

_____ Preliminary Plat
 ✓ _____ Final Plat

Name of Proposed Subdivision Earls Subdivision
 Location of Proposed Subdivision R. Ballard Survey
 Name of Subdivider Delmer Earls
 Date Submitted MAY 27, 1982 Date of Review JUNE 1, 1982
 Total Acreage 0.461 Number of Lots 1

| <u>Review Checklist</u> | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|--|------------|------------|------------|
| 1. Was the proper application submitted and checked? (attach copy) | _____ | ✓ _____ | _____ |
| 2. Were the proper number of copies submitted? | ✓ _____ | _____ | _____ |
| 3. Is scale 1" = 100' on 18"x24" sheet? (Specify scale if different _____) | ✓ _____ | _____ | _____ |
| 4. Comments | | | |

Planning and Zoning

1. What is the proposed land use? Multifamily
2. What is the proposed density? Approximately 10 units/acre (5 units on .461 acre)
3. What is existing zoning? Commercial
4. Is the plan zoned properly? ✓ _____
5. Is this project subject to the provisions of the Concept Plan Ordinance? ✓ _____
6. Has a Concept Plan been provided and approved? _____ ✓ _____
7. Does the plan conform to the Master Thoroughfare Plan? _____ _____ ✓

| | <u>YES</u> | <u>NO</u> | <u>N/A</u> |
|---|------------|-----------|------------|
| 8. Does the plan conform to the Master Utility Plans? | _____ | _____ | ✓ |
| 9. Does plan conform to the Comprehensive Zoning Ordinance? | | | |
| a. Lot size | _____ | _____ | ✓ |
| b. Building line | _____ | _____ | ✓ |
| c. Parking | _____ | _____ | ✓ |
| d. Buffering | _____ | _____ | ✓ |
| e. Site plan | _____ | _____ | ✓ |
| f. Other | _____ | _____ | ✓ |
| 10. Has the City Planner reviewed and commented on the plan? (if so, attach copy of review) | _____ | ✓ | _____ |

11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation? *There could be a problem on future development behind this property.*

12. Comments: *Right of way should be a min of 50' ROW. Mr. Eells is proposing to dedicate 5' of ROW. There is 40' currently.*

Engineering

| | | | |
|--|-------|-------|-------|
| 1. Streets and traffic | | | |
| a. Is there adequate road access to the proposed project? | ✓ | _____ | _____ |
| b. Is the proper right-of-way provided for all streets and alleys? | _____ | ✓ | _____ |
| c. Is any additional right-of-way required? | ✓ | _____ | _____ |
| d. Do proposed streets and alleys align with adjacent right-of-way? | _____ | _____ | ✓ |
| e. Do the streets and alleys conform to City regulations and specifications? | _____ | ✓ | _____ |

f. Comments:

2. Utilities

- a. Are all necessary easements provided?
- b. Do all easements have adequate access?
- c. Are any offsite easements required?
- d. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric
 - 2. Gas
 - 3. Telephone
- e. Does the drainage conform to City regulations and specifications?
- f. Do the water and sewer plans conform to City regulations and specifications?

g. Comments: *WATER AND SEWER ARE EXISTING*

General Requirements

- 1. Has the City Engineer reviewed and approved the plan?
- 2. Does the final plat conform to the City's Flood Plain Regulations?
- 3. Does the final plat conform to the preliminary plat as approved?
- 4. Staff comments:

SF-2

STATE
ROADSIDE
PARK
MIDDLE
SCHOOL

LI

SF-3

GR

MF-1

SF-3

S-6

GR

GR

MF-1

2F

*Approximate
Location
of Eklars
Subdivision*

GR

SF-3

PD-12

SF-3

GR

2F

SF-2

C

LI

A

PD-1

CEMETERY

C

GR

S-7

MF-1

SF-2

P.D.

C

A

MF-1

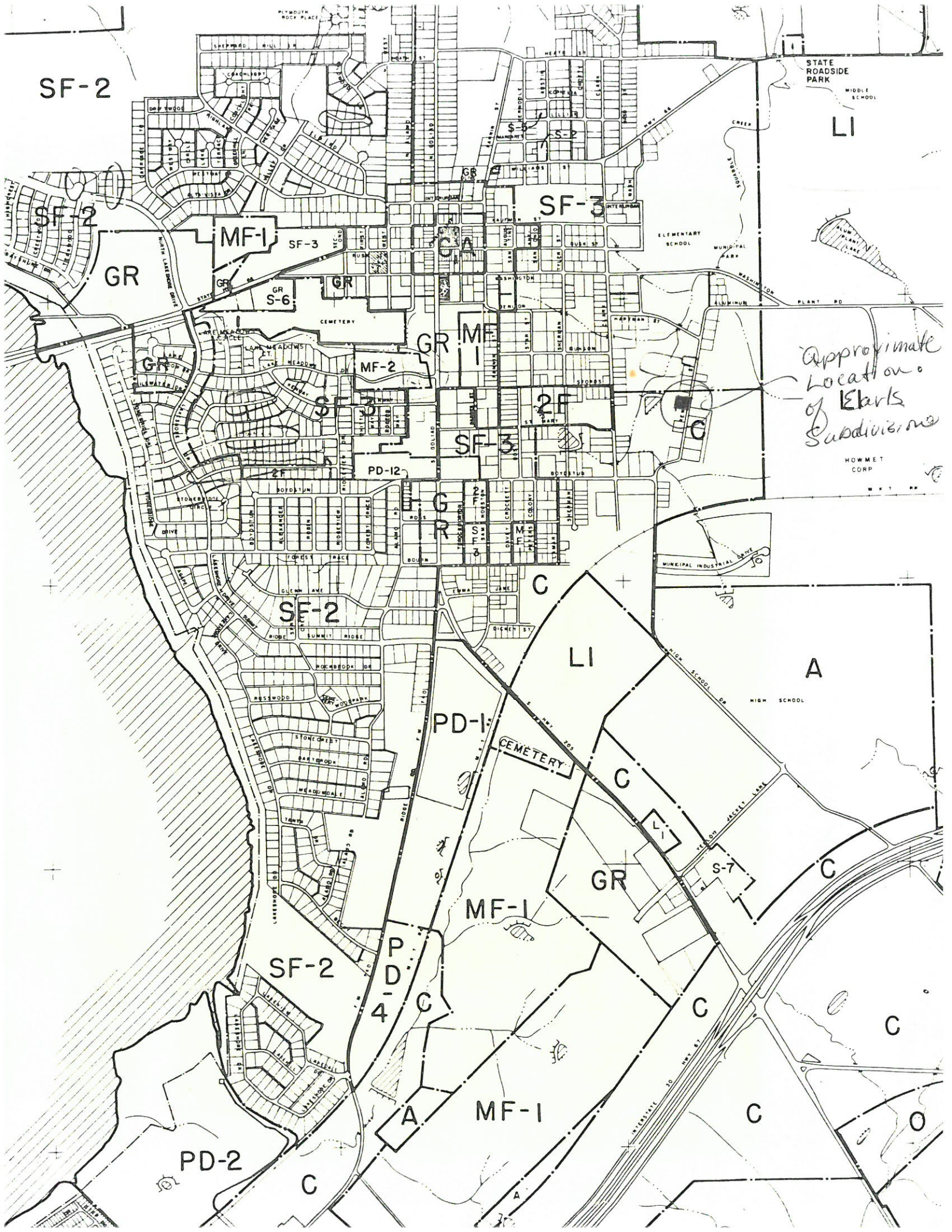
PD-2

C

C

C

O



To whom it may concern)

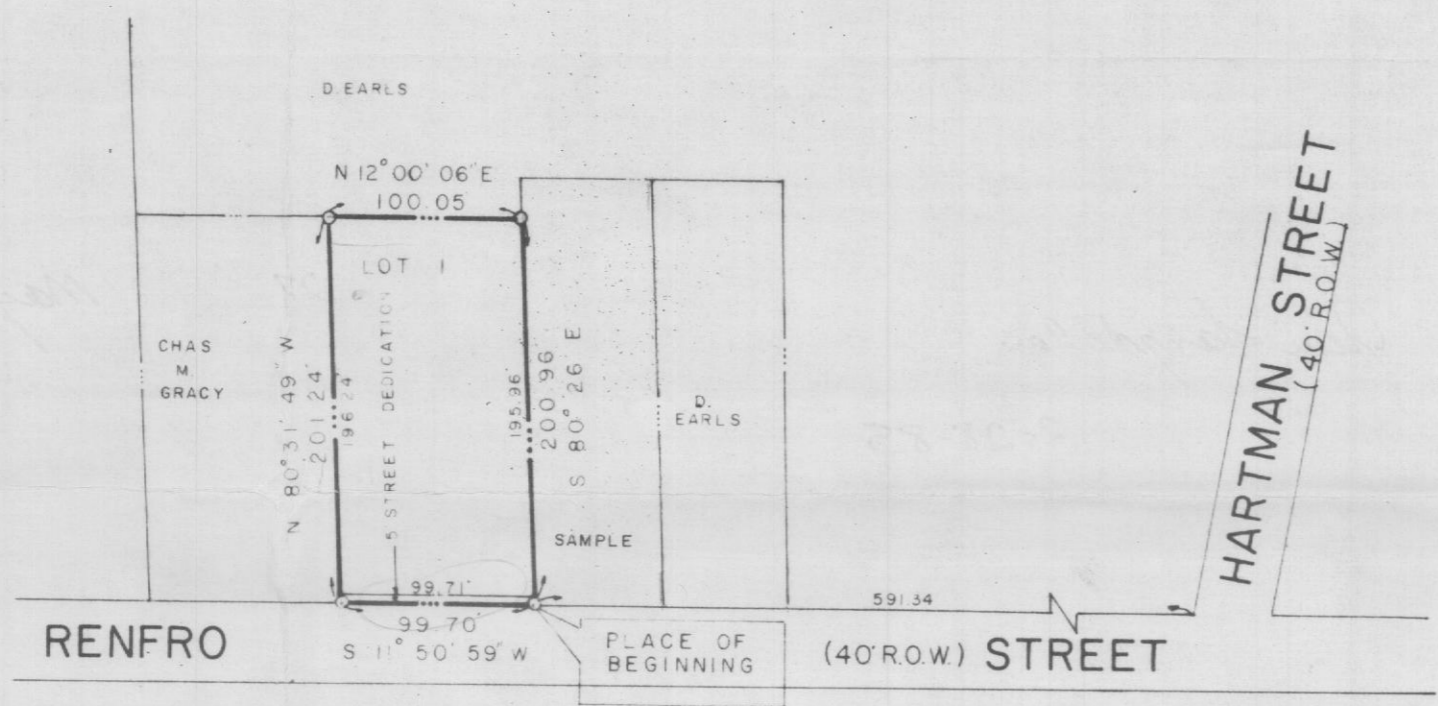
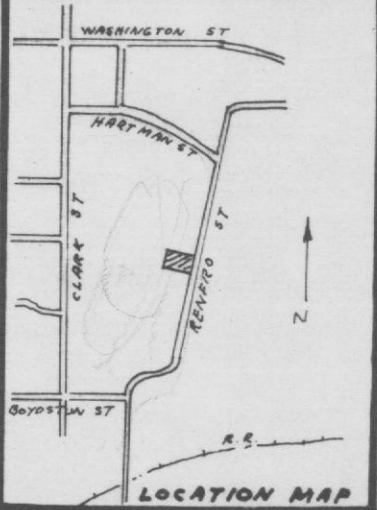
Due to working Thurs. nite
as a nurse 3-11 shift at the
Rockwell Nursing Home, I can not
attend this meeting scheduled.

I wish to record a silent Vote of
No I don't wish apartments
built on Renfro St, in Rockwell.

Thanks,

Mrs Mary Hamner
506 Renfro St.
Rockwell

My
Reason - a property decrease will
come, I can't sleep, don't a lite
sleeper and noise of cars would
bother me resting also.



FINAL PLAT

THE EARLS SUBDIVISION
 ROCKWALL, TEXAS

R. BALLARD SURVEY ABSTRACT NO. 29
 ROCKWALL COUNTY, TEXAS

OWNERS
DELMER EARLS AND MAGGIE LEE EARLS
 301 W. WASHINGTON STREET ROCKWALL, TEXAS

BROWN LAND SURVEYORS
 304 W. RUSK P.O. BOX 65 ROCKWALL, TEXAS
 SCALE 1" = 100' MAY 25, 1982

I hereby certify that the above and foregoing plat of The Earls Subdivision to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____ 1982

Witness our hand this _____ day of _____ 1982

 Mayor

 City Secretary

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS, Delmer Earls and Maggie Lee Earls are the owners of a tract of land in the County of Rockwall, State of Texas said tract being described as follows;
 Being, a tract of land situated in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and also being that tract designated as Tract Six, Recorded in Volume 133, Page 991, Deed Records of Rockwall County, Texas, and being more particularly described as follows;
 Beginning, at a point on the West line of Renfro Street, said point being the Northeast corner of said Tract Six Recorded in Volume 133, Page 991, an iron stake for corner;
 Thence, S. 11° 50' 59" W., along the West line of Renfro Street, a distance of 99.70 feet to an iron stake for corner;
 Thence, N. 80° 31' 49" W., leaving the said West line of Renfro Street, a distance of 201.24 feet to an iron stake for corner;
 Thence, N. 12° 00' 06" E., a distance of 100.05 feet to an iron stake for corner;
 Thence, S. 80° 26' E., a distance of 200.96 feet to the PLACE OF BEGINNING, and containing 0.461 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That, Delmer Earls and Maggie Lee Earls, being owners does hereby adopt this plat designating the herein above described property as The Earls Subdivision to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and 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, 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 systems on any of the right-of-way and easements strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easements strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 establishments of grades of streets in this addition.

WITNESS my hand at Rockwall, Texas this 27 day of May A.D. 1982.
 BY Delmer Earls Owner BY Maggie Lee Earls Owner
 Maggie Lee Earls

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Delmer Earls and Maggie Lee Earls, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this 27 day of May 1982.

Jeri Langdale
 Notary Public for the State of Texas
 My Commission Expires 3-28-85

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Bob O. Brown, 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.

Bob O. Brown
 Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office, this 28th day of May A.D. 1982.

Maime Brown
 Notary Public for the State of Texas
 My Commission Expires 4-15-85

RECOMMENDED FOR FINAL APPROVAL:

City Administrator _____ Date _____

APPROVED:

Chairman Planning and Zoning Commission _____ Date _____

ACTION RECORD

CASE NAME: Earls Sub.

CASE NO.: _____

Planning and Zoning
Commission

City Council

Date

Approved.

Disapproved

Approved

Disapproved

Preliminary Plat

Final Plat

✓

6/10/82

✓

6-21-82

Zoning

Changes: Disapproved by both P+Z & Council subject to
submission and approval of a concept plan for ~~an~~ Commercial
area bounded by Clark Hartman, Boylston, Penna.