

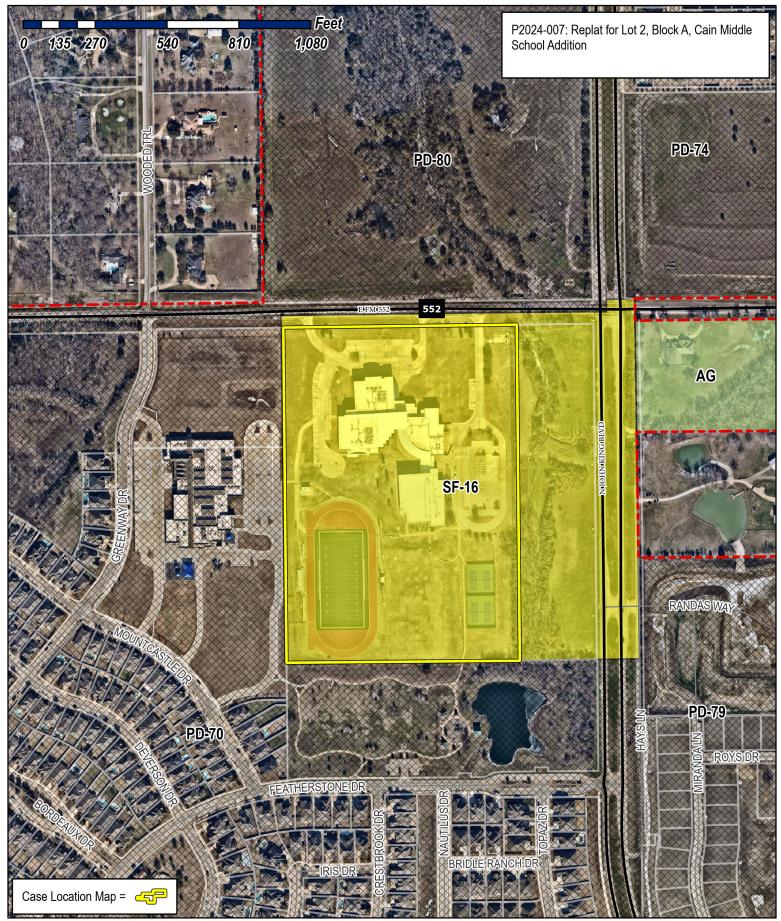
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING:

	Rockwall, Texas 75087		CITYE	NGINEER:			
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDICATE THE TYPE (OF DEVELOPME	NT REQ	UEST [SELECT (ONLY ONE B	DXJ:	
☐ PRELIMINARY P☐ FINAL PLAT (\$30 CM) ☐ REPLAT (\$300.00 CM) ☐ AMENDING OR IMPLAT REINSTAT SITE PLAN APPLIC ☐ SITE PLAN (\$250 CM)	\$100.00 + \$15.00 ACRE) 1 LAT (\$200.00 + \$15.00 ACRE) 1 00.00 + \$20.00 ACRE) 1 0 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) EMENT REQUEST (\$100.00)	☐ ZONIN☐ SPEC☐ PD DE OTHER A☐ TREE☐ VARIA NOTES: '! IN DETER ACREE '! A \$1,000.	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/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				
PROPERTY INFO	RMATION [PLEASE PRINT]						
ADDRESS	625 Farm to Market Rd 552, Rockwall,	Texas 75087					
SUBDIVISION	Rockwall Middle School No. 4 Addition			LOT	1	BLOCK	
GENERAL LOCATION	SWC of N. John King Blvd & FM 522						
ZONING, SITE PL	AN AND PLATTING INFORMATION IPLEA	SE PRINT]					
CURRENT ZONING	SF-16	CURREN	IT USE	Educationa	l - Middle	School	
PROPOSED ZONING	n/a	PROPOSE	D USE	n/a			
ACREAGE	26.25 LOTS [CURREN	т] 1		LOTS	S [PROPOSEI)] n/a	
REGARD TO ITS A	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ENIAL OF YOUR CASE.						
OWNER/APPLICA	ANT/AGENT INFORMATION [PLEASE PRINT/C	HECK THE PRIMA	RY CONT	ACT/ORIGINAL S	IGNATURES A	RE REQUIRED]	
☐ OWNER	Rockwall I.S.D	☐ APPLI	CANT	RLK Engine			
CONTACT PERSON	Tim Lyssy	CONTACT PER	RSON	Ronny Kling	gbeil		
ADDRESS	1050 Williams Street	ADDI	RESS	111 W. Mai	n Street		
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE	& ZIP	Allen, Texas	75013		
PHONE	972-771-0605	Pl	HONE	972-359-17	33		
E-MAIL	tim.lyssy@rockwallisd.org	E	-MAIL	Ronny@RL	Kengineer	ing.com	
	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAR ON ON THIS APPLICATION TO BE TRUE AND CERTIFIED TH		Lys	sy	[OWNE	ER] THE UNDERSIGNED, WHO	
\$OCTOBER INFORMATION CONTAINE	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, TO COVER THE COST OF THIS APPLICATION, I 2023 BY SIGNING THIS APPLICATION, I AG WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY TION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS AS	HAS BEEN PAID TO REE THAT THE CIT IS ALSO AUTHORI.	THE CITY Y OF RO ZED AND	OF ROCKWALL ON CKWALL (I.E. "CITY PERMITTED TO I	I THIS THE ") IS AUTHORIZ REPRODUCE A	20†V DAY OF TED AND PERMITTED TO PROVIDE NY COPYRIGHTED INFORMATION	
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE 20th DAY OF 0	ctober	_ 20 <u>_ Z</u>	3		LANIE PYLAND ary ID # 126570708	



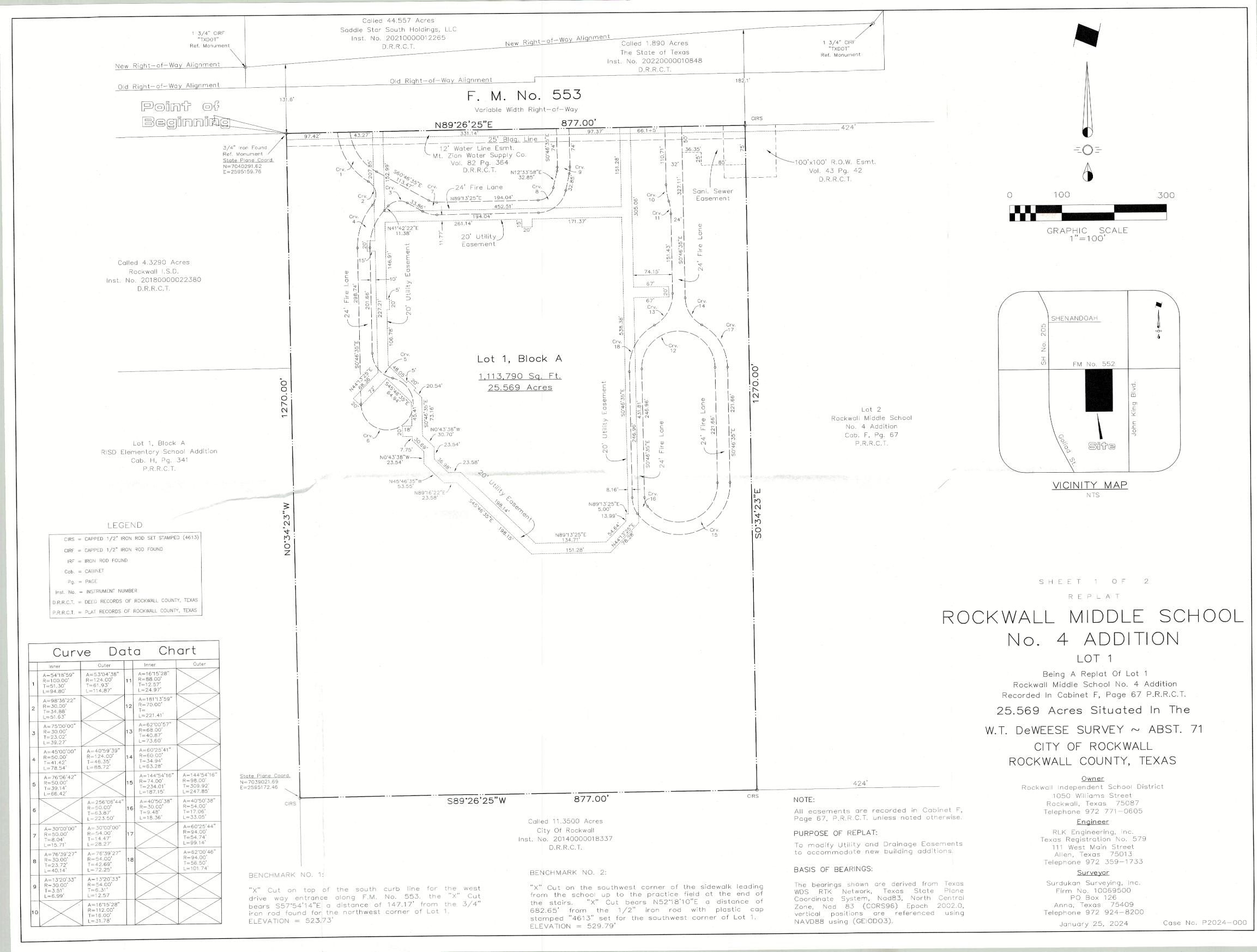


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(P): (972) 771-7745 (W): www.rockwall.com

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OWNER'S CERTIFICATION

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, the Rockwall Independent School District is the owner of a tract of land situated in the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, and being all of Lot 1 of Rockwall Middle School No. 4, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet F, Page 67, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron rod found for corner in the south line of F.M. No. 552 (a 100' R.O.W.), said point being the northwest corner of the aforementioned Lot 1, Rockwall Middle School No. 4;

THENCE N89*26'25"E, with the south line of F.M. No. 552, a distance of 877.00 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S00°34'23"E, leaving F.M. No. 552, a distance of 1270.00 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S89°26'25"W, a distance of 877.00 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE NO0°34'23"W, a distance of 1270.00 feet to the POINT OF BEGINNING and CONTAINING 1,113,790 square feet, or 25.569 acres of land.

BASIS OF BEARINGS:

The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, vertical positions are referenced using NAVD88 using (GEIOD03).

GENERAL NOTES

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any any representation, assurance, or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54

STATE OF TEXAS COUNTY OF ROCKWALL

We, Rockwall Independent School District, the undersigned owner of the land shown on this plat, and designated Lot 1, Block A, Rockwall Middle School No. 4 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 for for the purpose and consideration therein expressed.

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. We also understand the following:

- 1. No buildings shall be constructed 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 the purpose of construction, reconstruction, inspecting, patrolling, 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.
- 6. Property owner is responsible for maintaining, repairing, and replacing detention/drainage system.
- 7. 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 the prevailing private commercial rates, or have been 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 install—ation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exactions 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

Rockwall Independent School District By: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _______, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to

is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ______ , 2024.

Notary Public in and for the State of Texas

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan, RPLS Registration No. 4613 TX Firm No. 10069500

	E	RECOMMENDED FOR FINA	AL APPROVAL	
	Planning and Zo	oning Commission	Date	
		<u>APPROVED</u>		
hereby certify	that the above and	foregoing plan of an addition	n to the City of Rockwall, Tex	as was approved by
the City Council	of the City of Rocky	wall on theday of		, 2024.
This approval sh Clerk of Rockwal	all be invalid unless I County, Texas, with	the approved plat for such a in one hundred eighty (180)	addition is recorded in the of days from said date of final	fice of the County approval.
WITNESS OUR	HANDS, this	day of	, 2024	

SHEET 2 OF 2

REPLAT

ROCKWALL MIDDLE SCHOOL No. 4 ADDITION

LOT 1

Being A Replat Of Lot 1
Rockwall Middle School No. 4 Addition
Recorded In Cabinet F, Page 67 P.R.R.C.T.

25.569 Acres Situated In The

W.T. DeWEESE SURVEY ~ ABST. 71

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

Owner

Rockwall Independent School District
1050 Williams Street
Rockwall, Texas 75087
Telephone 972 771-0605

Engineer

RLK Engineering, Inc. Texas Registration No. 579 111 West Main Street Allen, Texas 75013 Telephone 972 359—1733

Surveyor

Surdukan Surveying, Inc. Firm No. 10069500 PO Box 126 Anna, Texas 75409 Telephone 972 924-8200

January 25, 2024

Case No. P2024-000