


0 80 160 320 480 640 Feet

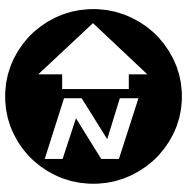
Z2017-032- ZONING CHANGE (AG to SFE-2.0)
ZONING - LOCATION MAP = 



City of Rockwall

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

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

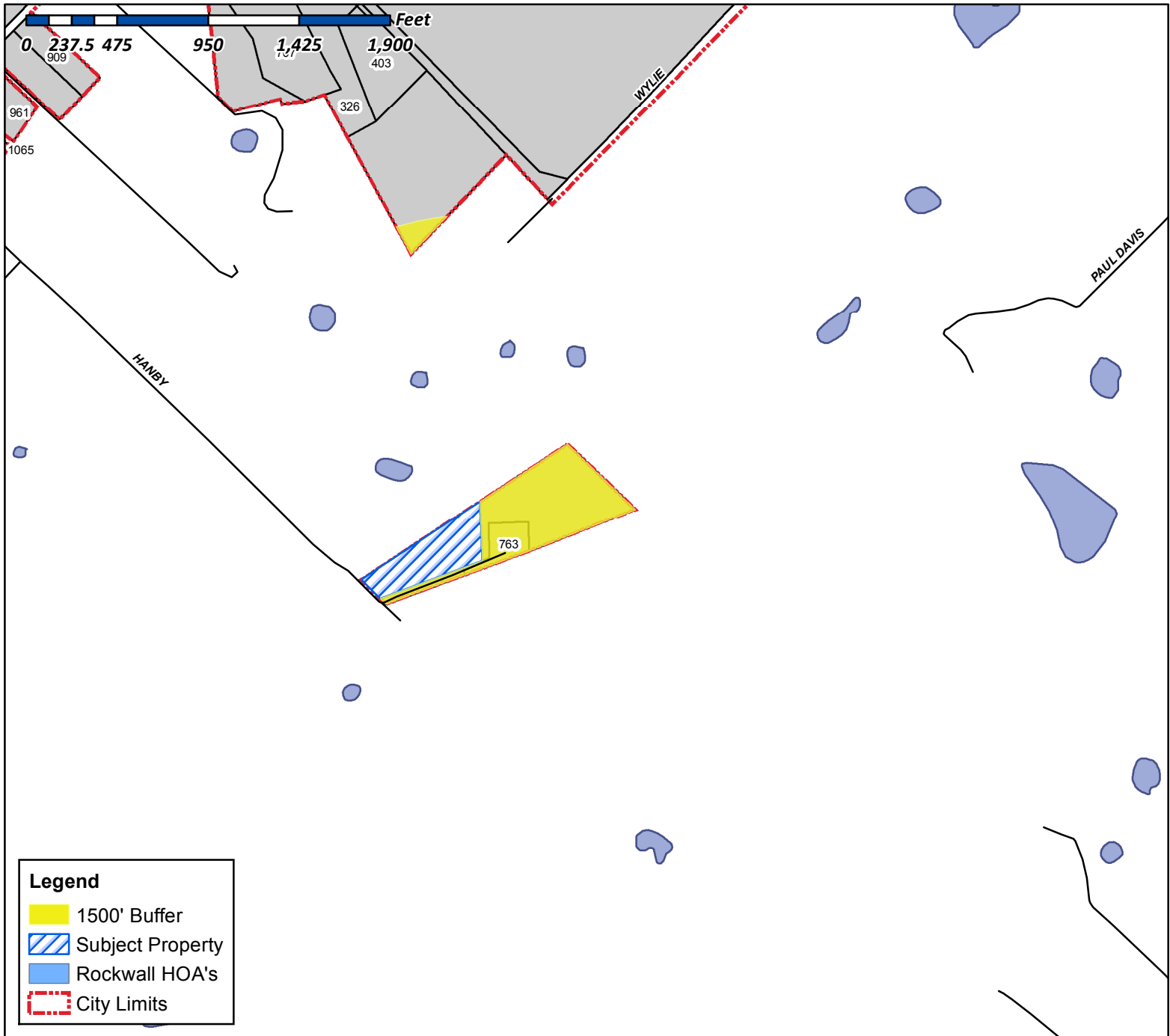




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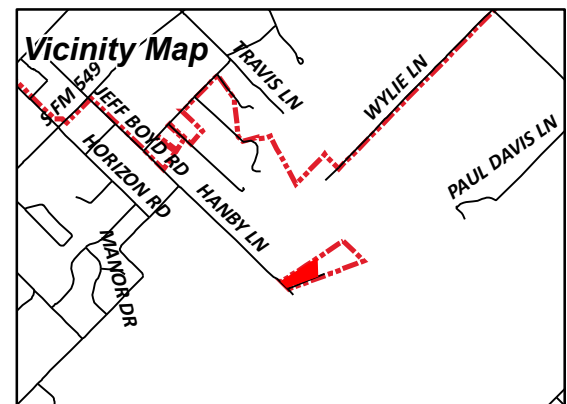
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Case Number: Z2017-032
Case Name: Zoning Change (AG to SFE-2.0)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: North side of Hanby Lane south of Jeff Boyd Road and Hanby Ln.

Date Created: 07/19/2017

For Questions on this Case Call (972) 771-7745

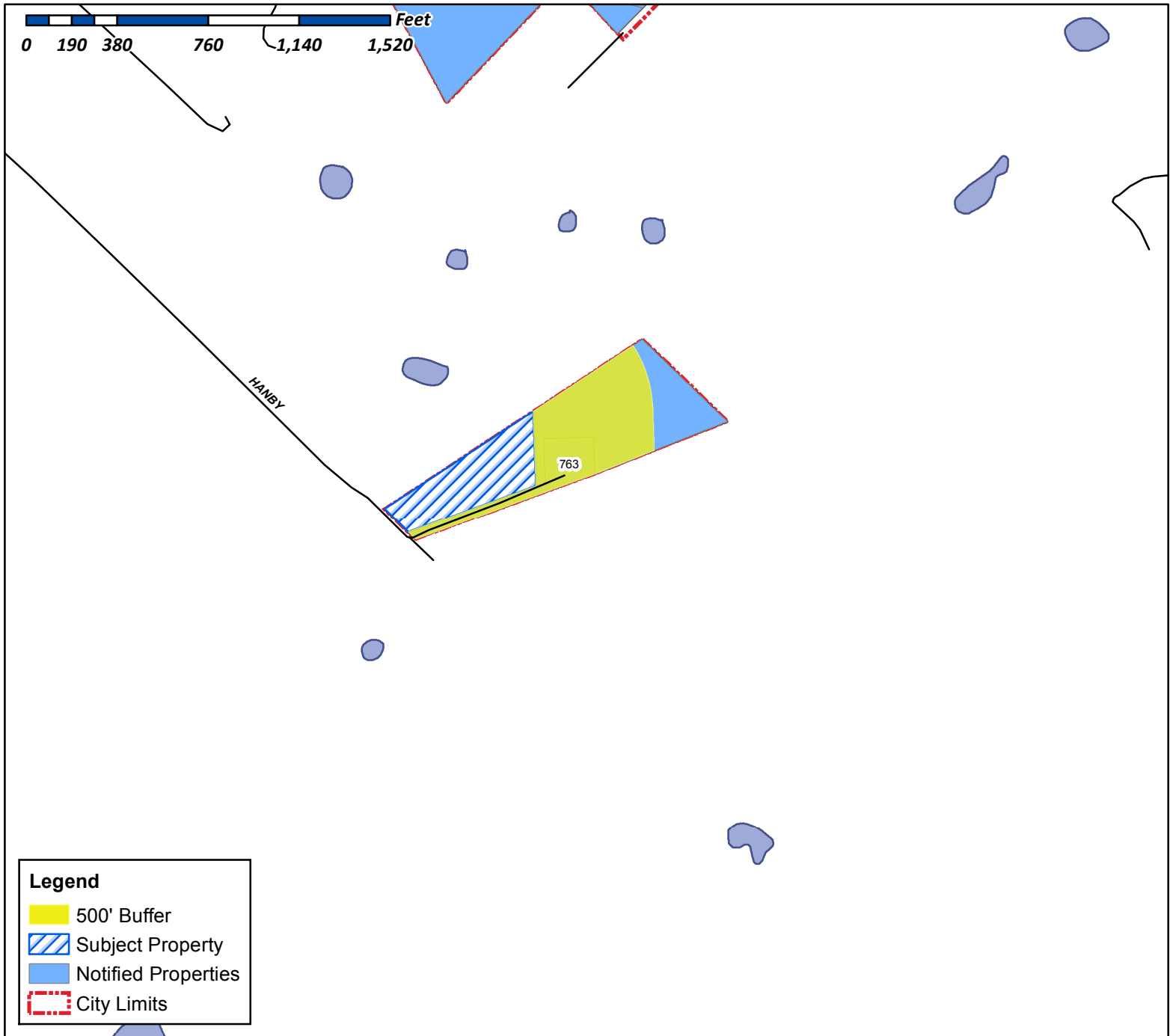




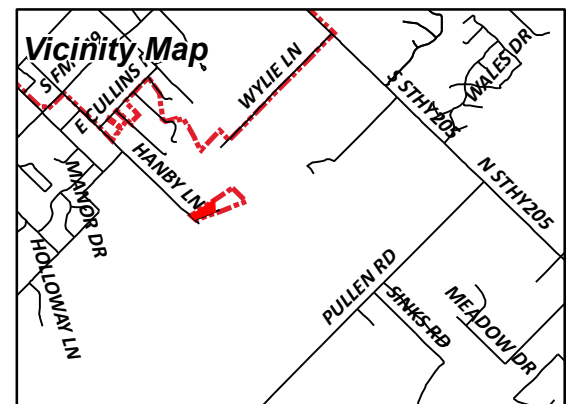
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KELLY BRIAN DAVID & DARLA KAY
3018 FONTANNA BLVD
ROCKWALL, TX 75032

JONES JOANN VOSTITSIANOS
763 HANBY LN
ROCKWALL, TX 75032

Brian Kelly
2846 Bent Ridge Dr.
Rockwall, TX 75032
July 5, 2017

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

Dear City of Rockwall:

We purchased this 3.217 acre lot in the 600 block of Hanby Lane. The property is on the north side of this private road. It is a vacant tract of land, WW Ford Survey Abstract No. 80. It is currently zoned agriculture. We would like the zoning changed to SFE-2.0 in order for us to build a single family residential home on this site. The acreage will not be subdivided. The building is illustrated on the existing survey. The proposed home is a two story structure approximately 3000 sq. ft.

If you have any questions, please contact me at 469-774-7139.

Sincerely,

A handwritten signature in black ink, appearing to read "B Kelly". The signature is fluid and cursive, with the first letter "B" being large and stylized.

Brian Kelly

PROPERTY DESCRIPTION:

BEING A 3.217 ACRE TRACT OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, ROCKWALL COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WAYNE CURTIS JONES, AS RECORDED IN INSTRUMENT NO. 20130000500816, DEED RECORDS, ROCKWALL COUNTY, TEXAS (SAID TRACT BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 4062, PAGE 212, SAID DEED RECORDS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 67° 47' 15" WEST - 2.16 FEET, SAID FIRST MENTIONED IRON ROD BEING THE SOUTH CORNER OF SAID JONES TRACT, AND BEING ON THE MOST SOUTHWESTERLY NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOHN N. CULLINS AND WIFE, JANE M. CULLINS, AS RECORDED IN VOLUME 539, PAGE 187, SAID DEED RECORDS;

THENCE NORTH 44° 45' 20" WEST, A DISTANCE OF 150.00 FEET ALONG THE COMMON LINE OF SAID JONES TRACT AND SAID CULLINS TRACT TO A 1/2-INCH IRON ROD SET AT THE WEST CORNER OF SAID JONES TRACT;

THENCE NORTH 56° 35' 51" EAST ALONG SAID COMMON LINE, PASSING THE MOST NORTHERLY EAST CORNER OF SAID CULLINS TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PSB INDEMNITY FAMILY LIMITED PARTNERSHIP, AS RECORDED IN INSTRUMENT NO. 20140000006357, AFORESAID DEED RECORDS, AT A DISTANCE OF 516.08 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID JONES AND PSB TRACTS A TOTAL DISTANCE OF 740.80 FEET TO A 1/2-INCH IRON ROD SET AT THE COMMON NORTH CORNER OF SAID JONES TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOANN VOSTITSIANOS JONES, AS RECORDED IN INSTRUMENT NO. 20130000500814, SAID DEED RECORDS;

THENCE SOUTH 06° 42' 38" EAST, A DISTANCE OF 300.89 FEET ALONG THE COMMON LINE OF SAID JONES TRACTS TO A 1/2-INCH IRON ROD SET AT THE COMMON SOUTH CORNER OF SAID TRACTS, SAID IRON ROD BEING ON THE MOST SOUTHERLY NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOANN VOSTITSIANOS JONES, AS RECORDED IN INSTRUMENT NO. 20130000500815, SAID DEED RECORDS;

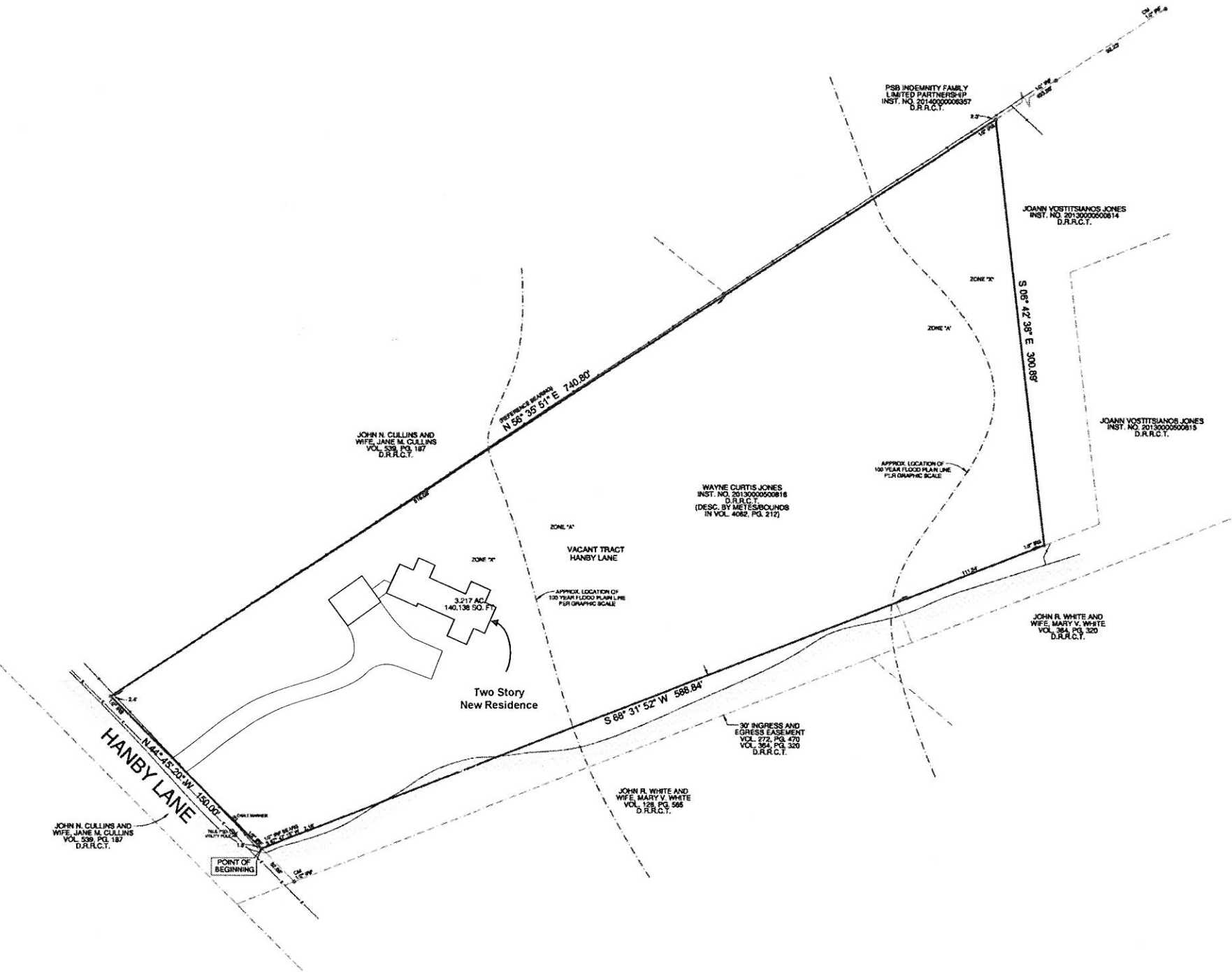
THENCE SOUTH 68° 31' 52" WEST ALONG THE COMMON LINE OF SAID JONES (20130000500816) AND JONES (20130000500815) TRACTS, PASSING THE MOST SOUTHERLY WEST CORNER OF SAID JONES TRACT (20130000500815) AT A DISTANCE OF 111.54 FEET AND CONTINUING ALONG THE SOUTHEAST LINE OF SAID JONES TRACT (20130000500816) A TOTAL DISTANCE OF 588.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 140,138 SQUARE FEET OR 3.217 ACRES OF LAND.

FLOOD INFORMATION:
A PORTION OF THE SUBJECT PROPERTY APPEARS TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "A" RATING AS SHOWN BY MAP NO. 485701101, DATED SEPTEMBER 24, 2010.

FEMA NOTE:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT ENCUMBRANCES, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

SURVEYOR'S CERTIFICATION:
1) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN VOL. 4062, PG. 212, D.R.C.T.
2) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
4) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHERS MAJOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

GENERAL NOTES:
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CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WIRE FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
MFCP = METAL FENCE COR POST
WFCP = WOOD FENCE COR POST

Premier
Surveying LLC

5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
972.612.3601 Office | 972.964.7021 Fax
premier@premierurveying.com
www.premiersurveying.com

Premier
Surveying LLC

5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office: 972-612-3601
Fax: 972-964-7021

0 ft. 2.645 ft. 75 ft. 1150 ft.

ROBERT
4984
PROFESSIONAL
LAND
SURVEYOR

Registered Professional Land Surveyor

TITLE SURVEY

HANBY LANE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREMIER JOB #: 16-01027

TECH: MSP	DATE: 03/09/16
FIELD: MJ	FIELD DATE: 03/07/16