



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)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 172 Zollner Rd

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI ? SPE 1.5

CURRENT USE Residential

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER Antonio Borges

APPLICANT _____

CONTACT PERSON SAME

CONTACT PERSON _____

ADDRESS 172 Zollner Rd.

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE 214-926-7934

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

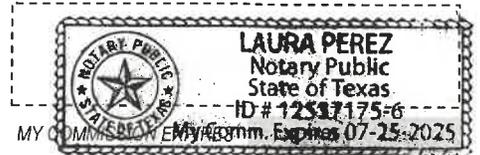
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

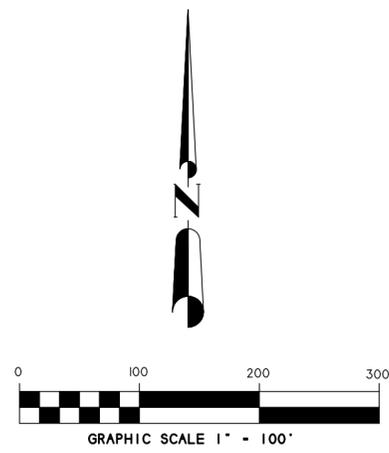
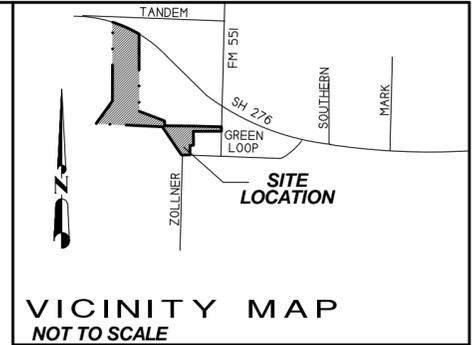
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF June, 2024

OWNER'S SIGNATURE

Antonio Borges
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



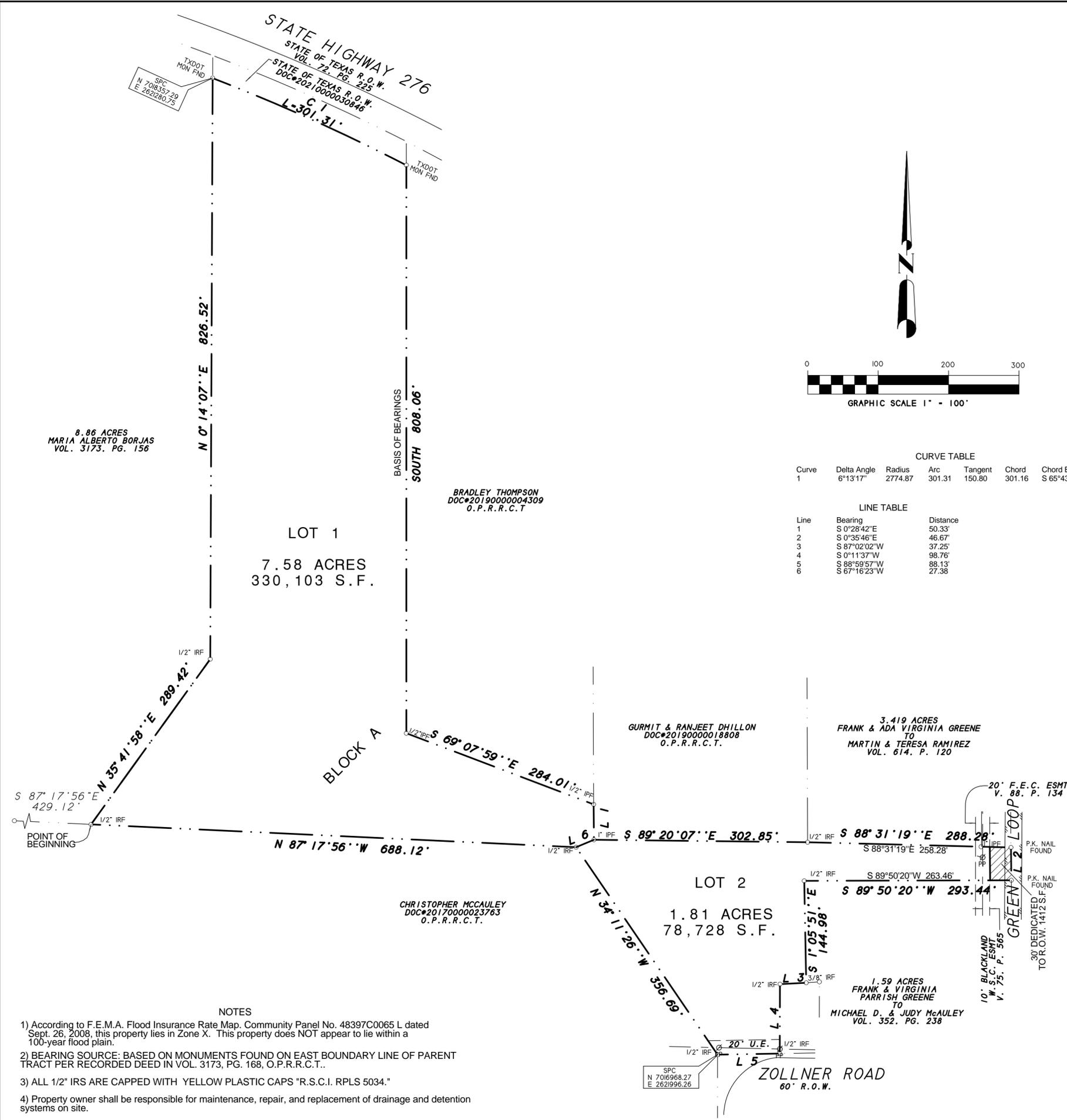


CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	6°13'17"	2774.87	301.31	150.80	301.16	S 65°43'08"E

LINE TABLE

Line	Bearing	Distance
1	S 0°28'42"E	50.33'
2	S 0°35'46"E	46.67'
3	S 87°02'02"W	37.25'
4	S 0°11'37"W	98.76'
5	S 88°59'57"W	88.13'
6	S 67°16'23"W	27.38'



CONVEYANCE PLAT
BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A
 CONTAINING A TOTAL OF
 9.42 ACRES/410,243 S.F.
 (2 LOTS)
 J.H. BAILEY SURVEY, A-45
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does NOT appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: BASED ON MONUMENTS FOUND ON EAST BOUNDARY LINE OF PARENT TRACT PER RECORDED DEED IN VOL. 3173, PG. 168, O.P.R.R.C.T..
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
 - 4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

OWNER:
 ANTONIO BORJAS
 172 ZOLLNER ROAD
 ROCKWALL, TEXAS 75032

SHEET 1 OF 2

SYMBOL LEGEND

TV	TELEVISION CABLE	GAS	METER	TEL	POLE	TEL	POLE	FI	FIRE HYDRANT	PP	POWER POLE
ELEC	ELECTRIC METER	BOX	JUNCTION	W/M	WATER METER	LP	LP FOUND	LP	LP FOUND	CP	CONCRETE CORNER
X	FENCE	EX	EXISTENT LINE	AR	AROUND UNIT	PC	PROPANE TANK				

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



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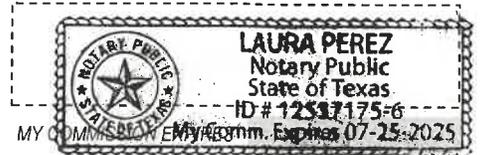
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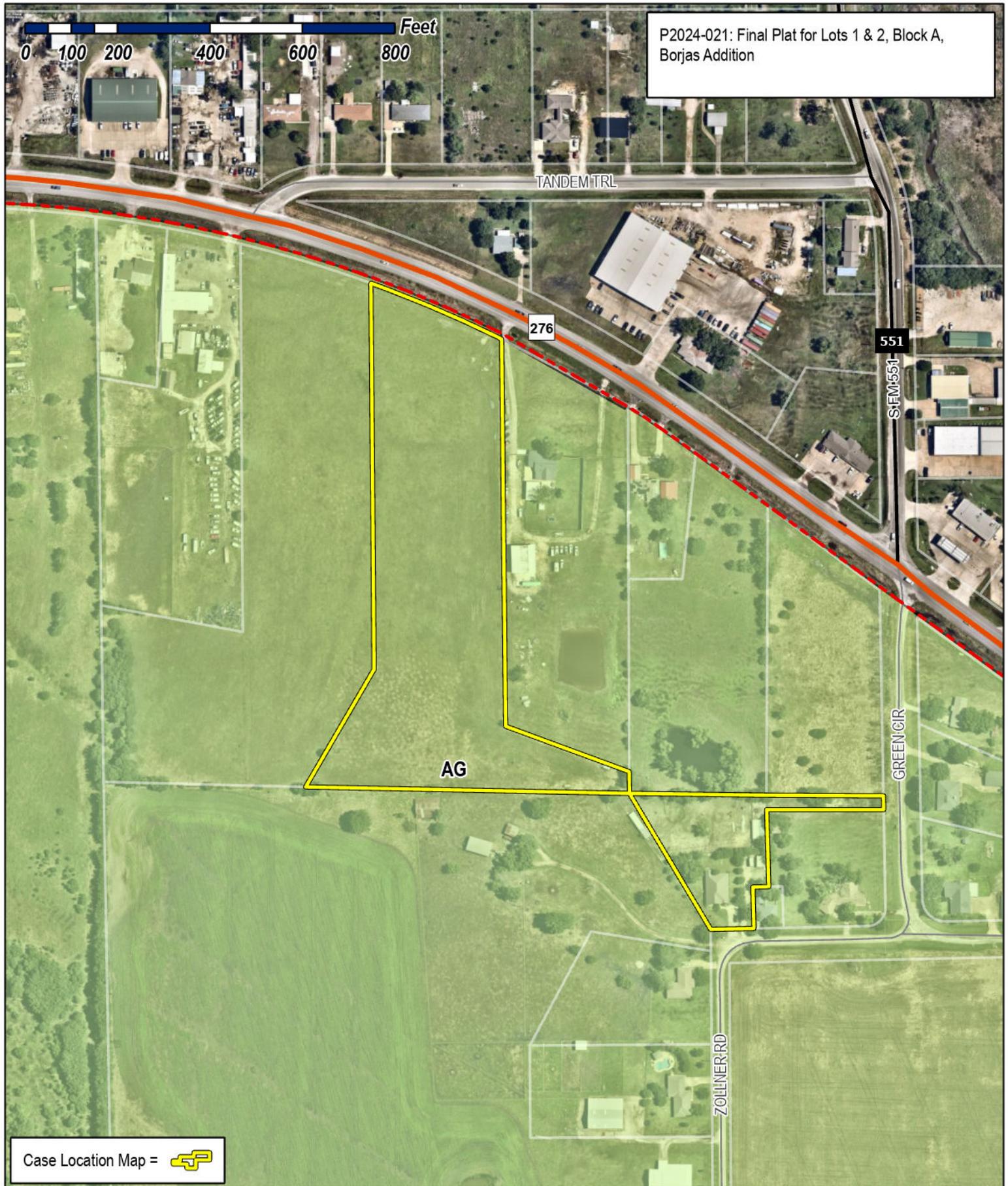
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





P2024-021: Final Plat for Lots 1 & 2, Block A, Borjas Addition

Case Location Map = 

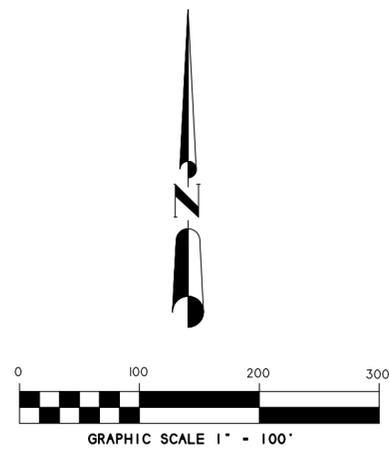
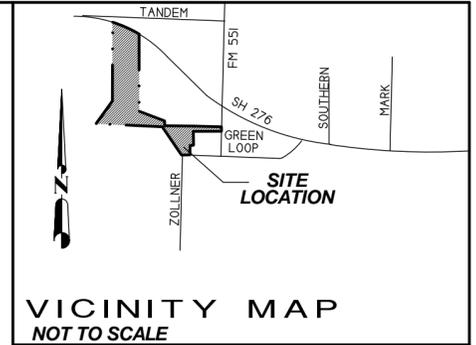


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
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 (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.



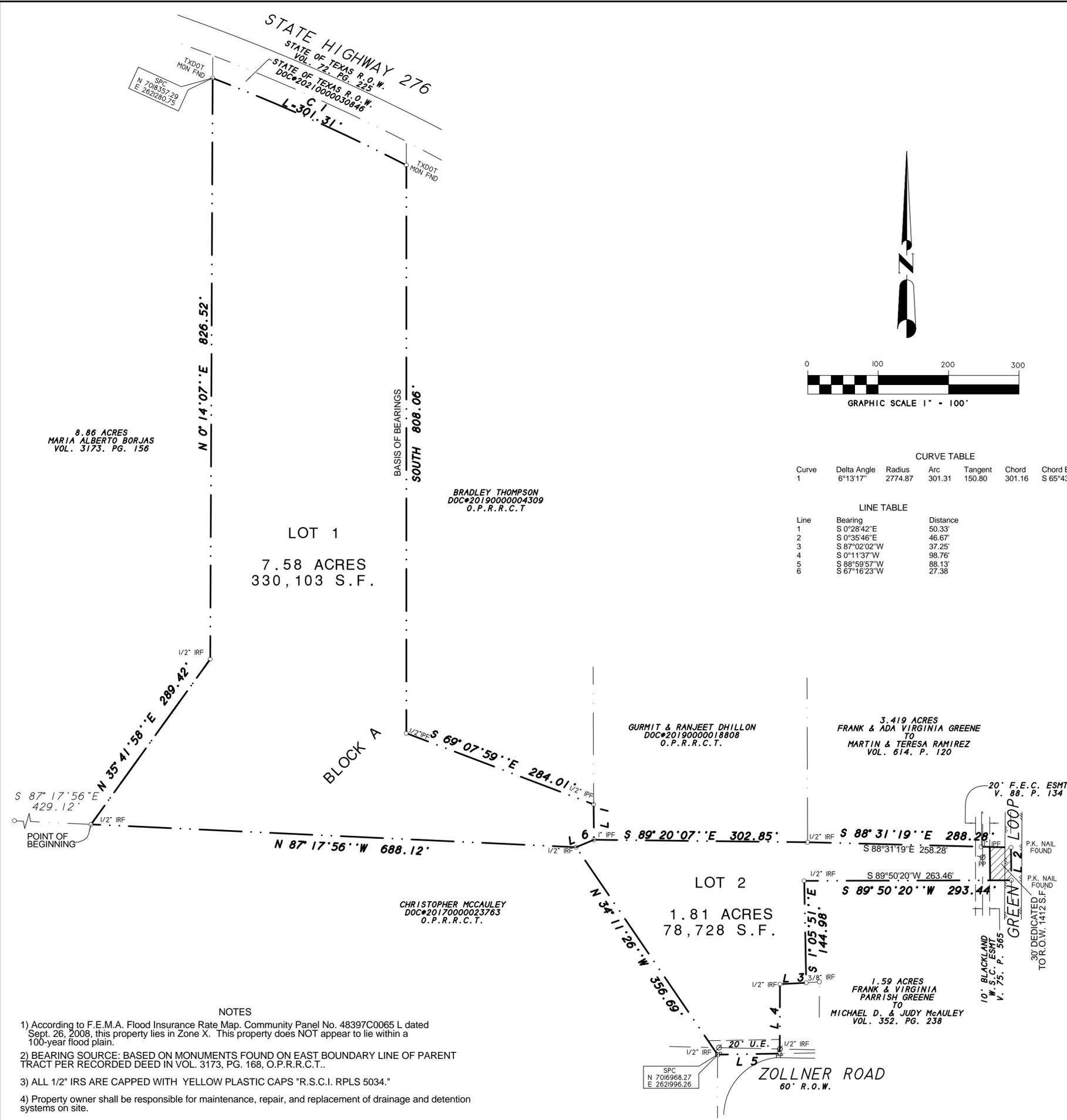


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SHEET 1 OF 2

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⊗	GAS METER
⊕	TEL POSE
⊖	FIRE HYDRANT
⊙	POWER POLE
⊚	1/2" IRF
⊛	1/4" IRF
⊜	3/8" IRF
⊝	1" IRF
⊞	2" IRF
⊟	3" IRF
⊠	4" IRF
⊡	6" IRF
⊢	8" IRF
⊣	10" IRF
⊤	12" IRF
⊥	14" IRF
⊦	16" IRF
⊧	18" IRF
⊨	20" IRF
⊩	24" IRF
⊪	30" IRF
⊫	36" IRF
⊬	42" IRF
⊭	48" IRF
⊮	54" IRF
⊯	60" IRF
⊰	66" IRF
⊱	72" IRF
⊲	78" IRF
⊳	84" IRF
⊴	90" IRF
⊵	96" IRF
⊶	102" IRF
⊷	108" IRF
⊸	114" IRF
⊹	120" IRF
⊺	126" IRF
⊻	132" IRF
⊼	138" IRF
⊽	144" IRF
⊾	150" IRF
⊿	156" IRF
⊀	162" IRF
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⊂	174" IRF
⊃	180" IRF
⊄	186" IRF
⊅	192" IRF
⊆	198" IRF
⊇	204" IRF
⊈	210" IRF
⊉	216" IRF
⊊	222" IRF
⊋	228" IRF
⊌	234" IRF
⊍	240" IRF
⊎	246" IRF
⊏	252" IRF
⊐	258" IRF
⊑	264" IRF
⊒	270" IRF
⊓	276" IRF
⊔	282" IRF
⊕	288" IRF
⊖	294" IRF
⊗	300" IRF
⊘	306" IRF
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⊛	324" IRF
⊜	330" IRF
⊝	336" IRF
⊞	342" IRF
⊟	348" IRF
⊠	354" IRF
⊡	360" IRF
⊢	366" IRF
⊣	372" IRF
⊤	378" IRF
⊥	384" IRF
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⊧	396" IRF
⊨	402" IRF
⊩	408" IRF
⊪	414" IRF
⊫	420" IRF
⊬	426" IRF
⊭	432" IRF
⊮	438" IRF
⊯	444" IRF
⊰	450" IRF
⊱	456" IRF
⊲	462" IRF
⊳	468" IRF
⊴	474" IRF
⊵	480" IRF
⊶	486" IRF
⊷	492" IRF
⊸	498" IRF
⊹	504" IRF
⊺	510" IRF
⊻	516" IRF
⊼	522" IRF
⊽	528" IRF
⊾	534" IRF
⊿	540" IRF
⊀	546" IRF
⊁	552" IRF
⊂	558" IRF
⊃	564" IRF
⊄	570" IRF
⊅	576" IRF
⊆	582" IRF
⊇	588" IRF
⊈	594" IRF
⊉	600" IRF
⊊	606" IRF
⊋	612" IRF
⊌	618" IRF
⊍	624" IRF
⊎	630" IRF
⊏	636" IRF
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⊑	648" IRF
⊒	654" IRF
⊓	660" IRF
⊔	666" IRF
⊕	672" IRF
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⊗	684" IRF
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⊚	702" IRF
⊛	708" IRF
⊜	714" IRF
⊝	720" IRF
⊞	726" IRF
⊟	732" IRF
⊠	738" IRF
⊡	744" IRF
⊢	750" IRF
⊣	756" IRF
⊤	762" IRF
⊥	768" IRF
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⊨	786" IRF
⊩	792" IRF
⊪	798" IRF
⊫	804" IRF
⊬	810" IRF
⊭	816" IRF
⊮	822" IRF
⊯	828" IRF
⊰	834" IRF
⊱	840" IRF
⊲	846" IRF
⊳	852" IRF
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⊵	864" IRF
⊶	870" IRF
⊷	876" IRF
⊸	882" IRF
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⊿	924" IRF
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⊅	960" IRF
⊆	966" IRF
⊇	972" IRF
⊈	978" IRF
⊉	984" IRF
⊊	990" IRF
⊋	996" IRF
⊌	1002" IRF
⊍	1008" IRF
⊎	1014" IRF
⊏	1020" IRF
⊐	1026" IRF
⊑	1032" IRF
⊒	1038" IRF
⊓	1044" IRF
⊔	1050" IRF
⊕	1056" IRF
⊖	1062" IRF
⊗	1068" IRF
⊘	1074" IRF
⊙	1080" IRF
⊚	1086" IRF
⊛	1092" IRF
⊜	1098" IRF
⊝	1104" IRF
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⊟	1116" IRF
⊠	1122" IRF
⊡	1128" IRF
⊢	1134" IRF
⊣	1140" IRF
⊤	1146" IRF
⊥	1152" IRF
⊦	1158" IRF
⊧	1164" IRF
⊨	1170" IRF
⊩	1176" IRF
⊪	1182" IRF
⊫	1188" IRF
⊬	1194" IRF
⊭	1200" IRF
⊮	1206" IRF
⊯	1212" IRF
⊰	1218" IRF
⊱	1224" IRF
⊲	1230" IRF
⊳	1236" IRF
⊴	1242" IRF
⊵	1248" IRF
⊶	1254" IRF
⊷	1260" IRF
⊸	1266" IRF
⊹	1272" IRF
⊺	1278" IRF
⊻	1284" IRF
⊼	1290" IRF
⊽	1296" IRF
⊾	1302" IRF
⊿	1308" IRF
⊀	1314" IRF
⊁	1320" IRF
⊂	1326" IRF
⊃	1332" IRF
⊄	1338" IRF
⊅	1344" IRF
⊆	1350" IRF
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⊉	1368" IRF
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⊋	1380" IRF
⊌	1386" IRF
⊍	1392" IRF
⊎	1398" IRF
⊏	1404" IRF
⊐	1410" IRF
⊑	1416" IRF
⊒	1422" IRF
⊓	1428" IRF
⊔	1434" IRF
⊕	1440" IRF
⊖	1446" IRF
⊗	1452" IRF
⊘	1458" IRF
⊙	1464" IRF
⊚	1470" IRF
⊛	1476" IRF
⊜	1482" IRF
⊝	1488" IRF
⊞	1494" IRF
⊟	1500" IRF
⊠	1506" IRF
⊡	1512" IRF
⊢	1518" IRF
⊣	1524" IRF
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⊪	1566" IRF
⊫	1572" IRF
⊬	1578" IRF
⊭	1584" IRF
⊮	1590" IRF
⊯	1596" IRF
⊰	1602" IRF
⊱	1608" IRF
⊲	1614" IRF
⊳	1620" IRF
⊴	1626" IRF
⊵	1632" IRF
⊶	1638" IRF
⊷	1644" IRF
⊸	1650" IRF
⊹	1656" IRF
⊺	1662" IRF
⊻	1668" IRF
⊼	1674" IRF
⊽	1680" IRF
⊾	1686" IRF
⊿	1692" IRF
⊀	1698" IRF
⊁	1704" IRF
⊂	1710" IRF
⊃	1716" IRF
⊄	1722" IRF
⊅	1728" IRF
⊆	1734" IRF
⊇	1740" IRF
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⊎	1782" IRF
⊏	1788" IRF
⊐	1794" IRF
⊑	1800" IRF
⊒	1806" IRF
⊓	1812" IRF
⊔	1818" IRF
⊕	1824" IRF
⊖	1830" IRF
⊗	1836" IRF
⊘	1842" IRF
⊙	1848" IRF
⊚	1854" IRF
⊛	1860" IRF
⊜	1866" IRF
⊝	1872" IRF
⊞	1878" IRF
⊟	1884" IRF
⊠	1890" IRF
⊡	1896" IRF
⊢	1902" IRF
⊣	1908" IRF
⊤	1914" IRF
⊥	1920" IRF
⊦	1926" IRF
⊧	1932" IRF
⊨	1938" IRF
⊩	1944" IRF
⊪	1950" IRF
⊫	1956" IRF
⊬	1962" IRF
⊭	1968" IRF
⊮	1974" IRF
⊯	1980" IRF
⊰	1986" IRF
⊱	1992" IRF
⊲	1998" IRF
⊳	2004" IRF
⊴	2010" IRF
⊵	2016" IRF
⊶	2022" IRF
⊷	2028" IRF
⊸	2034" IRF
⊹	2040" IRF
⊺	2046" IRF
⊻	2052" IRF
⊼	2058" IRF
⊽	2064" IRF
⊾	2070" IRF
⊿	2076" IRF
⊀	2082" IRF
⊁	2088" IRF
⊂	2094" IRF
⊃	2100" IRF
⊄	2106" IRF
⊅	2112" IRF
⊆	2118" IRF
⊇	2124" IRF
⊈	2130" IRF
⊉	2136" IRF
⊊	2142" IRF
⊋	2148" IRF
⊌	2154" IRF
⊍	2160" IRF
⊎	2166" IRF
⊏	2172" IRF
⊐	2178" IRF
⊑	2184" IRF
⊒	2190" IRF
⊓	2196" IRF
⊔	2202" IRF
⊕	2208" IRF
⊖	2214" IRF
⊗	2220" IRF
⊘	2226" IRF
⊙	2232" IRF

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ANTONIO BORJAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN H. BAILEY SURVEY, ABSTRACT NO. 45, City of Rockwall, Rockwall County, Texas, and being a part of that 28.79 acres Tract 2 as described in a Warranty deed from Robert Smith and Lawrence Jones and wife, Sue Jones, dated July 29, 1970 and being recorded in Volume 92, Page 29 of the Real Property Records of Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed to Antonio Borjas, as recorded in Volume 3173, Page 168 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the South boundary line of said 28.79 acres tract, said point being S. 87 deg. 17 min. 56 sec. E., 429.12 feet from a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the base of a fence corner post at the Southwest corner of said 28.79 acres tract of land;

THENCE N. 35 deg. 41 min. 58 sec. E., a distance of 289.42 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 14 min. 07 sec. E., a distance of 826.52 feet to a TXDOT monument found for corner in the South right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 06 deg. 13 min. 17 sec., a radius of 2744.87 feet, a tangent of 150.80 feet, a chord of S. 65 deg. 43 min. 08 sec. E., 301.16 feet along said right-of-way line, an arc distance of 301.31 feet to a TXDOT monument found for corner in the east line of Borjas tract;

THENCE SOUTH along the East line of said Borjas tract, a distance of 808.06 feet to a 1/2" iron pipe found for corner at the Southeast corner of same;

THENCE S. 69 deg. 07 min. 59 sec. E. a distance of 284.01 feet to a 1/2" iron rod pipe found for corner;

THENCE S. 00 deg. 28 min. 42 sec. E. a distance of 50.33 feet to a 1" iron pipe found for corner;

THENCE S. 89 deg. 20 min. 07 sec. E. a distance of 302.85 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Southwest corner of a 3.419 acres tract of land as described in a Deed to Martin and Teresa Ramirez, as recorded in Volume 614, Page 120 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 31 min. 19 sec. E. along the South line of said 3.419 acres tract, a distance of 288.28 feet to a P-K Nail for corner in the center of Green Loop;

THENCE S. 00 deg. 35 min. 46 sec. E. along the center of said road, a distance of 46.67 feet to a P-K nail for corner at the Northeast corner of a 1.59 acres tract of land as described in a Deed to Michael D. and Judy McAuley, as recorded in Volume 352, Page 238 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 50 min. 20 sec. W. along the North line of said 1.59 acres tract, a distance of 293.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Northwest corner of same;

THENCE S. 01 deg. 05 min. 51 sec. E. a distance of 144.98 feet to a 3/8" iron rod found for corner;

THENCE S. 87 deg. 02 min. 02 sec. W. a distance of 37.25 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 11 min. 37 sec. W. a distance of 98.76 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the North line of Zollner Road;

THENCE S. 88 deg. 59 min. 57 sec. W. along the North line of Zollner Road, a distance of 88.13 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 34 deg. 11 min. 26 sec. W. along the South line of said 28.79 acres tract, a distance of 356.69 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 87 deg. 17 min. 56 sec. W. along the South line of said 28.79 acres tract, a distance of 688.12 feet to the POINT OF BEGINNING and containing 410,243 square feet or 9.42 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, have been notified and signed this plat.

I 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 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.

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 exaction's made herein.

ANTONIO BORJAS

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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

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

WITNESS OUR HANDS, this ____ day of _____, _____.

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

City Engineer _____ Date _____

CONVEYANCE PLAT

BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A

CONTAINING A TOTAL OF
9.42 ACRES/410,243 S.F.
(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	PH	PP							
TELEPHONE	METER	METER	METER	POWER							
CABLE RISER	RISE	RISE	HYDRANT	POLE							
ELEC	ELEC	WATER	LP	1/2" BF							
ELECTRIC	BOX	METER	METER	POLE AND FOUND							
METER	SUBSURFACE	JUNCTION BOX	WATER	1" CORNER							
---	---	---	---	---							
FENCE	EXEMPT LINE	---	AIR COND. UNIT	PROPANE TANK							

OWNER:
ANTONIO BORJAS
172 ZOLLNER ROAD
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 16, 2024
SCALE 1" = 100' FILE #20031589-P
CLIENT BORJAS GF # NONE



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: June 25, 2024
APPLICANT: Antonio Borjas
CASE NUMBER: P2024-021; *Final Plat for Lots 1 & 2, Block A, Borjas Addition*

SUMMARY

Consider a request by Antonio Borjas for the approval of a Final Plat for Lots 1 & 2, Block A, Borjas Addition being a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 9.441-acre tract of land (*i.e. Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block A, Borjas Addition*) on the subject property.
- Background. According to the Rockwall Central Appraisal District (RCAD) a 2,814 SF single-family home was constructed on the subject property in 2006. The subject property was annexed by the City Council on December 22, 2008 by *Ordinance No. 08-65 [i.e. Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 18, 2024, the City Council denied a zoning case (*i.e. Case No. Z2024-009*) without prejudice due to the applicant's failure to attend the City Council public hearing meeting. On June 3, 2024, City Council approved a zoning case (*i.e. Case No. Z2024-020; Ordinance No. 24-24*) changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1 & 2, Block A, Borjas Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



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

DATE: 6/21/2024

PROJECT NUMBER: P2024-021
PROJECT NAME: Lot 1 & 2, Block A, Borjas Addiiton
SITE ADDRESS/LOCATIONS: 172 ZOLLNER RD

CASE CAPTION: Consider a request by Antonio Borjas for the approval of a Final Plat for Lots 1 & 2, Block A, Borjas Addition being a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	06/19/2024	Approved w/ Comments

06/19/2024: P2024-021: Final Plat for Lots 1 & 2, Block A, Borjas Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Borjas Addition being a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road.

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 (P2024-021) 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 1 & 2, BLOCK A
BORJAS ADDITION
BEING
TWO (2) LOTS
9.42-ACRES OR 410,243 SF
SITUATED IN THE
J.H. BAILEY SURVEY, ABSTRACT NO. 45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

M.5 Please label the building lines adjacent to the street for Lot 2. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the

M.7 Please label the right-of-way and street centerline for each street adjacent to the development. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 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.9 Provide the purpose of the plat under the General Notes section. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 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.11 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

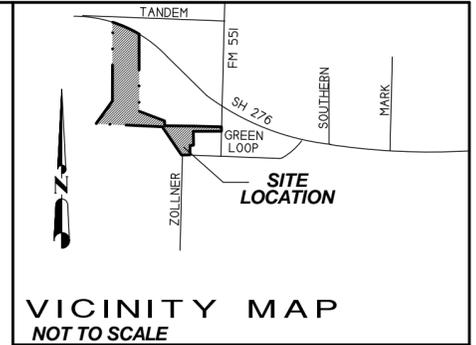
I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.13 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 Meeting: June 25, 2024
City Council Meeting: July 1, 2024

I.14 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

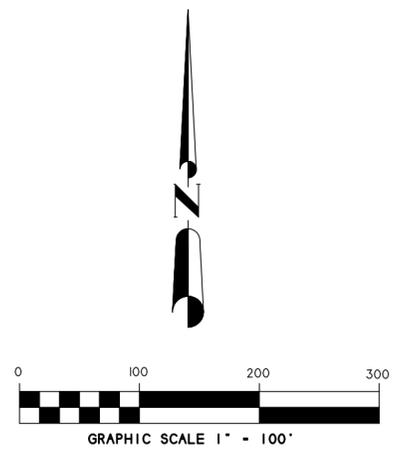
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/18/2024	Approved w/ Comments
06/18/2024: 1. Call out width of ROW. 2. Please provide a 10' utility easement along frontages.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/17/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/20/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/17/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Angelica Guevara	06/21/2024	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/17/2024	Approved
No Comments			



STATE HIGHWAY 276
STATE OF TEXAS R.O.W.
VOL. 72, PG. 225
STATE OF TEXAS R.O.W.
DOC#20210000030846
L-301.31'

Call out width of ROW.

Please provide a 10' utility easement along frontages.



CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	6°13'17"	2774.87	301.31	150.80	301.16	S 65°43'08"E

LINE TABLE

Line	Bearing	Distance
1	S 0°28'42"E	50.33'
2	S 0°35'46"E	46.67'
3	S 87°02'02"W	37.25'
4	S 0°11'37"W	98.76'
5	S 88°59'57"W	88.13'
6	S 67°16'23"W	27.38'

8.86 ACRES
MARIA ALBERTO BORJAS
VOL. 3173, PG. 156

N 0°14'07"E 826.52'

BASIS OF BEARINGS
SOUTH 808.06'

BRADLEY THOMPSON
DOC#2019000004309
O.P.R.R.C.T

LOT 1
7.58 ACRES
330,103 S.F.

GURMIT & RANJEET DHILLON
DOC#20190000018808
O.P.R.R.C.T.

3.419 ACRES
FRANK & ADA VIRGINIA GREENE
TO
MARTIN & TERESA RAMIREZ
VOL. 614, P. 120

CONVEYANCE PLAT
BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A

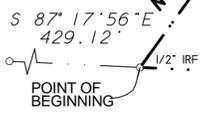
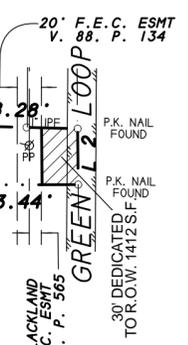
CONTAINING A TOTAL OF
9.42 ACRES/410,243 S.F.
(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CHRISTOPHER MCCAULEY
DOC#20170000023763
O.P.R.R.C.T.

LOT 2
1.81 ACRES
78,728 S.F.

1.59 ACRES
FRANK & VIRGINIA
PARRISH GREENE
TO
MICHAEL D. & JUDY MCCAULEY
VOL. 352, PG. 238



NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does NOT appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: BASED ON MONUMENTS FOUND ON EAST BOUNDARY LINE OF PARENT TRACT PER RECORDED DEED IN VOL. 3173, PG. 168, O.P.R.R.C.T..
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
- 4) Property owner shall be responsible for maintenance, repair, and replacement of drainage and detention systems on site.

SHEET 1 OF 2

SYMBOL LEGEND

TV	GAS	TEL	FH	FF
CABLE	METER	POUSE	HYDRANT	POWER
RIVER	ROSE	ROSE	POLE	POLE
ELEC	ELEC	BOX	LP	1/2" IRF
ELECTRIC	SUBSURFACE	METER	LIGHT	1/2" IRF FOUND
METER	JUNCTION BOX	POLE	POLE	1/2" IRF FOUND
FENCE	EXISTENT LINE	AR	AR	AR
		AR	AR	AR

OWNER:
ANTONIO BORJAS
172 ZOLLNER ROAD
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 16, 2024
SCALE 1" = 100' FILE #20031589-P
CLIENT BORJAS GF # NONE



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)

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

OTHER APPLICATION FEES:

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

NOTES:

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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 172 Zollner Rd

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI ? SPE 1.5

CURRENT USE Residential

PROPOSED ZONING ---

PROPOSED USE ---

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER Antonio Borges

APPLICANT

CONTACT PERSON SAME

CONTACT PERSON

ADDRESS 172 Zollner Rd.

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 214-926-7934

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

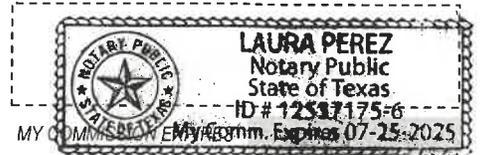
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF June, 2024

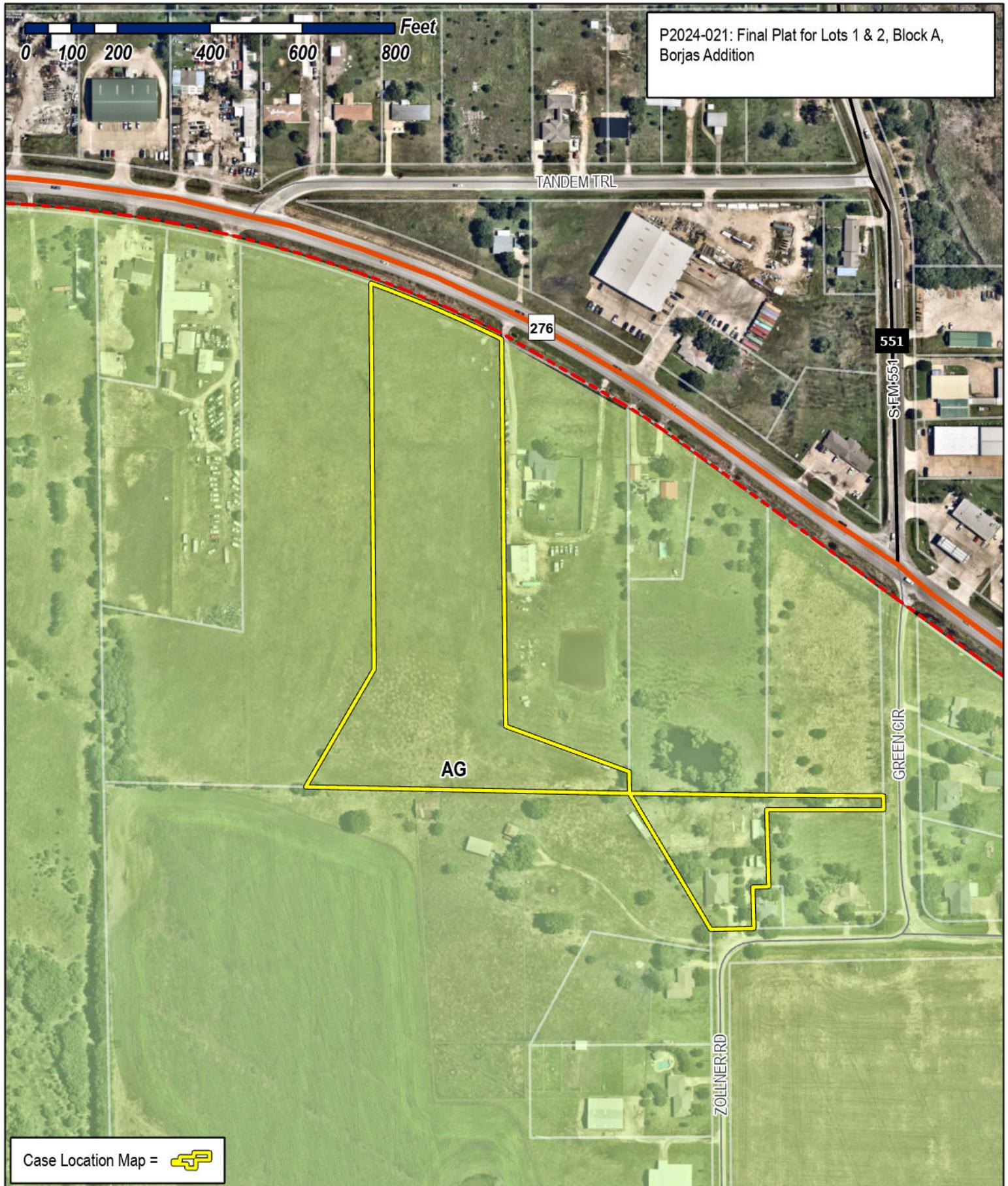
OWNER'S SIGNATURE

Antonio Borges

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





P2024-021: Final Plat for Lots 1 & 2, Block A, Borjas Addition

0 100 200 400 600 800 Feet

Case Location Map = 

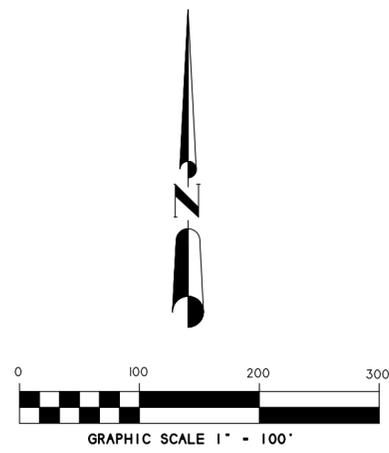
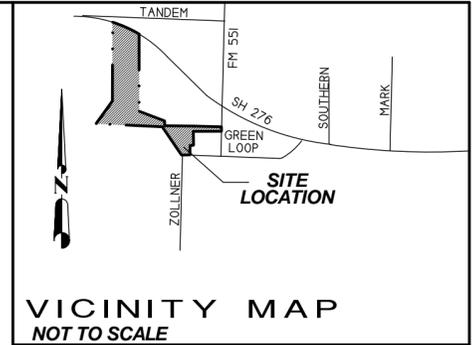


City of Rockwall

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

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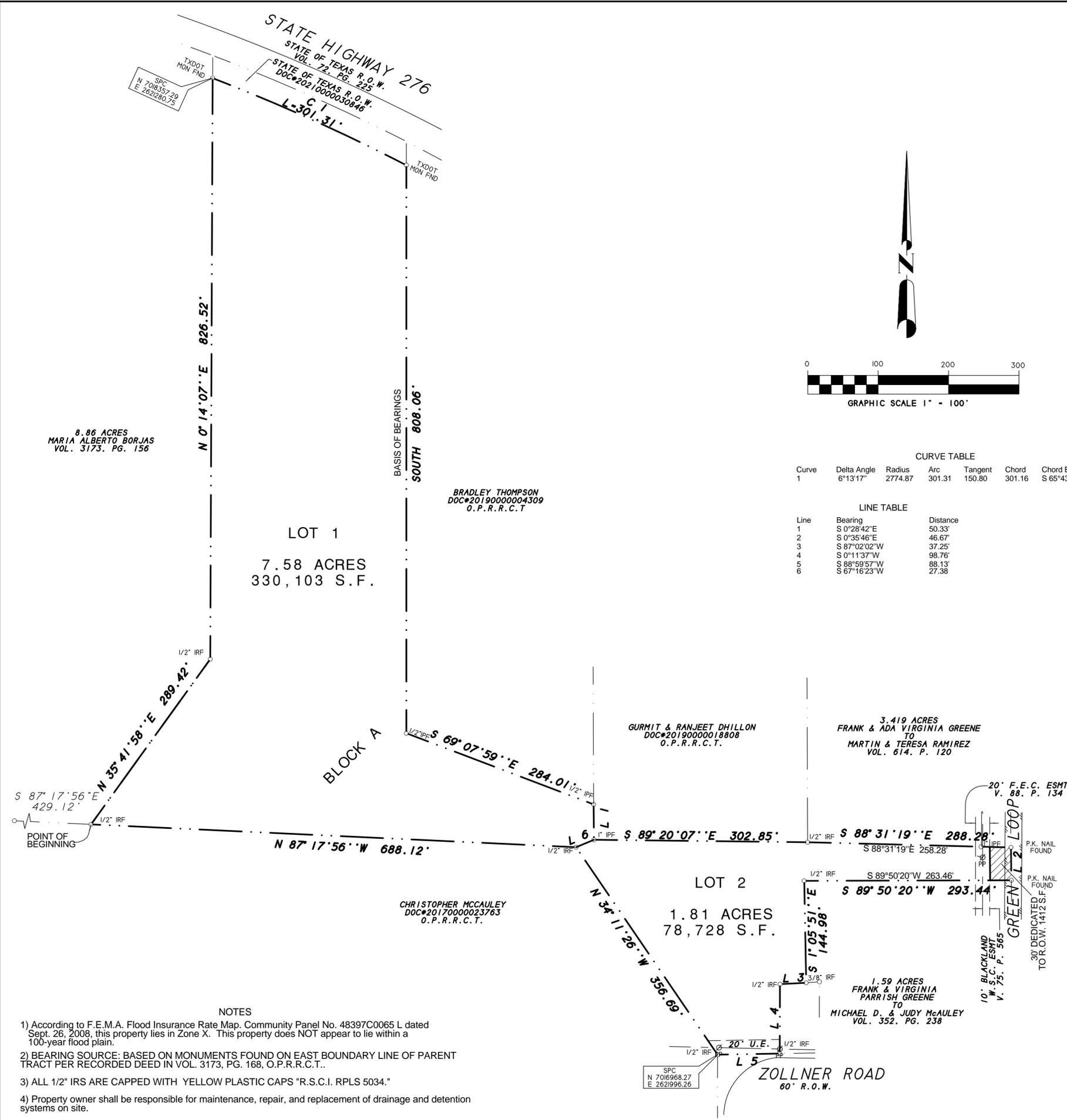


CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	6°13'17"	2774.87	301.31	150.80	301.16	S 65°43'08"E

LINE TABLE

Line	Bearing	Distance
1	S 0°28'42"E	50.33'
2	S 0°35'46"E	46.67'
3	S 87°02'02"W	37.25'
4	S 0°11'37"W	98.76'
5	S 88°59'57"W	88.13'
6	S 67°16'23"W	27.38'



CONVEYANCE PLAT
BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A
 CONTAINING A TOTAL OF
 9.42 ACRES/410,243 S.F.
 (2 LOTS)
 J.H. BAILEY SURVEY, A-45
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0065 L dated Sept. 26, 2008, this property lies in Zone X. This property does NOT appear to lie within a 100-year flood plain.
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SYMBOL LEGEND

TV	TELEVISION CABLE	GAS	METER	TEL	POLE	TEL	POLE	FI	FIRE HYDRANT	PP	POWER POLE
ELEC	ELECTRIC METER	BOX	JUNCTION	W/M	WATER METER	LP	LP FOUND	LP	LP FOUND	CP	CONCRETE CORNER
X	FENCE	EX	EXISTENT LINE	AR	AROUND UNIT	PC	PROPANE TANK				

OWNER:
 ANTONIO BORJAS
 172 ZOLLNER ROAD
 ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 10150900
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



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: July 1, 2024
APPLICANT: Antonio Borjas
CASE NUMBER: P2024-021; *Final Plat for Lots 1 & 2, Block A, Borjas Addition*

SUMMARY

Consider a request by Antonio Borjas for the approval of a Final Plat for Lots 1 & 2, Block A, Borjas Addition being a 9.4411-acre tract of land identified as Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45, City of Rockwall, Rockwall, Texas, zoned Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District, situated in the SH-276 Overlay (SH-276 OV) District, addressed 172 Zollner Road, and take any action necessary.

PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 9.441-acre tract of land (*i.e. Tract 3-4 of the J. H. Bailey Survey, Abstract No. 45*) for the purpose of establishing two (2) lots (*i.e. Lots 1 & 2, Block A, Borjas Addition*) on the subject property.
- Background. According to the Rockwall Central Appraisal District (RCAD) a 2,814 SF single-family home was constructed on the subject property in 2006. The subject property was annexed by the City Council on December 22, 2008 by *Ordinance No. 08-65 [i.e. Case No. A2008-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 18, 2024, the City Council denied a zoning case (*i.e. Case No. Z2024-009*) without prejudice due to the applicant's failure to attend the City Council public hearing meeting. On June 3, 2024, City Council approved a zoning case (*i.e. Case No. Z2024-020; Ordinance No. 24-24*) changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District and Single-Family Estate 1.5 (SFE-1.5) District.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the Final Plat for *Lots 1 & 2, Block A, Borjas Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city

adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On June 25, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 6-0, with a vacant seat.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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DIRECTOR OF PLANNING:

CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 172 Zollner Rd

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI ? SPE 1.5

CURRENT USE Residential

PROPOSED ZONING ---

PROPOSED USE ---

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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OWNER Antonio Borges

APPLICANT

CONTACT PERSON SAME

CONTACT PERSON

ADDRESS 172 Zollner Rd.

ADDRESS

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP

PHONE 214-926-7934

PHONE

E-MAIL

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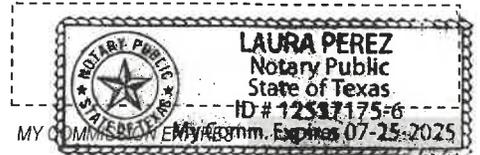
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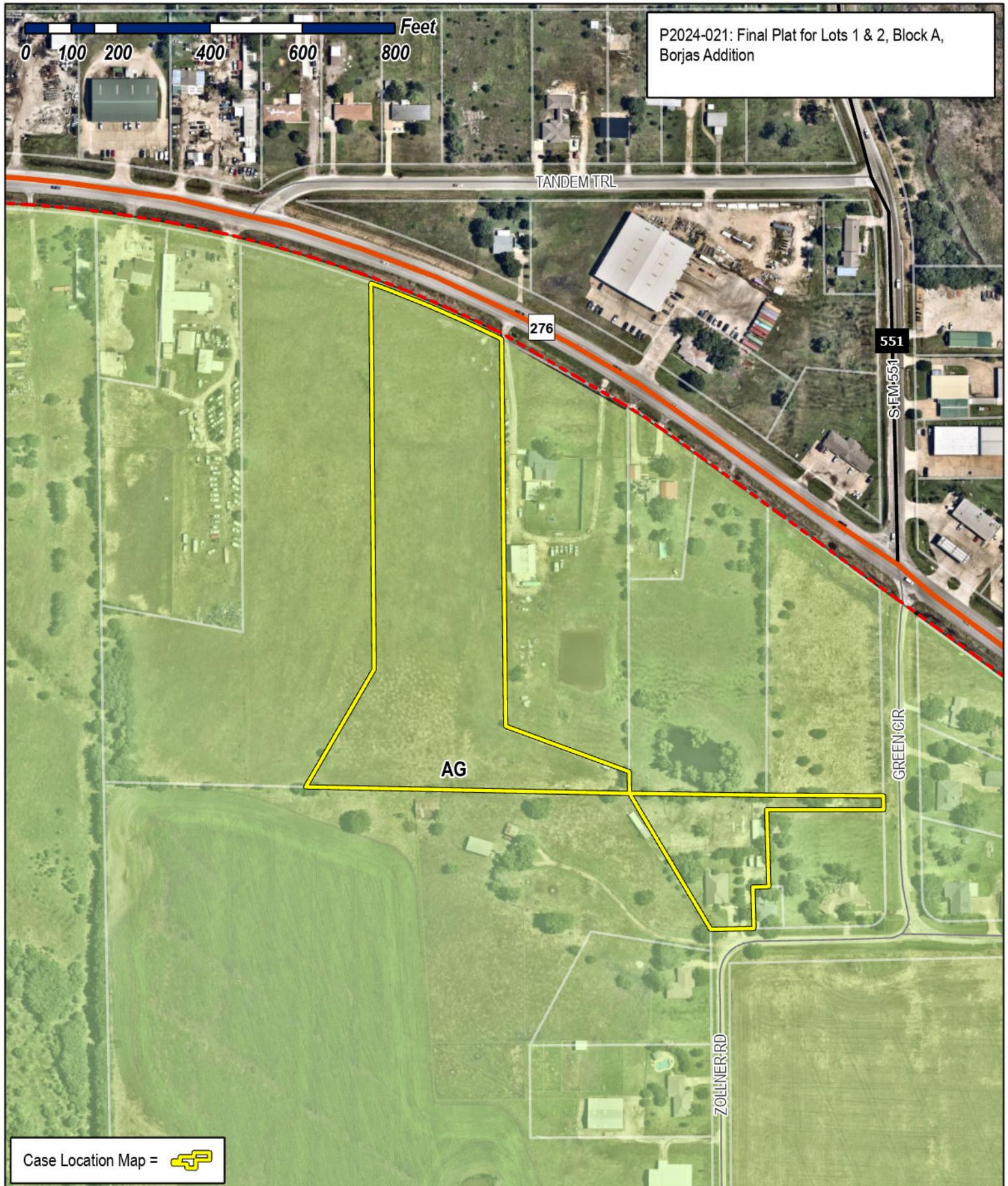
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OWNER'S SIGNATURE

Antonio Borges
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-021: Final Plat for Lots 1 & 2, Block A, Borjas Addition

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Case Location Map = 

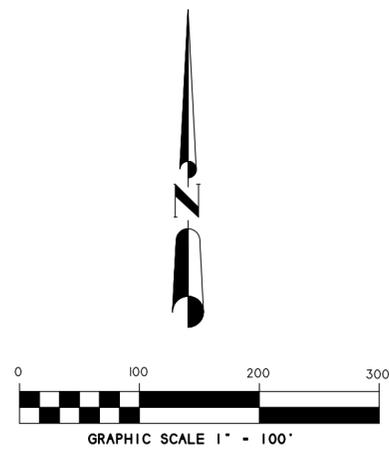
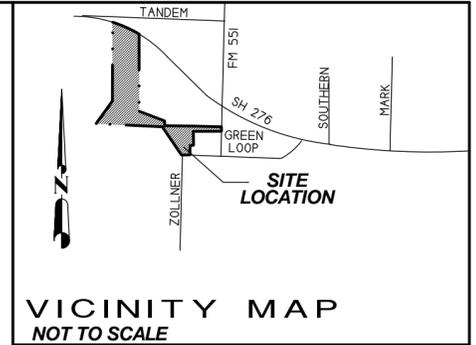


City of Rockwall

Planning & Zoning Department
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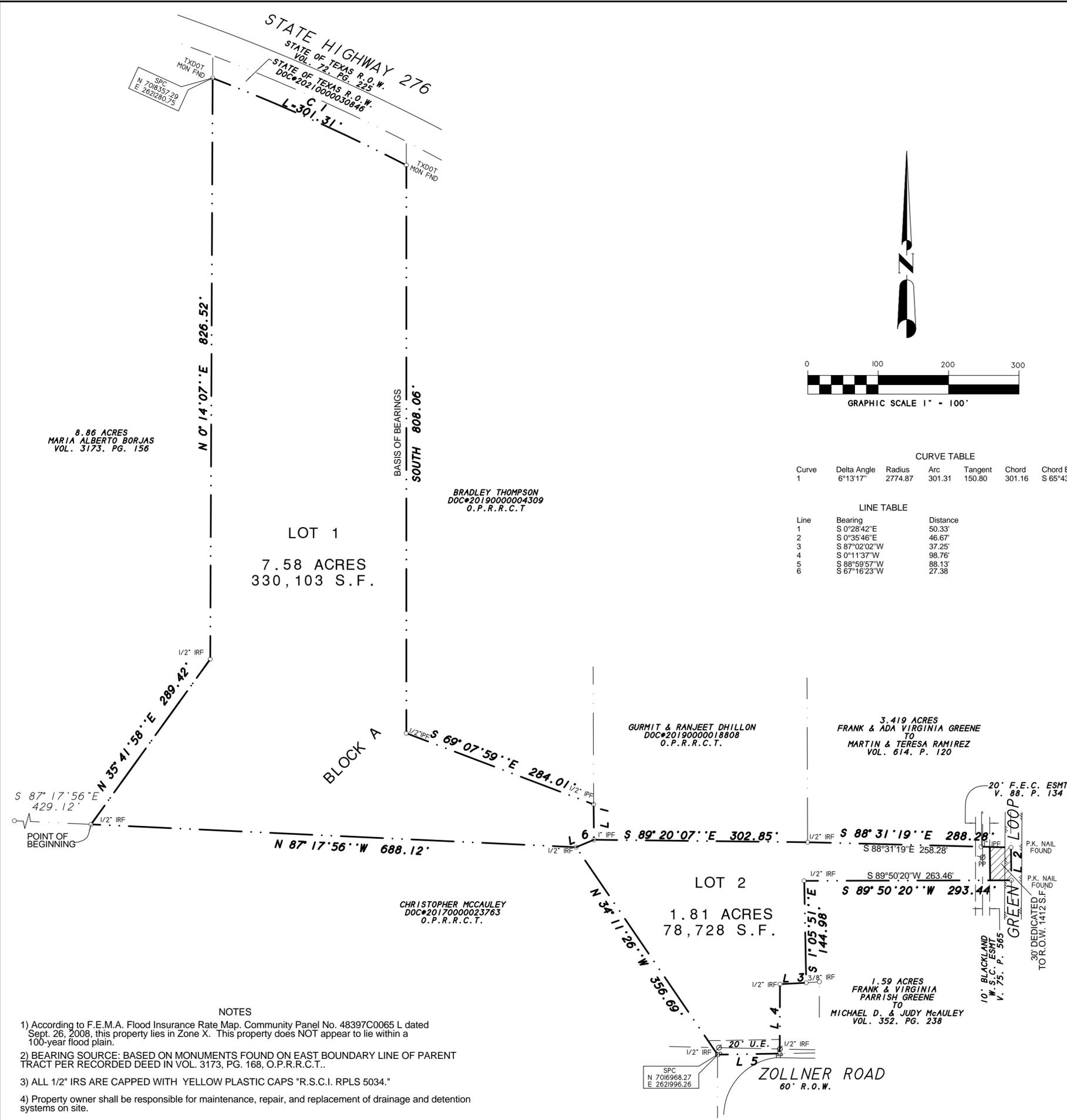


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CONVEYANCE PLAT
BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A
 CONTAINING A TOTAL OF
 9.42 ACRES/410,243 S.F.
 (2 LOTS)
 J.H. BAILEY SURVEY, A-45
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- NOTES**
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H.D. Fetty Land Surveyor, LLC
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SYMBOL LEGEND

TV	TELEVISION CABLE	GAS	METER	TEL	POLE	TEL	POLE	FI	FIRE HYDRANT	PP	POWER POLE
ELEC	ELECTRIC METER	BOX	JUNCTION	W/M	WATER METER	LP	PIPE FOUND	LP	PIPE FOUND	CP	CORNER
X	FENCE	EX	EXISTENT LINE	AR	AROUND UNIT	PC	PROPANE TANK				

SURVEY DATE FEBRUARY 16, 2024
 SCALE 1" = 100' FILE #20031589-P
 CLIENT BORJAS GF # NONE

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ANTONIO BORJAS, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JOHN H. BAILEY SURVEY, ABSTRACT NO. 45, City of Rockwall, Rockwall County, Texas, and being a part of that 28.79 acres Tract 2 as described in a Warranty deed from Robert Smith and Lawrence Jones and wife, Sue Jones, dated July 29, 1970 and being recorded in Volume 92, Page 29 of the Real Property Records of Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed to Antonio Borjas, as recorded in Volume 3173, Page 168 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the South boundary line of said 28.79 acres tract, said point being S. 87 deg. 17 min. 56 sec. E., 429.12 feet from a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the base of a fence corner post at the Southwest corner of said 28.79 acres tract of land;

THENCE N. 35 deg. 41 min. 58 sec. E., a distance of 289.42 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 00 deg. 14 min. 07 sec. E., a distance of 826.52 feet to a TXDOT monument found for corner in the South right-of-way line of State Highway 276;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 06 deg. 13 min. 17 sec., a radius of 2744.87 feet, a tangent of 150.80 feet, a chord of S. 65 deg. 43 min. 08 sec. E., 301.16 feet along said right-of-way line, an arc distance of 301.31 feet to a TXDOT monument found for corner in the east line of Borjas tract;

THENCE SOUTH along the East line of said Borjas tract, a distance of 808.06 feet to a 1/2" iron pipe found for corner at the Southeast corner of same;

THENCE S. 69 deg. 07 min. 59 sec. E. a distance of 284.01 feet to a 1/2" iron rod pipe found for corner;

THENCE S. 00 deg. 28 min. 42 sec. E. a distance of 50.33 feet to a 1" iron pipe found for corner;

THENCE S. 89 deg. 20 min. 07 sec. E. a distance of 302.85 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Southwest corner of a 3.419 acres tract of land as described in a Deed to Martin and Teresa Ramirez, as recorded in Volume 614, Page 120 of the Real Property Records of Rockwall County, Texas;

THENCE S. 88 deg. 31 min. 19 sec. E. along the South line of said 3.419 acres tract, a distance of 288.28 feet to a P-K Nail for corner in the center of Green Loop;

THENCE S. 00 deg. 35 min. 46 sec. E. along the center of said road, a distance of 46.67 feet to a P-K nail for corner at the Northeast corner of a 1.59 acres tract of land as described in a Deed to Michael D. and Judy McAuley, as recorded in Volume 352, Page 238 of the Real Property Records of Rockwall County, Texas;

THENCE S. 89 deg. 50 min. 20 sec. W. along the North line of said 1.59 acres tract, a distance of 293.44 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the Northwest corner of same;

THENCE S. 01 deg. 05 min. 51 sec. E. a distance of 144.98 feet to a 3/8" iron rod found for corner;

THENCE S. 87 deg. 02 min. 02 sec. W. a distance of 37.25 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE S. 00 deg. 11 min. 37 sec. W. a distance of 98.76 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the North line of Zollner Road;

THENCE S. 88 deg. 59 min. 57 sec. W. along the North line of Zollner Road, a distance of 88.13 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 34 deg. 11 min. 26 sec. W. along the South line of said 28.79 acres tract, a distance of 356.69 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner;

THENCE N. 87 deg. 17 min. 56 sec. W. along the South line of said 28.79 acres tract, a distance of 688.12 feet to the POINT OF BEGINNING and containing 410,243 square feet or 9.42 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A, have been notified and signed this plat.

I 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 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.

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 exaction's made herein.

ANTONIO BORJAS

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.



Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of BORJAS ADDITION, LOT 1 & LOT 2, BLOCK A an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, _____.

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

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

WITNESS OUR HANDS, this ____ day of _____, _____.

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

City Engineer _____ Date _____

CONVEYANCE PLAT

BORJAS ADDITION
LOT 1 & LOT 2, BLOCK A

CONTAINING A TOTAL OF
9.42 ACRES/410,243 S.F.
(2 LOTS)

J.H. BAILEY SURVEY, A-45
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	PH	PP							
TELEPHONE	METER	METER	METER	POWER							
CABLE RISER	RISE	RISE	HYDRANT	POLE							
ELEC	ELEC	WATER	LP	1/2" BF							
ELECTRIC	BOX	METER	POLE	POLE AND FOUND							
METER	SUBSURFACE	JUNCTION BOX	WATER	1" CORNER							
—	—	—	—	—							
FENCE	EASEMENT LINE	—	AIR COND. UNIT	PROPANE TANK							

OWNER:
ANTONIO BORJAS
172 ZOLLNER ROAD
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE FEBRUARY 16, 2024
SCALE 1" = 100' FILE #20031589-P
CLIENT BORJAS GF # NONE



DATE: July 2, 2024

TO: Antonio Borjas
172 Zollner Road
Royse City, TX 75189

CC: Tracy Fetty
6770 FM 1565
Royse City, TX 75189

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

SUBJECT: P2024-021; *Final Plat for Lots 1 & 2, Block A, Borjas Addition*

Mr. Borjas:

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 July 1, 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 June 25, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 6-0, with a vacant seat.

City Council

On July 1, 2024, the City Council approved a motion to approve the *Final Plat* by a vote of 4-2, with Council Members McCallum and Jorif dissenting and Council Member Campbell absent.

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