



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-046

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)

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- ☐ 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 2320 S. MUNSON ROYSE CITY TX 75189

SUBDIVISION S. McFADDIN Tract 39-01 5 acres

BLOCK

GENERAL LOCATION Corner of Poetry Rd & Munson

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING residential, A-2

CURRENT USE 5 acres with 2 trailers

PROPOSED ZONING residential A-2

PROPOSED USE 3 acres with 1 trailer

ACREAGE 5 acres

LOTS [CURRENT]

LOTS [PROPOSED] 3 acres

- ☐ **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 Robert Alexander

☐ APPLICANT Robert Alexander

CONTACT PERSON Robert or Jeanne Alexander

CONTACT PERSON Robert Alexander

ADDRESS 5222 Duran Dr

ADDRESS 5222 Duran Dr

CITY, STATE & ZIP Royse City TX 75189

CITY, STATE & ZIP Royse City TX 75189

PHONE 214-784-5522

PHONE 214-784-5522

E-MAIL homers1@live.com

E-MAIL homers1@live.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Alexander [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 \$200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF SEP, 2022. 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."

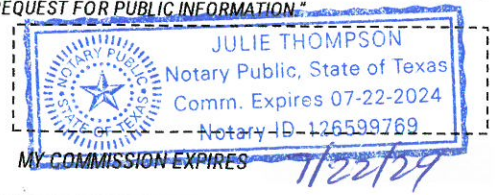
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF SEP, 2022

OWNER'S SIGNATURE

Robert Alexander

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Julie Thompson





CHECKLIST FOR PLAT SUBMITTALS

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

Case Type:

- ☐ Minor/Amending Plat
☐ Final Plat
☐ Master Plat
☐ Replat
☒ Preliminary Plat
☐ Vacation Plat

Case Number

Reviewed By:

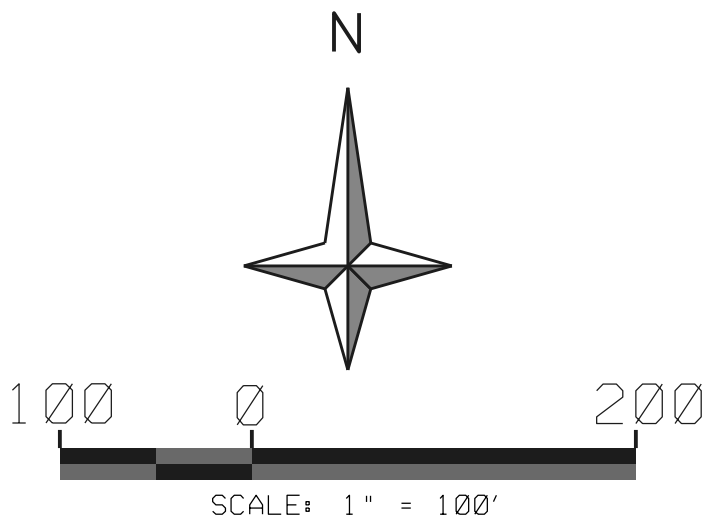
Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the '[]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right-hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.



LEGEND

- Monument Found
- 1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted
- FIR Found Iron Rod
- FIRC Found Iron Rod with Cap
- FIP Found Iron Pipe
- (C.M.) Controlling Monument
- FND Found
- O.P.R.R.C.T. Official Public Records of Rockwall County Texas
- D.R.R.C.T. Deed Records of Rockwall County Texas
- P.R.R.C.T. Plat Records of Rockwall County Texas
- INST. NO. Instrument Number
- VOL. Volume
- PG. Page
- R.O.W. Right-of-Way
- - - - - Abstract Line
- — — — — Boundary Line
- — — — — Lot Line
- — — — — Center Line
- - - - - Easement Line

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N43°31'47"E	40.00'

- General Notes:
- Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
 - Subject property lies in Zone "X", unshaded, an area(s) determined to be outside the 0.2% annual chance floodplain, as depicted on FEMA FIRM Panel Number 48397C0065L, dated September 26, 2008.
 - There are no proposed building improvements with this plat.
 - Water source shall be provided by Blackland Water Supply Corporation.
 - Sewage disposal shall be by use of on-site septic systems.
 - Total of two (2) lots to be created by this plat.

Reviewed for preliminary Approval:

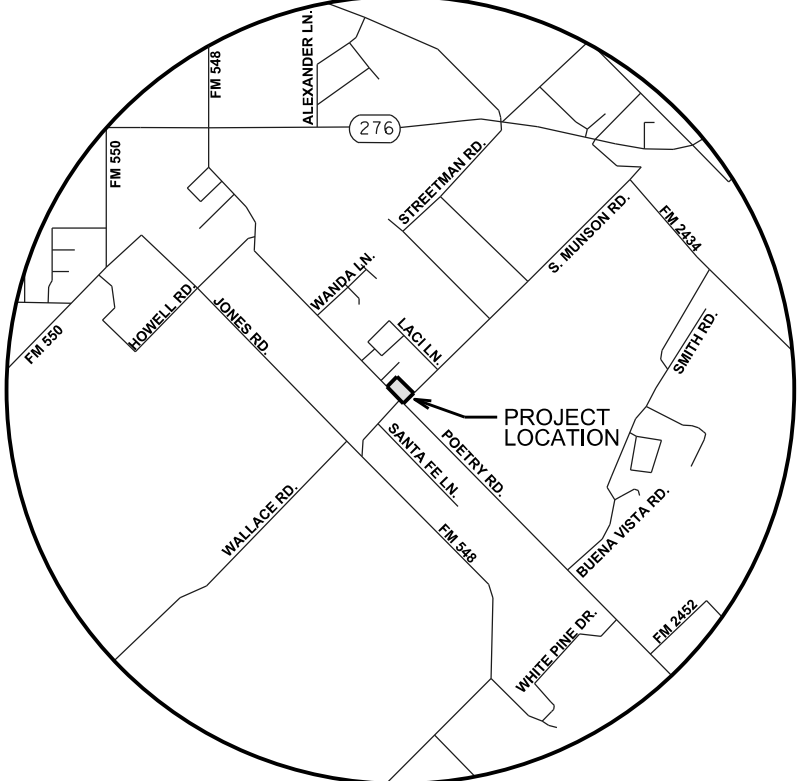
Planning & Zoning Commission Chairman Date

I hereby certify that the above and forgoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, of the of , 2022.

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

Mayor, City of Rockwall City Secretary City Engineer

PRELIMINARY - THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND SHALL NOT
BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT



PRELIMINARY PLAT
OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER
5222 DURAN DR.
ROYSE CITY, TX 75189

<* 12 Describe Parcel BOUNDARY

Parcel BOUNDARY : 818 816 815 817 819 820 CUR C820-821 821 822 823 824
CUR C824-825 825 818

Total parent tract area =	3,734,209.2874 ft ² =	85.7256 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	3,734,209.2874 ft ² =	85.7256 a

Description of parcel: BOUNDARY

Beginning parent tract description

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Point 818 N 7,037,865.1482 E 2,598,713.9275 Sta
0+00.00

Course from 818 to 816 S 1° 29' 44.00" E Dist 1,722.6742

Point 816 N 7,036,143.0608 E 2,598,758.8882 Sta
17+22.67

Course from 816 to 815 S 88° 45' 14.62" W Dist 1,835.9946

Point 815 N 7,036,103.1389 E 2,596,923.3277 Sta
35+58.67

Course from 815 to 817 N 0° 35' 15.01" W Dist 2,079.1827

Point 817 N 7,038,182.2123 E 2,596,902.0084 Sta
56+37.85

Course from 817 to 819 N 89° 38' 07.66" E Dist 29.7786

Point 819 N 7,038,182.4017 E 2,596,931.7864 Sta
56+67.63

Course from 819 to 820 N 0° 21' 45.00" W Dist 136.7900

Point 820 N 7,038,319.1890 E 2,596,930.9210 Sta
58+04.42

Data Curve

Curve C820-
821

P.I. Station	59+14.96	N	7,038,429.7223	E
2,596,930.2217				

Delta	=	38° 06' 44.00" (RT)
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Degree	=	17° 54' 17.75"
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Tangent	=		110.5355	
Length	=		212.8588	
Radius	=		320.0000	
External	=		18.5529	
Long Chord	=		208.9561	
Mid. Ord.	=		17.5362	
P.C. Station		58+04.42	N	7,038,319.1890 E
2,596,930.9210				
P.T. Station		60+17.28	N	7,038,517.1219 E
2,596,997.8930				
C.C.			N	7,038,321.2136 E
2,597,250.9146				
Back	= N	0° 21' 45.00"	W	
Ahead	= N	37° 44' 59.00"	E	
Chord Bear	= N	18° 41' 37.00"	E	

Point 821 N 7,038,517.1219 E 2,596,997.8930 Sta
60+17.28

Course from 821 to 822 S 52° 15' 01.00" E Dist
24.0000

Point 822 N 7,038,502.4287 E 2,597,016.8696 Sta
60+41.28

Course from 822 to 823 N 37° 44' 59.00" E Dist 66.6500

Point 823 N 7,038,555.1284 E 2,597,057.6736 Sta
61+07.93

Course from 823 to 824 S 87° 02' 51.00" E Dist 19.2500

Point 824 N 7,038,554.1369 E 2,597,076.8981 Sta
61+27.18

Curve Data

Curve C824-825				
P.I. Station		64+47.09	N	7,038,322.5075 E
2,597,297.5636				
Delta	=	28° 29' 34.00"	(LT)	
Degree	=	4° 32' 50.22"		
Tangent	=	319.9147		
Length	=	626.5889		
Radius	=	1,260.0000		
External	=	39.9790		
Long Chord	=	620.1524		
Mid. Ord.	=			
38.7495				
P.C. Station		61+27.18	N	7,038,554.1369 E
2,597,076.8981				
P.T. Station		67+53.77	N	7,038,224.2017 E
2,597,601.9997				

C.C. N 7,039,423.2389 E
2,597,989.1819
Back = S 43° 36' 41.00" E
Ahead = S 72° 06' 15.00" E
Chord Bear = S 57° 51' 28.00" E

Point 825 N 7,038,224.2017 E 2,597,601.9997 Sta
67+53.77

Course from 825 to 818 S 72° 06' 15.00" E Dist 1,168.4617

Point 818 N 7,037,865.1482 E 2,598,713.9275 Sta
79+22.23

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Ending parent tract description

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End of parcel BOUNDARY description



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-046

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DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2320 S. MUNSON ROYSE CITY TX 75189

SUBDIVISION S. McFADDIN Tract 39-01 5 acres

BLOCK

GENERAL LOCATION Corner of Poetry Rd & Munson

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING residential, A-2

CURRENT USE 5 acres with 2 trailers

PROPOSED ZONING residential A-2

PROPOSED USE 3 acres with 1 trailer

ACREAGE 5 acres

LOTS [CURRENT]

LOTS [PROPOSED] 3 acres

- ☐ **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 Robert Alexander

☐ APPLICANT Robert Alexander

CONTACT PERSON Robert or Jeanne Alexander

CONTACT PERSON Robert Alexander

ADDRESS 5222 Duran Dr

ADDRESS 5222 Duran Dr

CITY, STATE & ZIP Royse City TX 75189

CITY, STATE & ZIP Royse City TX 75189

PHONE 214-784-5522

PHONE 214-784-5522

E-MAIL homers1@live.com

E-MAIL homers1@live.com

NOTARY VERIFICATION [REQUIRED]

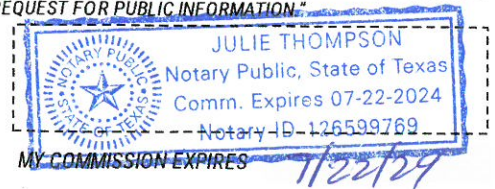
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Alexander [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

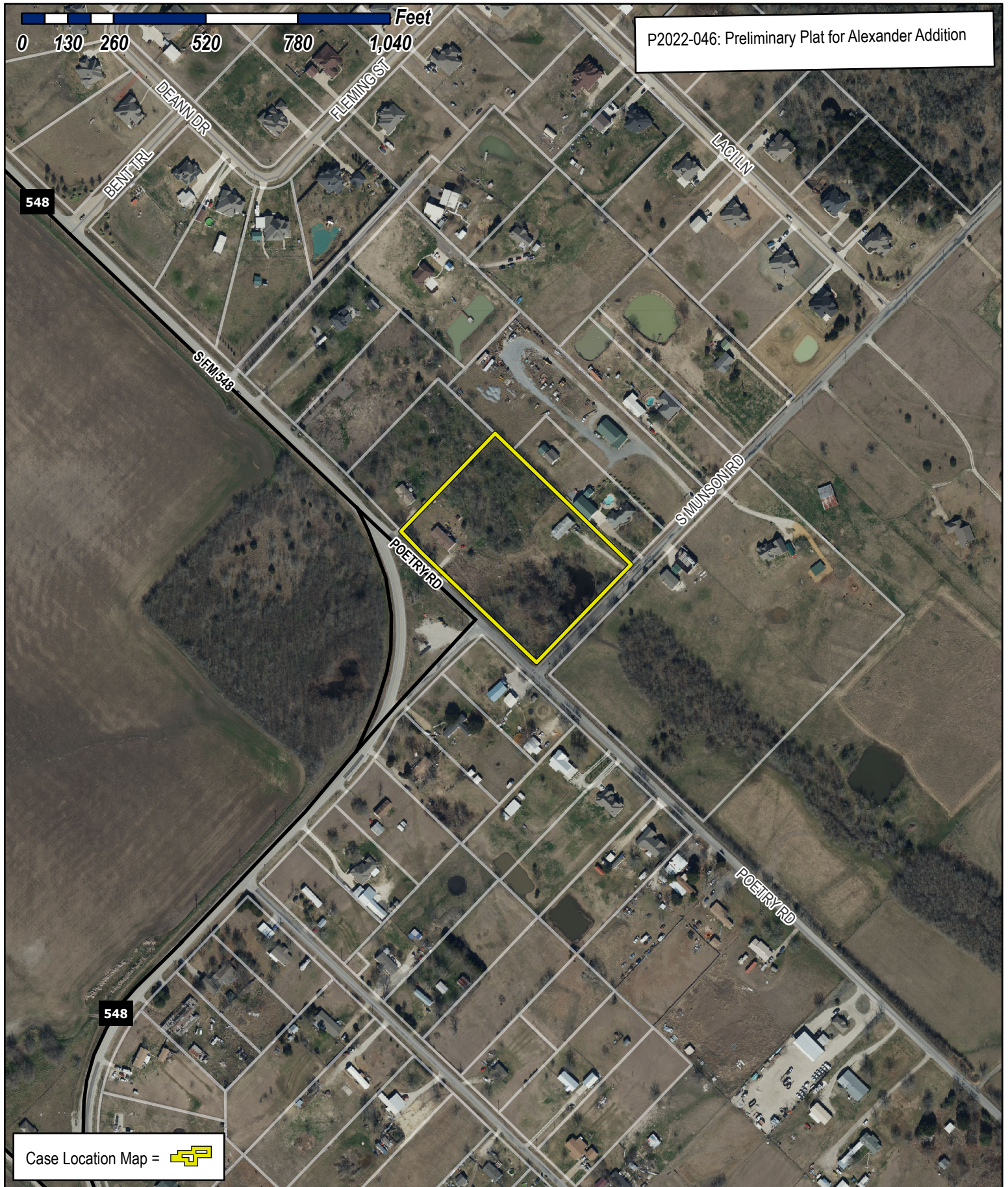
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF SEP, 2022. BY SIGNING THIS APPLICATION, 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 14 DAY OF SEP, 2022

OWNER'S SIGNATURE Robert Alexander

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Julie Thompson



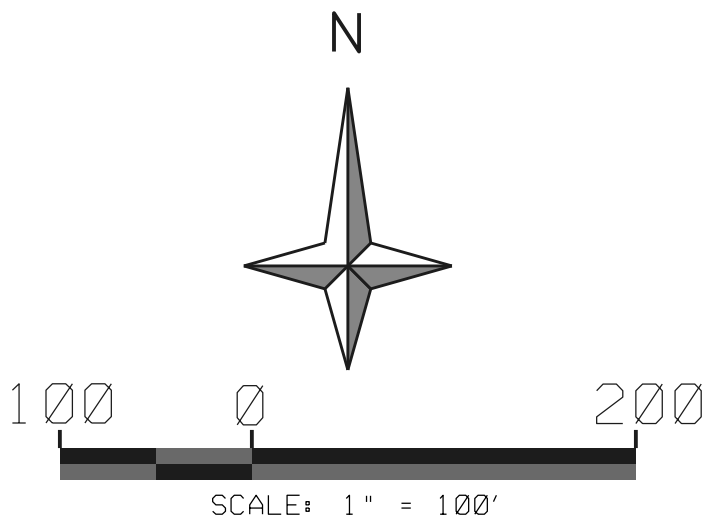


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
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LEGEND

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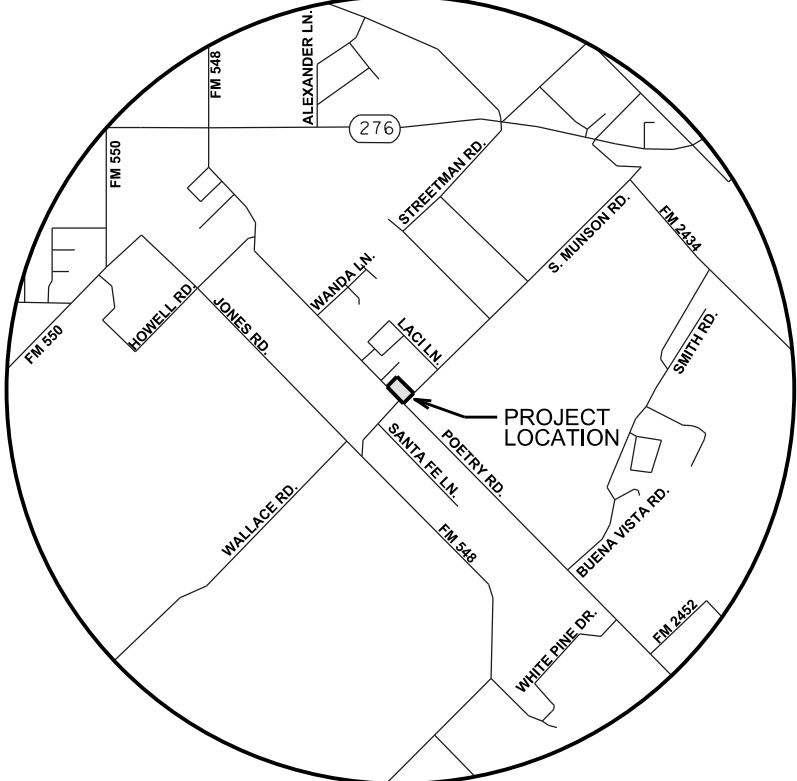
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PRELIMINARY - THIS DOCUMENT SHALL NOT
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PRELIMINARY PLAT
OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER
5222 DURAN DR.
ROYSE CITY, TX 75189

<* 12 Describe Parcel BOUNDARY

Parcel BOUNDARY : 818 816 815 817 819 820 CUR C820-821 821 822 823 824
CUR C824-825 825 818

Total parent tract area =	3,734,209.2874 ft ² =	85.7256 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	3,734,209.2874 ft ² =	85.7256 a

Description of parcel: BOUNDARY

Beginning parent tract description

=====

Point 818 N 7,037,865.1482 E 2,598,713.9275 Sta
0+00.00

Course from 818 to 816 S 1° 29' 44.00" E Dist 1,722.6742

Point 816 N 7,036,143.0608 E 2,598,758.8882 Sta
17+22.67

Course from 816 to 815 S 88° 45' 14.62" W Dist 1,835.9946

Point 815 N 7,036,103.1389 E 2,596,923.3277 Sta
35+58.67

Course from 815 to 817 N 0° 35' 15.01" W Dist 2,079.1827

Point 817 N 7,038,182.2123 E 2,596,902.0084 Sta
56+37.85

Course from 817 to 819 N 89° 38' 07.66" E Dist 29.7786

Point 819 N 7,038,182.4017 E 2,596,931.7864 Sta
56+67.63

Course from 819 to 820 N 0° 21' 45.00" W Dist 136.7900

Point 820 N 7,038,319.1890 E 2,596,930.9210 Sta
58+04.42

Data Curve

Curve C820-
821

P.I. Station	59+14.96	N	7,038,429.7223	E
2,596,930.2217				

Delta	=	38° 06' 44.00"	(RT)
-------	---	----------------	------

Degree	=	17° 54' 17.75"
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Tangent	=		110.5355	
Length	=		212.8588	
Radius	=		320.0000	
External	=		18.5529	
Long Chord	=		208.9561	
Mid. Ord.	=		17.5362	
P.C. Station		58+04.42	N	7,038,319.1890 E
2,596,930.9210				
P.T. Station		60+17.28	N	7,038,517.1219 E
2,596,997.8930				
C.C.			N	7,038,321.2136 E
2,597,250.9146				
Back	= N	0° 21' 45.00"	W	
Ahead	= N	37° 44' 59.00"	E	
Chord Bear	= N	18° 41' 37.00"	E	

Point 821 N 7,038,517.1219 E 2,596,997.8930 Sta
60+17.28

Course from 821 to 822 S 52° 15' 01.00" E Dist
24.0000

Point 822 N 7,038,502.4287 E 2,597,016.8696 Sta
60+41.28

Course from 822 to 823 N 37° 44' 59.00" E Dist 66.6500

Point 823 N 7,038,555.1284 E 2,597,057.6736 Sta
61+07.93

Course from 823 to 824 S 87° 02' 51.00" E Dist 19.2500

Point 824 N 7,038,554.1369 E 2,597,076.8981 Sta
61+27.18

Curve Data

Curve C824-825				
P.I. Station		64+47.09	N	7,038,322.5075 E
2,597,297.5636				
Delta	=	28° 29' 34.00"	(LT)	
Degree	=	4° 32' 50.22"		
Tangent	=	319.9147		
Length	=	626.5889		
Radius	=	1,260.0000		
External	=	39.9790		
Long Chord	=	620.1524		
Mid. Ord.	=			
38.7495				
P.C. Station		61+27.18	N	7,038,554.1369 E
2,597,076.8981				
P.T. Station		67+53.77	N	7,038,224.2017 E
2,597,601.9997				

C.C. N 7,039,423.2389 E
2,597,989.1819
Back = S 43° 36' 41.00" E
Ahead = S 72° 06' 15.00" E
Chord Bear = S 57° 51' 28.00" E

Point 825 N 7,038,224.2017 E 2,597,601.9997 Sta
67+53.77

Course from 825 to 818 S 72° 06' 15.00" E Dist 1,168.4617

Point 818 N 7,037,865.1482 E 2,598,713.9275 Sta
79+22.23

=====
=====

Ending parent tract description

=====
=====

End of parcel BOUNDARY description

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 9/22/2022

PROJECT NUMBER: P2022-046
PROJECT NAME: Final Plat for Alexander Addition
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Robert Alexander for the approval of a Final Plat for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	09/22/2022	Needs Review

09/22/2022: P2022-046: Final Plat for Lots 1, & 2, Alexander Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2022-046) in the lower right-hand corner of all pages on future submittals.

M.4 This will go forward as a Final Plat. Remove disclaimer "Preliminary – this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document." Please correct the Title Block to the following:

Final Plat
Alexander Addition
Lots 1, & 2, Block A
Being 5.0095 Acres 218,213.82 SF
2 Lots
Situated in the Samuel McFadgin Survey, Abstract No. 142
City of Rockwall E.T.J., Rockwall County, Texas

M.5 Provide a legal description (metes and bounds description/field notes) for the property on a separate page of the plat.

M.6 The building setback for Lot 1 is 50-feet adjacent to FM-548. Please indicate.

M.7 The building setback for Lot 2 is 50-feet adjacent to FM-548 and S. Munson Road. Please indicate.

M.8 The right-of-way for Poetry Road/FM-548 is 60-feet. Please indicate by cross hatching the dedication.

M.9 The right-of-way for Munson Road is 60-feet. Please indicate by cross hatching the dedication.

M.10 Label all existing and proposed easements.

M.11 Indicate the locations of all existing and proposed utilities. Include size and type of each.

M.12 Provide Standard Plat wording listed in the Development Application packet.

M.13 Provide General Notes listed in the Development Application packet.

M.14 Provide Owners signature block listed in the Development Application packet.

M.15 Provide Surveyors Certificate seal and signature block listed in the Development Application Packet.

M.16 Provide the Rockwall County Judge signature block.

M.17 Prove the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.

M.18 Please review and correct all items listed by the Engineering Department.

I.19 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 27, 2022. The Planning and Zoning Commission Meeting for this case will be held on October 11, 2022.

I.20 The projected City Council Meeting date for this case will be October 17, 2022.

I.21 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

1.22 Final plats and replats must be filed with the County Clerk within 180 days of the City Council approval date or the plat will be considered void. If the plat is voided, it must be re-approved by the Planning & Zoning Commission and City Council. All plats will be filed with Rockwall County by City of Rockwall staff; however, the applicant is responsible for providing City staff with the appropriate plat information necessary to file the plat with the County Clerk. This includes a minimum of one (1) signed mylar sets (18" x 24") with current Tax Certificates and a check for the filing fees made payable to the Rockwall County Clerk.

Tax Certificates can be obtained from the Rockwall County
Appraisal District located at 841 Justin Road, Rockwall, Texas 75087.

FILING FEES:

Mylars: \$50.00 per page for the 1st set only (No charge for additional sets).

Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

Per Rockwall County:

*Please note if submitting mylars between September 1st through December 31st, tax receipts must also be filed with the plat. The filing of the tax receipt will incur a filing fee

of \$4.00 per tax receipt, made payable to the Rockwall County Clerk.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/21/2022	Needs Review

09/21/2022: - Label linework.

- Label ROW width.

- Rockwall County Master Thoroughfare plan calls for Poetry Road and S. Munson Road to be a 60'-80'. Ultimate ROW. Half of the ultimate width must be dedicated from the center of the roadway.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/20/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/19/2022	Approved w/ Comments

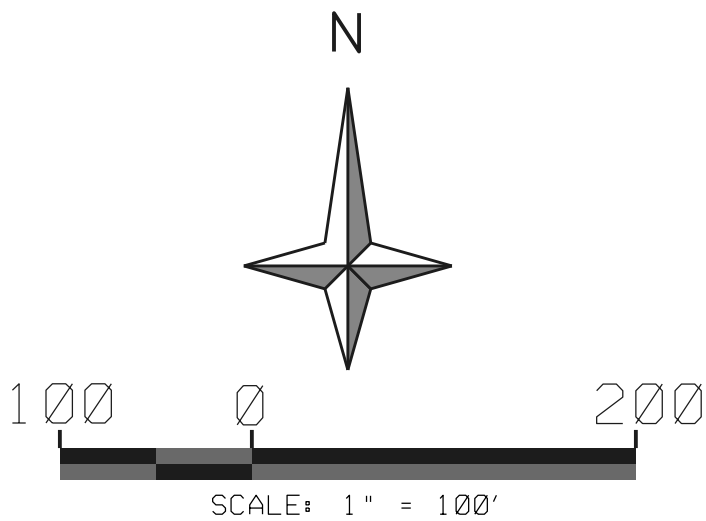
09/19/2022: Contact Jim Knickerbocker, Rockwall County 911 Rural Addressing Coordinator at 972.204.7683 for new addressing.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/19/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/19/2022	Approved

No Comments



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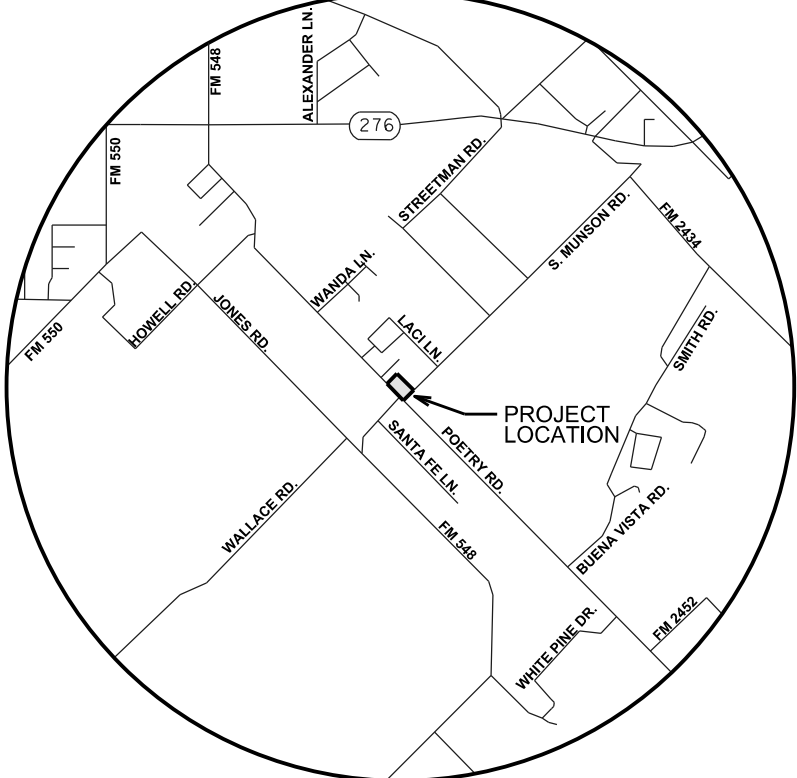
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PRELIMINARY PLAT
OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER
5222 DURAN DR.
ROYSE CITY, TX 75189



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-046

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 2320 S. MUNSON ROYSE CITY TX 75189

SUBDIVISION S. McFADDIN Tract 39-01 5 acres

BLOCK

GENERAL LOCATION Corner of Poetry Rd & Munson

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING residential, A-2

CURRENT USE 5 acres with 2 trailers

PROPOSED ZONING residential A-2

PROPOSED USE 3 acres with 1 trailer

ACREAGE 5 acres

LOTS [CURRENT]

LOTS [PROPOSED] 3 acres

- ☐ **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 Robert Alexander

☐ APPLICANT Robert Alexander

CONTACT PERSON Robert or Jeanne Alexander

CONTACT PERSON Robert Alexander

ADDRESS 5222 Duran Dr

ADDRESS 5222 Duran Dr

CITY, STATE & ZIP Royse City TX 75189

CITY, STATE & ZIP Royse City TX 75189

PHONE 214-784-5522

PHONE 214-784-5522

E-MAIL homers1@live.com

E-MAIL homers1@live.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Alexander [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 THE _____ 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."

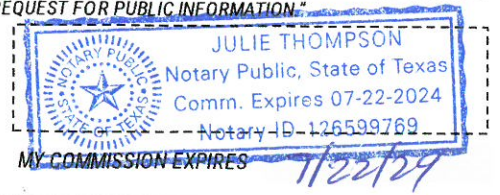
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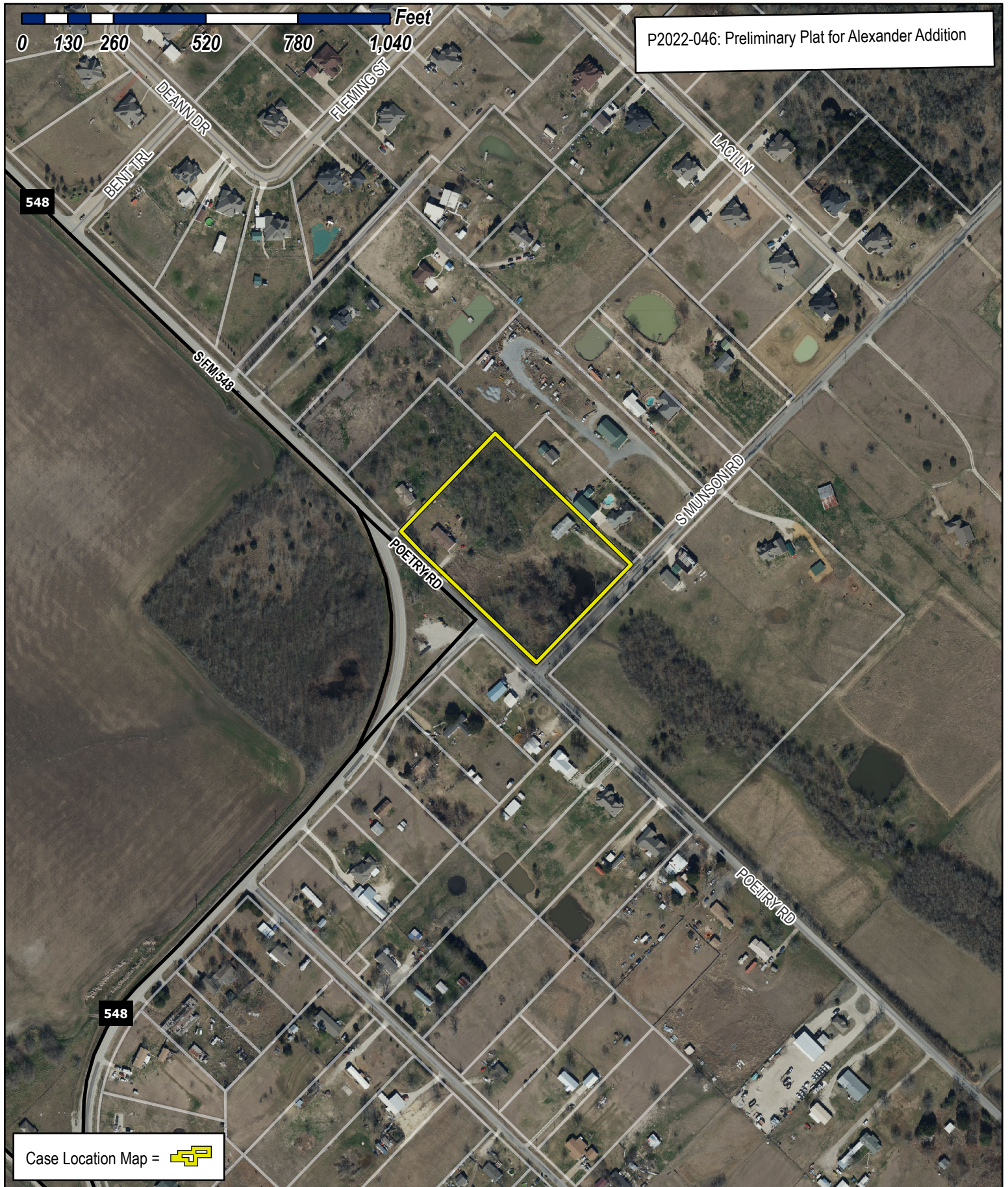
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Robert Alexander

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Julie Thompson



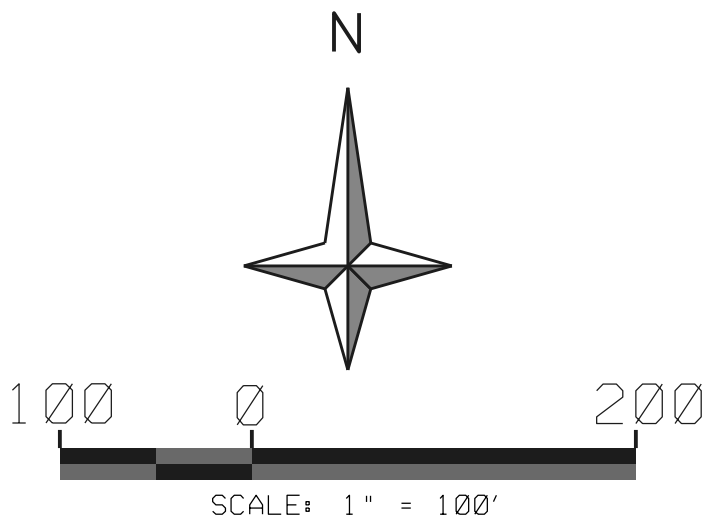


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
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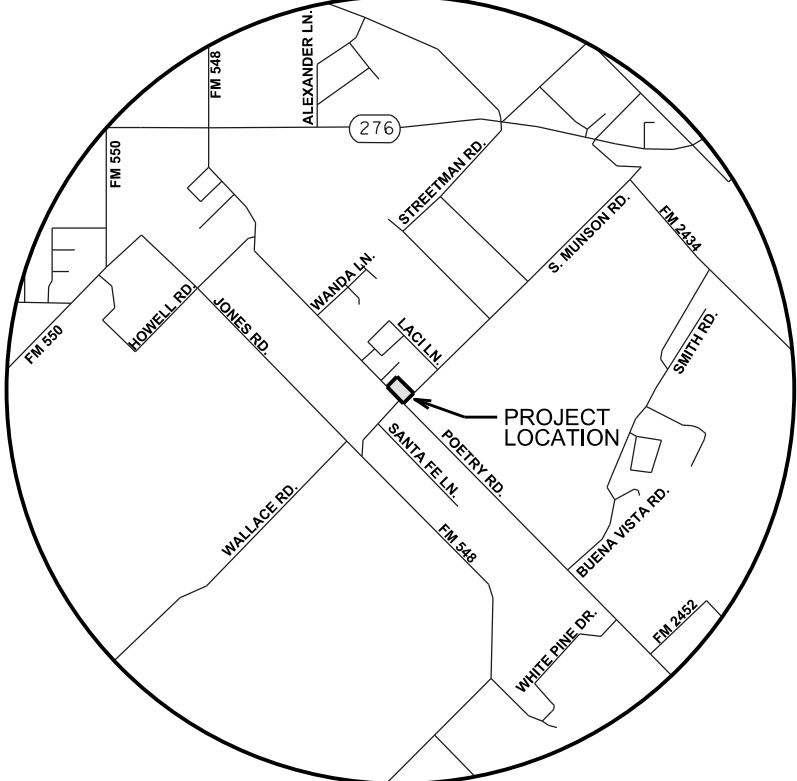
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972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER
5222 DURAN DR.
ROYSE CITY, TX 75189

<* 12 Describe Parcel BOUNDARY

Parcel BOUNDARY : 818 816 815 817 819 820 CUR C820-821 821 822 823 824
CUR C824-825 825 818

Total parent tract area =	3,734,209.2874 ft ² =	85.7256 a
Total taken area =	0.0000 ft ² =	0.0000 a
Remaining area =	3,734,209.2874 ft ² =	85.7256 a

Description of parcel: BOUNDARY

Beginning parent tract description

=====

Point 818 N 7,037,865.1482 E 2,598,713.9275 Sta
0+00.00

Course from 818 to 816 S 1° 29' 44.00" E Dist 1,722.6742

Point 816 N 7,036,143.0608 E 2,598,758.8882 Sta
17+22.67

Course from 816 to 815 S 88° 45' 14.62" W Dist 1,835.9946

Point 815 N 7,036,103.1389 E 2,596,923.3277 Sta
35+58.67

Course from 815 to 817 N 0° 35' 15.01" W Dist 2,079.1827

Point 817 N 7,038,182.2123 E 2,596,902.0084 Sta
56+37.85

Course from 817 to 819 N 89° 38' 07.66" E Dist 29.7786

Point 819 N 7,038,182.4017 E 2,596,931.7864 Sta
56+67.63

Course from 819 to 820 N 0° 21' 45.00" W Dist 136.7900

Point 820 N 7,038,319.1890 E 2,596,930.9210 Sta
58+04.42

Data Curve

Curve C820-
821

P.I. Station	59+14.96	N	7,038,429.7223	E
2,596,930.2217				

Delta	=	38° 06' 44.00" (RT)
-------	---	---------------------

Degree	=	17° 54' 17.75"
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Tangent	=		110.5355	
Length	=		212.8588	
Radius	=		320.0000	
External	=		18.5529	
Long Chord	=		208.9561	
Mid. Ord.	=		17.5362	
P.C. Station		58+04.42	N	7,038,319.1890 E
2,596,930.9210				
P.T. Station		60+17.28	N	7,038,517.1219 E
2,596,997.8930				
C.C.			N	7,038,321.2136 E
2,597,250.9146				
Back	= N	0° 21' 45.00"	W	
Ahead	= N	37° 44' 59.00"	E	
Chord Bear	= N	18° 41' 37.00"	E	

Point 821 N 7,038,517.1219 E 2,596,997.8930 Sta
60+17.28

Course from 821 to 822 S 52° 15' 01.00" E Dist
24.0000

Point 822 N 7,038,502.4287 E 2,597,016.8696 Sta
60+41.28

Course from 822 to 823 N 37° 44' 59.00" E Dist 66.6500

Point 823 N 7,038,555.1284 E 2,597,057.6736 Sta
61+07.93

Course from 823 to 824 S 87° 02' 51.00" E Dist 19.2500

Point 824 N 7,038,554.1369 E 2,597,076.8981 Sta
61+27.18

Curve Data

Curve C824-825				
P.I. Station		64+47.09	N	7,038,322.5075 E
2,597,297.5636				
Delta	=	28° 29' 34.00"	(LT)	
Degree	=	4° 32' 50.22"		
Tangent	=	319.9147		
Length	=	626.5889		
Radius	=	1,260.0000		
External	=	39.9790		
Long Chord	=	620.1524		
Mid. Ord.	=			
38.7495				
P.C. Station		61+27.18	N	7,038,554.1369 E
2,597,076.8981				
P.T. Station		67+53.77	N	7,038,224.2017 E
2,597,601.9997				

C.C. N 7,039,423.2389 E
2,597,989.1819
Back = S 43° 36' 41.00" E
Ahead = S 72° 06' 15.00" E
Chord Bear = S 57° 51' 28.00" E

Point 825 N 7,038,224.2017 E 2,597,601.9997 Sta
67+53.77

Course from 825 to 818 S 72° 06' 15.00" E Dist 1,168.4617

Point 818 N 7,037,865.1482 E 2,598,713.9275 Sta
79+22.23

=====
=====

Ending parent tract description

=====
=====

End of parcel BOUNDARY description



CITY OF ROCKWALL

PLANNING AND ZONING MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: October 11, 2022
APPLICANT: Robert Alexander
CASE NUMBER: P2022-046; *Final Plat for Lots 1 & 2, Block A, Alexander Addition*

SUMMARY

Consider a request by Robert Alexander for the approval of a Final Plat for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a Final Plat for a 5.0095-tract of land (*i.e. Tract 39-01 of the McFadgin Survey, Abstract No. 142*) for the purpose of subdividing the subject property to create two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Alexander Addition*). .
- ☒ The subject property is situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall and is subject to the requirements of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall for Subdivision Regulation in the City of Rockwall's Extraterritorial Jurisdiction (ETJ)*. On September 19, 2022 -- *in accordance with this agreement* --, staff sent Rockwall County the Final Plat for review. The County has reviewed the Final Plat with no revisions verbally returning comments on September 23, 2022.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses recommend approval of the Final Plat, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-046

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 2320 S. MUNSON ROYSE CITY TX 75189

SUBDIVISION S. McFADDIN Tract 39-01 5 acres

BLOCK

GENERAL LOCATION Corner of Poetry Rd & Munson

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING residential, A-2

CURRENT USE 5 acres with 2 trailers

PROPOSED ZONING residential A-2

PROPOSED USE 3 acres with 1 trailer

ACREAGE 5 acres

LOTS [CURRENT]

LOTS [PROPOSED] 3 acres

- ☐ **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 Robert Alexander

☐ APPLICANT Robert Alexander

CONTACT PERSON Robert or Jeanne Alexander

CONTACT PERSON Robert Alexander

ADDRESS 5222 Duran Dr

ADDRESS 5222 Duran Dr

CITY, STATE & ZIP Royse City TX 75189

CITY, STATE & ZIP Royse City TX 75189

PHONE 214-784-5522

PHONE 214-784-5522

E-MAIL homers1@live.com

E-MAIL homers1@live.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Alexander [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 THE _____ 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."

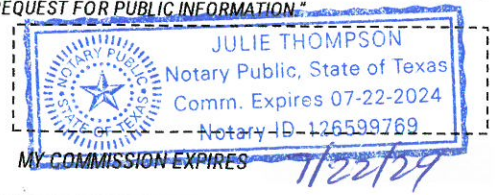
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF SEP, 2022

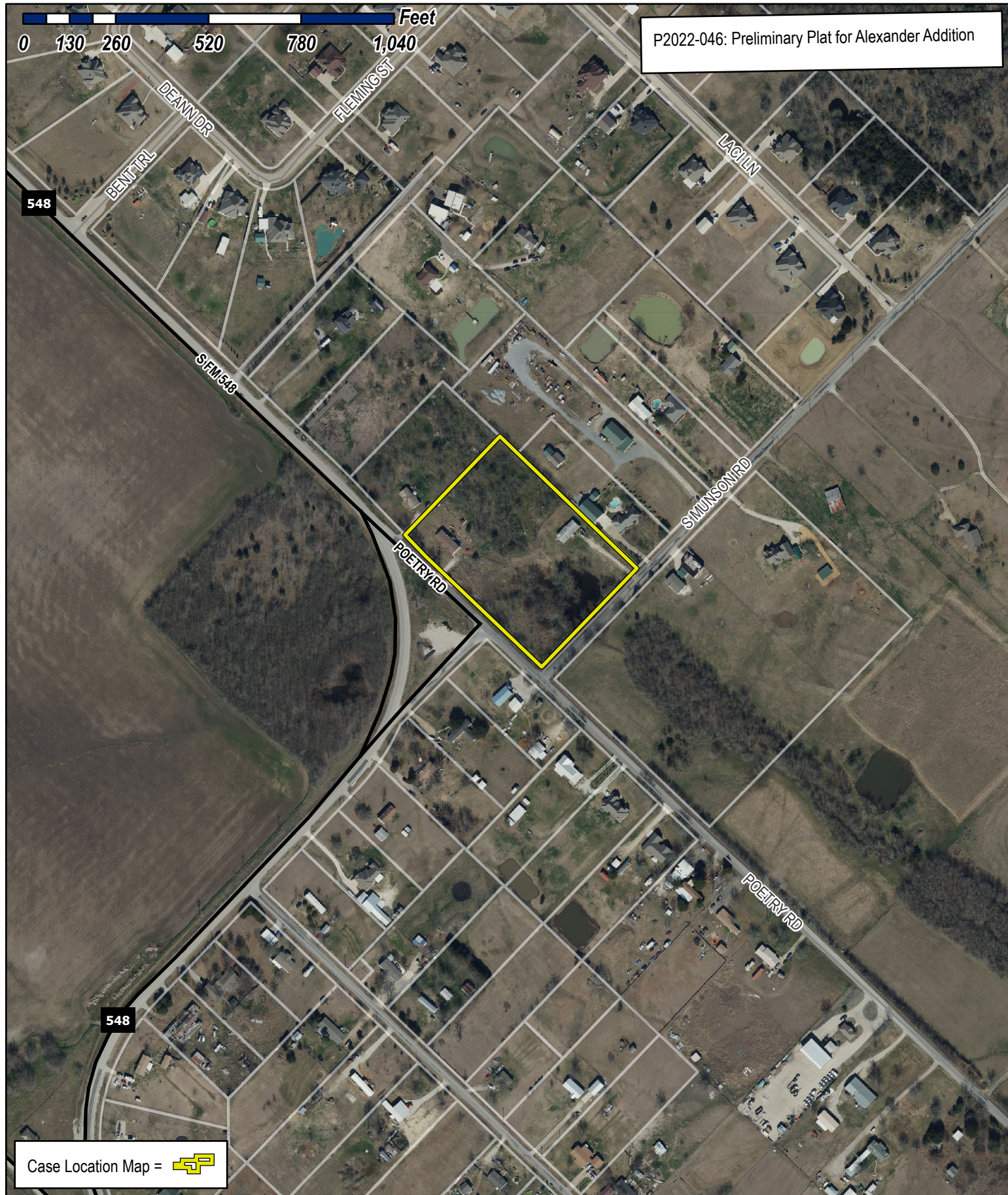
OWNER'S SIGNATURE

Robert Alexander

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Julie Thompson



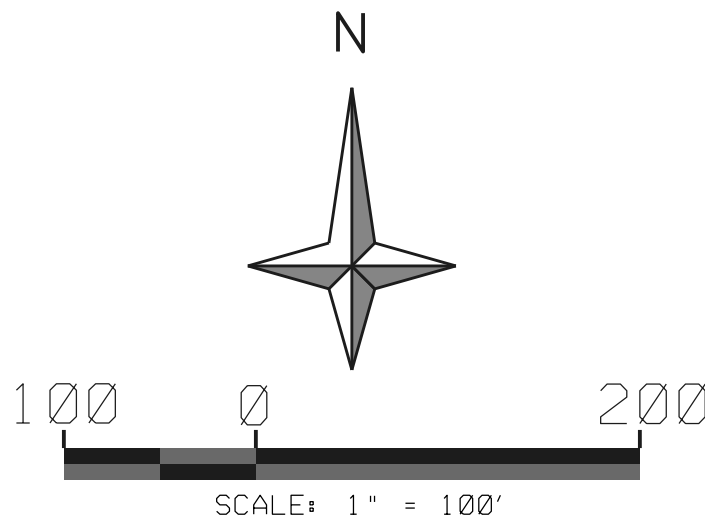


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.





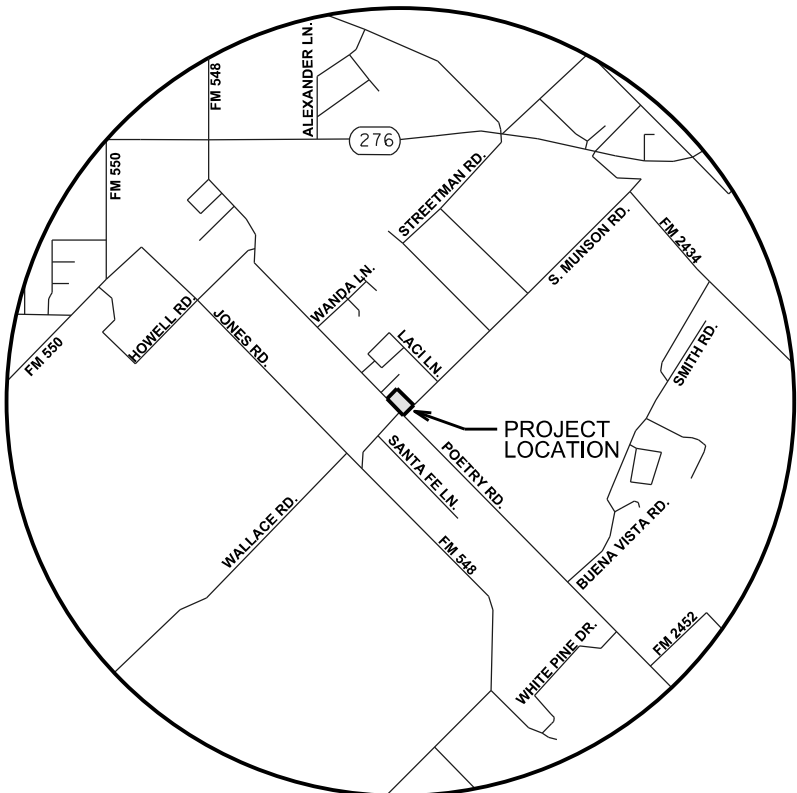
General Notes:

1. 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 such 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 83-54.
2. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easement.
3. Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
4. Subject property lies in Zone "X", unshaded, an area(s) determined to be outside the 0.2% annual chance floodplain, as depicted on FEMA FIRM Panel Number 48397C0065L, dated September 26, 2008.
5. There are no proposed building improvements with this plat.
6. Water source shall be provided by Blackland Water Supply Corporation.
7. Sewage disposal shall be by use of on-site septic systems.
8. Total of two (2) lots to be created by this plat.
9. Property will be affected by a twenty (20) foot Farmers Electric Co-Op Blanket Easement.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N43°31'47"E	40.00'

LEGEND

○	Monument Found	INST. NO.	Instrument Number
●	1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted	VOL.	Volume
FIR	Found Iron Rod	PG.	Page
FIRC	Found Iron Rod with Cap	R.O.W.	Right-of-Way
FIP	Found Iron Pipe	----	Abstract Line
(C.M.)	Controlling Monument	=====	Boundary Line
FND	Found	-----	Lot Line
O.P.R.R.C.T.	Official Public Records of Rockwall County Texas	-----	Center Line
D.R.R.C.T.	Deed Records of Rockwall County Texas	-----	Easement Line
P.R.R.C.T.	Plat Records of Rockwall County Texas	////	Right-Of-Way Dedication



FINAL PLAT
OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
2 LOTS (218,213.82 SQUARE FEET)
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER JR.
5222 DURAN DR.
ROYSE CITY, TX 75189

OWNER'S CERTIFICATION
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROBERT LEE ALEXANDER JR., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being all of a tract of land situated in the Samuel McFaddin Survey, Abstract No. 142, in the City of Rockwall Extraterritorial Jurisdiction, Rockwall County, Texas, described in deed to Robert Lee Alexander Jr., recorded in Volume 4311, Page 262 in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "CBG SURVEYING"found in the north Right-Of-Way line of F.M. 548 (80 foot Right-Of-Way) and at the south corner of a tract of land described in deed to Janet Smith, recorded in Instrument No. 20140000008976 in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and the west corner of a tract of land described in deed to Dusty Katzer, recorded in Instrument No. 20200000019378 (O.P.R.R.C.T.), from which a 1/2-inch iron rod (controlling monument) found at the west corner of a 5.98 acre tract of land described in deed to Robert Lee Alexander Jr., recorded in Volume 4164 Page 70, bears North 46 degrees 12 minutes 43 seconds West, a distance of 201.93 feet;

THENCE South 46 degrees 10 minutes 47 seconds East, with the northeast line of said F.M. 548 and the southwest line of the Katzer tract, passing at a distance of 204.41 feet a 1/2-inch iron rod with cap stamped "RPLS 5034" found at the south corner of the Katzer tract and continuing for a total distance of 429.40 feet to a disturbed 1/2-inch iron rod found at the south corner of said 5.98 acre tract and the west corner of a called 5.00 acre tract of land described in deed to Robert Lee Alexander Jr., recorded in Volume 4311 Page 262 (D.R.R.C.T.), and being the POINT OF BEGINNING;

THENCE North 43 degrees 48 minutes 18 seconds East, departing the north line of said F.M. 548 and with the northeast line of said 5.00 acre tract and the southwest line of said 5.98 acre tract, a distance of 375.92 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034"found at the northwest corner of said 5.00 acre tract and the northeast corner of said 5.98 acre tract;

THENCE South 46 degrees 48 minutes 03 seconds East, departing the southwest line of said 5.98 acre tract and with the northeast line of said 5.00 acre tract, a distance of 558.85 feet to a Mag Nail set in the centerline of South Munson Road (40 foot by use and occupation) and the northwest line of a tract of land described in deed to Kristi and Kris Adair, recorded in Instrument No. 20190000008841 (O.P.R.R.C.T.), and being the south corner for a tract of land described in deed to Delilah Ann Cook, recorded in Volume 208 Page 774 (D.R.R.C.T.) and Joel Craig Smith, 50% interest, recorded in Volume 343 Page 247 (D.R.R.C.T.) from which a 1-inch iron pipe found bears North 46 degrees 48 minutes 03 seconds West, a distance of 21.43 feet;

THENCE South 43 degrees 59 minutes 32 seconds West, with the centerline of said South Munson Road and the southeast line of said 5.00 acre tract, a distance of 421.98 feet to a Mag Nail set a the south corner of said 5.00 acre tract, being in the centerline of said South Munson Road and in the centerline of Poetry Road (50 foot by use and occupation);

THENCE North 46 degrees 10 minutes 47 seconds West, departing the centerline of south Munson Road and with the centerline of said Poetry Road and the southwest line of said 5.00 acre tract, a distance of 167.00 feet to a Mag Nail set in the centerline of said Poetry Road and being the most northerly corner of a tract of land described in deed to Ignacio Moreno Castillo, recorded in Volume 4271 Page 228 (D.R.R.C.T.);

THENCE North 43 degrees 31 minutes 47 Seconds East, departing the centerline of said Poetry Road and with the northwest line of said 5.00 acre tract, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034" (controlling monument) found in the north line of said F.M. 548 and the south line of said 5.00 acre tract;

THENCE North 46 degrees 10 minutes 47 seconds East, continuing with the north line of said F.M. 548 and the south line of said 5.00 acre tract, passing at a distance of 155.25 feet a 1/2-inch iron rod with cap set, and continuing for a total distance of 390.25 feet to the POINT OF BEGINNING and containing 5.0095 acres of land.

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman _____ Date _____

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 _____, _____.

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 OUT HANDS, this ____day of _____, _____.

Mayor, City of Rockwall _____ City Secretary of Rockwall _____

City Engineer _____

ROCKWALL COUNTY JUDGE SIGNATURE BLOCK

Rockwall County Judge _____ Date _____

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 desginted herein as ALEXANDER 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. We further certify that all other parties who have a mortgage or lien interest in the ALEXANDER 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 of using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements 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 to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaiing, 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.
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 Subdvision Regulations of the City of Rockwall 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 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 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 such improvements for the desginted 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 exactions made herein.

Robert Lee Alexander Jr. _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert Lee Alexander Jr., 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 under my hand and seal of office, this _____ day of _____, 2022

Notary Public in and for _____ My Commissin Expires
the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dwayne H. Copeland, R.P.L.S. 5470, 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 place under my personal supervision.

PRELIMINARY

Dwayne H. Copeland
Texas Registered Professional Land Surveyor No. 5470

FINAL PLAT
OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
2 LOTS (218,213.82 SQUARE FEET)
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR PJB SURVEYING, LLC TBPLS NO. 10194303 200 W. BELMONT, SUITE D ALLEN, TEXAS 75013 972-649-6669	OWNER/SUBDIVIDER ROBERT LEE ALEXANDER JR. 5222 DURAN DR. ROYSE CITY, TX 75189
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CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: October 17, 2022
APPLICANT: Robert Alexander
CASE NUMBER: P2022-046; *Final Plat for Lots 1 & 2, Block A, Alexander Addition*

SUMMARY

Consider a request by Robert Alexander for the approval of a Final Plat for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road.

PLAT INFORMATION

- ☒ The applicant is requesting the approval of a Final Plat for a 5.0095-tract of land (*i.e. Tract 39-01 of the McFadgin Survey, Abstract No. 142*) for the purpose of subdividing the subject property to create two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Alexander Addition*). .
- ☒ The subject property is situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall and is subject to the requirements of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall for Subdivision Regulation in the City of Rockwall's Extraterritorial Jurisdiction (ETJ)*. On September 19, 2022 -- *in accordance with this agreement* --, staff sent Rockwall County the Final Plat for review. The County has reviewed the Final Plat with no revisions verbally returning comments on September 23, 2022.
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
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- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City*.

PLANNING AND ZONING COMMISSION

On October 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Womble and Deckard absent.

CONDITIONS OF APPROVAL

If the City Council chooses to recommend approval of the Final Plat, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and

- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-046

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 2320 S. MUNSON ROYSE CITY TX 75189

SUBDIVISION S. McFADDIN Tract 39-01 5 acres

BLOCK

GENERAL LOCATION Corner of Poetry Rd & Munson

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING residential A-2

CURRENT USE 5 acres with 2 trailers

PROPOSED ZONING residential A-2

PROPOSED USE 3 acres with 1 trailer

ACREAGE 5 acres

LOTS [CURRENT]

LOTS [PROPOSED] 3 acres

- ☐ **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 Robert Alexander

☐ APPLICANT Robert Alexander

CONTACT PERSON Robert or Jeanne Alexander

CONTACT PERSON Robert Alexander

ADDRESS 5222 Duran Dr

ADDRESS 5222 Duran Dr

CITY, STATE & ZIP Royse City TX 75189

CITY, STATE & ZIP Royse City TX 75189

PHONE 214-784-5522

PHONE 214-784-5522

E-MAIL homers1@live.com

E-MAIL homers1@live.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Alexander [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 \$200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF SEP, 2022. 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."

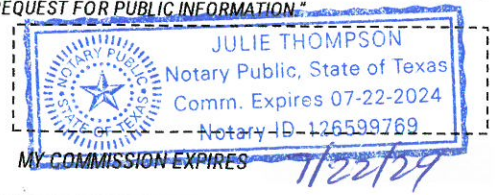
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF SEP, 2022

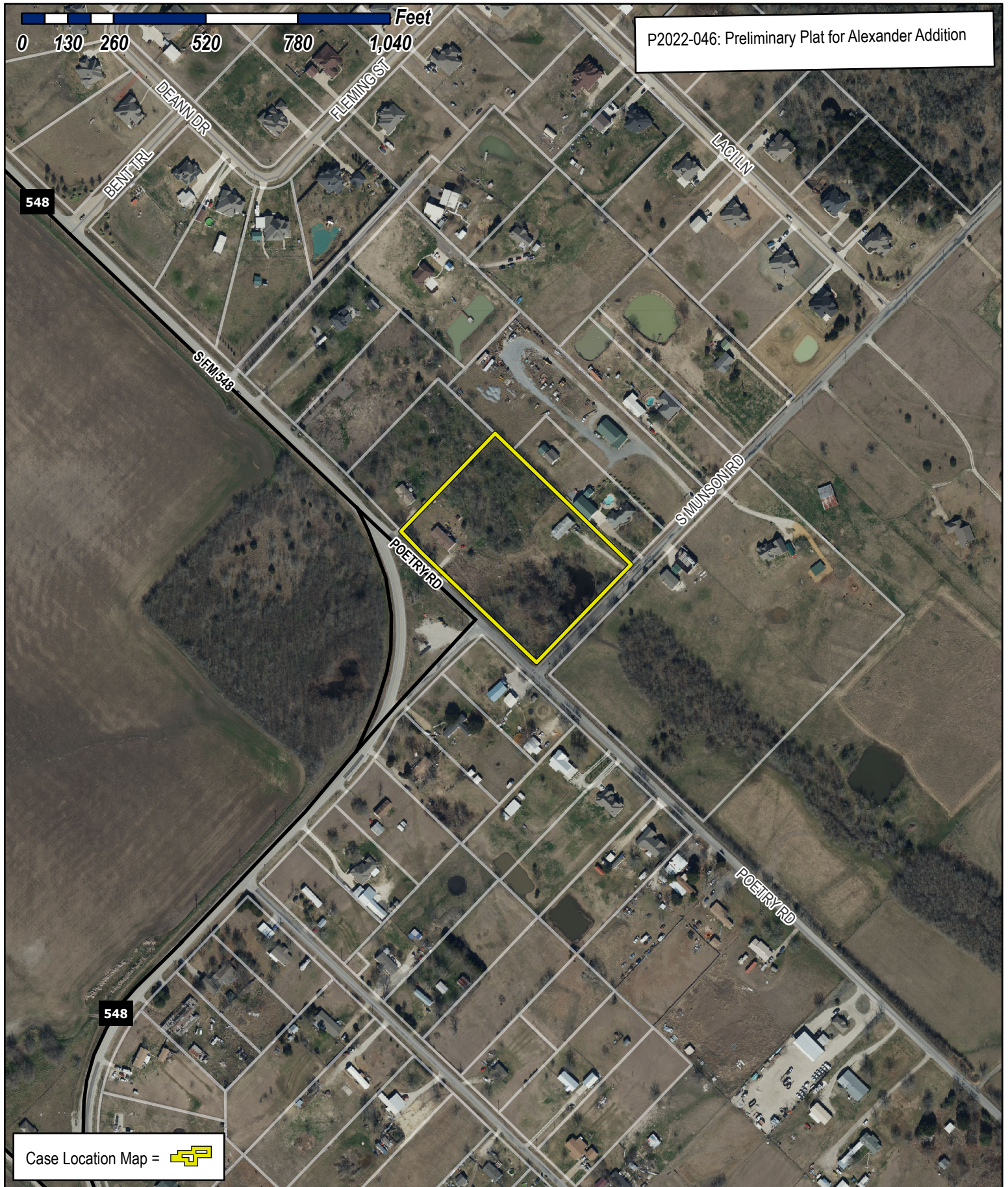
OWNER'S SIGNATURE

Robert Alexander

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Julie Thompson



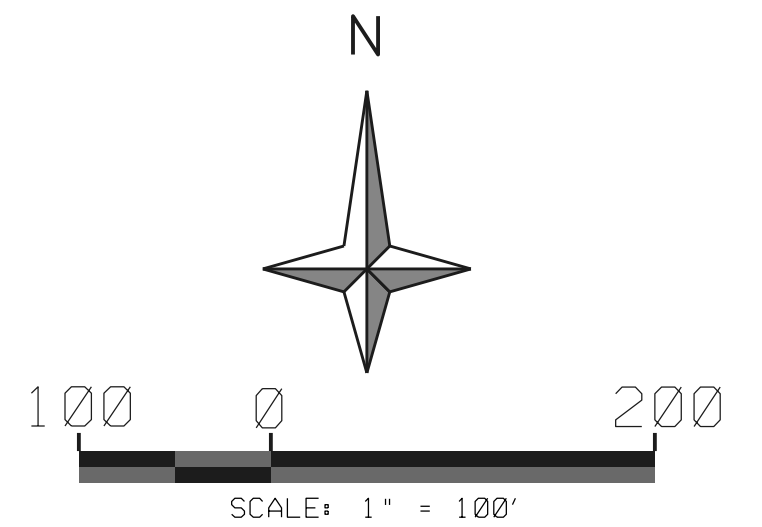


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.




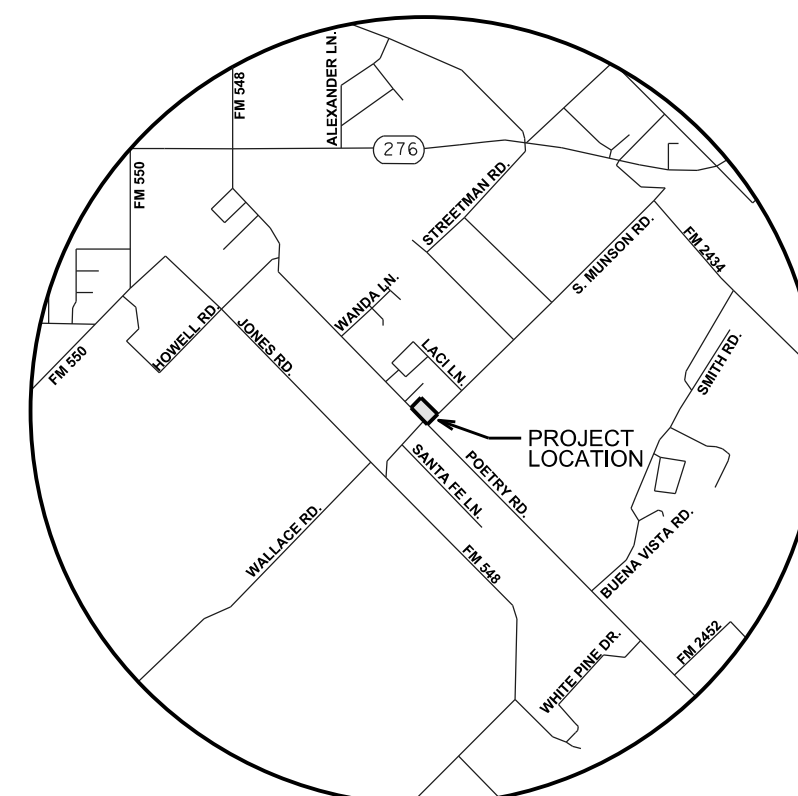


- General Notes:
1. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance, or guarantee, that any building within such plat shall be approved, authorized, or permit therefore issued, nor shall such 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 83-54.
 2. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easement.
 3. Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
 4. Subject property lies in Zone "X", unshaded, an area(s) determined to be outside the 0.2% annual chance floodplain, as depicted on FEMA FIRM Panel Number 48397C0065L, dated September 26, 2008.
 5. There are no proposed building improvements with this plat.
 6. Water source shall be provided by Blackland Water Supply Corporation.
 7. Sewage disposal shall be by use of on-site septic systems.
 8. Total of two (2) lots to be created by this plat.
 9. Property will be affected by a twenty (20) foot Farmers Electric Co-Op Blanket Easement.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N43°31'47"E	40.00'

LEGEND

		INST. NO.	Instrument Number
○	Monument Found		
●	1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted	VOL.	Volume
		PG.	Page
FIR	Found Iron Rod	R.O.W.	Right-of-Way
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FIP	Found Iron Pipe	=====	Boundary Line
(C.M.)	Controlling Monument	—————	Lot Line
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O.P.R.R.C.T.	Official Public Records of Rockwall County Texas	-----	Easement Line
D.R.R.C.T.	Deed Records of Rockwall County Texas		Right-Of-Way Dedication
P.R.R.C.T.	Plat Records of Rockwall County Texas		



FINAL PLAT
OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
2 LOTS (218,213.82 SQUARE FEET)
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER JR.
5222 DURAN DR.
ROYSE CITY, TX 75189

OWNER'S CERTIFICATION
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROBERT LEE ALEXANDER JR., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being all of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, in the City of Rockwall Extraterritorial Jurisdiction, Rockwall County, Texas, described in deed to Robert Lee Alexander Jr., recorded in Volume 4311, Page 262 in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "CBG SURVEYING"found in the north Right-Of-Way line of F.M. 548 (80 foot Right-Of-Way) and at the south corner of a tract of land described in deed to Janet Smith, recorded in Instrument No. 20140000008976 in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and the west corner of a tract of land described in deed to Dusty Katzer, recorded in Instrument No. 20200000019378 (O.P.R.R.C.T.), from which a 1/2-inch iron rod (controlling monument) found at the west corner of a 5.98 acre tract of land described in deed to Robert Lee Alexander Jr., recorded in Volume 4164 Page 70, bears North 46 degrees 12 minutes 43 seconds West, a distance of 201.93 feet;

THENCE South 46 degrees 10 minutes 47 seconds East, with the northeast line of said F.M. 548 and the southwest line of the Katzer tract, passing at a distance of 204.41 feet a 1/2-inch iron rod with cap stamped "RPLS 5034" found at the south corner of the Katzer tract and continuing for a total distance of 429.40 feet to a disturbed 1/2-inch iron rod found at the south corner of said 5.98 acre tract and the west corner of a called 5.00 acre tract of land described in deed to Robert Lee Alexander Jr., recorded in Volume 4311 Page 262 (D.R.R.C.T.), and being the POINT OF BEGINNING;

THENCE North 43 degrees 48 minutes 18 seconds East, departing the north line of said F.M. 548 and with the northeast line of said 5.00 acre tract and the southwest line of said 5.98 acre tract, a distance of 375.92 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034"found at the northwest corner of said 5.00 acre tract and the northeast corner of said 5.98 acre tract;

THENCE South 46 degrees 48 minutes 03 seconds East, departing the southwest line of said 5.98 acre tract and with the northeast line of said 5.00 acre tract, a distance of 558.85 feet to a Mag Nail set in the centerline of South Munson Road (40 foot by use and occupation) and the northwest line of a tract of land described in deed to Kristi and Kris Adair, recorded in Instrument No. 20190000008841 (O.P.R.R.C.T.), and being the south corner for a tract of land described in deed to Delilah Ann Cook, recorded in Volume 208 Page 774 (D.R.R.C.T.) and Joel Craig Smith, 50% interest, recorded in Volume 343 Page 247 (D.R.R.C.T.) from which a 1-inch iron pipe found bears North 46 degrees 48 minutes 03 seconds West, a distance of 21.43 feet;

THENCE South 43 degrees 59 minutes 32 seconds West, with the centerline of said South Munson Road and the southeast line of said 5.00 acre tract, a distance of 421.98 feet to a Mag Nail set a the south corner of said 5.00 acre tract, being in the centerline of said South Munson Road and in the centerline of Poetry Road (50 foot by use and occupation);

THENCE North 46 degrees 10 minutes 47 seconds West, departing the centerline of south Munson Road and with the centerline of said Poetry Road and the southwest line of said 5.00 acre tract, a distance of 167.00 feet to a Mag Nail set in the centerline of said Poetry Road and being the most northerly corner of a tract of land described in deed to Ignacio Moreno Castillo, recorded in Volume 4271 Page 228 (D.R.R.C.T.);

THENCE North 43 degrees 31 minutes 47 Seconds East, departing the centerline of said Poetry Road and with the northwest line of said 5.00 acre tract, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034" (controlling monument) found in the north line of said F.M. 548 and the south line of said 5.00 acre tract;

THENCE North 46 degrees 10 minutes 47 seconds East, continuing with the north line of said F.M. 548 and the south line of said 5.00 acre tract, passing at a distance of 155.25 feet a 1/2-inch iron rod with cap set, and continuing for a total distance of 390.25 feet to the POINT OF BEGINNING and containing 5.0095 acres of land.

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman _____ Date _____

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 _____, _____.

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 OUT HANDS, this ____day of _____, _____.

Mayor, City of Rockwall _____ City Secretary of Rockwall _____

City Engineer _____

ROCKWALL COUNTY JUDGE SIGNATURE BLOCK

Rockwall County Judge _____ Date _____

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 desginted herein as ALEXANDER 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. We further certify that all other parties who have a mortgage or lien interest in the ALEXANDER 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 of using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements 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 to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaiing, 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.
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 Subdvision Regulations of the City of Rockwall 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 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 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 such improvements for the desginted 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 exactions made herein.

Robert Lee Alexander Jr. _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert Lee Alexander Jr., 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 under my hand and seal of office, this _____ day of _____, 2022

Notary Public in and for _____ My Commissin Expires
the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dwayne H. Copeland, R.P.L.S. 5470, 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 place under my personal supervision.

PRELIMINARY

Dwayne H. Copeland
Texas Registered Professional Land Surveyor No. 5470

FINAL PLAT
OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
2 LOTS (218,213.82 SQUARE FEET)
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR PJB SURVEYING, LLC TBPLS NO. 10194303 200 W. BELMONT, SUITE D ALLEN, TEXAS 75013 972-649-6669	OWNER/SUBDIVIDER ROBERT LEE ALEXANDER JR. 5222 DURAN DR. ROYSE CITY, TX 75189
---	--



October 24, 2022

TO: Robert Alexander
5222 Dunan Drive
Royse City, TX 75184

COPY: Pat Baldasaro
200 W Belmont Drive Suite D
Allen, Texas 75013

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2022-046; *Final Plat* for Lots 1 & 2, Block A, Alexander Addition

To Whom It May Concern:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on October 17, 2022.

Planning and Zoning Commission

On October 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 5-0, with Commissioners Womble and Deckard absent.

City Council

On October 17, 2022, the City Council approved a motion to approve the *Final Plat* by a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

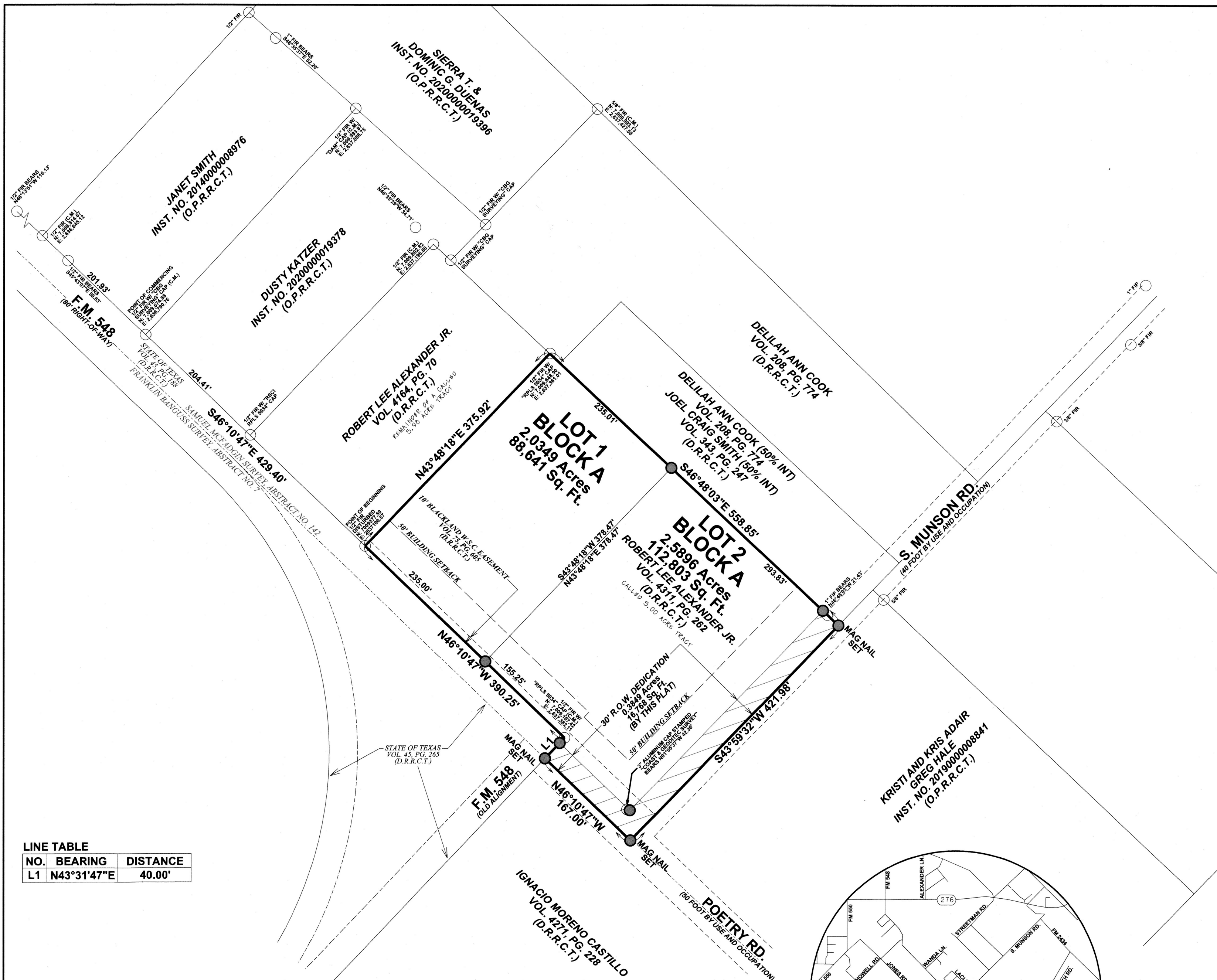
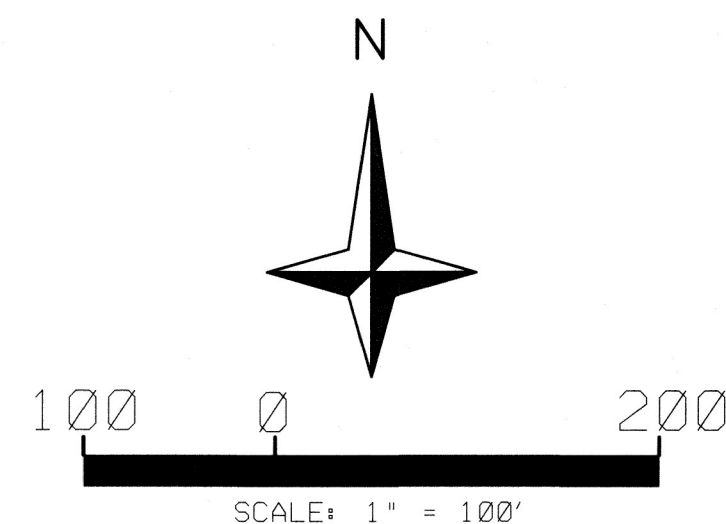
- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (confirm fees with staff) made out to the *Rockwall County Clerk's Office*.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between *September 1st* and *December 31st*, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.


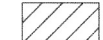
All plats must be submitted to the City with the required filing fees and tax certificates a maximum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

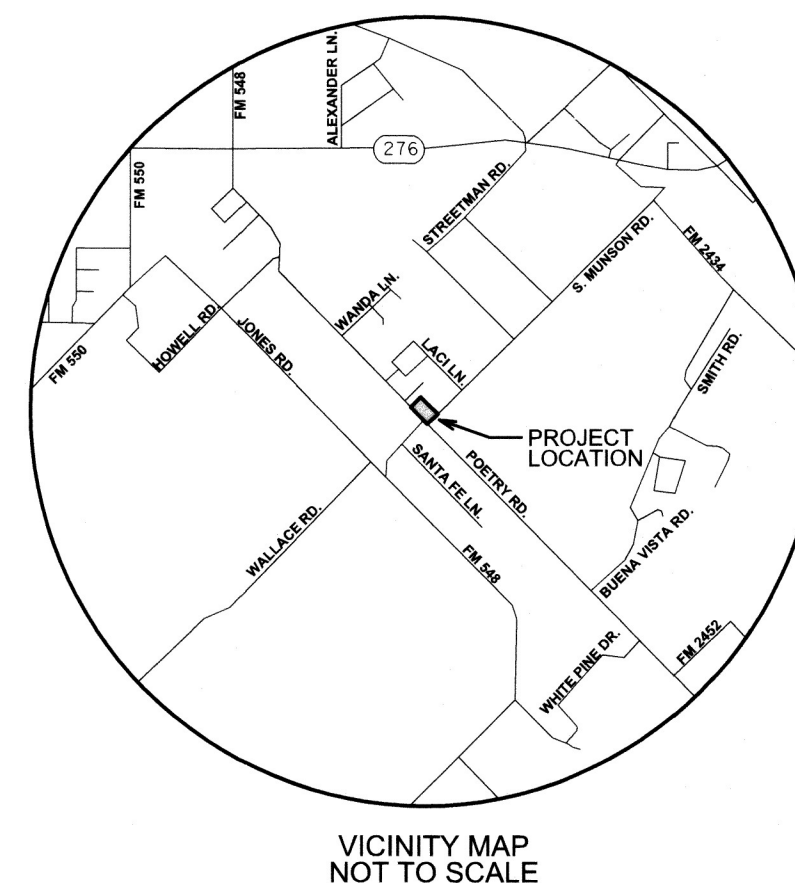
Sincerely,


Bethany Ross
Planner



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N43°31'47"E	40.00'

○	Monument Found	INST. NO.	Instrument Number
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D.R.R.C.T.	Deed Records of Rockwall County Texas		Right-Of-Way Dedication
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 3. Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
 4. Subject property lies in Zone "X", unshaded, an area(s) determined to be outside the 0.2% annual chance floodplain, as depicted on FEMA FIRM Panel Number 48397C0065L, dated September 26, 2008.
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 6. Property will be affected by a twenty (20) foot Farmers Electric Co-Op Blanket Easement.

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OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
2 LOTS (218,213.82 SQUARE FEET)
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200 W. BELMONT, SUITE D
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OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER JR.
5222 DURAN DR.
ROYSE CITY, TX 75189

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(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

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COMMENCING at a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found in the north Right-Of-Way line of F.M. 548 (80 foot Right-Of-Way) and at the south corner of a tract of land described in deed to Janet Smith, recorded in Instrument No. 2014000008976 in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and the west corner of a tract of land described in deed to Dusty Katzer, recorded in Instrument No. 20200000019378 (O.P.R.R.C.T.), from which a 1/2-inch iron rod (controlling monument) found at the west corner of a 5.98 acre tract of land described in deed to Robert Lee Alexander Jr., recorded in Volume 4164 Page 70, bears North 46 degrees 12 minutes 43 seconds West, a distance of 201.93 feet;

THENCE South 46 degrees 10 minutes 47 seconds East, with the northeast line of said F.M. 548 and the southwest line of the Katzer tract, passing at a distance of 204.41 feet a 1/2-inch iron rod with cap stamped "RPLS 5034" found at the south corner of the Katzer tract and continuing for a total distance of 429.40 feet to a disturbed 1/2-inch iron rod found at the south corner of said 5.98 acre tract and the west corner of a called 5.00 acre tract of land described in deed to Robert Lee Alexander Jr., recorded in Volume 4311 Page 262 (D.R.R.C.T.), and being the POINT OF BEGINNING;

THENCE North 43 degrees 48 minutes 18 seconds East, departing the north line of said F.M. 548 and with the northeast line of said 5.00 acre tract and the southwest line of said 5.98 acre tract, a distance of 375.92 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034" found at the northwest corner of said 5.00 acre tract and the northeast corner of said 5.98 acre tract;

THENCE South 46 degrees 48 minutes 03 seconds East, departing the southwest line of said 5.98 acre tract and with the northeast line of said 5.00 acre tract, a distance of 558.85 feet to a Mag Nail set in the centerline of South Munson Road (40 foot by use and occupation) and the northwest line of a tract of land described in deed to Kristi and Kris Adair, recorded in Instrument No. 2019000008841 (O.P.R.R.C.T.), and being the south corner for a tract of land described in deed to Delilah Ann Cook, recorded in Volume 208 Page 774 (D.R.R.C.T.) and Joel Craig Smith, 50% interest, recorded in Volume 343 Page 247 (D.R.R.C.T.) from which a 1-inch iron pipe found bears North 46 degrees 48 minutes 03 seconds West, a distance of 21.43 feet;

THENCE South 43 degrees 59 minutes 32 seconds West, with the centerline of said South Munson Road and the southeast line of said 5.00 acre tract, a distance of 421.98 feet to a Mag Nail set at the south corner of said 5.00 acre tract, being in the centerline of said South Munson Road and in the centerline of Poetry Road (50 foot by use and occupation);

THENCE North 46 degrees 10 minutes 47 seconds West, departing the centerline of south Munson Road and with the centerline of said Poetry Road and the southwest line of said 5.00 acre tract, a distance of 167.00 feet to a Mag Nail set in the centerline of said Poetry Road and being the most northerly corner of a tract of land described in deed to Ignacio Moreno Castillo, recorded in Volume 4271 Page 228 (D.R.R.C.T.);

THENCE North 43 degrees 31 minutes 47 Seconds East, departing the centerline of said Poetry Road and with the northwest line of said 5.00 acre tract, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034" (controlling monument) found in the north line of said F.M. 548 and the south line of said 5.00 acre tract;

THENCE North 46 degrees 10 minutes 47 seconds East, continuing with the north line of said F.M. 548 and the south line of said 5.00 acre tract, passing at a distance of 155.25 feet a 1/2-inch iron rod with cap set, and continuing for a total distance of 390.25 feet to the POINT OF BEGINNING and containing 5.0095 acres of land.

STANDARD CITY SIGNATURE BLOCK

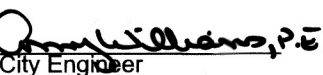
 11/20/22
Planning & Zoning Commission, Chairman Date

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 11 day of November, 2022.

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 21st day of November, 2022

 
Mayor, City of Rockwall City Secretary of Rockwall


City Engineer



ROCKWALL COUNTY JUDGE SIGNATURE BLOCK

 11/20/22
Rockwall County Judge Date

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 ALEXANDER 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. We further certify that all other parties who have a mortgage or lien interest in the ALEXANDER 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 of using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements 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 to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaing, 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.
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 Rockwall 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 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 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 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 exactions made herein.

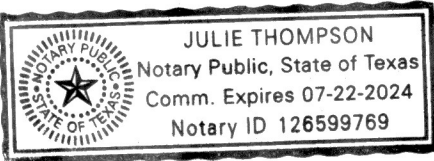

Robert Lee Alexander Jr.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert Lee Alexander Jr., 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 under my hand and seal of office, this 9 day of November, 2022


 11/22/2024
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, Dwayne H. Copeland, R.P.L.S. 5470, 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.

 10/31/22
Dwayne H. Copeland
Texas Registered Professional Land Surveyor No. 5470



Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
11/30/2022 02:21:59 PM
\$100.00
20220000025438





FINAL PLAT
OF
ALEXANDER ADDITION

LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
2 LOTS (218,213.82 SQUARE FEET)
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER JR.
5222 DURAN DR.
ROYSE CITY, TX 75189