



**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. \_\_\_\_\_

**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) <sup>1</sup>

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>

FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>

REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

**ZONING APPLICATION FEES:**

ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

<sup>1</sup>: 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.

<sup>2</sup>: 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 702 S. CLARK ST. 75087

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

|   |                            |                                    |       |
|---|----------------------------|------------------------------------|-------|
| <input checked="" type="checkbox"/> OWNER | <u>Doug Kaufmann</u>       | <input type="checkbox"/> APPLICANT | _____ |
| CONTACT PERSON                            | <u>Holly Kaufmann</u>      | CONTACT PERSON                     | _____ |
| ADDRESS                                   | <u>627 Sonta Circle</u>    | ADDRESS                            | _____ |
|   | <u>Heath TX 75087</u>      |                                    | _____ |
| CITY, STATE & ZIP                         | _____                      | CITY, STATE & ZIP                  | _____ |
| PHONE                                     | <u>972-313-5264</u>        | PHONE                              | _____ |
| E-MAIL                                    | <u>holly@joewillys.com</u> | E-MAIL                             | _____ |

## NOTARY VERIFICATION [REQUIRED]

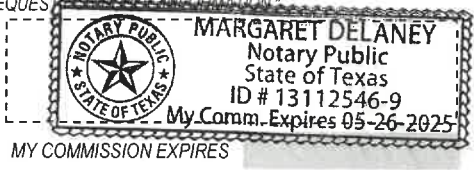
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Doug Kaufmann [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 400.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF March, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF March, 2025

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Margaret Delaney



BOYDSTON STREET

N 89° 30' 25" E 184.55'

30' DRAINAGE ESMT.  
TO THE CITY OF ROCKWALL  
DATED MARCH 18, 1998

100 YEAR WATERSHED PER STUDY

1.14 ACRES  
49,827 SQ. FT

PART OF TRACT 1 & 11  
LONE STAR ICE, INC.  
TO  
JON PALMER  
VOL. 1275, PG. 278

RIDGELL'S SUBDIVISION  
VOL. 40, PG. 148

N 14° 58' 47" W 57.02'  
N 15° 40' 04" W 50.98'  
N 12° 40' 25" W 53.81'  
N 24° 26' 18" W 56.12'  
N 25° 38' 30" W 54.65'  
N 19° 52' 53" W 58.44'  
L 2 S 76° 43' 02" W 40.00'

METAL BUILDING

METAL BUILDING

ACCESS EASEMENT

S 0° 28' 21" E 110.78'

PART OF TRACT 11  
LONE STAR ICE, INC.  
TO  
JON PALMER  
VOL. 1275, PG. 278

S 0° 22' 33" E 93.00'

4'x4' LANDING

NEW STAIRS TO  
CODE: 4' WIDE

0.13 ACRES

8 CARS  
9'x20'

2 CARS

H.C.

S 0° 28' 21" E 98.86'

S 89° 31' 39" W 50.00'

S 89° 28' 46" E 59.99'

CLARK STREET

132'

SCALE: 1" = 30'

SITE PLAN FOR ACCESS EASEMENT

ROCKWALL TEXAS

PREPARED BY: RAMSAY & REYES 3/10/25

LOT 8

LOT 7

PLAT OF SURVEY

BOYDSTUN STREET

POINT OF BEGINNING

N 89° 30' 25" E 60.00'

0.13 ACRES

0.13 ACRES  
JON PALMER  
TO  
DARRELL MCCALLUM  
VOL. 1660, PG. 261

N 0° 22' 33" W 93.59'

STEEL BUILDING  
702 CLARK STREET

S 0° 28' 21" E 94.65'

CLARK STREET

N 89° 28' 46" W 60.17'

CONC  
PART OF TRACT 1 & 11  
LONE STAR ICE, INC.  
TO  
JON PALMER  
VOL. 1275, PG. 278

CONTROLLING BEARING LINE

CREEK  
100-YR FLOOD PLAIN  
ZONE A  
ZONE X

PART OF TRACT 1 & 11  
LONE STAR ICE, INC.  
TO  
JON PALMER  
VOL. 1275, PG. 278

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a 0.13 acres tract of land as described in a Warranty deed from Jon Palmer to Darrell McCallum, dated June 15, 1999 and being recorded in Volume 1660, Page 261, of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete for corner at the intersection of the south right-of-way line of Boydston Street and the west right-of-way line of Clark Street, said point being the northeast corner of said 0.13 acres tract of land;

THENCE S. 00 deg. 28 min. 21 sec. E. along the west right-of-way line of Clark Street, a distance of 94.65 feet to a 60d nail found for corner;

THENCE N. 89 deg. 28 min. 46 sec. W. a distance of 60.17 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 22 min. 33 sec. W. a distance of 93.59 feet to a 1/2" iron rod found for corner in the south right-of-way line of Boydston Street;

THENCE N. 89 deg. 30 min. 25 sec. E. along said right-of-way line, a distance of 60.00 feet to the POINT OF BEGINNING and containing 0.13 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1212, PG. 278 R.P.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (i) V. 1399, P. 270 (ii) V. 49, P. 32

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for NORTH AMERICAN TITLE COMPANY and DOUG & RUTH KAUFMAN at 702 CLARK STREET, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 16th day of March, 2010.

*[Signature]*  
Harold D. Fetty III, R.P.L.S. No. 5034



| SYMBOL LEGEND |               |                |                                  |
|---------------|---------------|----------------|----------------------------------|
| ⊙             | ⊗             | ⊠              | ⊕                                |
| TV            | GAS           | TEL            | FH                               |
| CABLE RISER   | METER         | RISER          | FIRE HYDRANT                     |
| ⊠             | ⊠             | ⊕              | ⊕                                |
| ELEC          | ELEC          | WH             | LP                               |
| ELECTRIC      | BOX           | WATER          | LIGHT                            |
| METER         | SUBSURFACE    | METER          | POLE                             |
|               | JUNCTION BOX  |                |                                  |
| —             | —             | —              | —                                |
| FENCE         | EASEMENT LINE | PROPERTY LINES | 1/2" IRF IRON ROD FOUND (CORNER) |
|               |               |                | A/C UNIT                         |
|               |               |                | PROPANE TANK                     |

SURVEY DATE MARCH 16, 2010  
SCALE 1" = 20' FILE # 990735-3  
CLIENT KAUFMAN GF # 14709-10-00097

**H.D. Fetty Land Surveyor, LLC**  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

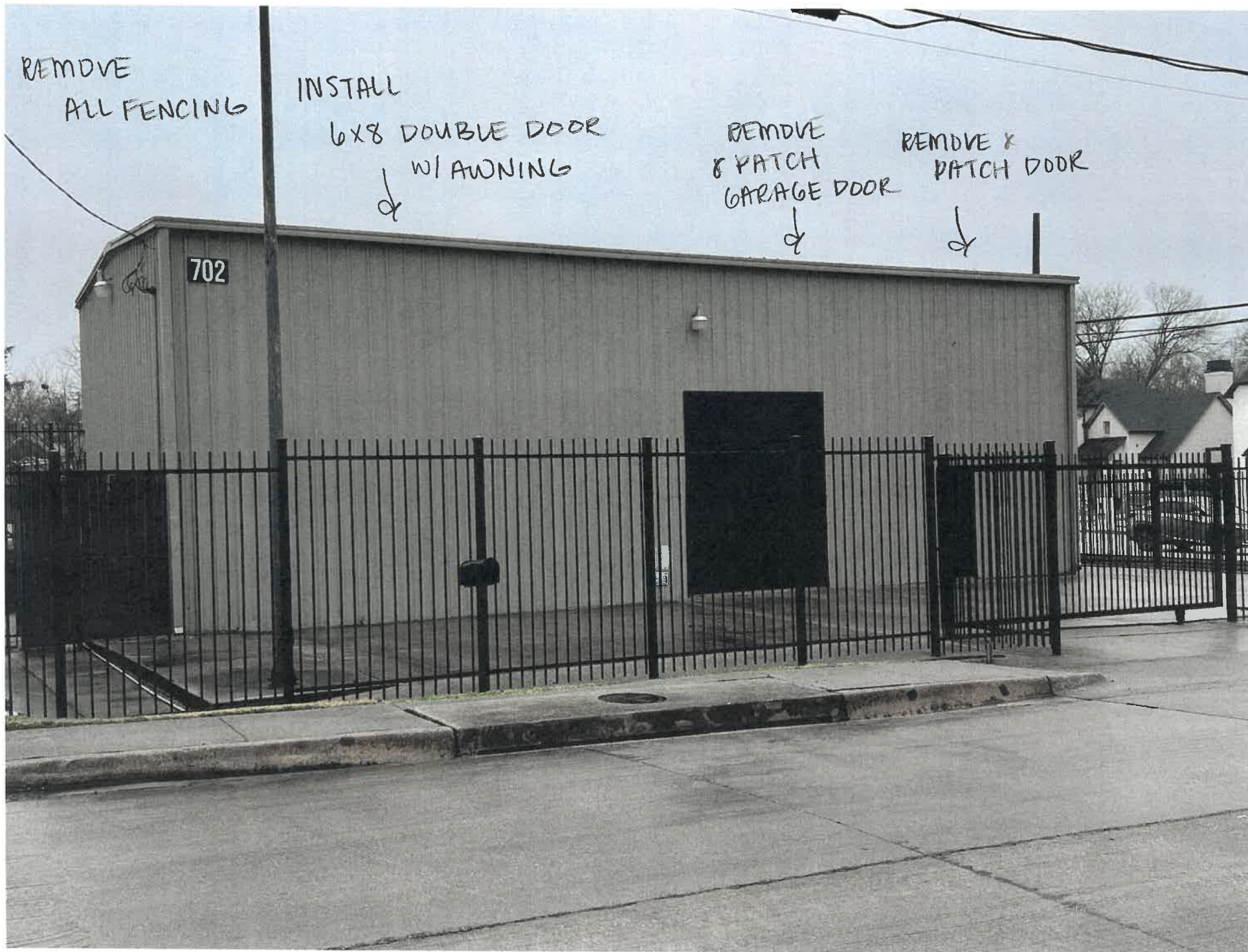
SURVEY ACCEPTED BY:

\_\_\_\_\_  
DATE \_\_\_\_\_

\_\_\_\_\_  
DATE \_\_\_\_\_



- PAINT BUILDING WHITE
- GARAGE DOOR WILL LOOK LIKE ABOVE
- INSTALL 6'8 DOUBLE ENTRY DOOR W/ METAL AWNING









# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

**PLATTING APPLICATION FEES:**

MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>

FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>

REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

**ZONING APPLICATION FEES:**

ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

<sup>1</sup>: 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.

<sup>2</sup>: 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 702 S. CLARK ST. 75087

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

|   |                            |                                    |       |
|---|----------------------------|------------------------------------|-------|
| <input checked="" type="checkbox"/> OWNER | <u>Doug Kaufmann</u>       | <input type="checkbox"/> APPLICANT | _____ |
| CONTACT PERSON                            | <u>Holly Kaufmann</u>      | CONTACT PERSON                     | _____ |
| ADDRESS                                   | <u>627 Sonta Circle</u>    | ADDRESS                            | _____ |
|   | <u>Heath TX 75087</u>      |                                    | _____ |
| CITY, STATE & ZIP                         | _____                      | CITY, STATE & ZIP                  | _____ |
| PHONE                                     | <u>972-313-5264</u>        | PHONE                              | _____ |
| E-MAIL                                    | <u>holly@joewillys.com</u> | E-MAIL                             | _____ |

## NOTARY VERIFICATION [REQUIRED]

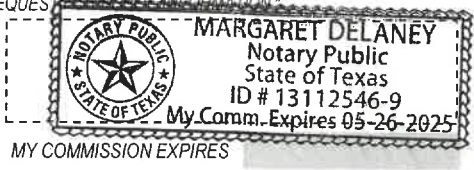
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Doug Kaufmann [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 14<sup>th</sup> DAY OF March, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14<sup>th</sup> DAY OF March, 2025

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Margaret Delaney





SP2025-010: Amended Site Plan for a Gym at 702 S. Clark Street

ZL-5

E BOYDSTUN AVE



PD-52

S CLARK ST

SF-7

Case Location Map =



# City of Rockwall

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

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





PLAT OF SURVEY

BOYDSTUN STREET

POINT OF BEGINNING

N 89° 30' 25" E 60.00'

0.13 ACRES

0.13 ACRES  
JON PALMER  
TO  
DARRELL MCCALLUM  
VOL. 1660, PG. 261

N 0° 22' 33" W 93.59'

STEEL BUILDING  
702 CLARK STREET

S 0° 28' 21" E 94.65'

CLARK STREET

N 89° 28' 46" W 60.17'

CONC  
PART OF TRACT I & II  
LONE STAR ICE, INC.  
TO  
JON PALMER  
VOL. 1275, PG. 278

CONTROLLING BEARING LINE

CREEK  
100-YR FLOOD PLAIN  
ZONE A  
ZONE X

PART OF TRACT I & II  
LONE STAR ICE, INC.  
TO  
JON PALMER  
VOL. 1275, PG. 278

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a 0.13 acres tract of land as described in a Warranty deed from Jon Palmer to Darrell McCallum, dated June 15, 1999 and being recorded in Volume 1660, Page 261, of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete for corner at the intersection of the south right-of-way line of Boydston Street and the west right-of-way line of Clark Street, said point being the northeast corner of said 0.13 acres tract of land;

THENCE S. 00 deg. 28 min. 21 sec. E. along the west right-of-way line of Clark Street, a distance of 94.65 feet to a 60d nail found for corner;

THENCE N. 89 deg. 28 min. 46 sec. W. a distance of 60.17 feet to a 1/2" iron rod found for corner;

THENCE N. 00 deg. 22 min. 33 sec. W. a distance of 93.59 feet to a 1/2" iron rod found for corner in the south right-of-way line of Boydston Street;

THENCE N. 89 deg. 30 min. 25 sec. E. along said right-of-way line, a distance of 60.00 feet to the POINT OF BEGINNING and containing 0.13 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1212, PG. 278 R.P.R.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO AFFECT THIS LOT: (i) V. 1399, P. 270 (ii) V. 49, P. 32

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for NORTH AMERICAN TITLE COMPANY and DOUG & RUTH KAUFMAN at 702 CLARK STREET, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 16th day of March, 2010.

*[Signature]*  
Harold D. Fetty III, R.P.L.S. No. 5034



| SYMBOL LEGEND |               |                |              |
|---------------|---------------|----------------|--------------|
| ⊙             | ⊗             | ⊕              | ⊖            |
| TV            | GAS           | TEL            | FH           |
| CABLE RISER   | METER         | RISE           | FIRE HYDRANT |
| ⊕             | ⊖             | ⊕              | ⊖            |
| ELEC          | ELEC          | WH             | LP           |
| ELECTRIC      | BOX           | WATER          | LIGHT        |
| METER         | SUBSURFACE    | METER          | POLE         |
|               | JUNCTION BOX  |                |              |
| —             | —             | —              | —            |
| FENCE         | EASEMENT LINE | PROPERTY LINES | PROPR. TANK  |

SURVEY DATE MARCH 16, 2010  
SCALE 1" = 20' FILE # 990735-3  
CLIENT KAUFMAN GF # 14709-10-00097

SURVEY ACCEPTED BY:

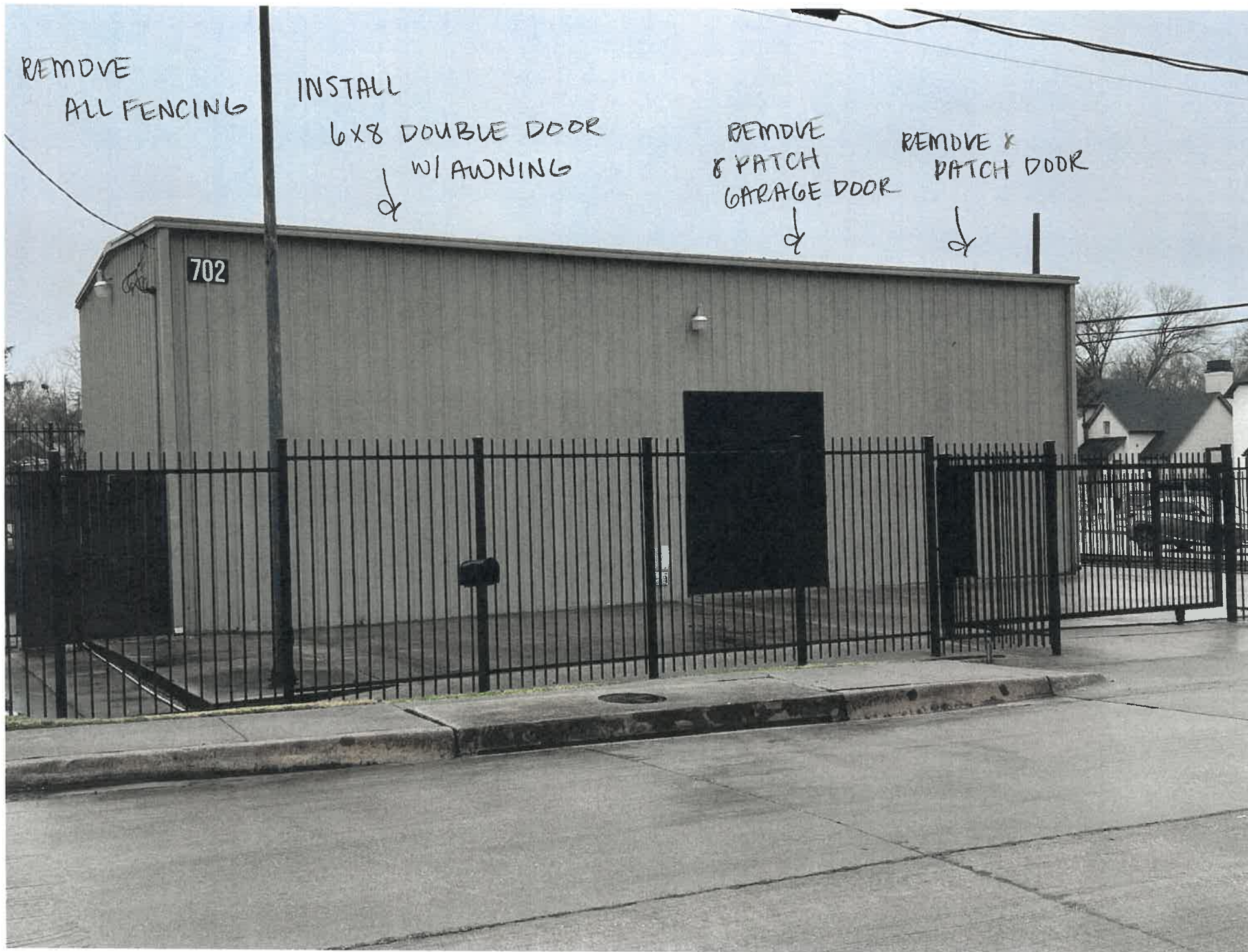
\_\_\_\_\_  
DATE \_\_\_\_\_

\_\_\_\_\_  
DATE \_\_\_\_\_

**H.D. Fetty Land Surveyor, LLC**  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

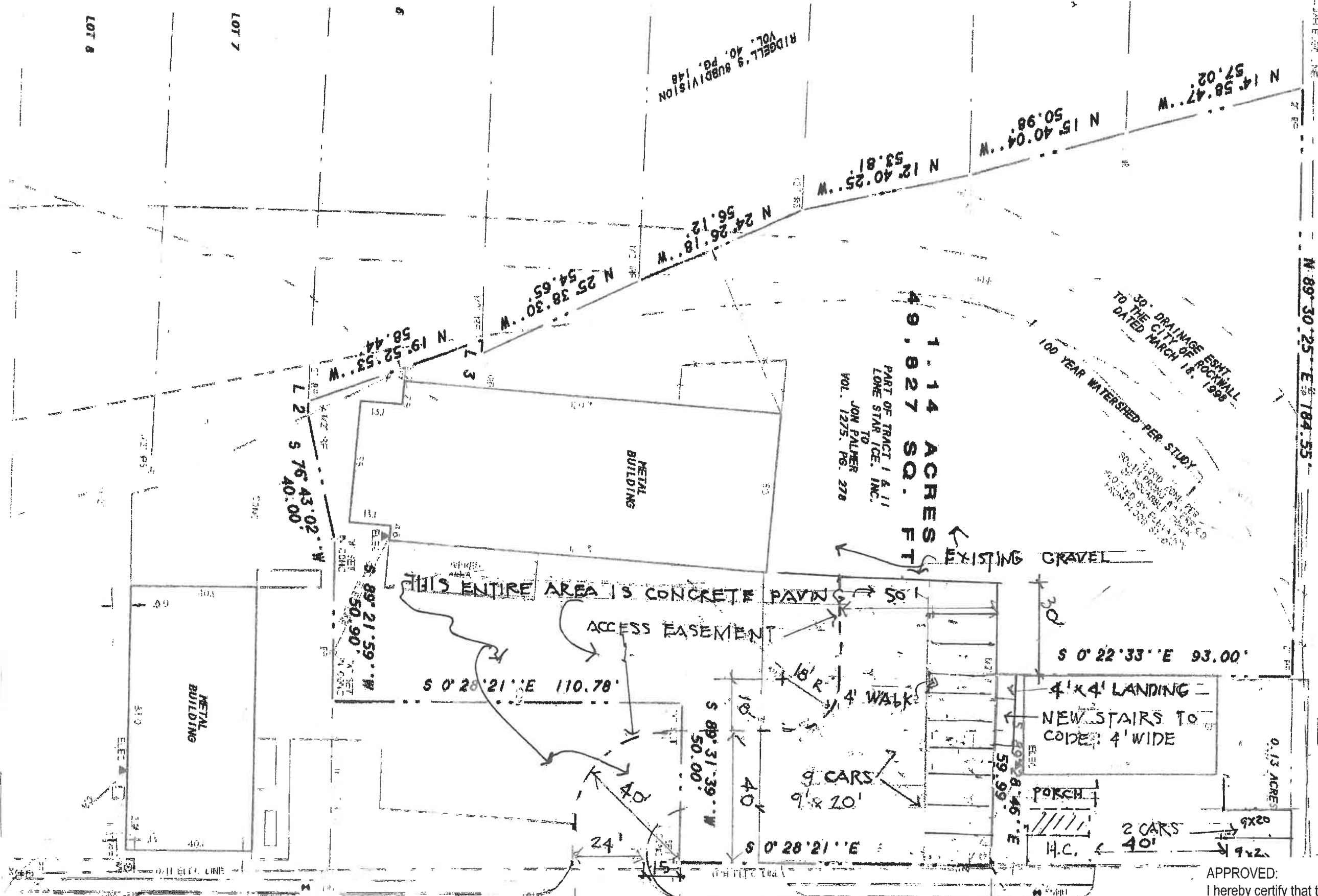


- PAINT BUILDING WHITE
- GARAGE DOOR WILL LOOK LIKE ABOVE
- INSTALL 6'8 DOUBLE ENTRY DOOR W/ METAL AWNING









BOYDSTON STREET

VIEWADIS & SIDENIS  
NO ACCESS

1.14 ACRES  
49,827 SQ. FT.

PART OF TRACT 1 & 11  
TO  
LONE STAR ICE, INC.  
TO  
JON PALMER  
VOL. 1275, PG. 278

30' DRAINAGE ESMT  
TO THE CITY OF ROCKWALL  
DATED MARCH 18, 1999

100 YEAR WATERSHED - PER STUDY

EXISTING GRAVEL

THIS ENTIRE AREA IS CONCRETE PAVING

ACCESS EASEMENT

4'x4' LANDING  
NEW STAIRS TO  
CODE: 4' WIDE

9 CARS  
9'x20'

2 CARS  
40'

CLARK STREET

SITE PLAN FOR ACCESS EASEMENT

ROCKWALL TEXAS

APPROVED:  
I hereby certify that the above and foregoing site plan for  
development in the City of Rockwall, Texas, was approved by the  
Planning & Zoning Director on the 15 day of October,  
2025.

4/  
Director of Planning & Zoning

PREPARED BY: R

SCALE: 1" = 30'

NOTE: ENTIRE PROPERTY IS PAVED  
IN CONCRETE - EASEMENT LINE  
WILL NOT APPEAR (NOT A BARRIER)

LOT 6

LOT 7

6

N 89° 30' 25" E 184.55'

L 2 S 76° 43' 02" W 40.00'

S 89° 21' 59" W 50.90'

S 89° 31' 39" W 50.00'

S 40° 08' 46" E 59.99'

N 24° 26' 18" W 53.81'

N 25° 38' 30" W 54.65'

N 19° 52' 53" W 58.44'

N 15° 40' 04" W 50.98'

N 14° 58' 47" W 57.02'

RIDGELL'S SUBDIVISION  
VOL. 40, PG. 148