



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 (\$500.00 + \$20.00 ACRE) ¹
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- REPLAT (\$500.00 + \$20.00 ACRE) ^{1&3}
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1&2}
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1&3}
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2&3}
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2&3}
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1&3}
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1&3}

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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
- ³: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1714 Gem Dr. Rockwall Tx. 75087
 SUBDIVISION Gideon Grove Phase 2 LOT 15 BLOCK C
 GENERAL LOCATION North Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential CURRENT USE Single Family Home
 PROPOSED ZONING Residential PROPOSED USE Single Family Home
 ACREAGE 0.16 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]

OWNER Thomas Azbill APPLICANT
 CONTACT PERSON Thomas Azbill CONTACT PERSON
 ADDRESS [REDACTED] ADDRESS
 CITY, STATE & ZIP CITY, STATE & ZIP
 PHONE PHONE
 E-MAIL E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Thomas Azbill [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS _____ DAY OF _____ 20____. 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."

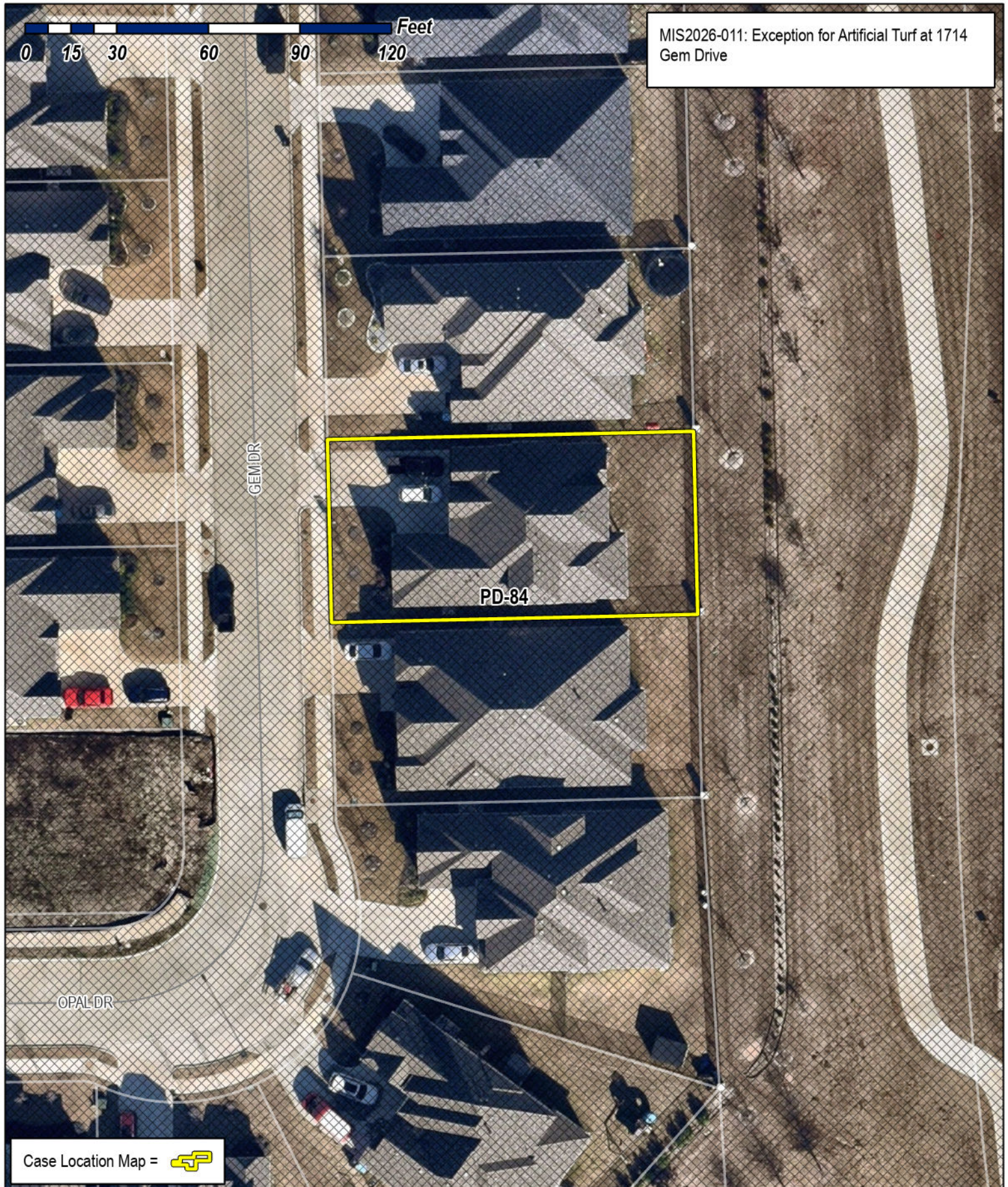
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4 DAY OF June, 2026

TRACY FAULKNER
 Notary ID #132624784
 My Commission Expires August 27, 2028

OWNER'S SIGNATURE
Thomas Azbill
 TRACY FAULKNER

Notary ID #132624784
 My Commission Expires August 27, 2028

MY COMMISSION EXPIRES 08/27/2028

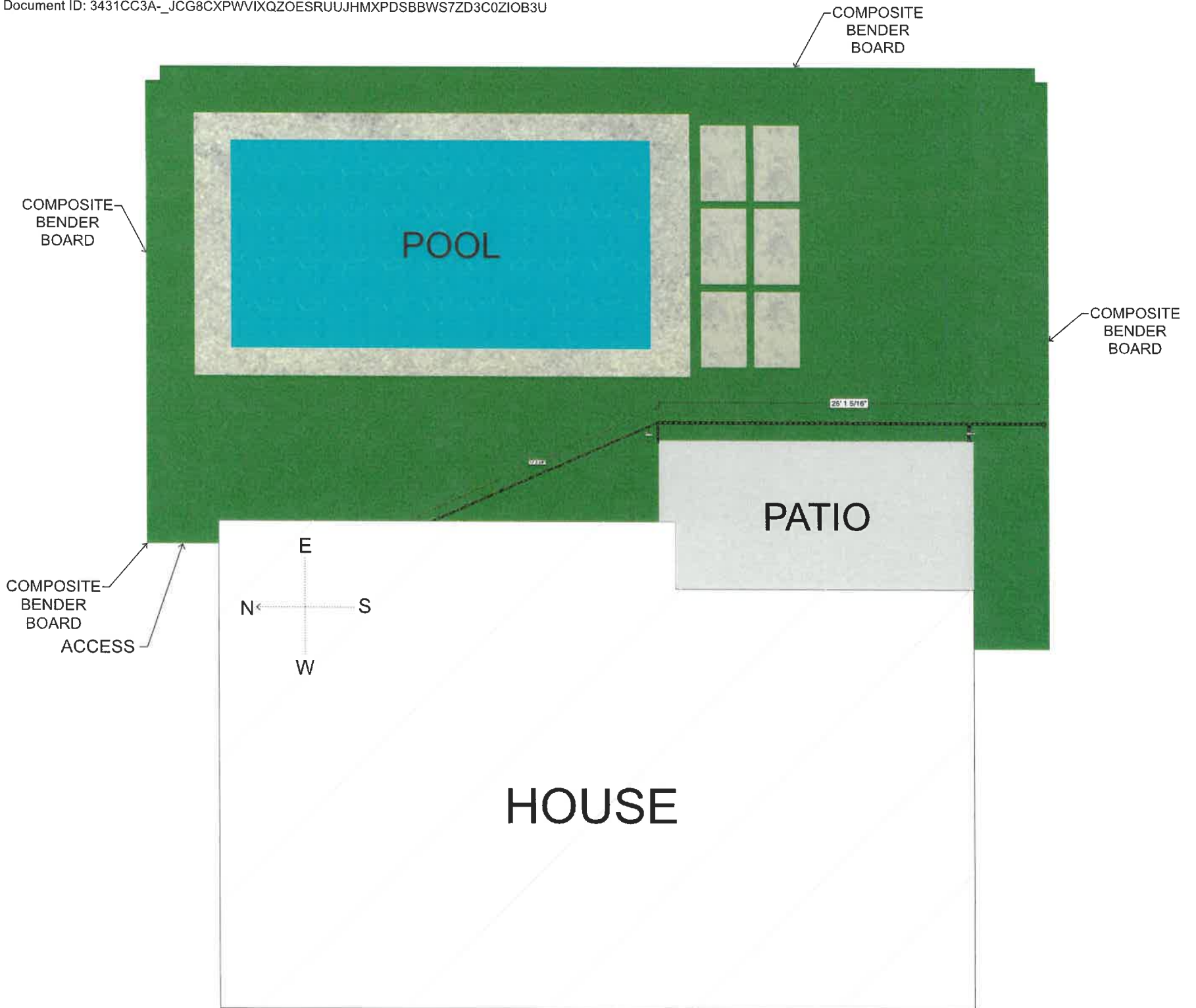


City of Rockwall

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.





From: [Christy Chew](#)
To: [Planning](#)
Cc: [Tom Azbill](#)
Subject: Artificial Turf Backyard - Thomas Azbill and Christina Chew
Date: Wednesday, May 20, 2026 3:43:21 PM
Attachments: [image.png](#)
[Christy Chew Backyard Project.pdf](#)
[IMG_5108.heic](#)

May 20, 2026

City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

RE: Variance Request for Synthetic Turf Installation
Property Address: 1714 Gem Dr, Rockwall, TX 75087
Square Ft: 1067.75

To Whom It May Concern,

I respectfully submit this request for a variance pertaining to the installation of a professionally designed synthetic turf landscape system at the above-referenced residential property, in the backyard only. Our permit request is in planning review, and calls for resubmittal with variance approval. The comments attached to the planning review state... "In this case, the proposed artificial turf is located in an area of the rear yard that is adjacent and visible to the open space to the east of the property. For more than 400 SF of Non-pfas artificial turf, you will need to seek a variance from the Planning and Zoning Commission."

Our backyard backs up to the John King with a large hill (common area) between our backyard and the road. You cannot see our yard from the road or the sidewalk in the common area.

The proposed installation is intended to enhance the overall appearance, functionality, drainage performance, and long-term maintenance efficiency of the property while maintaining compatibility with surrounding development and neighborhood aesthetics.

The requested variance is being sought due to the unique conditions and practical circumstances associated with the property and proposed landscape application. Specifically, the existing area has experienced ongoing challenges relating to drainage issues, high-traffic wear, water conservation concerns, slope instability,

The proposed synthetic turf system will:

- Provide a clean, uniform, and aesthetically consistent appearance year-round;
- Reduce water consumption and irrigation demand;
- Minimize mud, erosion, and stormwater runoff concerns;
- Improve overall property maintenance and usability;
- Utilize professionally installed permeable base and drainage components designed to support proper water infiltration and drainage performance; and
- Maintain compatibility with the surrounding area through a premium, landscape-grade installation.

The proposed installation is not intended to negatively impact neighboring properties, public infrastructure, drainage patterns, visibility, safety, or the general character of the surrounding community. The system will be installed using professional construction methods and high-quality materials intended to complement the existing property and neighborhood environment.

Granting this variance would allow a practical and aesthetically appropriate improvement while still preserving the overall intent of the City's development and landscaping standards.

Attached to this request are supporting materials, including:

- Site plan / survey;
- Product specifications;
- Installation details;
- Photographs and/or renderings; and
- Additional supporting documentation as requested.

Thank you for your time and consideration of this request. We respectfully ask for approval of the requested variance and appreciate the opportunity to work collaboratively with the City throughout the review process.

Sincerely,

Thomas Azbill and Christina Chew

972-439-2404

Tazbill@yahoo.com

Christyjchew@gmail.com

PROPERTY DESCRIPTION
 Address: 1714 Gem Drive, Lot 15, in Block C, of
 GIDDEN GROVE, PHASE 2, an addition to the City of Rockwall,
 Rockwall County, Texas, according to the Map or Plat thereof
 recorded in/under County Clerk's File No. 2022000006324,
 Map/Plat Records of Rockwall County, Texas.



Roome
 Land Surveying

2000 Avenue G, Suite 810

Plano, Texas 75074

Phone (972) 423-4372 / Fax (972) 423-7523

www.roomesurveying.com / Firm No. 10013100

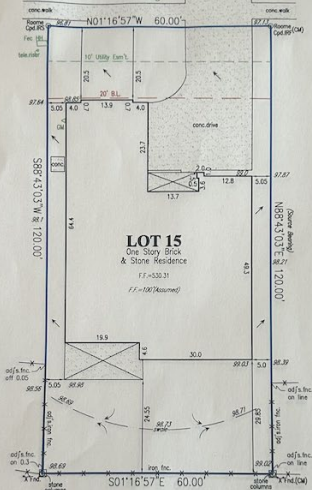
SCALE: 1" = 20'

Gem Drive

LOT 16

LOT 15
 One Story Brick
 & Stone Residence
 FF=530.31
 FF=100(Kassumed)

LOT 14



BLOCK C, LOT 1X

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48397C 0030L of the F.E.M.A. Flood Insurance Rate Maps for Rockwall County, Texas & Incorporated Area dated September 26, 2008. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (8) The following does not affect subject property: (i) Easement, Right of Way to Rockwall County recorded in/under County Clerk's File No. 201800010872.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify to **Stewart Title Company** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 7/05/2023 Revised: 08/07/2024 Job No. LB236090
 Title commitment/Survey Request File No. 2456284 dated: 10/18/2024





REASONS WE ARE AWESOME

- ✓ Satisfaction Guaranteed
- ✓ Pre and Post Installation Checklists
- ✓ In-House Installation Crews
- ✓ Technology that WORKS!

(469) 560-7202
www.turfanddesign.com

Texas Artificial Turf & Design Service Commitment Agreement

At Texas Artificial Turf & Design, we don't just install turf – we deliver a flawless customer experience, backed by our commitment to excellence. This Service Commitment Agreement outlines the standards you can expect from us on every project.

Our Installation Standards and Guarantee

We commit to the following benchmarks of quality and professionalism on every job:

Zero Visible Seams

All seams will be expertly joined, virtually invisible, and reinforced for long-term durability.

Clean Cuts Along All Edges

Edges will be precision-trimmed for a seamless, professional finish – around all borders, features, and structures.

Smooth Elevation & Grading (IBC - Chapter 18 – Section 1804.4)

The base will be graded to ensure smooth elevation transitions and proper drainage, avoiding dips or pooling.

Daily Progress Guarantee

We commit to completing ~750 sq. ft. of installation per day, weather permitting.

Constant Communication

You'll receive consistent updates throughout the project, and we'll be available for any questions or concerns.

Respect for Your Property

We treat your home like our own – protecting landscaping, driveways, and surrounding features during the job.

Spotless Clean-Up

Upon completion, we will leave your property spotless – no tools, trash, or debris left behind.

Quality Control Process

As a company, we guarantee that all material(s) and accessories are proper for the utmost correct synthetic turf installation. Additionally, our team follows a strict quality checklist throughout the installation to ensure every detail is right.

Perfection, Not Just Completion

We do not close out a job until it's 120% perfect in our eyes and yours.

Honored Warranty

Your project is backed by a full workmanship warranty. If anything doesn't meet our promised standard, we'll make it right.

Warranty Acknowledgment

All workmanship performed by Texas Artificial Turf & Design is covered under our **5 year** workmanship warranty. This covers any installation-related defects or issues that arise due to our team's labor. Product or material warranties are provided by our manufacturer; **15 years** for our *Eco-Line*, and **25 years** for our *Premium Line*.

If a workmanship issue arises within the warranty period, please contact us at support@turfanddesign.com, for the quickest response, and we will schedule an inspection and any necessary corrective action.

Workmanship Warranty Coverage Includes:

- Sinking Caused by Improper Compaction
- Changing of Slope and Grade Caused by Improper Compaction
- Water Pooling Due to Formation of Low Spots
- Seam Separation
- Edge or Seam Lift Caused by Improper Fastening
- Irrigation and/or Landscape Lighting Failure Caused by Puncture of Fasteners

*Testing of Systems at Time of Completion Required

Material Warranty Coverage Includes:

- Product Degradation
- Color Fade or Loss
- Excessive Matting or Flattening of Blades
- Compression Marks



Texas Artificial Turf & Design, LLC
10930 Switzer Avenue Suite 115,
Dallas, Texas
75238

QUOTE 65451820

Quote Date: Apr 1, 2026 01:00 PM

Valid Until: Apr 30, 2026

Representative: Bryce Ballard

Rep's Phone Number: 361-263-7736

Customer Name: Christy Chew

Phone Number: (972) 439-8994

Project: Christy Chew Backyard Project

PROPOSAL DETAILS:

Project Address:

1714 Gem Dr.,
Rockwall, TX 75087

Payment Schedule:

25% Deposit - 50% Installment Due Morning of Install - 25% at
Completion

Payment Method:

To Be Decided

Material Delivery Location:

Driveway

Access Point:

Fence - Gate

Yard Sign Permitted:

YES

Irrigation:

Cap ALL

SUMMARY OF WORK:

Installation of Composite Bender Board Edging Along Perimeter of Installation Area, As Indicated on Design Plan

Installation of TX Artificial Turf and Design's ALLPLAY As Indicated on Design Plan

Yard's Existing Grade to Be Corrected

Installation of Bender Board Exactly 7.5 Feet From/Along Retaining Wall As Indicated On The Design Plan
*Area Will Be Fill With Mulch By Customer

Installation of Leave Out Strips As Indicated On The Design Plan

Proprietary 3-Part Infill Mix: Zeolite for Odor Control, T-Cool for Surface Temperature Control, and Standard Performance Infill

Product Name	Description	Qty	Unit Cost	Amount
1" x 4" Composite Bender Board Edging	Price Per Ln.Ft.	135.473	\$ 5.78	\$ 783.03
Sierra Scape - 1000-1999 SQ.FT.	Price Per Sq.Ft. - Pile Height: 1-1/2" - Total Weight: 76oz - Thread Count: 228/sq.in. - Features: Durablade Technology, UV & Stain Protective Coating, and PFAS Free - Premium Performance Infill - T-Cool Technology (Cooler by up to 20%) - Zeolite Deodorizer (STAYS FRESH!) - 15 Year Premium Turf - 5 Year Workmanship Warranty	1067.75	\$ 11.18	\$ 11,937.45
Sierra Scape - Leave Out Strips	Price Per Ln.Ft. - Pile Height: 1-1/2" - Total Weight: 76oz - Thread Count: 228/sq.in. - Features: Durablade Technology, UV & Stain Protective Coating, and PFAS	27.98	\$ 11.65	\$ 325.97

	Free - Premium Performance Infill - T-Cool Technology (Cooler by up to 20%) - Zeolite Deodorizer (STAYS FRESH!) - 15 Year Premium Turf - 5 Year Workmanship Warranty			
Drainage - 50' Solid 4" Flex Pipe	Material & Labor	1	\$ 853.33	\$ 853.33
Drainage - 4" Wye Connector	Material & Labor	2	\$ 12.42	\$ 24.84
Drainage - Pop Up Emitter (Flex)	Material & Labor	1	\$ 37.73	\$ 37.73
Drainage - Downspout Connection	Connects Gutter Downspout to 4" Flex Pipe	3	\$ 7.73	\$ 23.19
DISCOUNT - MARCH MANUFACTURER REBATE	Promotion: 10% OFF ENTIRE PROJECT Valid Till: March 31, 2026	1	\$ -1,398.55	\$ -1,398.55
DISCOUNT - SPRING PROMOTION (750+ Sq.Ft.)	Promotion: 10% OFF ENTIRE PROJECT Valid Till: March 31, 2026	1	\$ -1,398.55	\$ -1,398.55
DISCOUNT - Manager Approved Discount	*MUST Be Manager Approved*	1	\$ -699.27	\$ -699.27

Subtotal: \$ 10,489.17

Discount: \$ 0.00

Tax: \$ 865.36

Grand Total: \$ 11,354.53

Customer Signature Approval:

Christy Chew

03 Apr 2026

By signing the agreement, the customer agrees that all specifics have been covered and are reflected within this agreement, and that if it is not included in the agreement, it won't be provided. Customer agrees to the design associated with this agreement, and if the customer has not received the design, it is up to the customer to request it be sent. Customer agrees to all terms and conditions, the standard installation procedure, as well as the payment schedule associated with this agreement.

Terms & Conditions

Customer's signature on this agreement acknowledges that the customer has read and agrees to all work outlined in the cost breakdown, project summary, terms and conditions set forth in this document, as well as any attachment(s).

- Estimates awaiting signature approval are valid for 30 days, after which, pricing may be subject to change.

- Customer agrees that any & all details have been covered and are lined out in either this agreement or the attached design. Any details that are not listed, described, or included, will not be included in the project, and the project will be completed per standard procedure outlined within this agreement. Any work, components, or accessories not included or listed, will not be included in install or contract total. Including but not limited to; concrete, stumps, etc. found sub-surface, that require additional labor. Any requests made on-site, before install or at the time of install to design-consultant, install crew, or other company associates, will incur an additional charge/charges.

- In order to execute an efficient install and avoid any injury, per insurance requirements, we ask that any individual that is not an authorized turf install tech or a company representative, remain inside property and/or away from the job-site throughout the duration of the project. It is required by insurance for safety reasons that only authorized install techs or member(s) of the install crew occupy the job-site until completion. If this requirement is violated, all work will cease to continue until that individual has left the restricted area and will be notified of our safety policy. If this requirement is violated a second time, the job will cease to continue for the day and an additional day-rate may be incurred by violator. Please feel free to watch from indoors or from afar, as well as contact your design consultant and/or the office if there are any concerns, questions or feedback. This is an insurance requirement and for your own safety.

- Customer understands and agrees that the authorized signature produced on this agreement for contracted work, hereby serves as authorization, approval and commitment for all parties listed on property outlined on this agreement.

- Customer agrees to the payment schedule as shown, and that any payment information provided, at any point by customer, is complete and accurate.
- Company has the right to collect payments per above schedule on provided credit card (if applicable), based on progress and completion of work unless other payment method is provided prior. In the event that Customer requests a refund for any reason, the Company reserves the right to charge a refund processing fee of 3.5% of the original transaction amount. This fee will be deducted from the total refund provided.
- Company has the right to collect payments per above schedule from financing companies (if applicable).
- The heat from reflective surfaces including but not limited to windows can cause the quality of the turf to be compromised and is not covered by the warranty.
- When retaining sprinkler heads, lines or other irrigation lines within turf installation area ONLY, Texas Artificial Turf & Design LLC recommends irrigation systems not be ran more than eight (8) times a month, no longer than five (5) minutes at a time, to avoid any potential risks of wash-out of base material, infill, etc. By exceeding these guidelines, homeowner maintains responsibility for such related issues. For flower beds and other spaces in yard, adjacent to turf areas, it is recommended to replace existing irrigation head(s) for adjacent areas to a more directional type of irrigations head(s).
- Minimal weeds are normal. Texas Artificial Turf & Design LLC cannot be held liable for any Bermuda, Nut Sage, or Crab Grass. Usage of a weed killer is recommended in these cases.
- Texas Artificial Turf & Design LLC and the Warranty, do NOT cover work completed by other contractors, or any issues arising from work performed by other contractors, whether completed before, during, or after installation, including but not limited to irrigation and drainage issues. Customer understands that there is a minimal chance that infill and base aggregate could blow into the pool(s) and that Texas Artificial Turf & Design LLC is not obligated to clean, as most filtration systems are able to self-clean but in some cases, a standard pool cleaning net is what should be used to remove.
- In the event of other construction, building or remodeling taking place in or outside of the property to-be-improved, prior to or during work contracted by Texas Artificial Turf & Design LLC that changes the scope of work outlined in the signed and approved contract, or the project's schedule, Texas Artificial Turf & Design LLC reserves the right to request a change order with an increase in price to cover additional job costs. If customer declines the additional charges, Texas Artificial Turf & Design LLC reserves the right to cease any further work and collect final payment(s) for original contract value.
- The law requires that the contractor gives you a notice explaining your right to cancel upon signing this agreement. You are agreeing that these acts have been explained and provided.
- You, the buyer, may cancel this transaction at any time prior to midnight of the third (3rd) business day after the date of this transaction.
- Deposits are NOT refundable after 3-day right to cancel period, deposit funds can be applied to any project for the same address within three (3) months of initial signing. If construction has not started within three months of signing, through no fault of Texas Artificial Turf & Design LLC, the deposit is forfeited and contract is voidable at Texas Artificial Turf & Design LLC option.
- Texas Artificial Turf & Design LLC may cancel this contract at any time prior to installation, for any reason and at its sole discretion, by sending written notice to the address to be improved or the customer provided email and/or phone number, and returning any collected funds.
- In the event of any dispute, including litigation and alternative dispute resolution procedures such as arbitration, between the parties to this contract, the prevailing party in such dispute shall be fully reimbursed by the other party for all costs, including reasonable attorneys' fees, court

costs, and expert and consultant's fees, incurred by the prevailing party in its successful prosecution or defense thereof, including any appellate proceedings.

- Texas Artificial Turf & Design LLC is NOT responsible for any rebate offered by the city, state, or any other third-party company.
- The amount and due date of payments are in no way contingent on successful application or receipt of incentive funding or financing from third parties of any kind.
- The customer has a duty to sign the Completion or Contract Agreement or provide a written statement of perceived incomplete work. If, two (2) weeks after being notified by Texas Artificial Turf & Design LLC, in writing, to the improved address or customer provided email address and/or phone number, of the completion of the project, and the customer has not provided written notice stating any perceived outstanding or incomplete work per the contract scope, Customer will be deemed to acknowledge full performance, and hereby grants permission to collect any and all amounts due via previously provided information or otherwise.
- Texas Artificial Turf & Design LLC provides a warranty applicable only on full receipt of payment and customer's execution warranty registration, within 7 calendar days of Texas Artificial Turf and Design LLC notifying customer of project completion.
- Texas Artificial Turf & Design LLC warranty's the installation of all turf products per the "Warranty Terms & Conditions", supplied by Texas Artificial Turf & Design LLC, for five (5) years from completion date but does not warranty non-artificial turf product defects, including but not limited to rock, composite edging, pavers, etc..
- Texas Artificial Turf & Design LLC reserves the right to utilize any images for promotional material.
- In the event that customer does not pay, interest will accrue at a rate of 2% per month on all amounts due, which will be added to the amount due and compounded if payment remains outstanding.
- Texas Artificial Turf & Design LLC has the right to record a notice of lien as provided by law against the property if the contract is not paid in full upon completion.
- The indicated progress payment due reflects the value of work performed to that point, includes, but is not limited to the following: landscape design, scoping work, site assessment, drainage assessment, area pre-measurement and final measurement as needed, creation and calculation of appropriate bill of materials, review for and application for needed permits, excavation safety review, scheduling of the deliveries, vendors, contractors, rental machinery, and subcontractors, as needed, as well as contract administration.
- The cost of any permits or third-party surveying required for the project will be the sole cost of the customer unless explicitly included above. Texas Artificial Turf & Design LLC is entitled to a 10% administration fee on cost of such surveying or permits, if involved in scheduling and approval process.

STANDARD INSTALLATION

- Removal of Sod/Dirt
- Delivery of turf and infill

- Supply and install up to 4" of chat substrate, compared for proper drainage
- 6 inch nails placed every ~6 inches around perimeter
- Engineered seaming system
- Capping sprinkler system and testing irrigation system (If irrigation testing is unable to be performed, Texas Artificial Turf & Design is not liable for irrigation issues and/or issues related to irrigation system).
- Removal of any general-purpose drip lines in location of turf (if no longer needed)
- Very minimal weeds are possible, due to tree seedlings and other causes, and in this rare situation, simply use a weed killer.

Certificate of Completion

Summary

Document ID: 3431CC3A-_JCG8CXPWWIXQZOESRUUJHMXPDSSBBWS7ZD3C0ZIOB3U

Document name: Christy Chew Backyard Project.pdf

Sent by: Bryce Ballard <bryce@turfanddesign.com>

Organization: Texas Artificial Turf & Design, LLC
10930 Switzer Avenue Suite #115, Dallas, Texas, United States 75238

Sent on: Apr 3, 2026 09:34:48 CDT

Signers: 1

Completed on: Apr 3, 2026 13:40:10 CDT

Receives a copy: 0

Sign order: Sequential

Approvers: 0


No. of documents: 2

Witnesses: 0

Time zone: America/Chicago (GMT-05:00)

Recipient reviewers: 0

Recipients

 **Signer** Christy Chew
christyjchew@gmail.com

Signature

Christy Chew

Emailed on: Apr 3, 2026 09:34:49 CDT

Accessed from: 108.79.39.93

Viewed on: Apr 3, 2026 13:39:02 CDT

Device used: Mobile

Terms agreed on: Apr 3, 2026 13:40:00 CDT

Authentication type: None

Signed on: Apr 3, 2026 13:40:10 CDT

Legal Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

Please read the following information carefully. By clicking the 'I agree' button, you agree that you have reviewed the following terms and conditions and consent to transact business electronically using Zoho Sign electronic signature system. If you do not agree to these terms, do not click the 'I agree' button.

Electronic documents

Please note that Texas Artificial Turf & Design, LLC ("we", "us" or "Company") will send all documents electronically to you to the email address that you have given us during the course of the business relationship unless you tell us otherwise in accordance with the procedure explained herein. Once you sign a document electronically, we will send a PDF version of the document to you.

Request for paper copies

You have the right to request paper copies of these documents sent to you electronically from brandon@turfanddesign.com. Alternatively, you also have the ability to download and print these documents sent to you electronically, and re-upload a scanned copy of the printed and physically signed documents. If you, however, wish to request paper copies of these documents sent to you electronically, you can write back to the sender.

Withdrawing your consent

At any point in time during the course of our business relationship, you have the right to withdraw your consent to receive documents in electronic format. If you wish to withdraw your consent, you can decline to sign a document that we have sent to you and send an email to brandon@turfanddesign.com informing us that you wish to receive documents only in paper format. Upon request from you, we will stop sending documents using Zoho Sign electronic signature system.

To advise Texas Artificial Turf & Design, LLC of your new email address

If you need to change the email address that you use to receive notices and disclosures from us, write to us at brandon@turfanddesign.com

System requirements

Compatible with recent versions of popular browsers such as Chrome, Firefox, Safari, and Edge. Zoho Sign is also available on iOS and Android devices.