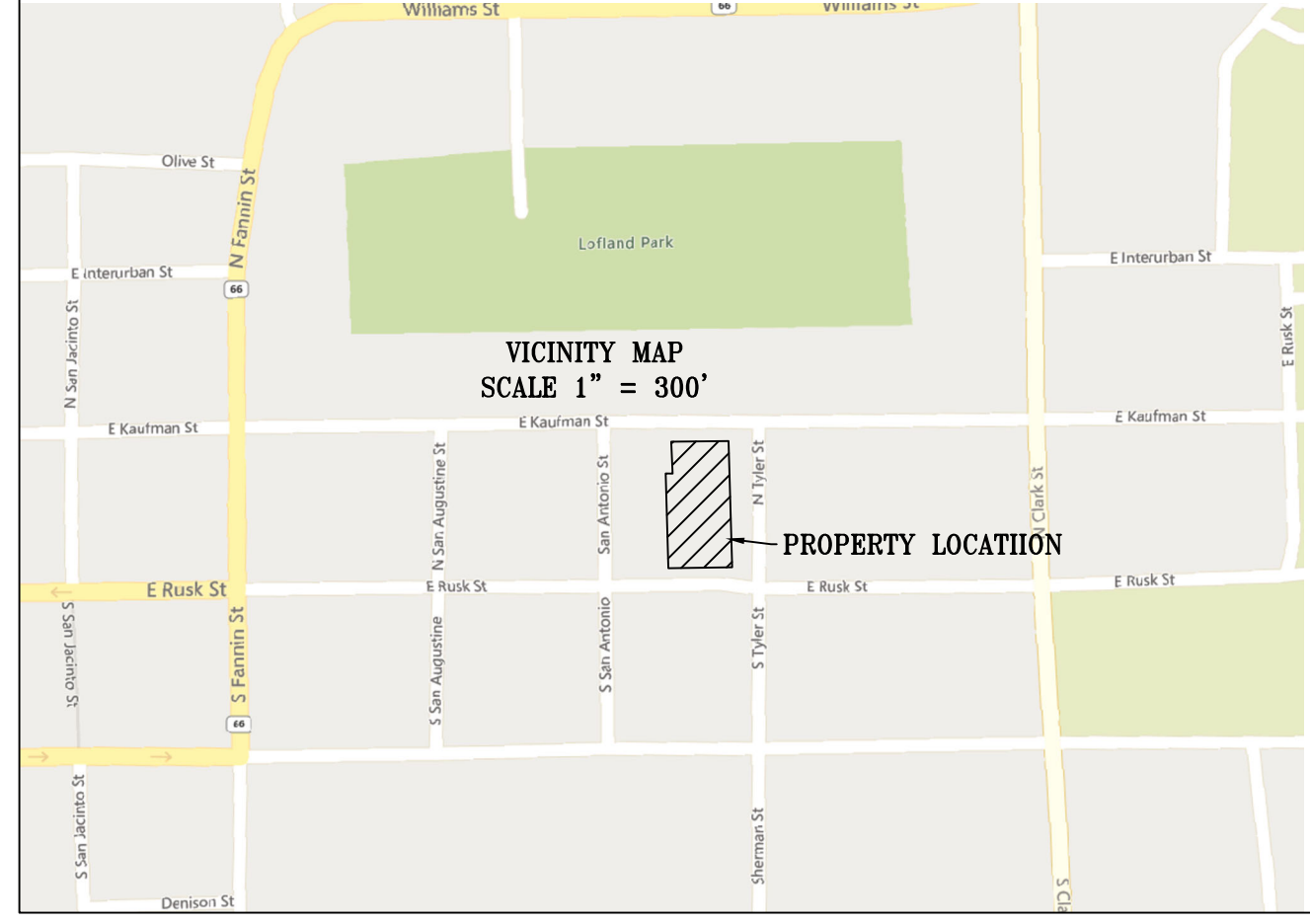
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





LOT 2, BLOCK A
KATHLEEN'S ADDITION
CAB. D. SL. 78
P.R.R.C.T.

LOT 1, BLOCK A
KATHLEEN'S ADDITION
CAB. D. SL. 78
P.R.R.C.T.



VICINITY MAP
SCALE 1" = 300'

PROPERTY LOCATION

GENERAL NOTES

- (1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- (2) It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- (3) The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on-site and off-site fire lane improvements.
- (5) All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).
- (6) Total number of lots is two (2).
- (7) Water and sewer service is provided by the City of Rockwall.

NOTE:

- (1) ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480547 0040 L, DATED SEPTEMBER 26, 2026, THIS PROPERTY LIES IN ZONE X, THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN
- (2) BEARING SOURCE: BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- (3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG ENG"
- (4) 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 NOR SHALL APPROVAL CONSTITUTE ANY REPRESENTATION ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT AS REQUIRED UNDER ORDINANCE 63-64
- (5) THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLATTED LOTS FROM AN EXISTING UNRECORDED PLATTED LOT

CERTIFICATE OF APPROVAL

I hereby certify that the above and forgoing subdivision plat - being an addition to the City of Rockwall, Texas - was approved by the Director of Planning and Zoning and the city engineer of the City of Rockwall, Texas on the ____ day of _____, 202__

DIRECTOR OF PLANNING AND ZONING

CITY ENGINEER

SURVEYOR CERTIFICATE:

I, PAUL RUST, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS, DO CERTIFY THAT THE PLAT HEREON WAS MADE FROM MEASUREMENTS PERFORMED UPON THE GROUND, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY PLAT, THE CORNER MONUMENTS SHOWN HEREON WERE SET OR FOUND AS DESCRIBED, AND IS A TRUE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

PAUL RUST
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6003, STATE OF TEXAS
FIRM CERTIFICATE NO. 101011-00
DATE: JUNE 24, 2025

OWNERS CERTIFICATION

Whereas Rodney D. Webb and Fran W. Webb are the owners of that certain lot, tract or parcel of land situated in the B.F. Boydston Headright Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

All that certain lot, tract or parcel of land situated in the B.F. Boydston Headright Survey, Abstract No. 14, Rockwall County, Texas, said corner being a part of Block 11 in the Griffith's Addition, an unrecorded addition, Rockwall County, Texas, same being all that certain tract of land described in the deed from Martha Ann Myers to Rodney D. Webb, et al, as recorded in Document Number 2016000011948 of the Official Public Records of Rockwall County, Texas (hereinafter called Subject Tract) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for a corner lying in the intersection of the East line of S. Tyler Street and the North line of E. Rusk Street, said corner being the Southeast corner of the said Subject Tract;

THENCE S. 89 deg. 10 min. 12 sec. W. a distance of 100.85 feet along the North line of the said E. Rusk Street and the South line of the said Subject Tract to a 1/2" iron rod found for a corner, said corner being Southwest corner of the said Subject Tract and the Southeast corner of Lot 1, Block A of the Kathleen's Addition as recorded in Cabinet D, Slide 78 of the Plat Records of Rockwall County, Texas;

THENCE N. 01 deg. 37 min. 22 sec. W. a distance of 150.05 feet along the West line of the said Subject Tract, the East line of the said Lot 1 and the East line of Lot 2, Block A of the said Kathleen's Addition to a 1/2" iron rod found for a corner lying in the South line of E. Kaufman Street, said corner being an outside ell corner of the said Subject Tract and an inside ell corner of the said Lot 2;

THENCE N. 89 deg. 31 min. 44 sec. E. a distance of 10.10 feet along the North line of the said Subject Tract and the South line of the said Lot 2 to a 1/2" iron rod with plastic cap stamped "MTG ENG" set for a corner, said corner being an inside ell corner of the said Subject Tract and an outside ell corner of the said Lot 2;

THENCE N. 01 deg. 42 min. 43 sec. W. a distance of 50.10 feet along the West line of the said Subject Tract and the East line of the said Lot 2 to a 1/2" iron rod found for a corner lying in the South line of E. Kaufman Street, said corner being the Northwest corner of the said Subject Tract and the Northeast corner of the said Lot 2;

THENCE N. 89 deg. 19 min. 15 sec. E. a distance of 90.77 feet along the South line of the said E. Kaufman Street and the North line of the said Subject Tract to a 1/2" iron rod found for a corner lying in the intersection of the South line of the said E. Kaufman Street and the West line of the said S. Tyler Street, said corner being the Northeast corner of the said Subject Tract;

THENCE S. 01 deg. 38 min. 18 sec. E. a distance of 199.84 feet along the West line of the said E. Tyler Street and the East line of the said Subject Tract to the POINT OF BEGINNING and containing 19,656 square feet, 0.45 acre of land.

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the MINOR PLAT WEBB ADDITION to the city, 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 (we) further certify that all other parties who have a mortgage or lien interest in the MINOR PLAT WEBB ADDITION have been notified and signed this plat. I (we) 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 (we) also understand the following:

- (1) No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- (5) The developer/property owner 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 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; 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 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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

RODNEY D. WEBB

FRAN W. WEBB

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

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

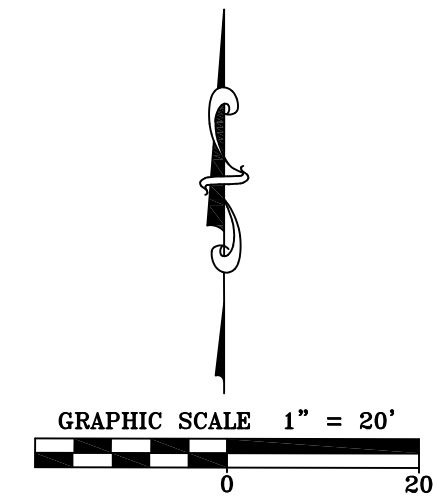
Notary Public

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared _____ whose name is subscribed to the foregoing instrument, and they acknowledged same for the purposes and considerations therein expressed, and in the capacity therein stated.

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

Notary Public



OWNER:
RODNEY D. WEBB
FRAN W. WEBB

ADDRESS:
507 EAST RUSK STREET
ROCKWALL, TX. 75087

LEGEND ○ FOUND MONUMENT ● SET MONUMENT BL BUILDING LINE	MINOR PLAT WEBB ADDITION A REPLAT OF PART OF BLOCK 11, OF THE GRIFFITH ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, B.F. BOYDSTON HEADRIGHT SURVEY ABSTRACT NO. 14, 19,656 SQ. FT., 0.45 ACRE		 5930 Summerhill Road Texarkana, TX 75503 903.838.8533 telephone 903.832.4700 facsimile
	Drawn By: JB Checked By: PR	Project No.: 206216 Date: 06/24/2025	