

APPLICATION AND  
FINAL PLAT CHECKLIST

Date: 9-22-83

Name of Proposed Subdivision Rockwall Business Park East, Phase Two

Name of Subdivider Scotia Properties Corp.

Address P.O. Box 839, Rockwall, Texas 75087 Phone 722-1501

Owner of Record Paul E. Mulcahy & Billie Lopez-Ladd

Address P. O. Box 839, Rockwall, Texas 75087 Phone 722-1501

Name of Land Planner/Surveyor/Engineer Harold L. Evans, Consulting Engineer

Address 2331 Gus Thomasson, Suite 102, Dallas, TX. 75228 Phone 328-8133

Total Acreage 6.871

Current Zoning Commercial

Number of Lots/Units 2

Signed *[Signature]*

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

Provided or <u>Shown on Plat</u>	Not <u>Applicable</u>
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- |          |                 |  |
|----------|-----------------|--|
| <u>✓</u> | <u>        </u> | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map     |
| <u>✓</u> | <u>        </u> | 2. Location of the subdivision by City, County and State   |
| <u>✓</u> | <u>        </u> | 3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark  |
| <u>✓</u> | <u>        </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines. |
| <u>✓</u> | <u>        </u> | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground   |

- |          |          |  |
|----------|----------|--|
| <u>✓</u> | _____    | 6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision  |
| <u>✓</u> | _____    | 7. Locations, dimensions and purposes of any easements or other rights-of-way  |
| <u>✓</u> | _____    | 8. Identification of each lot or site and block by letter or number and building lines of residential lots   |
| <u>✓</u> | _____    | 9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page |
| <u>✓</u> | _____    | 10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision  |
| _____    | _____    | 11. Contours at a minimum of 2 ft. intervals   |
| _____    | <u>✓</u> | 12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners   |
| _____    | _____    | 13. The designation of the entity responsible for the operation and maintenance of any commonly held property, and a waiver releasing the City of such responsibility; a waiver releasing the City for damages in establishment or alteration of grades    |
| <u>✓</u> | <u>✓</u> | 14. An instrument of dedication or adoption signed by the owner or owners  |
| _____    | _____    | 15. Space for signatures attesting approval of the plat .  |
| _____    | _____    | 16. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat  |
| <u>✓</u> | _____    | 17. Complies with all special requirements developed in preliminary plat review  |

18. Plan profiles for streets and  
utilities

\_\_\_\_\_ ✓  
Taken by \_\_\_\_\_

*Julie Couch*

File No. \_\_\_\_\_

Date \_\_\_\_\_

*9/26/83*

Fee \_\_\_\_\_

*\$ 345.00*

Receipt \_\_\_\_\_

~~SITE PLAN/PRELIMINARY PLAT~~/FINAL PLAT

## FACT SHEET

Applicant: Paul MulcahyName of Proposed Development: Rockwall Business Park East, Phase TwoAcreage: 6.876Number of Lots: 2Current Zoning: CSurrounding Zoning: C to north, PD-14 west, C & OF east

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Description: Divided into two blocks for retail development.  
They are planning to develop Lot 1 for which they  
have submitted a site plan.

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Staff Comments: Needs to show point of beginning. Meets all  
technical requirements.

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Planning and Zoning Commission Recommendations:

10/13/83 Approved

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City Council Decision:

11/7/83 Approval



PRELIMINARY/FINAL PLAT ACTION RECORD

Plat Submitted 9/26/03

Approved by P&Z \_\_\_\_\_

Approved by Council \_\_\_\_\_

File Created ✓  
Application Reviewed ✓  
Fee Paid/Receipt in File ✓  
Review Form Prepared ✓  
Circulated Review Through:  
Administrator \_\_\_\_\_  
Assistant Administrator ✓  
Community Services ✓  
Engineering \_\_\_\_\_  
Sent Copy of Plat to:  
Southwestern Bell \_\_\_\_\_  
Texas Power and Light \_\_\_\_\_  
Lone Star Gas \_\_\_\_\_  
<sup>Star TV</sup>  
Scheduled for P&Z Meeting ✓  
Prepared notes & Fact Sheet for P&Z ✓

If Approved,  
Scheduled for City Council \_\_\_\_\_  
Prepared Notes & Fact Sheet for Council \_\_\_\_\_

If Final Plat Approved,  
Changes Required Made to Plat \_\_\_\_\_  
10 Copies of plat signed by:  
Owner \_\_\_\_\_  
Surveyor \_\_\_\_\_  
Notary \_\_\_\_\_  
Approval Dates for P&Z & Council on Plats \_\_\_\_\_  
Plats Signed by:  
Administrator \_\_\_\_\_  
P&Z Chairman \_\_\_\_\_  
Mayor \_\_\_\_\_  
Mylar & 1 Copy filed with County (\$10) \_\_\_\_\_  
Slide No. Recorded on All Others \_\_\_\_\_  
Copy filed with:  
City Tax Clerk (Doris) \_\_\_\_\_  
Permanent Plat File \_\_\_\_\_  
Engineers (Bill Mann) \_\_\_\_\_  
RISD (Subdivision) \_\_\_\_\_  
Water Billing (Sue) \_\_\_\_\_  
All Remaining Copies & Mylar  
Filed with Public Works (Ed) \_\_\_\_\_  
File Closed \_\_\_\_\_

BEGINNING at an iron rod at a broken concrete right-of-way monument at the right-of-way offset in the Westerly line of State Highway 205 at Texas Highway Department centerline station 458+00;  
THENCE: South  $60^{\circ} 06' 21''$  West a distance of 25.00 feet along said offset line to an iron rod for a corner;  
THENCE: South  $29^{\circ} 53' 39''$  East along the Westerly line of said State Highway 205, passing at 3.38 feet a wood right-of-way monument and continuing a total distance of 177.19 feet to an iron rod for a corner at the Southeast corner of above mentioned 6.876 tract;  
THENCE: South  $44^{\circ} 47' 56''$  West along the Southeast line of said 6.876 acre tract passing at 182.13 feet an axle found on said Southeast line and continuing a total distance of 182.43 feet to an iron rod at the South corner of said 6.876 acre tract, said corner being on the Northeast line of Rockwall Business Park East, also being on the Northeast line of the J. D. McFarland Survey, Abstract No. 145 and the Southwest line of the Cadle Survey;  
THENCE: North  $44^{\circ} 55' 43''$  West a distance of 915.48 feet along said survey line and the Southwest line of said 6.876 acre tract and the Northeast line of said addition to an iron rod for a corner;  
THENCE: North  $44^{\circ} 33' 39''$  East a distance of 455.08 feet along the Northwest line of said 6.876 acre tract to an iron rod on the Westerly line of said Highway 205;  
THENCE: South  $29^{\circ} 53' 39''$  East a distance of 780.75 feet along said Westerly line to the Point of Beginning and Containing 6.876 Acres of Land.

ROCKWALL BUS. PARK, INC.

DETACH AND RETAIN THIS STATEMENT  
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW.  
IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.

DELUXE - FORM WVC-3 V-2

DATE	DESCRIPTION	AMOUNT
9/22/83	Application fee - Final plat for 7 acres parcel SH205 and Rockwall Parkway. Subdivision: Rockwall Business Park East Engineer: Harold L. Evans.	\$345.00

# CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 9-26-83  
NAME Rockwall Business Park  
ADDRESS \_\_\_\_\_

Cash       Check       Other

GARBAGE

LAND FILL PERMIT

GARAGE SALES

SOLICITORS PERMIT

RENT

MISCELLANEOUS WATER SALES

*Zoning Change*

*345.00*

Received By \_\_\_\_\_

**2074**

FORM G-1



OWNER'S CERTIFICATE

WHEREAS, PAUL E. MULCAHY & BILLIE LOPEZ-LADD are the owners of a tract or parcel of land situated in the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being a 6.876 acre tract of land conveyed to Paul E. Mulcahy and Billie Lopez-Ladd from Union Oil Company of California, by Warranty Deed recorded in Volume 172, Page 817, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at a broken concrete right-of-way monument at the right-of-way offset in the Westerly line of State Highway 205 at Texas Highway Department centerline station 458+00;  
THENCE: South 60° 06' 21" West a distance of 25.00 feet along said offset line to an iron rod for a corner;  
THENCE: South 29° 53' 39" East along the Westerly line of said State Highway 205, passing at 3.38 feet a wood right-of-way monument and continuing a total distance of 177.19 feet to an iron rod for a corner at the Southeast corner of above mentioned 6.876 acre tract;  
THENCE: South 44° 47' 56" West along the Southeast line of said 6.876 acre tract passing at 182.13 feet an axle found on said Southeast line and continuing a total distance of 182.43 feet to an iron rod at the South corner of said 6.876 acre tract, said corner being on the Northeast line of Rockwall Business Park East, also being on the Northeast line of the J. D. McFarland Survey, Abstract No. 145 and the Southwest line of the Cadle Survey;  
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THENCE: South 29° 53' 39" East a distance of 780.75 feet along said Westerly line to the Point of Beginning and Containing 6.876 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT the owners, PAUL E. MULCAHY & BILLIE LOPEZ-LADD, do hereby adopt this plat designating the hereinabove described property as ROCKWALL BUSINESS PARK EAST PHASE TWO, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon, 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 and 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 system on any of these easement strips; and any public utility shall 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.

WITNESS OUR HANDS at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

PAUL E. MULCAHY

BILLIE LOPEZ-LADD

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared PAUL E. MULCAHY & BILLIE LOPEZ-LADD, 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 therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

Notary Public in and for the State of Texas  
Commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Public Surveyor

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared Harold L. Evans, 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 \_\_\_\_\_ day of \_\_\_\_\_, 1983.

Notary Public in and for the State of Texas  
Commission expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

City Administrator

Date

APPROVED

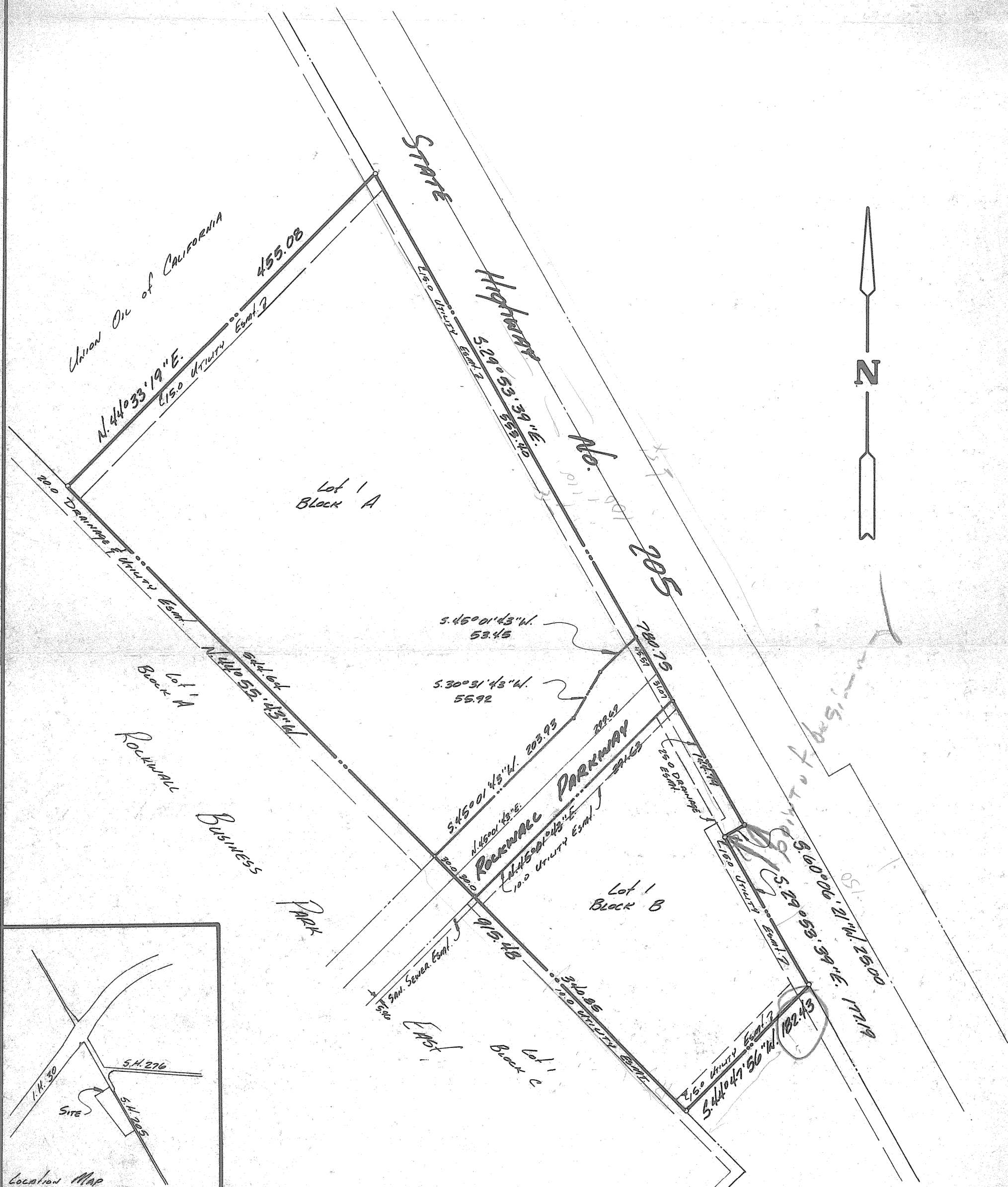
Chairman, Planning & Zoning Commission

Date

I HEREBY CERTIFY that the above and foregoing plat of ROCKWALL BUSINESS PARK EAST PHASE TWO, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1983.

Mayor

City Secretary, City of Rockwall



ROCKWALL BUSINESS PARK EAST PHASE TWO  
JOSEPH CADLE SURVEY ABSTRACT NO. 65  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SCALE: 1"=100'

DATE: JULY, 1983

OWNERS

PAUL E. MULCAHY & BILLIE LOPEZ-LADD  
P.O. Box 839  
ROCKWALL, TX. 75087

ENGINEER

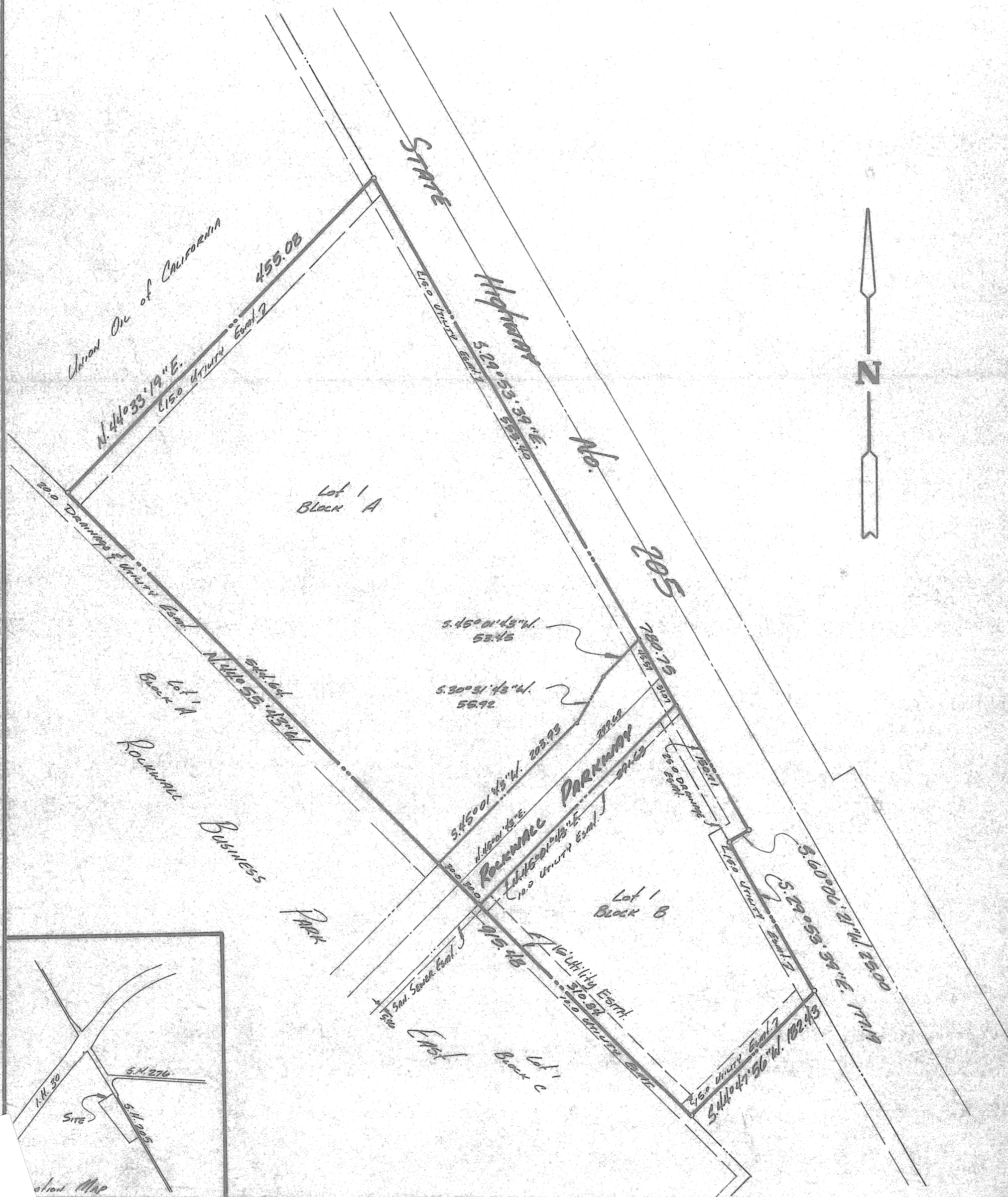
HAROLD L. EVANS Consulting Engineer  
2831 Gus Thomason Rd.  
DALLAS, TX. 75236



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WITNESS OUR HANDS at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1983.

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BILLIE LOPEZ-LADD

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COUNTY OF \_\_\_\_\_

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Notary Public in and for the State of Texas  
Commission expires \_\_\_\_\_

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Commission expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Administrator Date

APPROVED

\_\_\_\_\_  
Chairman, Planning & Zoning Commission Date

I HEREBY CERTIFY that the above and foregoing plat of ROCKWALL BUSINESS PARK EAST PHASE TWO, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1983.

\_\_\_\_\_  
Mayor City Secretary, City of Rockwall

ROCKWALL BUSINESS PARK EAST PHASE TWO  
Joseph CADLE Survey Abstract No. 65  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SCALE: 1"=100'

DATE: JULY, 1983

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2331 Gus Thomason Rd.  
DALLAS, TX. 75228