



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2021-024 P&Z DATE 06/15/21 CC DATE _____ APPROVED/DENIE _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-024

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)

TO: CITY OF ROCKWALL

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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS TBO EAST BOVEN ST

SUBDIVISION BF BOYOSTON

LOT E BLOCK 112

GENERAL LOCATION EAST BOVEN, EAST OF LAMAR^{6E} CODE 3140.0112.000E.00.02

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF3

CURRENT USE SF3

PROPOSED ZONING SF3

PROPOSED USE SF3

ACREAGE 0.240

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 SCOTT H. JOHNSON

APPLICANT

CONTACT PERSON SCOTT H. JOHNSON

CONTACT PERSON

ADDRESS 709 STILLWATER DR.

ADDRESS

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP

PHONE 214.448.7212

PHONE

E-MAIL ZIP75087@GMAIL.COM

E-MAIL

NOTARY VERIFICATION [REQUIRED]

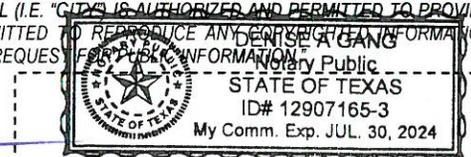
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Johnson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF May, 2021. 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 May, 2021.

OWNER'S SIGNATURE Scott Johnson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES July 30, 2024



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO SCOTT JOHNSON, RECORDED IN INSTRUMENT NO. 2018000010262, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF BOURN STREET, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 2017000008235, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID JOHNSON TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS "TRACT 1" TO SAMUEL L. BUFFINGTON, ETAL, RECORDED IN VOLUME 2270, PAGE 96, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 16 MINUTES 08 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID JOHNSON TRACT AND THE APPARENT EAST LINE OF SAID BUFFINGTON TRACT 1, A DISTANCE OF 130.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID JOHNSON TRACT AND AN APPARENT INNER ELL CORNER OF LOT 2, BLOCK 1 OF SAMUEL BUFFINGTON ADDITION, AN ADDITION TO ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 225, PLAT RECORDED, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST - 10.94 FEET AND FROM SAID WITNESS A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTHWEST CORNER OF SAID LOT 2 BEARS NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST - 60.00 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED NORTH LINE OF SAID JOHNSON TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 39.86 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT MOST WESTERLY SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 2017000008236, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT NORTHWEST CORNER OF SAID ROCKWALL TRACT (INST. NO. 2017000008235);

THENCE SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID JOHNSON TRACT AND THE APPARENT WEST LINE OF SAID ROCKWALL TRACT (INST. NO. 2017000008235), A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10,400.00 SQ. FT. OR 0.240 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I Scott Johnson the undersigned owner(s) of the land shown on this plat, and designated herein as Johnson 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I Scott Johnson further certify that all other parties who have a mortgage or lien interest in the Johnson Addition, subdivision have been notified and signed this plat. I Scott Johnson understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I Scott Johnson also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of 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 of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. Property owner shall be responsible for all maintenance, repair, and reconstruction of drainage and detention systems.

I Scott Johnson further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I Scott Johnson, my (our) successors and assigns hereby waive any claim, damage, or cause of action that I Scott Johnson may have as a result of the dedication of exactions made herein.

Owner: Scott Johnson

By: Scott Johnson

STATE OF TEXAS
COUNTY OF ROCKWALL

NOTARY PUBLIC

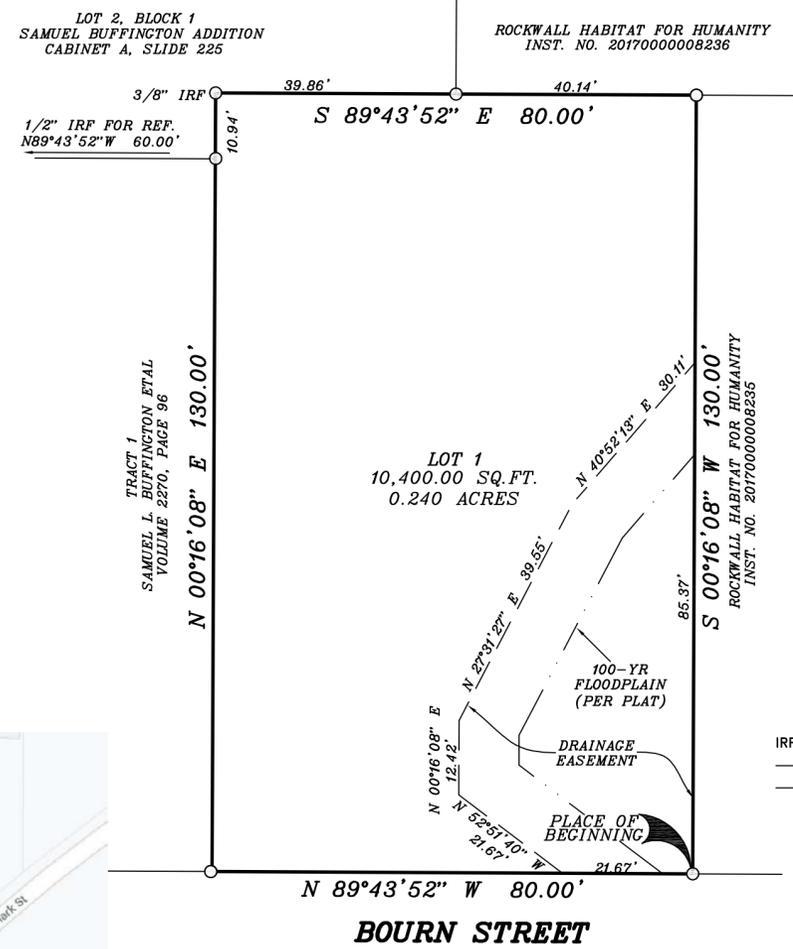
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

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

OWNER
SCOTT JOHNSON
709 STILLWATER DRIVE
ROCKWALL, TEXAS, 75087
PHONE: (214) 448-7212
CAD. TECH. MM JOB NO. 1801517-4

PRELIMINARY PLAT
JOHNSON ADDITION
BEING A 0.24 ACRE TRACT OF LAND
ROCKWALL, ROCKWALL COUNTY, TEXAS



LEGEND

R.O.W.-RIGHT-OF-WAY EASMT'-EASEMENT
 PFC-POINT FOR CORNER ○ 1" IRON PIPE FOUND
 ⊗ 1/2" IRON ROD SET ○ 1/2" IRON ROD FOUND
 IRF/IRS- IRON ROD FOUND/SET (UNLESS OTHERWISE NOTED)
 --- EASEMENT LINE
 --- FLOODPLAIN LINE

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Brian D. Gallia, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision.

EXECUTED THIS _____ 8TH DAY OF _____ APRIL, 2021

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HUNT

Before me, the undersigned authority, on this day personally appeared _____, 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 upon my hand and seal of office this _____ day of _____, _____.

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

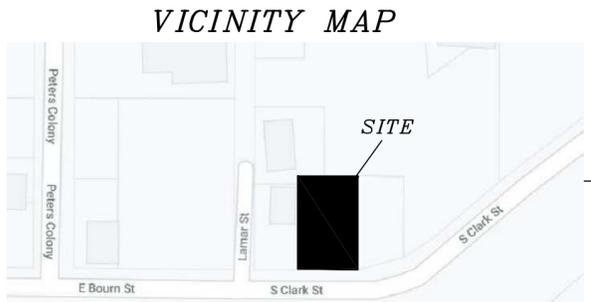
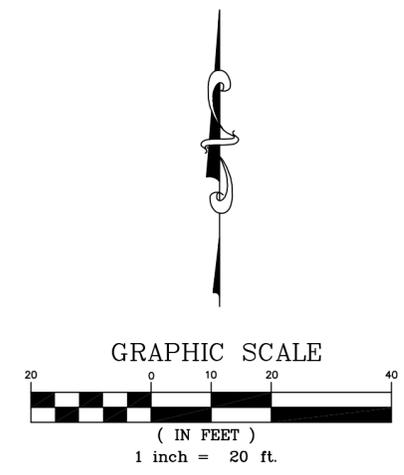
Planning & Zoning Commission, Chairman Date

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 _____, 20____.

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 _____ day of _____, _____

Mayor, City of Rockwall City Secretary City Engineer



NOT TO SCALE

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____.

This approval shall be invalid unless the approved plat of such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

City Engineer

NOTE: 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.

NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL 1-800-344-8377 (DIG TESS)

NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48085C0575J, THIS PROPERTY APPEARS TO LIE IN ZONE X & A AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-024

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

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PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION BF BOYOSTON

LOT E BLOCK 112

GENERAL LOCATION EAST BOVEN, EAST OF LAMAR^{6E} CODE 3140.0112.000E.00.02

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF3

CURRENT USE SF3

PROPOSED ZONING SF3

PROPOSED USE SF3

ACREAGE 0.240

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

OWNER SCOTT H. JOHNSON

APPLICANT

CONTACT PERSON SCOTT H. JOHNSON

CONTACT PERSON

ADDRESS 709 STILLWATER DR.

ADDRESS

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP

PHONE 214.448.7212

PHONE

E-MAIL ZIP75087@GMAIL.COM

E-MAIL

NOTARY VERIFICATION [REQUIRED]

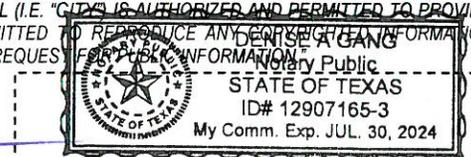
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF May, 2021.

OWNER'S SIGNATURE Scott Johnson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES July 30, 2024



P2021-024- LOT 1, BLOCK A, JOHNSON ADDITION
 REPLAT - LOCATION MAP = [pin icon]

0 20 40 80 120 160 Feet

BOURN

LAMAR

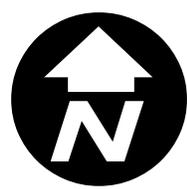
CLARK



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.





DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO SCOTT JOHNSON, RECORDED IN INSTRUMENT NO. 2018000010262, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF BOURN STREET, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 2017000008235, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID JOHNSON TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS "TRACT 1" TO SAMUEL L. BUFFINGTON, ETAL, RECORDED IN VOLUME 2270, PAGE 96, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 16 MINUTES 08 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID JOHNSON TRACT AND THE APPARENT EAST LINE OF SAID BUFFINGTON TRACT 1, A DISTANCE OF 130.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID JOHNSON TRACT AND AN APPARENT INNER ELL CORNER OF LOT 2, BLOCK 1 OF SAMUEL BUFFINGTON ADDITION, AN ADDITION TO ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 225, PLAT RECORDED, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST - 10.94 FEET AND FROM SAID WITNESS A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTHWEST CORNER OF SAID LOT 2 BEARS NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST - 60.00 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED NORTH LINE OF SAID JOHNSON TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 39.86 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT MOST WESTERLY SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 2017000008236, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT NORTHWEST CORNER OF SAID ROCKWALL TRACT (INST. NO. 2017000008235);

THENCE SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID JOHNSON TRACT AND THE APPARENT WEST LINE OF SAID ROCKWALL TRACT (INST. NO. 2017000008235), A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10,400.00 SQ. FT. OR 0.240 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I Scott Johnson the undersigned owner(s) of the land shown on this plat, and designated herein as Johnson 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I Scott Johnson further certify that all other parties who have a mortgage or lien interest in the Johnson Addition, subdivision have been notified and signed this plat. I Scott Johnson understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I Scott Johnson also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of 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 of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. Property owner shall be responsible for all maintenance, repair, and reconstruction of drainage and detention systems.

I Scott Johnson further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I Scott Johnson, my (our) successors and assigns hereby waive any claim, damage, or cause of action that I Scott Johnson may have as a result of the dedication of exactions made herein.

Owner: Scott Johnson

By: Scott Johnson

STATE OF TEXAS
COUNTY OF ROCKWALL

NOTARY PUBLIC

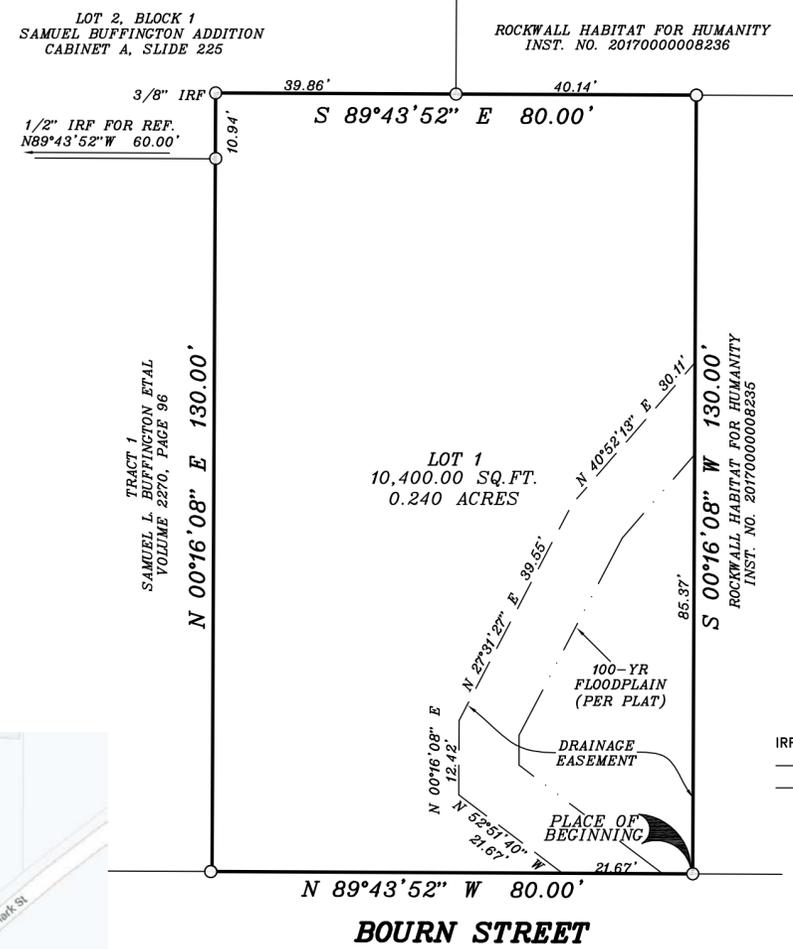
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

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

OWNER
SCOTT JOHNSON
709 STILLWATER DRIVE
ROCKWALL, TEXAS, 75087
PHONE: (214) 448-7212
CAD. TECH. MM JOB NO. 1801517-4

PRELIMINARY PLAT
JOHNSON ADDITION
BEING A 0.24 ACRE TRACT OF LAND
ROCKWALL, ROCKWALL COUNTY, TEXAS



LEGEND

- R.O.W.-RIGHT-OF-WAY
- PFC-POINT FOR CORNER
- ⊗ 1/2" IRON ROD SET
- IRF/IRS- IRON ROD FOUND/SET (UNLESS OTHERWISE NOTED)
- EASM'T-EASEMENT
- 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- EASEMENT LINE
- FLOODPLAIN LINE

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Brian D. Gallia, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision.

EXECUTED THIS _____ 8TH DAY OF _____ APRIL, 2021

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HUNT

Before me, the undersigned authority, on this day personally appeared _____, 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 upon my hand and seal of office this _____ day of _____, _____.

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

Planning & Zoning Commission, Chairman _____ Date _____

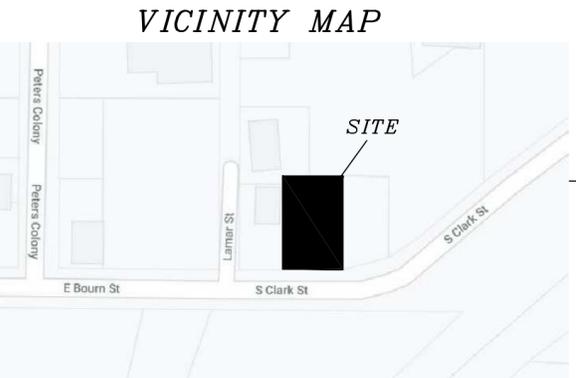
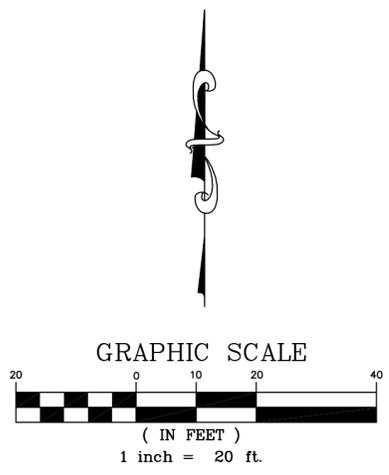
APPROVED:

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 _____, 20____.

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 _____ day of _____, _____

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____



NOT TO SCALE

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____.

This approval shall be invalid unless the approved plat of such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

City Engineer

NOTE: 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.

NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL 1-800-344-8377 (DIG TESS)

NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48085C0575J, THIS PROPERTY APPEARS TO LIE IN ZONE X & A AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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: May 25, 2021
APPLICANT: Scott H. Johnson
CASE NUMBER: P2021-024; *Replat for Lot 1, Block A, Johnson Addition*

SUMMARY

Consider a request by Scott H. Johnson for the approval of a Replat for Lot 1, Block A, Johnson Addition being an 0.24-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 505 E. Bourne Street, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 0.24-acre tract of land (*i.e. Lot E, Block 122, B. F. Boydston Addition*) into one (1) lot (*i.e. Lot 1, Block A, Johnson Addition*) for the purpose of delineating the floodplain on the subject property. The subject property is located at 505 E. Bourne Street, and is zoned Single Family 7 (SF-7) District.
- The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. At some point after August 25, 1934, the subject property was platted as Lot E, Block 112, B. F. Boydston Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. Since the time of annexation, the property has remained vacant.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat 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 Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for Lot 1, Block A, Johnson Addition, 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 Replat 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.

PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: P2021-024
PROJECT NAME: Lot 1, Block A, Johnson Addition
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Consider a request by Scott H. Johnson for the approval of a Replat for Lot 1, Block A, Johnson Addition being an 0.24-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 505 E. Bourne Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/20/2021	Approved w/ Comments

05/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 1, Block A, Johnson Addition being an 0.024-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 505 E. Bourne Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2021-024) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Chapter 38 of the Municipal Code of Ordinances that are applicable to the subject property.

M.5 Please correct the title block as follows:

Final Plat

Lot 1, Block A, Johnson Addition

0.24 acres/ 10,454 square feet

1 Lot

Being a Replat of

Lot E, Block 112, B. F. Boydston Addition

City of Rockwall, Rockwall County, Texas

M.6 The location of the development is required to be tied to state plane coordinates at two (2) corners.

M.7 Indicate the setback adjacent to Bourn Street, which is 20ft.

M.8 Provide a 10ft utility easement along Bourn Street. If you have questions on this contact our Engineering Department.

M.9 Please show all of Bourn Street along with the centerline.

M.10 Show the 100-yr and 50-yr flood boundary, if applicable.

M.11 Move #7 in the Owner's Dedication to the general notes.

M.12 The surveyor does not need to be notarized. Please remove the provided notary for the surveyor.

M.13 Please move the Planning and Zoning Chairman Signature to be included with the other City Signatures.

M.14 Please remove the signature block that only has the City Engineer Signature (located under the vicinity map). The City Engineer Signature is already included in the other City

Signature block.

I.15 No building or development may occur within the floodplain.

I.16 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 approval.

I.17 The proposed Preliminary Plat will go to Planning and Zoning on May 25 at 6pm and City Council on June 7, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Needs Review

05/20/2021: M - Must include the floodplain cross section and elevation data.

M - Include Minimum Finish Floor Elevation of 545.33

M - Northing and Easting Coordinates at two points on Boundary.

M - 10-ft Utility Easement on Bourn Street Frontage.

M - Add note: No improvements or structures allowed in drainage easements or flood plain without a flood study approved by the City

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved

05/18/2021: NOTE:GIS 100 YR FLOODPLAIN IS MUCH LARGER AREA THAN IS NOTED ON SURVEY.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved w/ Comments

05/17/2021: Please add State Plane Coordinates (grid) to two corners.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/20/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved

05/17/2021: No comments

LOT 2, BLOCK 1
SAMUEL BUFFINGTON ADDITION
CABINET A, SLIDE 225

ROCKWALL HABITAT FOR HUMANITY
INST. NO. 2017000008236

STATE OF TEXAS:
COUNTY OF ROCKWALL:

PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO SCOTT JOHNSON, RECORDED IN INSTRUMENT NO. 2018000010262, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF BOURN STREET, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 2017000008235, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID JOHNSON TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS "TRACT 1" TO SAMUEL L. BUFFINGTON, ETAL, RECORDED IN VOLUME 2270, PAGE 96, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 16 MINUTES 08 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID JOHNSON TRACT AND THE APPARENT EAST LINE OF SAID BUFFINGTON TRACT 1, A DISTANCE OF 130.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID JOHNSON TRACT AND AN APPARENT INNER ELL CORNER OF LOT 2, BLOCK 1 OF SAMUEL BUFFINGTON ADDITION, AN ADDITION TO ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 225, PLAT RECORDED, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST - 10.94 FEET AND FROM SAID WITNESS A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTHWEST CORNER OF SAID LOT 2 BEARS NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST - 60.00 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED NORTH LINE OF SAID JOHNSON TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 39.86 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT MOST WESTERLY SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 2017000008236, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT NORTHWEST CORNER OF SAID ROCKWALL TRACT (INST. NO. 2017000008235);

THENCE SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID JOHNSON TRACT AND THE APPARENT WEST LINE OF SAID ROCKWALL TRACT (INST. NO. 2017000008235), A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10,400.00 SQ. FT. OR 0.240 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (SCOTT JOHNSON), IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 1/30/20 THAT, THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY; SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION; THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED; THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSACTION; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 6TH DAY OF FEBRUARY, 2020

Brian Gallia

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: IT IS THE CLIENTS RESPONSIBILITY TO VERIFY WITH THE CITY AND/OR COUNTY REGARDING ZONING REGULATIONS (BUILDING SETBACK LINES, EASEMENTS, ETC.) THAT COULD EFFECT THE DEVELOPMENT OF THIS PROPERTY PRIOR TO ANY CONSTRUCTION.

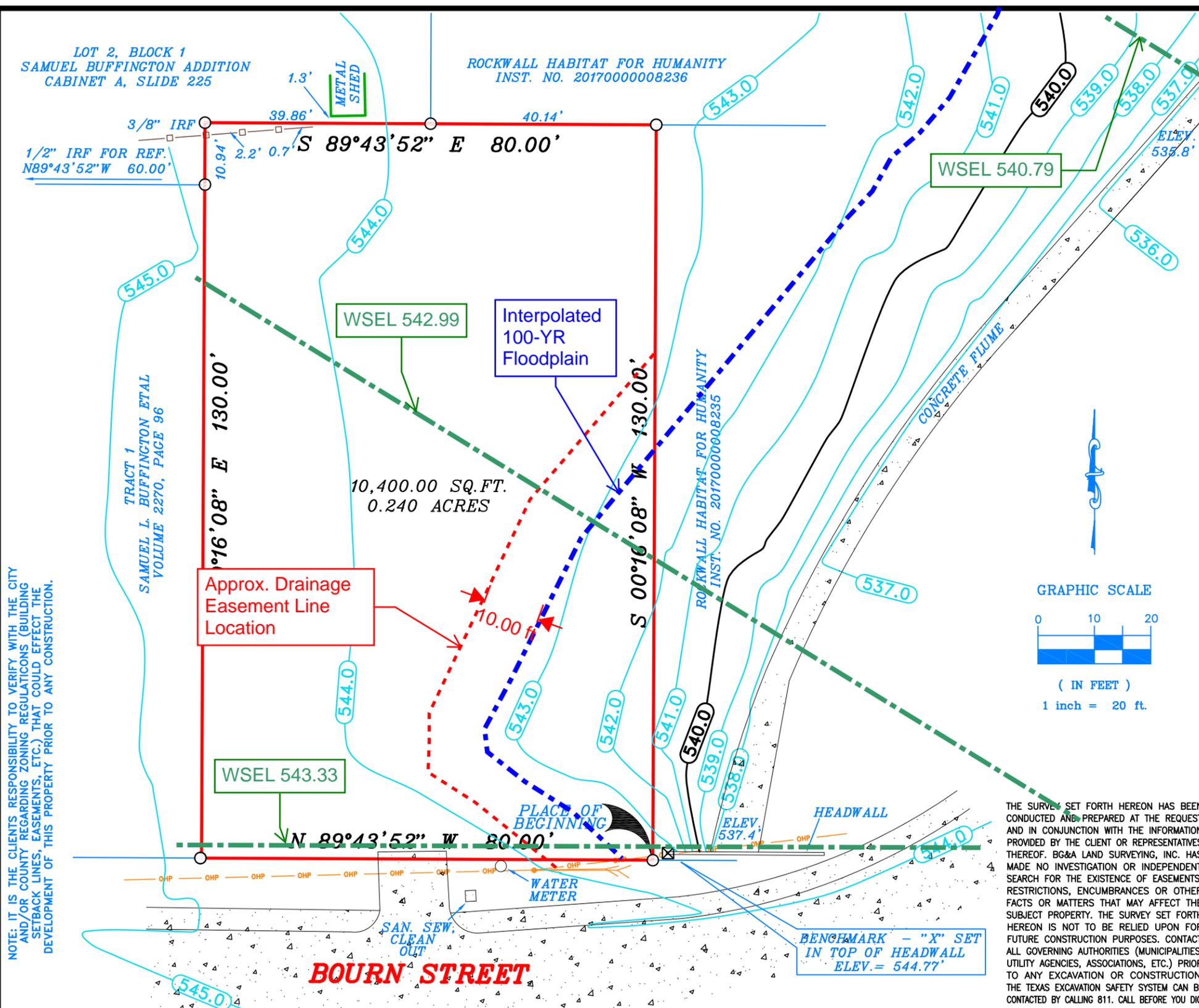
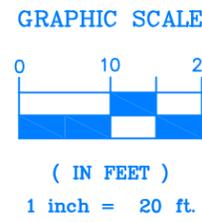
NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48085C0575J THIS PROPERTY APPEARS TO LIE IN ZONE X & A AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA, EXCEPT AS SHOWN. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

LEGEND	
BRICK	IRF/IRS-IRON ROD FOUND/SET
COVERED AREA	NAIL FOUND/SET
CONCRETE	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
WOOD DECK	1/2" IRON ROD SET
STONE	1" IRON PIPE FOUND
GRAVEL/ROCK ROAD OR DRIVE	MONUMENT FOUND
ASPHALT PAVING	"X" FOUND/SET
D&UE- DRAINAGE & UTILITY EASEMENT	BL- BUILDING LINE/SET BACK LINE
BL- BUILDING LINE/SET BACK LINE	CH- CHAIN LINK FENCE
CH- CHAIN LINK FENCE	WF- WOOD FENCE
WF- WOOD FENCE	BW- BARBED/WIRE
BW- BARBED/WIRE	MF- METAL FENCE
MF- METAL FENCE	PF- PIPE FENCE
PF- PIPE FENCE	W- WATER LINE
W- WATER LINE	G- GAS LINE
G- GAS LINE	UTG- UNDERGROUND TELEPHONE
UTG- UNDERGROUND TELEPHONE	CATV- UNDERGROUND CABLE TV
CATV- UNDERGROUND CABLE TV	TRANS- ELECTRIC TRANSFORMER
TRANS- ELECTRIC TRANSFORMER	OHP- OVERHEAD POWER LINE
OHP- OVERHEAD POWER LINE	

THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BG&A LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEY SET FORTH HEREON IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL GOVERNING AUTHORITIES (MUNICIPALITIES, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TEXAS EXCAVATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811. CALL BEFORE YOU DIG.



~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com

TOPOGRAPHIC SURVEY
BOURN STREET
B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS

JOB NO. 1801517-3 CAD. TECH. BG



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-024

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)

TO: CITY OF ROCKWALL

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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS TBO EAST BOVEN ST

SUBDIVISION BF BOYOSTON

LOT E BLOCK 112

GENERAL LOCATION EAST BOVEN, EAST OF LAMAR^{6E} CODE 3140.0112.000E.00.02

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF3

CURRENT USE SF3

PROPOSED ZONING SF3

PROPOSED USE SF3

ACREAGE 0.240

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 SCOTT H. JOHNSON

APPLICANT

CONTACT PERSON SCOTT H. JOHNSON

CONTACT PERSON

ADDRESS 709 STILLWATER DR.

ADDRESS

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP

PHONE 214.448.7212

PHONE

E-MAIL ZIP75087@GMAIL.COM

E-MAIL

NOTARY VERIFICATION [REQUIRED]

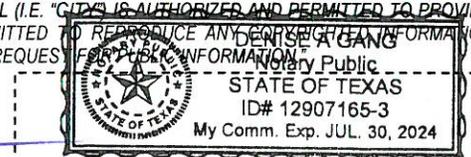
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Johnson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF May, 2021. 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 May, 2021.

OWNER'S SIGNATURE Scott Johnson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES July 30, 2024



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.



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO SCOTT JOHNSON, RECORDED IN INSTRUMENT NO. 2018000010262, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF BOURN STREET, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 2017000008235, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID JOHNSON TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS "TRACT 1" TO SAMUEL L. BUFFINGTON, ETAL, RECORDED IN VOLUME 2270, PAGE 96, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 16 MINUTES 08 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID JOHNSON TRACT AND THE APPARENT EAST LINE OF SAID BUFFINGTON TRACT 1, A DISTANCE OF 130.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID JOHNSON TRACT AND AN APPARENT INNER ELL CORNER OF LOT 2, BLOCK 1 OF SAMUEL BUFFINGTON ADDITION, AN ADDITION TO ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 225, PLAT RECORDED, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST - 10.94 FEET AND FROM SAID WITNESS A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTHWEST CORNER OF SAID LOT 2 BEARS NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST - 60.00 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED NORTH LINE OF SAID JOHNSON TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 39.86 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT MOST WESTERLY SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 2017000008236, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT NORTHWEST CORNER OF SAID ROCKWALL TRACT (INST. NO. 2017000008235);

THENCE SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID JOHNSON TRACT AND THE APPARENT WEST LINE OF SAID ROCKWALL TRACT (INST. NO. 2017000008235), A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10,400.00 SQ. FT. OR 0.240 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I Scott Johnson the undersigned owner(s) of the land shown on this plat, and designated herein as Johnson 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I Scott Johnson further certify that all other parties who have a mortgage or lien interest in the Johnson Addition, subdivision have been notified and signed this plat. I Scott Johnson understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I Scott Johnson also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of 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 of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. Property owner shall be responsible for all maintenance, repair, and reconstruction of drainage and detention systems.

I Scott Johnson further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I Scott Johnson, my (our) successors and assigns hereby waive any claim, damage, or cause of action that I Scott Johnson may have as a result of the dedication of exactions made herein.

Owner: Scott Johnson

By: Scott Johnson

STATE OF TEXAS
COUNTY OF ROCKWALL

NOTARY PUBLIC

Before me, the undersigned authority, on this day personally appeared _____, 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 upon my hand and seal of office this _____ day of _____, _____.

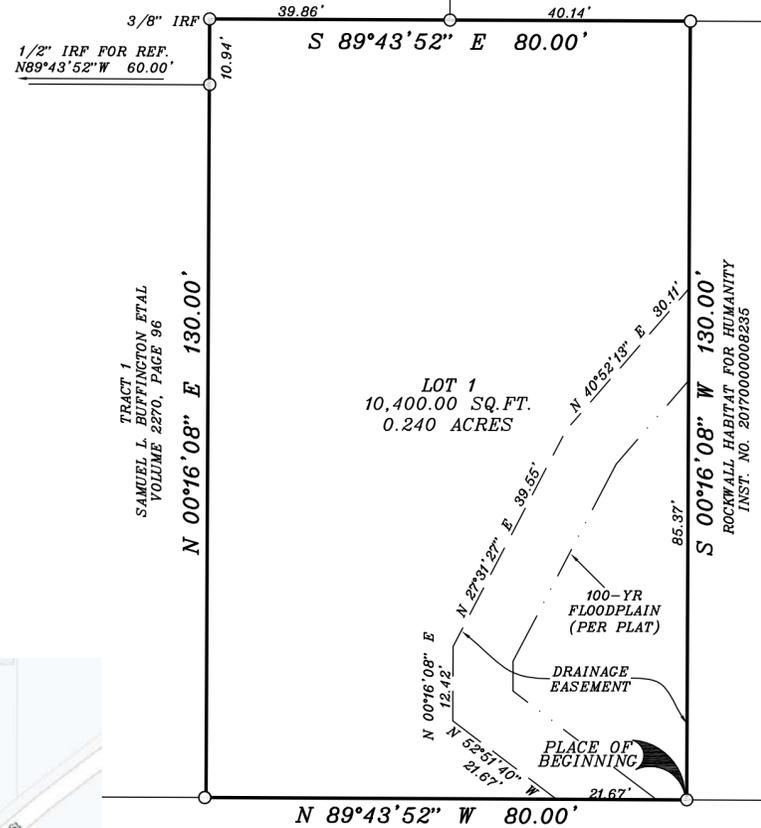
Notary Public in and for the State of Texas: _____ My Commission Expires: _____

OWNER
SCOTT JOHNSON
709 STILLWATER DRIVE
ROCKWALL, TEXAS, 75087
PHONE: (214) 448-7212
CAD. TECH. MM JOB NO. 1801517-4

PRELIMINARY PLAT
JOHNSON ADDITION
BEING A 0.24 ACRE TRACT OF LAND
ROCKWALL, ROCKWALL COUNTY, TEXAS

LOT 2, BLOCK 1
SAMUEL BUFFINGTON ADDITION
CABINET A, SLIDE 225

ROCKWALL HABITAT FOR HUMANITY
INST. NO. 2017000008236



LEGEND

- R.O.W.-RIGHT-OF-WAY
- PFC-POINT FOR CORNER
- ⊗ 1/2" IRON ROD SET
- IRF/IRS- IRON ROD FOUND/SET (UNLESS OTHERWISE NOTED)
- EASMT'-EASEMENT
- 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- EASEMENT LINE
- FLOODPLAIN LINE

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Brian D. Gallia, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision.

EXECUTED THIS _____ 8TH DAY OF _____ APRIL, 2021

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HUNT

Before me, the undersigned authority, on this day personally appeared _____, 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 upon my hand and seal of office this _____ day of _____, _____.

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

Planning & Zoning Commission, Chairman _____ Date _____

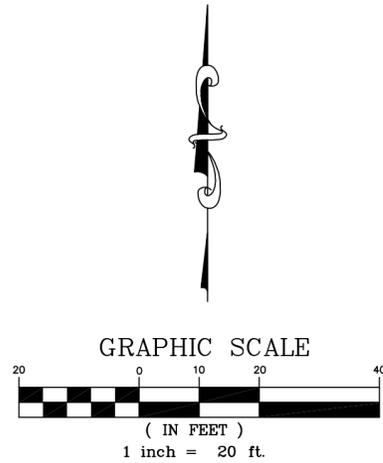
APPROVED:

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 _____, 20____.

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 _____ day of _____, _____

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____



VICINITY MAP



NOT TO SCALE

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____.

This approval shall be invalid unless the approved plat of such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

NOTE: 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.

NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL 1-800-344-8377 (DIG TESS)

NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48085C0575J, THIS PROPERTY APPEARS TO LIE IN ZONE X & A AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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: June 7, 2021
APPLICANT: Scott H. Johnson
CASE NUMBER: P2021-024; *Replat for Lot 1, Block A, Johnson Addition*

SUMMARY

Consider a request by Scott H. Johnson for the approval of a Replat for Lot 1, Block A, Johnson Addition being an 0.24-acre parcel of land identified as Lot E, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 505 E. Bourne Street, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Replat a 0.24-acre tract of land (*i.e. Lot E, Block 112, B. F. Boydston Addition*) into one (1) lot (*i.e. Lot 1, Block A, Johnson Addition*) for the purpose of delineating the floodplain on the subject property. The subject property is located at 505 E. Bourne Street, and is zoned Single Family 7 (SF-7) District.
- The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. At some point after August 25, 1934, the subject property was platted as Lot E, Block 112, B. F. Boydston Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to a Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. Since the time of annexation, the property has remained vacant.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat 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 Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for *Lot 1, Block A, Johnson Addition*, 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 Replat 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.

PLANNING AND ZONING COMMISSION

On May 25, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2021-024

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)

TO: CITY OF ROCKWALL

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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS TBO EAST BOVEN ST

SUBDIVISION BF BOYOSTON

LOT E BLOCK 112

GENERAL LOCATION EAST BOVEN, EAST OF LAMAR^{6E} CODE 3140.0112.000E.00.02

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF3

CURRENT USE SF3

PROPOSED ZONING SF3

PROPOSED USE SF3

ACREAGE 0.240

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 SCOTT H. JOHNSON

APPLICANT

CONTACT PERSON SCOTT H. JOHNSON

CONTACT PERSON

ADDRESS 709 STILLWATER DR.

ADDRESS

CITY, STATE & ZIP ROCKWALL TX 75087

CITY, STATE & ZIP

PHONE 214.448.7212

PHONE

E-MAIL ZIP75087@GMAIL.COM

E-MAIL

NOTARY VERIFICATION [REQUIRED]

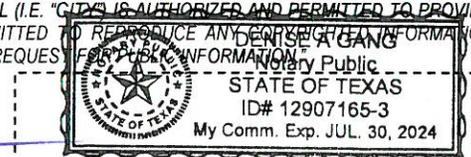
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Johnson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF May, 2021. 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 May, 2021.

OWNER'S SIGNATURE Scott Johnson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES July 30, 2024



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.



OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO SCOTT JOHNSON, RECORDED IN INSTRUMENT NO. 2018000010262, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTH RIGHT-OF-WAY LINE OF BOURN STREET, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 2017000008235, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID JOHNSON TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS "TRACT 1" TO SAMUEL L. BUFFINGTON, ETAL, RECORDED IN VOLUME 2270, PAGE 96, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 16 MINUTES 08 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID JOHNSON TRACT AND THE APPARENT EAST LINE OF SAID BUFFINGTON TRACT 1, A DISTANCE OF 130.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID JOHNSON TRACT AND AN APPARENT INNER ELL CORNER OF LOT 2, BLOCK 1 OF SAMUEL BUFFINGTON ADDITION, AN ADDITION TO ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 225, PLAT RECORDED, ROCKWALL COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST - 10.94 FEET AND FROM SAID WITNESS A 1/2 INCH IRON ROD FOUND FOR REFERENCE, THE APPARENT SOUTHWEST CORNER OF SAID LOT 2 BEARS NORTH 89 DEGREES 43 MINUTES 52 SECONDS WEST - 60.00 FEET;

THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS WEST, ALONG THE RECOGNIZED NORTH LINE OF SAID JOHNSON TRACT, PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 39.86 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 80.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT MOST WESTERLY SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROCKWALL HABITAT FOR HUMANITY, RECORDED IN INSTRUMENT NO. 2017000008236, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID JOHNSON TRACT AND THE APPARENT NORTHWEST CORNER OF SAID ROCKWALL TRACT (INST. NO. 2017000008235);

THENCE SOUTH 00 DEGREES 16 MINUTES 08 SECONDS WEST, ALONG THE RECOGNIZED EAST LINE OF SAID JOHNSON TRACT AND THE APPARENT WEST LINE OF SAID ROCKWALL TRACT (INST. NO. 2017000008235), A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10,400.00 SQ. FT. OR 0.240 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I Scott Johnson the undersigned owner(s) of the land shown on this plat, and designated herein as Johnson 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, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I Scott Johnson further certify that all other parties who have a mortgage or lien interest in the Johnson Addition, subdivision have been notified and signed this plat. I Scott Johnson understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I Scott Johnson also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of 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 of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. Property owner shall be responsible for all maintenance, repair, and reconstruction of drainage and detention systems.

I Scott Johnson further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I Scott Johnson, my (our) successors and assigns hereby waive any claim, damage, or cause of action that I Scott Johnson may have as a result of the dedication of exactions made herein.

Owner: Scott Johnson

By: Scott Johnson

STATE OF TEXAS
COUNTY OF ROCKWALL

NOTARY PUBLIC

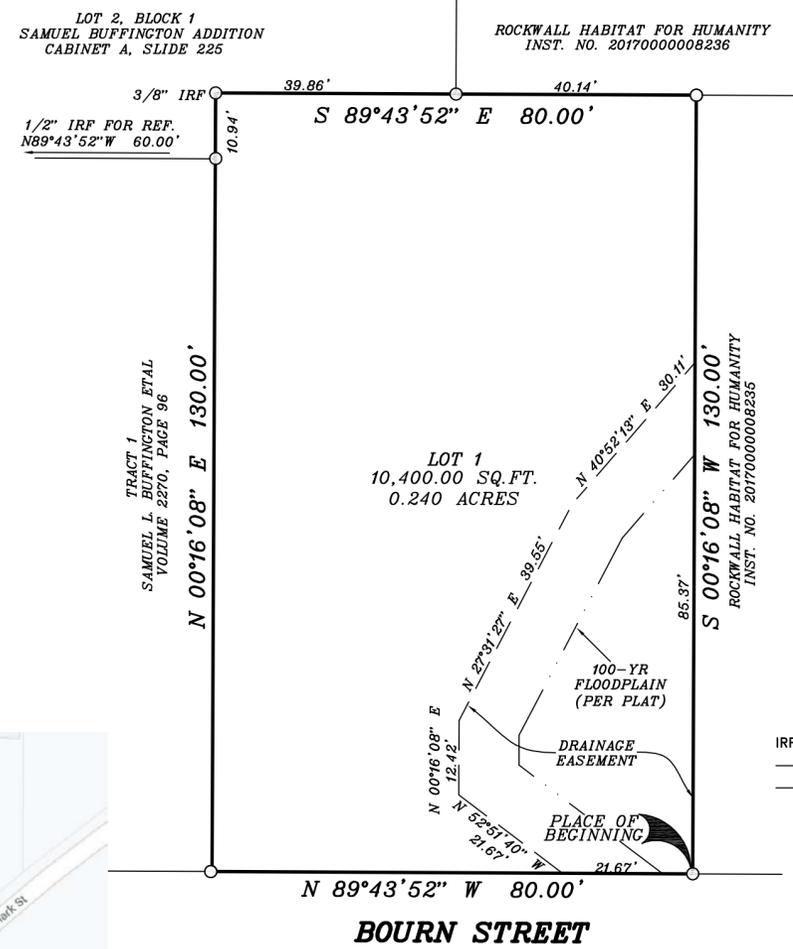
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, _____.

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

OWNER
SCOTT JOHNSON
709 STILLWATER DRIVE
ROCKWALL, TEXAS, 75087
PHONE: (214) 448-7212
CAD. TECH. MM JOB NO. 1801517-4

PRELIMINARY PLAT
JOHNSON ADDITION
BEING A 0.24 ACRE TRACT OF LAND
ROCKWALL, ROCKWALL COUNTY, TEXAS



LEGEND

- R.O.W.-RIGHT-OF-WAY
- PFC-POINT FOR CORNER
- ⊗ 1/2" IRON ROD SET
- IRF/IRS- IRON ROD FOUND/SET (UNLESS OTHERWISE NOTED)
- EASM'T-EASEMENT
- 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- EASEMENT LINE
- FLOODPLAIN LINE

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Brian D. Gallia, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and the corner monuments shown thereon were properly placed under my personal supervision.

EXECUTED THIS _____ 8TH DAY OF _____ APRIL, 2021

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HUNT

Before me, the undersigned authority, on this day personally appeared _____, 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 upon my hand and seal of office this _____ day of _____, _____.

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

Planning & Zoning Commission, Chairman Date

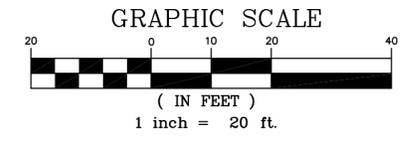
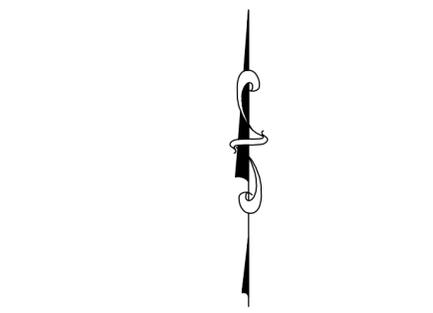
APPROVED:

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 _____, 20____.

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 _____ day of _____, _____

Mayor, City of Rockwall City Secretary City Engineer



VICINITY MAP



NOT TO SCALE

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the _____ day of _____.

This approval shall be invalid unless the approved plat of such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

City Engineer

NOTE: 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.

NOTE: THE LOCATION OF UNDERGROUND UTILITIES IF SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. CALL 1-800-344-8377 (DIG TESS)

NOTE: EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48085C0575J, THIS PROPERTY APPEARS TO LIE IN ZONE X & A AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84), GPS OBSERVED.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300



DATE: 06/09/2021

TO: Scott H. Johnson
709 Stillwater Drive
Rockwall, TX 75087

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75098

SUBJECT: P2021-024; Lot 1, Block A, Johnson Addition (Replat)

Scott Johnson:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by City Council (CC) on 06/07/2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

Any construction resulting from the approval of this 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.

Planning and Zoning Commission

On May 25, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 7-0.

City Council

On June 7, 2021, the City Council approved a motion to approve the replat with the conditions of approval by a vote of 7-0.

Should you have any questions or concerns regarding your platting case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee
Planner