

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CAS	E 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:	A GREAT FUNCTION
CITY ENGINEED.	LS TELEST STATE OF THE RESIDENCE OF THE PARTY OF THE PART

My Commission Expires January 31, 2026

MY COMMISSION EXPIRES

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX). PLATTING APPLICATION FEES: **ZONING APPLICATION FEES:** ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)

1 PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 82 FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ☐ REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) □ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² SITE PLAN APPLICATION FEES: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT PROPERTY INFORMATION [PLEASE PRINT] **ADDRESS** SUBDIVISION LOT BLOCK **GENERAL LOCATION** ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] **CURRENT ZONING** CURRENT USE PROPOSED ZONING PROPOSED USE ACREAGE LOTS [CURRENT] LOTS [PROPOSED] 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) JMS Custom Homes. UC **APPLICANT** Javier Silva CONTACT PERSON CONTACT PERSON ADDRESS **ADDRESS**

CITY, STATE & ZIF

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

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 SALVING BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE

10 DAY OF 20 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. TO THE ADMINISTING DAY OF ROCKWALL)

INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE COST OF THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. TO THE AUTHORIZED AND PERMITTED TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE CITY IS ALSO AUTHORIZED AND PERMITTED TO THE PUBLIC THE CITY IS AUTHORIZED.

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S SIGNATURE



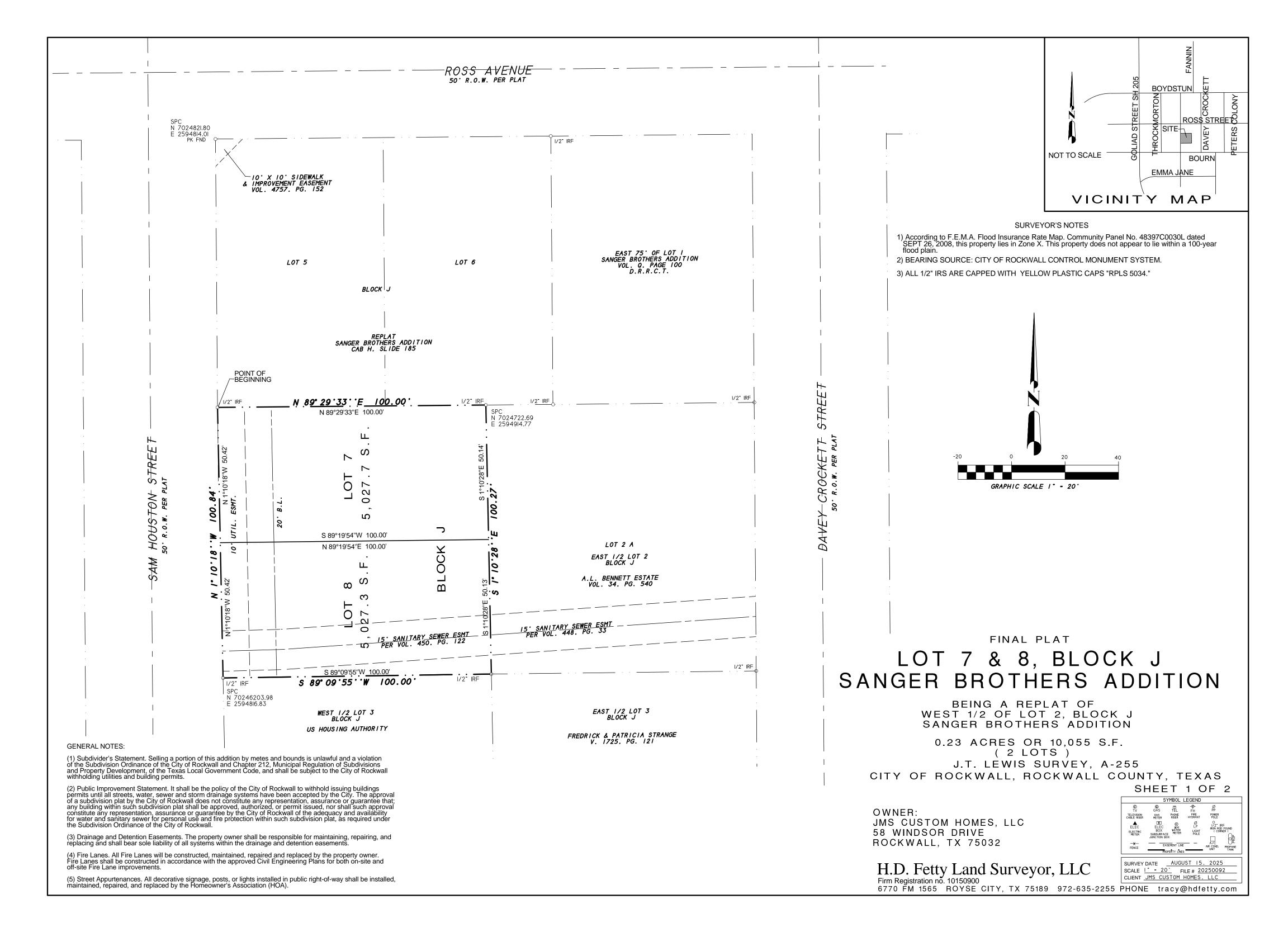


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(P): (972) 771-7745 (W): www.rockwall.com

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OWNER'S CERTIFICATE

COUNTY OF ROCKWALL

WHEREAS JMS CUSTOM HOMES, LLC, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being the West 1/2 of Lot 2, Block J, SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume Q, Page 100, Deed Records, Rockwall County, Texas, and being more particularly described as follows

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Sam Houston Street, a 50 foot right-of-way, said point being at the northwest corner of said Lot 2, Block J;

THENCE N. 89 deg. 29 min. 33 sec. E. along the north boundary line of Lot 2, a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 10 min. 28 sec. E. a distance of 100.27 feet to a 1/2" iron rod found for corner in the south boundary line of said Lot 2, Block J;s

THENCE S. 89 deg. 09 min. 55 sec. W. along the south boundary line of said Lot 2, Block J, a distance of 100.00 feet to a 1/2" iron rod found for corner in the east right-of-way line of Sam Houston Street at the

THENCE N. 01 deg. 10 min. 18 sec. W. along said right-of-way line, a distance of 100.84 feet to the POINT OF BEGINNING and containing 10,055 square feet or 0.23 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOTS 7 & 8, BLOCK J, SANGER BROTHERS 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 LOTS 7 & 8, BLOCK J, SANGER BROTHERS ADDITION, have been notified and signed this plat.

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.

We also understand the following;

- 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 the ir 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain
- 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.
- 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 an d/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.

Javier Silva for JMS CUSTOM HOMES, LLC	
STATE OF TEXAS COUNTY OF ROCKWALL	
Before me, the undersigned authority, on this da known to me to be the person whose name is su foregoing instrument, and acknowledged to me to consideration therein stated.	ubscribed to the
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



APPROVED

I hereby certify that the above and foregoing plat of LOTS 7 & 8, BLOCK J, SANGER BROTHERS 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.

Mayor, City of Rockwall	Planning and Zoning Commission Chairman

City Secretary City Engineer

FINAL PLAT

OT 7 & 8, BLOCK J SANGER BROTHERS ADDITION

BEING A REPLAT OF WEST 1/2 OF LOT 2, BLOCK J SANGER BROTHERS ADDITION

0.23 ACRES OR 10,055 S.F. (2 LOTS) J.T. LEWIS SURVEY, A-255

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER: JMS CUSTOM HOMES, LLC 58 WINDSOR DRIVE ROCKWALL, TX 75032

H.D. Fetty Land Surveyor, LLC Firm Registration no. 10150900

SYMBOL LEGEND TELEVISION GAS PHONE FIRE POWER CABLE RISER METER RISER HYDRANT POLE SCALE | - 20 FILE # 20250092 CLIENT JMS CUSTOM HOMES. LLC

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