



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE)¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE)¹</p> <p><input checked="" type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE)¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE)¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²</p> <p>NOTES:</p> <p>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.</p> <p>²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 405 N. Alamo RD Rockwall, TX 75087

SUBDIVISION: North Alamo Addition LOT 2 BLOCK A

GENERAL LOCATION: N. Alamo RD & 205/N. Alamo RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF7 CURRENT USE: single residential lot

PROPOSED ZONING: - PROPOSED USE: split into 2 lots to build a personal home on each lot

ACREAGE: 1.2811 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 2

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

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

<input checked="" type="checkbox"/> OWNER	Stringfellow Holdings, LLC	<input checked="" type="checkbox"/> APPLICANT	Brittany Road
CONTACT PERSON	Brittany Road	CONTACT PERSON	Brittany Road
ADDRESS	5023 Parkview Place	ADDRESS	4424 Hearthstone dr.
CITY, STATE & ZIP	Addison, TX 75001	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	469-450-1614	PHONE	469-450-1614
E-MAIL	brittany@stringfellowholdings.com	E-MAIL	brittany@stringfellowholdings.com

NOTARY VERIFICATION [REQUIRED]

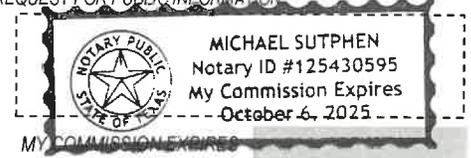
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brittany Road [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

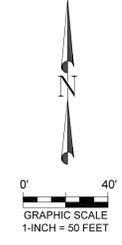
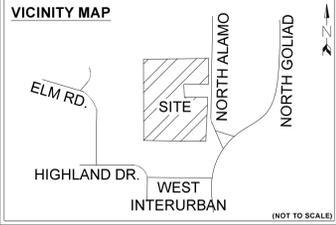
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 329.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF Apr. 2024 BY SIGNING THIS APPLICATION, 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 18 DAY OF Apr 2024

OWNER'S SIGNATURE: Brittany Road

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**
WHEREAS Stringfellow Holdings, a limited liability company, is the sole owner of a tract of land located in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to Stringfellow Holdings, L.L.C., recorded in Instrument No. 20220000015135, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found in the North line of a 6 foot public alley way, as recorded in Volume F, Page 510, Map Records, Rockwall County, Texas (M.R.R.C.T.), at the Southwest corner of a tract of land as described in deed to North Alamo Development, recorded in Document No. 20220000003617, (O.P.R.R.C.T.), and at the most Southerly Southeast corner of said Stringfellow Holdings, L.L.C. tract:

THENCE North 89 deg. 17 min. 24 sec. West, a distance of 153.02 feet, to a 5/8 inch iron rod found in the North line of West Street, at the Easternmost North corner of Lot 2, Block 11, Highwood Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Volume 50, Page 618, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE South 87 deg. 36 min. 53 sec. West, a distance of 11.97 feet, to a point for corner, from which a 5/8 inch iron rod found for reference bears North 79 deg. 54 min. 31 sec. East, a distance of 0.64 feet, at the inner el corner of said Lot 2, Block 11;

THENCE along said East line of Block 11, North 00 deg. 00 min. 55 sec. West, a distance of 377.10 feet, to a bolt found in the East line of a 15 foot alley, at the Southwest corner of a tract of land as described in deed to Pamela Tucker, recorded in Volume 5525, Page 200, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE along said South line, North 88 deg. 57 min. 07 sec. East, a distance of 264.91 feet, to a point for corner in the West line of North Alamo Road (a variable width public right-of-way), from which a 3/8 inch iron rod found for reference bears North 88 deg. 57 min. 07 sec. East, a distance of 4.00 feet;

THENCE along said West line, South 00 deg. 14 min. 32 sec. West, a distance of 121.58 feet, to a point for corner, at the Northeast corner of a tract of land as described in deed to SFR Texas Acquisitions 3 L.L.C., recorded in Document No. 20220000011687, (O.P.R.R.C.T.), from which a 3/8 inch iron rod found for reference bears South 89 deg. 37 min. 39 sec. East, a distance of 4.00 feet;

THENCE along said North line, North 89 deg. 37 min. 39 sec. West, a distance of 96.00 feet, to a 3/8 inch iron rod found at the Northwest corner of said SFR Texas Acquisitions 3 L.L.C. tract;

THENCE along said West line, South 00 deg. 06 min. 43 sec. West, a distance of 63.06 feet, to a 1/2 inch iron rod found at the Southwest corner of said SFR Texas Acquisitions 3 L.L.C. tract;

THENCE along said South line, South 89 deg. 37 min. 39 sec. East, a distance of 96.00 feet, to a point for corner in the West line of said North Alamo Street, at the Southeast corner of said SFR Texas Acquisitions 3 L.L.C. tract, from which a 5/8 inch iron rod found for reference bears South 88 deg. 21 min. 17 sec. East, a distance of 4.00 feet;

THENCE along said West line, South 01 deg. 52 min. 15 sec. West, a distance of 135.44 feet, to a 1/2 inch iron rod found at the Northeast corner of said North Alamo Development tract;

THENCE along said North line, North 89 deg. 37 min. 39 sec. West, a distance of 91.04 feet, to a 1/2 inch iron rod found at the Northwest corner of said North Alamo Development tract;

Thence along said West line, South 00 deg. 01 min. 30 sec. East, a distance of 64.02 feet, to the PLACE OF BEGINNING and containing 86,631 square feet or 1.989 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of McLendon-Chisholm, Rockwall County, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS
COUNTY OF DALLAS**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

PROPERTY ADDRESS: 405 NORTH ALAMO ROAD, ROCKWALL, TEXAS 75087
OWNER: STRINGFELLOW HOLDINGS, L.L.C.
ADDRESS: 5023 PARKVIEW LANE, ADDISON, TEXAS 75001
PHONE: _____

LEGEND

P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "URNS SURVEYING"
PFC	POINT FOR CORNER

SURVEYOR'S NOTES

- 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "URNS SURVEYING".
- BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOT FROM AN EXISTING TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48231C0150G DATED 01/06/2012, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Stringfellow Holdings, L.L.C., does hereby adopt this plat designating the herein-described property as **LOTS 1, 2A, & 2B, BLOCK A, HOLDINGS ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the all parks, public facilities, and easements shown herein.

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

CERTIFICATE OF APPROVAL

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 _____, 20__.

Mayor, City of Rockwall City Secretary



PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
- BARRY S. RHODES - RPLS No. 3691 -
- FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEYING.COM
PHONE: (214) 326-1090
PREPARATION DATE: 04/12/2024 DRAWN BY: ABP

**PRELIMINARY PLAT
HOLDINGS ADDITION
LOTS 1, 2A & 2B, BLOCK A,**
BEING 1.989 ACRES LOCATED IN THE
B.F. BOYDSTON, ABSTRACT NO. 14,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

MASTER PLAT (\$100.00 + \$15.00 ACRE)¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹

FINAL PLAT (\$300.00 + \$20.00 ACRE)¹

REPLAT (\$300.00 + \$20.00 ACRE)¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE)¹

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

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}

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

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 405 N. Alamo RD Rockwall, TX 75087

SUBDIVISION: North Alamo Addition LOT 2 BLOCK A

GENERAL LOCATION: N. Alamo RD & 205/N. Alamo RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF7 CURRENT USE: single residential lot

PROPOSED ZONING: - PROPOSED USE: split into 2 lots to build a personal home on each lot

ACREAGE: 1.2811 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 2

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

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

<input checked="" type="checkbox"/> OWNER	Stringfellow Holdings, LLC	<input checked="" type="checkbox"/> APPLICANT	Brittany Road
CONTACT PERSON	Brittany Road	CONTACT PERSON	Brittany Road
ADDRESS	5023 Parkview Place	ADDRESS	4424 Hearthstone dr.
CITY, STATE & ZIP	Addison, TX 75001	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	469-450-1614	PHONE	469-450-1614
E-MAIL	brittany@stringfellowholdings.com	E-MAIL	brittany@stringfellowholdings.com

NOTARY VERIFICATION [REQUIRED]

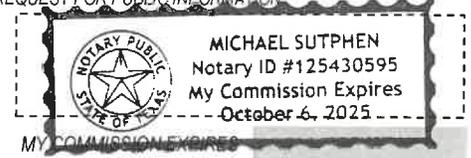
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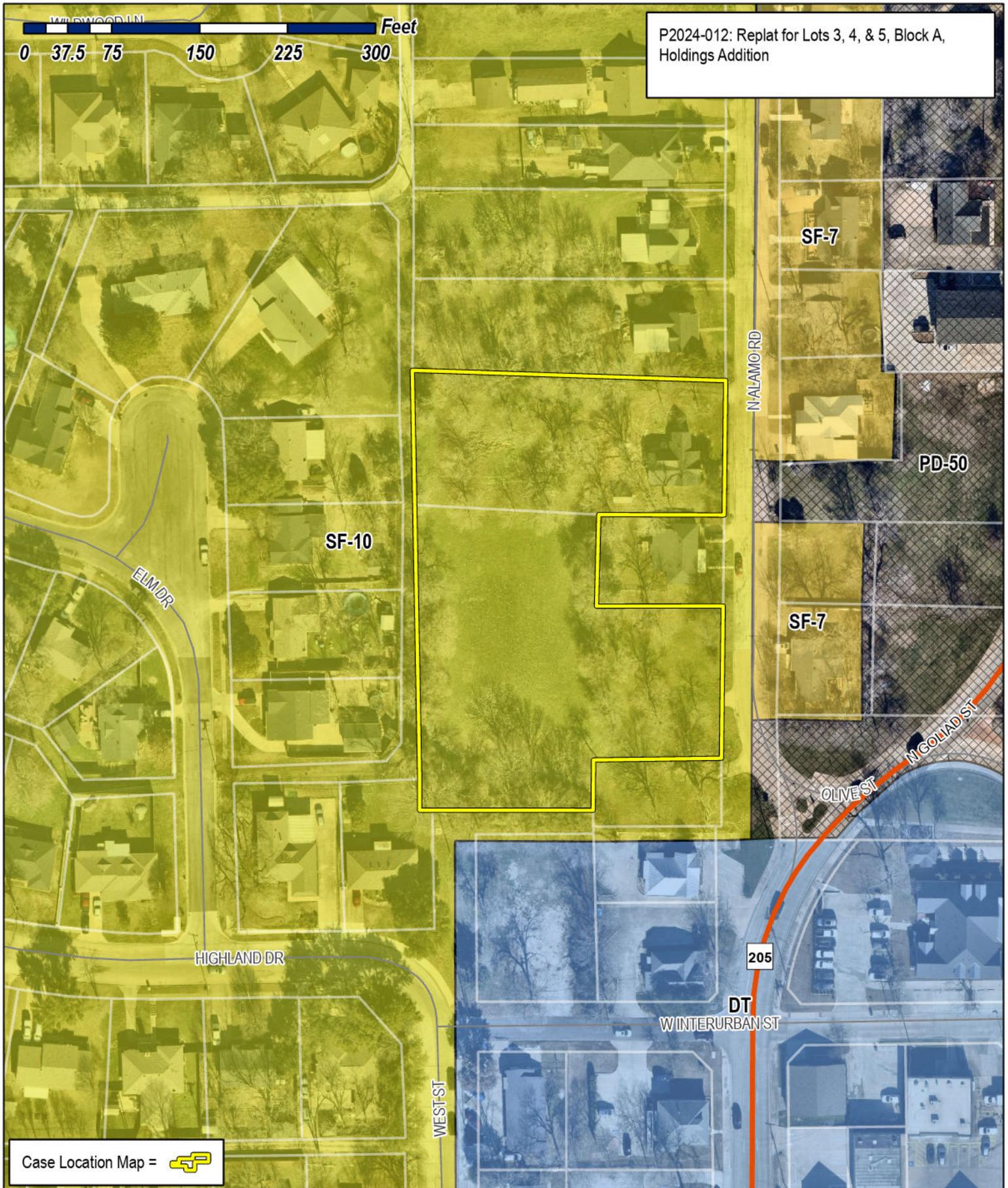
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OWNER'S SIGNATURE: Brittany Road

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





P2024-012: Replat for Lots 3, 4, & 5, Block A, Holdings Addition

Case Location Map = 

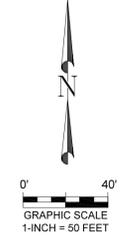
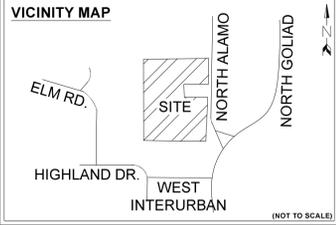


City of Rockwall

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

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





OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**
WHEREAS Stringfellow Holdings, a limited liability company, is the sole owner of a tract of land located in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to Stringfellow Holdings, LLC., recorded in Instrument No. 20220000015135, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

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Barry S. Rhodes
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**STATE OF TEXAS
COUNTY OF DALLAS**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

PROPERTY ADDRESS: 405 NORTH ALAMO ROAD, ROCKWALL, TEXAS 75087
OWNER: STRINGFELLOW HOLDINGS, LLC
ADDRESS: 5023 PARKVIEW LANE, ADDISON, TEXAS 75001
PHONE: _____

LEGEND

P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
PFC	POINT FOR CORNER

SURVEYOR'S NOTES

- 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOT FROM AN EXISTING TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48231C0150G DATED 01/06/2012, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Stringfellow Holdings, LLC, does hereby adopt this plat designating the herein-described property as **LOTS 1, 2A, & 2B, BLOCK A, HOLDINGS ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the all parks, public facilities, and easements shown hereon.

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

CERTIFICATE OF APPROVAL

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 _____, 20__.

Mayor, City of Rockwall City Secretary



PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
- BARRY S. RHODES - RPLS No. 3691 -
- FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEYING.COM
PHONE: (214) 326-1090
PREPARATION DATE: 04/12/2024 DRAWN BY: ABP

**PRELIMINARY PLAT
HOLDINGS ADDITION
LOTS 1, 2A & 2B, BLOCK A,**
BEING 1.989 ACRES LOCATED IN THE
B.F. BOYDSTON, ABSTRACT NO. 14,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

PROJECT COMMENTS



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

DATE: 4/25/2024

PROJECT NUMBER: P2024-012
PROJECT NAME: Lots 3, 4, & 5, Block A, Holdings Addition
SITE ADDRESS/LOCATIONS: 405 N ALAMO RD, ROCKWALL, 75087

CASE CAPTION: Discuss and consider a request by Brittany Rood of Stringfellow Holdings, LLC for the approval of a Replat for Lots 3, 4, & 5, Block A, North Alamo Addition a 1.989-acre tract of land identified as Lots 1 & 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District and Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 & 503 N. Alamo Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	04/25/2024	Approved w/ Comments

04/25/2024: P2024-012: Replat for Lots 3, 4, & 5, Block A, North Alamo Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 3, 4, & 5, Block A, North Alamo Addition a 1.989-acre tract of land identified as Lots 1 & 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District and Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 & 503 N. Alamo Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2024-012) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT
LOTS 3, 4, & 5, BLOCK A
NORTH ALAMO ADDITION
BEING A REPLAT OF
LOTS 1 & 2, BLOCK A
NORTH ALAMO ADDITION
BEING THREE (3) RESIDENTIAL LOTS
1.989-ACRES Or 187,104 SF
SITUATED IN THE
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label two (2) State Plane Coordinates. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please label the right-of-way width and street centerline for streets adjacent to the subject property. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.8 Provide the new Owner's Certificate of Dedication below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS [OWNER'S NAME], BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: [LEGAL DESCRIPTION]
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the [SUBDIVISION NAME] subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the [SUBDIVISION NAME] subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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 adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost 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.

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

PROPERTY OWNER SIGNATURE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST [IF APPLICABLE]

M.9 Please provide the new Surveyor's/Registered Engineer Certificate below (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

SURVEYOR [OR] REGISTERED ENGINEER

REGISTERED PUBLIC SURVEYOR

M.10 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.12 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Work Session: April 30, 2024
Parks Board Meeting: May 7, 2024
Planning and Zoning Meeting: May 14, 2024
City Council Meeting: May 20, 2024

I.13 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2024	Approved w/ Comments

04/23/2024: 1. Add note: The property owner is responsible for repair, replacement, and maintenance of all drainage easements.
2. Please remove all site features and contours from the plat. We only need to see property lines and easements.
3. Show easement line.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/25/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/22/2024	Approved

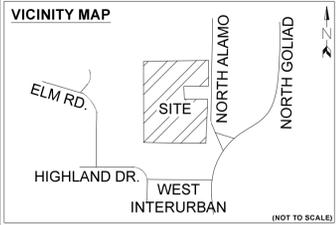
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/19/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2024	Approved w/ Comments

04/22/2024: P2024-012 (Replat)
Park District 4
Cash In Lieu of Land: \$591.30 x 1 lot = \$591.30
Pro Rata Equipment Fee: \$554.94 x 1 lot = \$554.94
Total per lot x lots: \$1,146.24 x 1 lot = \$1,146.24



OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**
WHEREAS Stringfellow Holdings, a limited liability company, is the sole owner of a tract of land located in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to Stringfellow Holdings, LLC., recorded in Instrument No. 20220000015135, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found in the North line of a 6 foot public alley way, as recorded in Volume F, Page 510, Map Records, Rockwall County, Texas (M.R.R.C.T.), at the Southwest corner of a tract of land as described in deed to North Alamo Development, recorded in Document No. 2022000003617, (O.P.R.R.C.T.), and at the Most Southerly Southeast corner of said Stringfellow Holdings, LLC. tract:

THENCE North 89 deg. 17 min. 24 sec. West, a distance of 153.02 feet, to a 5/8 inch iron rod found in the North line of West Street, at the Easternmost North corner of Lot 2, Block 11, Highwood Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Volume 50, Page 618, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE South 87 deg. 36 min. 53 sec. West, a distance of 11.97 feet, to a point for corner, from which a 5/8 inch iron rod found for reference bears North 79 deg. 54 min. 31 sec. East, a distance of 0.64 feet, at the inner el corner of said Lot 2, Block 11;

THENCE along said East line of Block 11, North 00 deg. 00 min. 55 sec. West, a distance of 377.10 feet, to a bolt found in the East line of a 15 foot alley, at the Southwest corner of a tract of land as described in deed to Pamela Tucker, recorded in Volume 5525, Page 200, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE along said South line, North 88 deg. 57 min. 07 sec. East, a distance of 264.91 feet, to a point for corner in the West line of North Alamo Road (a variable width public right-of-way), from which a 3/8 inch iron rod found for reference bears North 88 deg. 57 min. 07 sec. East, a distance of 4.00 feet;

THENCE along said West line, South 00 deg. 14 min. 32 sec. West, a distance of 121.58 feet, to a point for corner, at the Northeast corner of a tract of land as described in deed to SFR Texas Acquisitions 3 LLC, recorded in Document No. 20220000011687, (O.P.R.R.C.T.), from which a 3/8 inch iron rod found for reference bears South 89 deg. 37 min. 39 sec. East, a distance of 4.00 feet;

THENCE along said North line, North 89 deg. 37 min. 39 sec. West, a distance of 96.00 feet, to a 3/8 inch iron rod found at the Northwest corner of said SFR Texas Acquisitions 3 LLC. tract;

THENCE along said West line, South 00 deg. 06 min. 43 sec. West, a distance of 63.06 feet, to a 1/2 inch iron rod found at the Southwest corner of said SFR Texas Acquisitions 3 LLC. tract;

THENCE along said South line, South 89 deg. 37 min. 39 sec. East, a distance of 96.00 feet, to a point for corner in the West line of said North Alamo Street, at the Southeast corner of said SFR Texas Acquisitions 3 LLC. tract, from which a 5/8 inch iron rod found for reference bears South 88 deg. 21 min. 17 sec. East, a distance of 4.00 feet;

THENCE along said West line, South 01 deg. 52 min. 15 sec. West, a distance of 135.44 feet, to a 1/2 inch iron rod found at the Northeast corner of said North Alamo Development tract;

THENCE along said North line, North 89 deg. 37 min. 39 sec. West, a distance of 91.04 feet, to a 1/2 inch iron rod found at the Northwest corner of said North Alamo Development tract;

Thence along said West line, South 00 deg. 01 min. 30 sec. East, a distance of 64.02 feet, to the PLACE OF BEGINNING and containing 86,631 square feet or 1.989 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of McLendon-Chisholm, Rockwall County, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS
COUNTY OF DALLAS**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

PROPERTY ADDRESS: 405 NORTH ALAMO ROAD, ROCKWALL, TEXAS 75087
OWNER: STRINGFELLOW HOLDINGS, LLC
ADDRESS: 5023 PARKVIEW LANE, ADDISON, TEXAS 75001
PHONE: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Stringfellow Holdings, LLC, does hereby adopt this plat designating the herein-described property as **LOTS 1, 2A, & 2B, BLOCK A, HOLDINGS ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the all parks, public facilities, and easements shown herein.

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

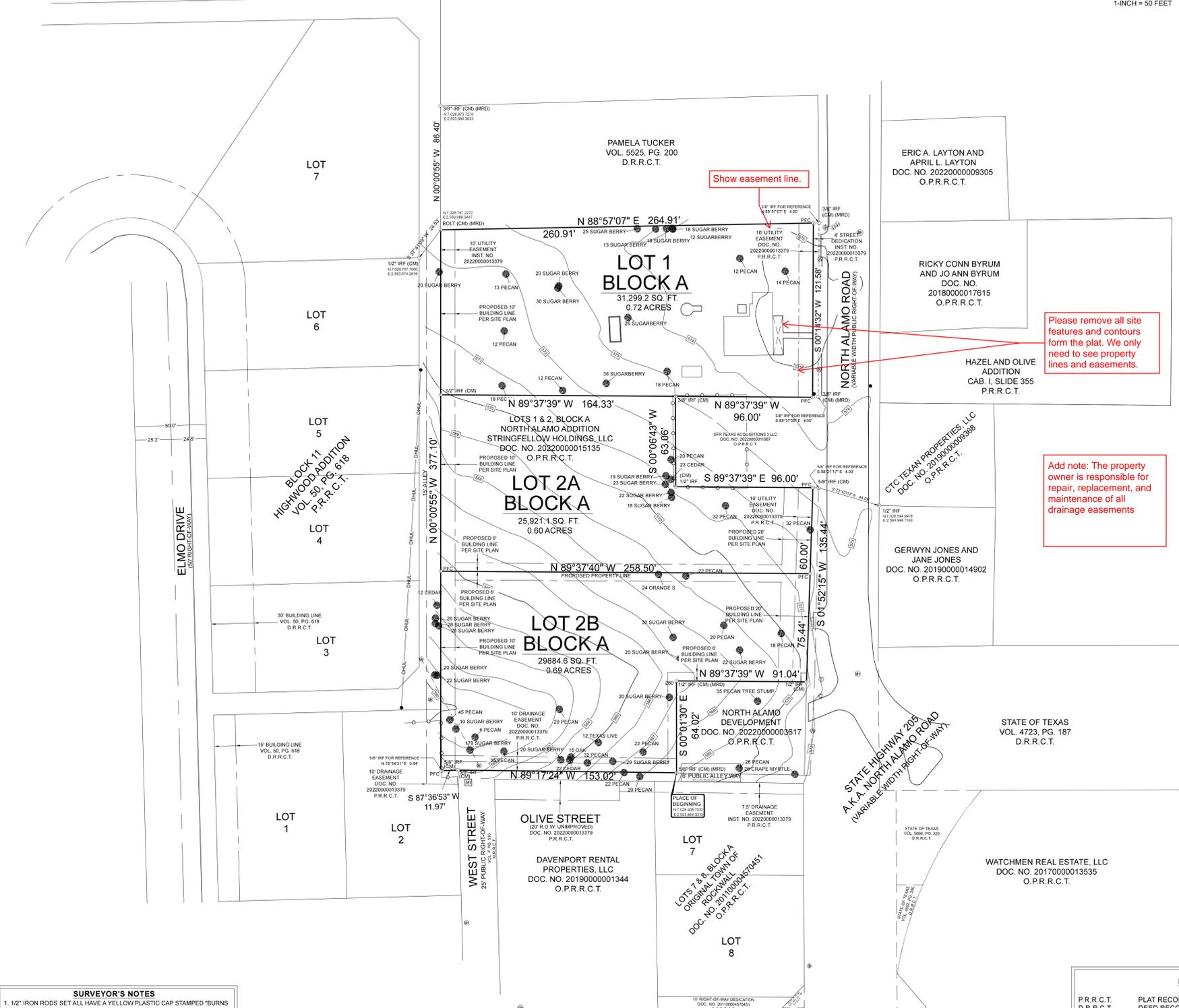
CERTIFICATE OF APPROVAL

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 _____, 20__.

Mayor, City of Rockwall City Secretary



SURVEYOR'S NOTES
1. 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
2. BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).
3. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOT FROM AN EXISTING TRACT OF LAND.
4. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48231C0150G DATED 01/06/2012, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

LEGEND

P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
PFC	POINT FOR CORNER

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
- BARRY S. RHODES - RPLS NO. 3691 -
- FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202401035 PREPARATION DATE: 04/12/2024 DRAWN BY: ABP

**PRELIMINARY PLAT
HOLDINGS ADDITION
LOTS 1, 2A & 2B, BLOCK A,**
BEING 1.989 ACRES LOCATED IN THE
B.F. BOYDSTON, ABSTRACT NO. 14,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 405 N. Alamo RD Rockwall, TX 75087

SUBDIVISION: North Alamo Addition LOT: 2 BLOCK: A

GENERAL LOCATION: N. Alamo RD & 205/N. Alamo RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF7 CURRENT USE: single residential lot

PROPOSED ZONING: - PROPOSED USE: split into 2 lots to build a personal home on each lot

ACREAGE: 1.2811 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 2

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

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

<input checked="" type="checkbox"/> OWNER	Stringfellow Holdings, LLC	<input checked="" type="checkbox"/> APPLICANT	Brittany Road
CONTACT PERSON	Brittany Road	CONTACT PERSON	Brittany Road
ADDRESS	5023 Parkview Place	ADDRESS	4424 Hearthstone dr.
CITY, STATE & ZIP	Addison, TX 75001	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	469-450-1614	PHONE	469-450-1614
E-MAIL	brittany@stringfellowholdings.com	E-MAIL	brittany@stringfellowholdings.com

NOTARY VERIFICATION [REQUIRED]

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

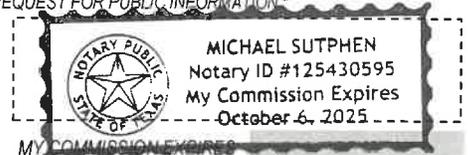
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 329.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF Apr. 2024 BY SIGNING THIS APPLICATION, 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."

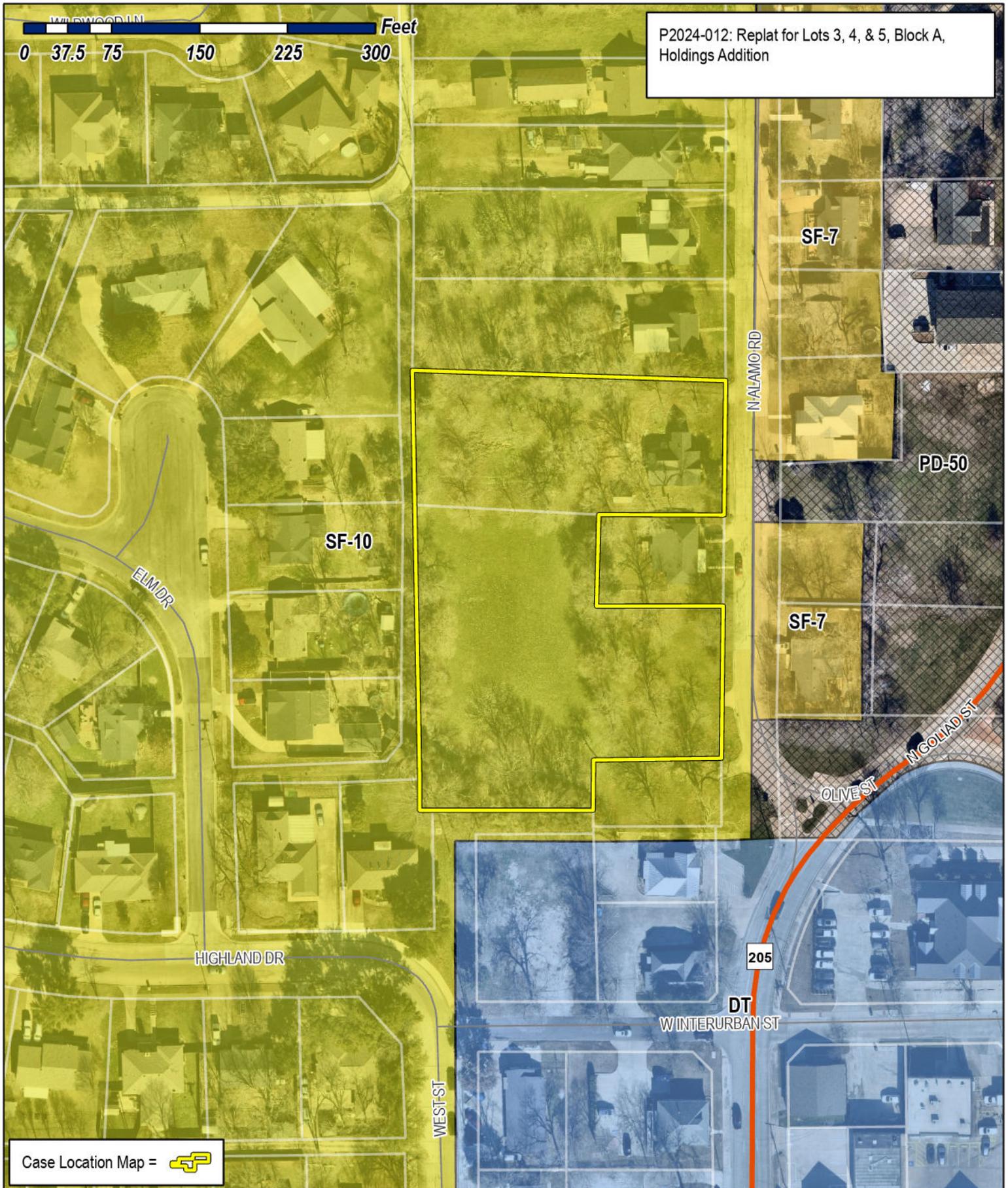
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Apr 2024

OWNER'S SIGNATURE

Brittany Road

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-012: Replat for Lots 3, 4, & 5, Block A, Holdings Addition

Case Location Map = 

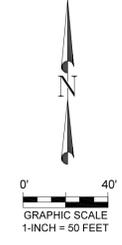
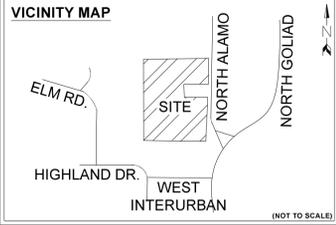


City of Rockwall

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

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OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF ROCKWALL**
WHEREAS Stringfellow Holdings, a limited liability company, is the sole owner of a tract of land located in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to Stringfellow Holdings, LLC., recorded in Instrument No. 20220000015135, Official Public Records, Rockwall County, Texas, (O.P.R.R.C.T.) and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found in the North line of a 6 foot public alley way, as recorded in Volume F, Page 510, Map Records, Rockwall County, Texas (M.R.R.C.T.), at the Southwest corner of a tract of land as described in deed to North Alamo Development, recorded in Document No. 2022000003617, (O.P.R.R.C.T.), and at the Most Southerly Southeast corner of said Stringfellow Holdings, LLC. tract:

THENCE North 89 deg. 17 min. 24 sec. West, a distance of 153.02 feet, to a 5/8 inch iron rod found in the North line of West Street, at the Easternmost North corner of Lot 2, Block 11, Highwood Addition, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Volume 50, Page 618, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

THENCE South 87 deg. 36 min. 53 sec. West, a distance of 11.97 feet, to a point for corner, from which a 5/8 inch iron rod found for reference bears North 79 deg. 54 min. 31 sec. East, a distance of 0.64 feet, at the inner el corner of said Lot 2, Block 11;

THENCE along said East line of Block 11, North 00 deg. 00 min. 55 sec. West, a distance of 377.10 feet, to a bolt found in the East line of a 15 foot alley, at the Southwest corner of a tract of land as described in deed to Pamela Tucker, recorded in Volume 5525, Page 200, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE along said South line, North 88 deg. 57 min. 57 sec. East, a distance of 264.91 feet, to a point for corner in the West line of North Alamo Road (a variable width public right-of-way), from which a 3/8 inch iron rod found for reference bears North 88 deg. 57 min. 07 sec. East, a distance of 4.00 feet;

THENCE along said West line, South 00 deg. 14 min. 32 sec. West, a distance of 121.58 feet, to a point for corner, at the Northeast corner of a tract of land as described in deed to SFR Texas Acquisitions 3 LLC, recorded in Document No. 20220000011687, (O.P.R.R.C.T.), from which a 3/8 inch iron rod found for reference bears South 89 deg. 37 min. 39 sec. East, a distance of 4.00 feet;

THENCE along said North line, North 89 deg. 37 min. 39 sec. West, a distance of 96.00 feet, to a 3/8 inch iron rod found at the Northwest corner of said SFR Texas Acquisitions 3 LLC. tract;

THENCE along said West line, South 00 deg. 06 min. 43 sec. West, a distance of 63.06 feet, to a 1/2 inch iron rod found at the Southwest corner of said SFR Texas Acquisitions 3 LLC. tract;

THENCE along said South line, South 89 deg. 37 min. 39 sec. East, a distance of 96.00 feet, to a point for corner in the West line of said North Alamo Street, at the Southeast corner of said SFR Texas Acquisitions 3 LLC. tract, from which a 5/8 inch iron rod found for reference bears South 88 deg. 21 min. 17 sec. East, a distance of 4.00 feet;

THENCE along said West line, South 01 deg. 52 min. 15 sec. West, a distance of 135.44 feet, to a 1/2 inch iron rod found at the Northeast corner of said North Alamo Development tract;

THENCE along said North line, North 89 deg. 37 min. 39 sec. West, a distance of 91.04 feet, to a 1/2 inch iron rod found at the Northwest corner of said North Alamo Development tract;

Thence along said West line, South 00 deg. 01 min. 30 sec. East, a distance of 64.02 feet, to the PLACE OF BEGINNING and containing 86,631 square feet or 1.989 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of McLendon-Chisholm, Rockwall County, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS
COUNTY OF DALLAS**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

PROPERTY ADDRESS: 405 NORTH ALAMO ROAD, ROCKWALL, TEXAS 75087
OWNER: STRINGFELLOW HOLDINGS, LLC
ADDRESS: 5023 PARKVIEW LANE, ADDISON, TEXAS 75001
PHONE: _____

LEGEND

P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "URNS SURVEYING"
PFC	POINT FOR CORNER

SURVEYOR'S NOTES

- 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "URNS SURVEYING".
- BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOT FROM AN EXISTING TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48231C0150G DATED 01/06/2012, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS. THIS PROPERTY IS WITHIN ZONE X.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Stringfellow Holdings, LLC, does hereby adopt this plat designating the herein-described property as **LOTS 1, 2A, & 2B, BLOCK A, HOLDINGS ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the all parks, public facilities, and easements shown hereon.

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

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COUNTY OF _____**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

CERTIFICATE OF APPROVAL

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 _____, 20__.

Mayor, City of Rockwall City Secretary



PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
- BARRY S. RHODES - RPLS No. 3691 -
- FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEYING.COM
PHONE: (214) 326-1090
PREPARATION DATE: 04/12/2024 DRAWN BY: ABP

**PRELIMINARY PLAT
HOLDINGS ADDITION
LOTS 1, 2A & 2B, BLOCK A,**
BEING 1.989 ACRES LOCATED IN THE
B.F. BOYDSTON, ABSTRACT NO. 14,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



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 14, 2024
APPLICANT: Brittany Rood; *Stringfellow Holdings, LLC.*
CASE NUMBER: P2024-012; *Replat for Lots 3 & 4, Block A, North Alamo Addition*

SUMMARY

Consider a request by Brittany Rood of Stringfellow Holdings, LLC for the approval of a Replat for Lots 3 & 4, Block A, North Alamo Addition a 1.2811-acre tract of land identified as Lot 2, Block A, North Alamo Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District and Single-Family 10 (SF-10) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 405 & 503 N. Alamo Street, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting approval of a Replat for a 1.2811-acre tract of land (*i.e. Lot 2, Block A, North Alamo Addition*) for the purpose of establishing two (2) residential lots (*i.e. Lots 3 & 4, Block A, North Alamo Addition*) on the subject property.
- Background. The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. The zoning designation of the subject property changed from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District sometime between January 3, 1972 and May 16, 1983 based on the City's historic zoning maps. The subject property has remained zoned Single-Family 10 (SF-10) District since this change. On May 16, 2022, the City Council approved a replat [*i.e. Case Number P2022-018*] for the purpose of creating two (2) lots [*i.e. Lots 1 & 2, Block A, North Alamo Addition*]. On June 5, 2023, the City Council approved *Ordinance No. 23-32* [*i.e. Case No. Z2023-021*] for a *Zoning Change* on the subject property. The subject property is currently vacant.
- Parks and Recreation Board. On May 7, 2024, the Parks and Recreation Board reviewed the Replat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Pro-Rata Equipment Fees* of \$554.94 (*i.e. \$554.94 x 1 Lot*).
 - (2) The property owner shall pay *Cash-In-Lieu of Land Fees* of \$591.30 (*i.e. \$591.30 x 1 Lot*).
- Conformance to the Subdivision Ordinance. 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. 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 Lots 3 & 4, Block A, North Alamo 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 the filing of this Replat;
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) 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)
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OTHER APPLICATION FEES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 405 N. Alamo RD Rockwall, TX 75087

SUBDIVISION: North Alamo Addition LOT: 2 BLOCK: A

GENERAL LOCATION: N. Alamo RD & 205/N. Alamo RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: SF7 CURRENT USE: single residential lot

PROPOSED ZONING: - PROPOSED USE: split into 2 lots to build a personal home on each lot

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<input checked="" type="checkbox"/> OWNER	Stringfellow Holdings, LLC	<input checked="" type="checkbox"/> APPLICANT	Brittany Road
CONTACT PERSON	Brittany Road	CONTACT PERSON	Brittany Road
ADDRESS	5023 Parkview Place	ADDRESS	4424 Hearthstone dr.
CITY, STATE & ZIP	Addison, TX 75001	CITY, STATE & ZIP	Frisco, TX 75034
PHONE	469-450-1614	PHONE	469-450-1614
E-MAIL	brittany@stringfellowholdings.com	E-MAIL	brittany@stringfellowholdings.com

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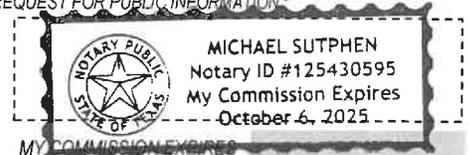
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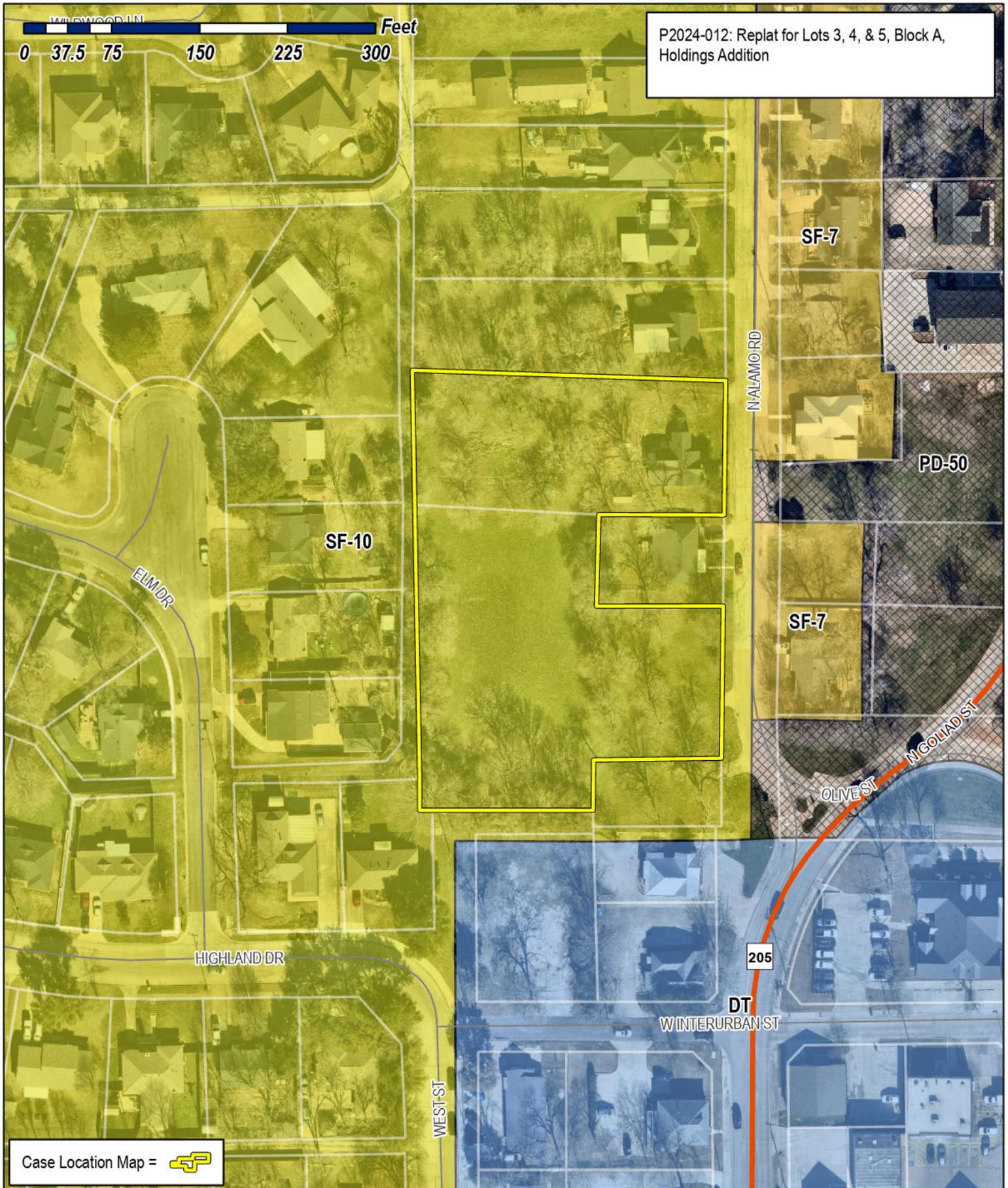
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Apr 2024

OWNER'S SIGNATURE: Brittany Road

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-012: Replat for Lots 3, 4, & 5, Block A, Holdings Addition

Case Location Map =

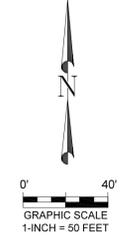
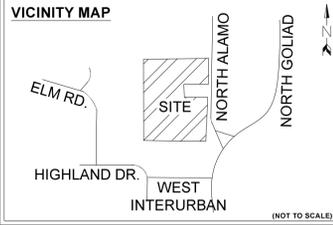


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
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THENCE South 87 deg. 36 min. 53 sec. West, a distance of 11.97 feet, to a point for corner, from which a 5/8 inch iron rod found for reference bears North 79 deg. 54 min. 31 sec. East, a distance of 0.64 feet, at the inner el corner of said Lot 2, Block 11;

THENCE along said East line of Block 11, North 00 deg. 00 min. 55 sec. West, a distance of 377.10 feet, to a bolt found in the East line of a 15 foot alley, at the Southwest corner of a tract of land as described in deed to Pamela Tucker, recorded in Volume 5525, Page 200, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

THENCE along said South line, North 88 deg. 57 min. 07 sec. East, a distance of 264.91 feet, to a point for corner in the West line of North Alamo Road (a variable width public right-of-way), from which a 3/8 inch iron rod found for reference bears North 88 deg. 57 min. 07 sec. East, a distance of 4.00 feet;

THENCE along said West line, South 00 deg. 14 min. 32 sec. West, a distance of 121.58 feet, to a point for corner, at the Northeast corner of a tract of land as described in deed to SFR Texas Acquisitions 3 LLC, recorded in Document No. 20220000011687, (O.P.R.R.C.T.), from which a 3/8 inch iron rod found for reference bears South 89 deg. 37 min. 39 sec. East, a distance of 4.00 feet;

THENCE along said North line, North 89 deg. 37 min. 39 sec. West, a distance of 96.00 feet, to a 3/8 inch iron rod found at the Northwest corner of said SFR Texas Acquisitions 3 LLC. tract;

THENCE along said West line, South 00 deg. 06 min. 43 sec. West, a distance of 63.06 feet, to a 1/2 inch iron rod found at the Southwest corner of said SFR Texas Acquisitions 3 LLC. tract;

THENCE along said South line, South 89 deg. 37 min. 39 sec. East, a distance of 96.00 feet, to a point for corner in the West line of said North Alamo Street, at the Southeast corner of said SFR Texas Acquisitions 3 LLC. tract, from which a 5/8 inch iron rod found for reference bears South 88 deg. 21 min. 17 sec. East, a distance of 4.00 feet;

THENCE along said West line, South 01 deg. 52 min. 15 sec. West, a distance of 135.44 feet, to a 1/2 inch iron rod found at the Northeast corner of said North Alamo Development tract;

THENCE along said North line, North 89 deg. 37 min. 39 sec. West, a distance of 91.04 feet, to a 1/2 inch iron rod found at the Northwest corner of said North Alamo Development tract;

Thence along said West line, South 00 deg. 01 min. 30 sec. East, a distance of 64.02 feet, to the PLACE OF BEGINNING and containing 86,631 square feet or 1.989 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the platting rules and regulations of the City of McLendon-Chisholm, Rockwall County, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS
COUNTY OF DALLAS**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

PROPERTY ADDRESS: 405 NORTH ALAMO ROAD, ROCKWALL, TEXAS 75087
OWNER: STRINGFELLOW HOLDINGS, LLC
ADDRESS: 5023 PARKVIEW LANE, ADDISON, TEXAS 75001
PHONE: _____

LEGEND

P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
PFC	POINT FOR CORNER

SURVEYOR'S NOTES

- 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202).
- THE PURPOSE OF THIS REPLAT IS TO CREATE TWO (2) PLATTED LOT FROM AN EXISTING TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48231C0150G DATED 01/06/2012, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Stringfellow Holdings, LLC, does hereby adopt this plat designating the herein-described property as **LOTS 1, 2A, & 2B, BLOCK A, HOLDINGS ADDITION**, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the all parks, public facilities, and easements shown hereon.

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Name: _____
Title: Owner

Name: _____
Title: Owner

**STATE OF TEXAS
COUNTY OF _____**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20__.

Notary Public in and for the State of Texas
My commission expires: _____

CERTIFICATE OF APPROVAL

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 _____, 20__.

Mayor, City of Rockwall City Secretary



PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75032
- BARRY S. RHODES - RPLS No. 3691 -
- FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEYING.COM
PHONE: (214) 326-1090
PREPARATION DATE: 04/12/2024 DRAWN BY: ABP

**PRELIMINARY PLAT
HOLDINGS ADDITION
LOTS 1, 2A & 2B, BLOCK A,**
BEING 1.989 ACRES LOCATED IN THE
B.F. BOYDSTON, ABSTRACT NO. 14,
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS



DATE: June 4, 2024

TO: Brittany Rood
4424 Hearthstone Drive
Frisco, TX 75034

CC: Brittany Rood; *Stringfellow Holdings*
5023 Parkview Place
Addison, TX 75001

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

SUBJECT: P2024-012; *Replat for Lots 3 & 4, Block A, North Alamo Addition*

Mrs. Rood:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 20, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; 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 14, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Replat* by a vote of 6-0, with Chairman Deckard absent.

City Council

On May 20, 2024, the City Council approved a motion to approve the *Replat* by a vote of 7-0.

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

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

FILING FEES:

Mylars: \$49.00 per page for the 1st set only (*No charge for additional sets*).

Tax Certificates: \$29.00 for the 1st certificate and \$4.00 for each additional certificate.

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

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department