

136.00

City of Rockwall, Texas

Date: September 26, 1983

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision _____

Name of Subdivider Dewayne Cain - Ken DeJarnett

Address P.O. Box 114, Rockwall, Texas 75087 Phone 226-7579

Owner of Record Texas Power & Light Company

Address P.O. Box 39, Rockwall, Texas 75087 Phone 722-8393

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

Address P.O. Box 28355, Dallas, Texas 75228 Phone 328-8133

Total Acreage 17.74 Gross, 14.7 Net Current Zoning L.I.

No. of Lots/Units 37 Signed _____

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not
Shown on Plat Applicable

I. General Information

A. Vicinity map

B. Subdivision Name

C. Name of record owner, subdivider, land planner/engineer

D. Date of plat preparation, scale and north point

II. Subject Property

A. Subdivision boundary lines

B. Identification of each lot and block by number or letter

- _____ C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
- _____ D. Proposed land uses, and existing and proposed zoning categories
- _____ E. Approximate acreage
- _____ F. Typical lot size; lot layout; smallest lot area; number of lots
- _____ G. Building set-back lines adjacent to street
- _____ H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- _____ I. Location of City limit lines, contiguous or within plat area
- _____ J. Location and sizes of existing utilities
- _____ K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

- _____ A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats.
- _____ B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by: _____

File No. _____

Date: _____

Fee: _____

Receipt: _____

V.D.2.

SITE PLAN/PRELIMINARY PLAT/FINAL PLAT
FACT SHEET

Applicant: Dewayne Cain and Ken DeJarnett
Name of Proposed Development: _____
Acreage: 17.74
Number of Lots: 37
Current Zoning: LI
Surrounding Zoning: LI to east, south and west, PD-5 to north

Description: Triangular Texas Power and Light property east of Middle School on SH-66. Hampered by TP&L right-of-way.

Staff Comments:

~~Engineer has been advised to add lot numbers, alley on east side, and location map. He has also been instructed to check lot frontages and drainage. The lots are very deep. This area may be impacted by the thoroughfare plan.~~

~~Engineer asked to consider extending the main north/south road to a temporary cul-de-sac which will eventually tie into a local road to the south. Also realign with FM-1141. Our Consultants are reviewing the Thoroughfare Plan.~~

Extend property lines on Lots 1 - 6, Block B across drainage easement.

Planning and Zoning Commission Recommendations:

10/13/83 - table for 30 days

11/10/83 - Approved subject to extending property lines on Lots 1 - 6, Block B and study of sewer capability.

City Council Decision:

1/9/84 - Approval subject to solving sewer problems.

4. A request from Dewayne Cain and Ken De Jarnett for a change in zoning from "LI" Light Industrial to "2-F" Duplex for a 17.861 acre tract more particularly described as follows:

BEING 17.861 acres of land out of a 47.00 acre tract of land in Rockwall County, Texas, in the George W. Redlin Survey Abst. NO. 183 and being out of the same tract of land conveyed to Texas Power and Light Company from Roy L. Cole recorded in Vol. 53, Page 93 of the Deed Records of Rockwall County, Texas and described by metes and bounds as follows:

BEGINNING at a ½" iron pin for the northeast corner of the above mentioned 47.00 acre tract of land. Said corner being in the south right-of-way line of old Hwy. No. 66.

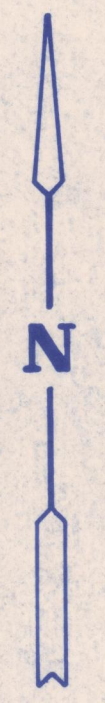
THENCE South 00 deg. 05 min. 02 sec. West 1295.72 feet to a ½" iron pipe found for corner;

THENCE South 89 deg. 48 min. 55 sec. West 1352.73 feet to a ½" iron pipe found for corner; Said corner being the most southerly southeast corner of a tract of land conveyed to Rockwall Independent School District from Texas Power and Light Company recorded in Vol. 105, Page 163 of the Deed Records of Rockwall County, Texas;

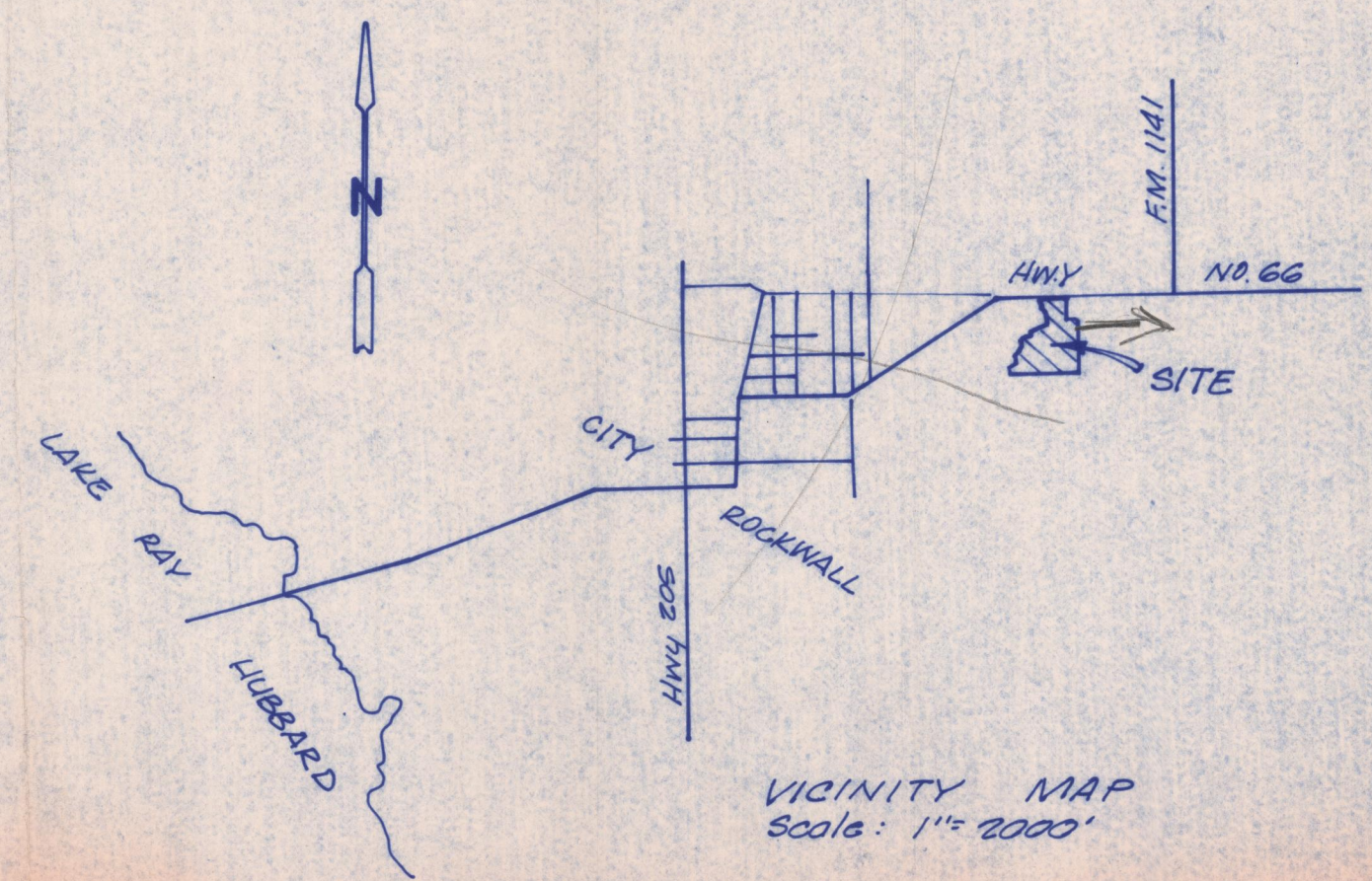
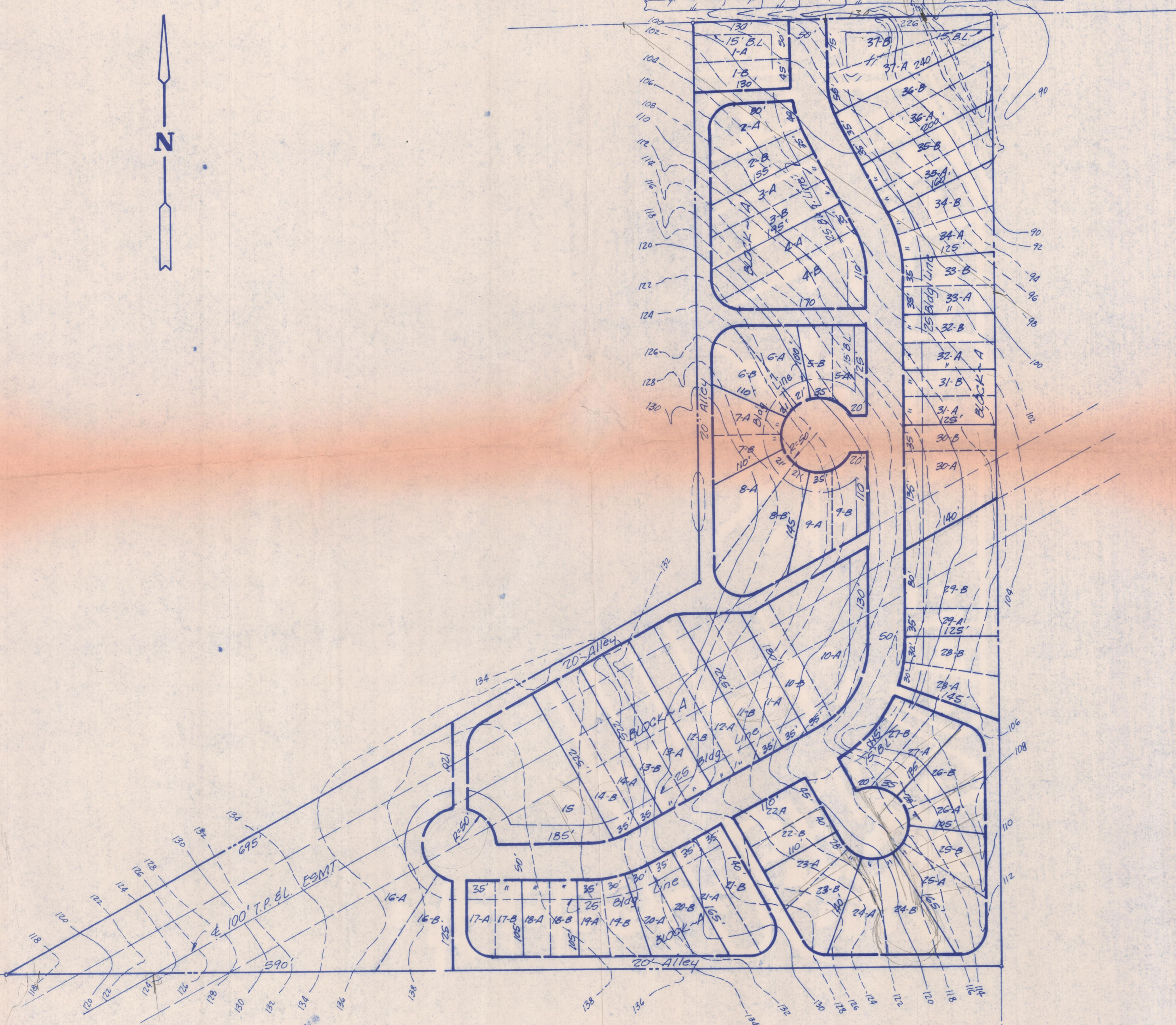
THENCE North 60 deg. 31 min. 46 sec. East 1089.28 feet to a ½" iron pipe found for corner, said corner being the most easterly southeast corner of the above mentioned Rockwall Independent School District.

THENCE North 00 deg. 17 min. 31 sec. West 756.53 feet along the east line of the above mentioned Rockwall Independent School District tract of land to ½" iron pin found for corner in the south right-of-way line of old Hwy. No. 66.

THENCE North 88 deg. 55 min. 49 sec. East 410.20 feet along the south right-of-way line of old Hwy. 66 to the place of beginning containing 17.861 acres of land.



STATE HWY NO. 66



1. Reviewed for Preliminary Approval:
 City Administrator _____ Date _____

2. Approved for Preparation of Final Plat:
 Chairman, Planning & Zoning Commission Date _____

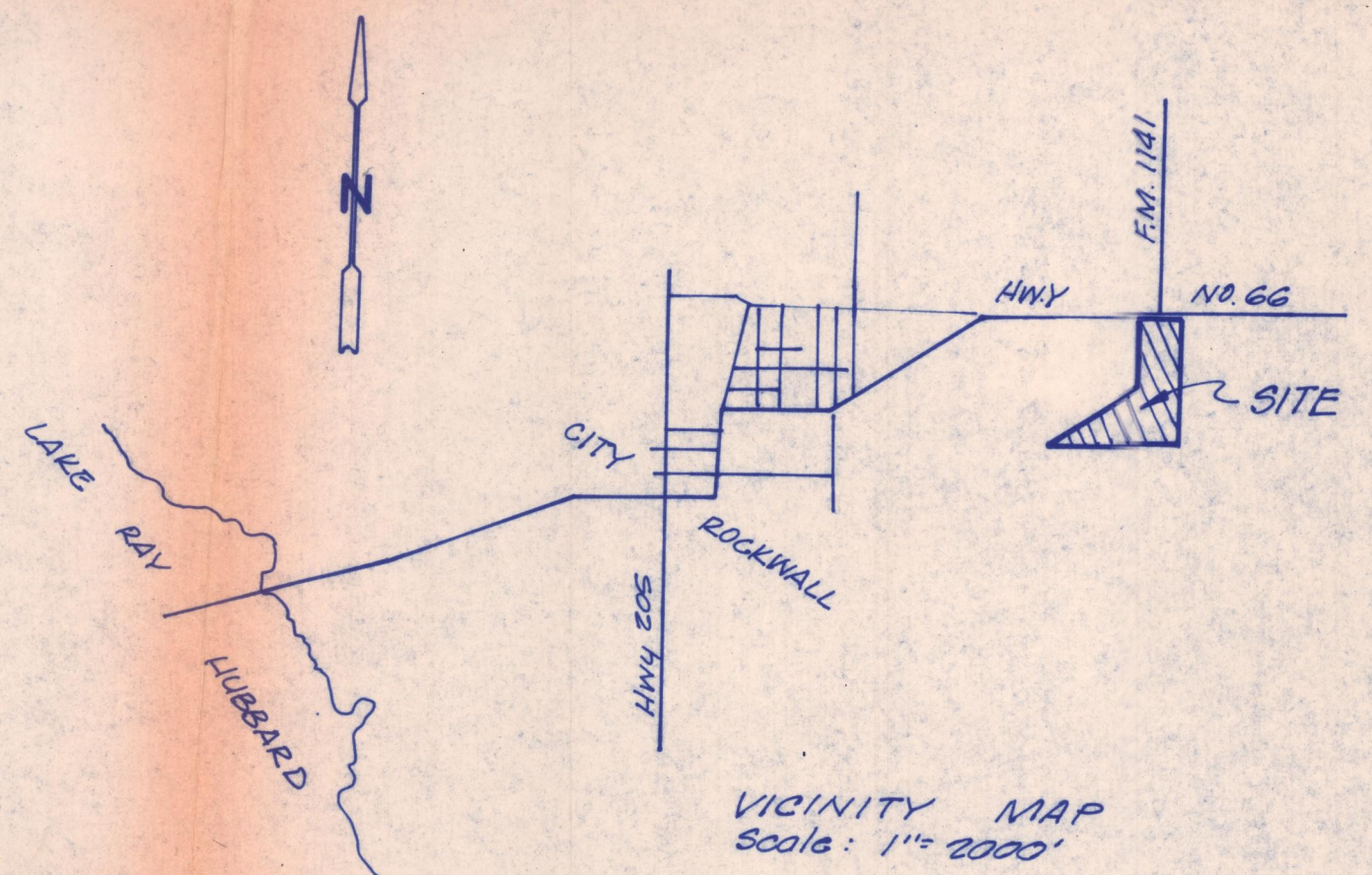
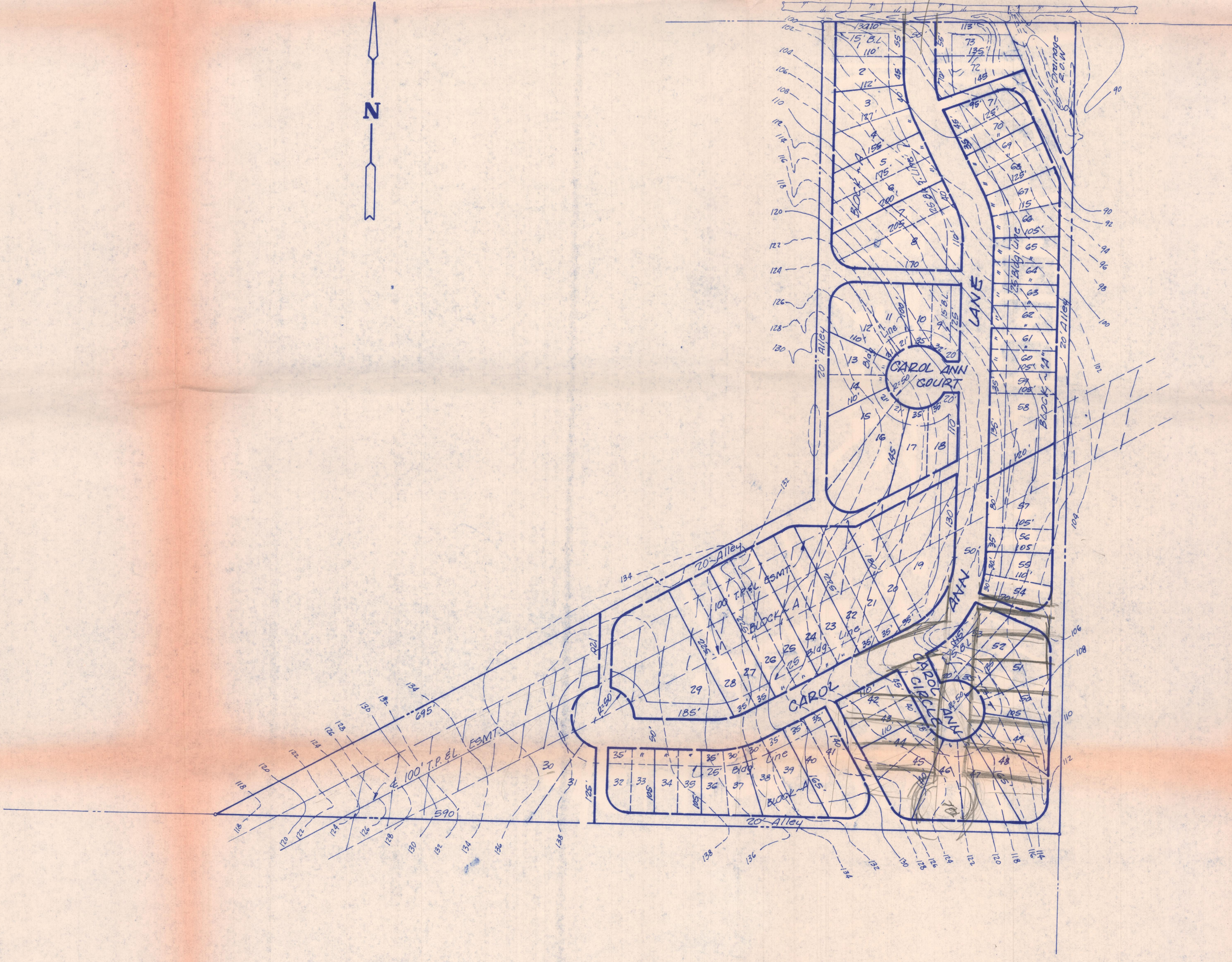
5/5/83
75

1st Submission

PRELIMINARY PLAT				CITY OF ROCKWALL	
DEWAYNE CAIN				ROCKWALL COUNTY, TEXAS	
DESIGN	DRAWN	SCALE	DATE	HAROLD L. EVANS - CONSULTING ENGINEER	
EN.	EN.	1" = 100'	5-5-83		
				JOB NO. 8368	

June 4th 76
1141

STATE HWY NO. 66

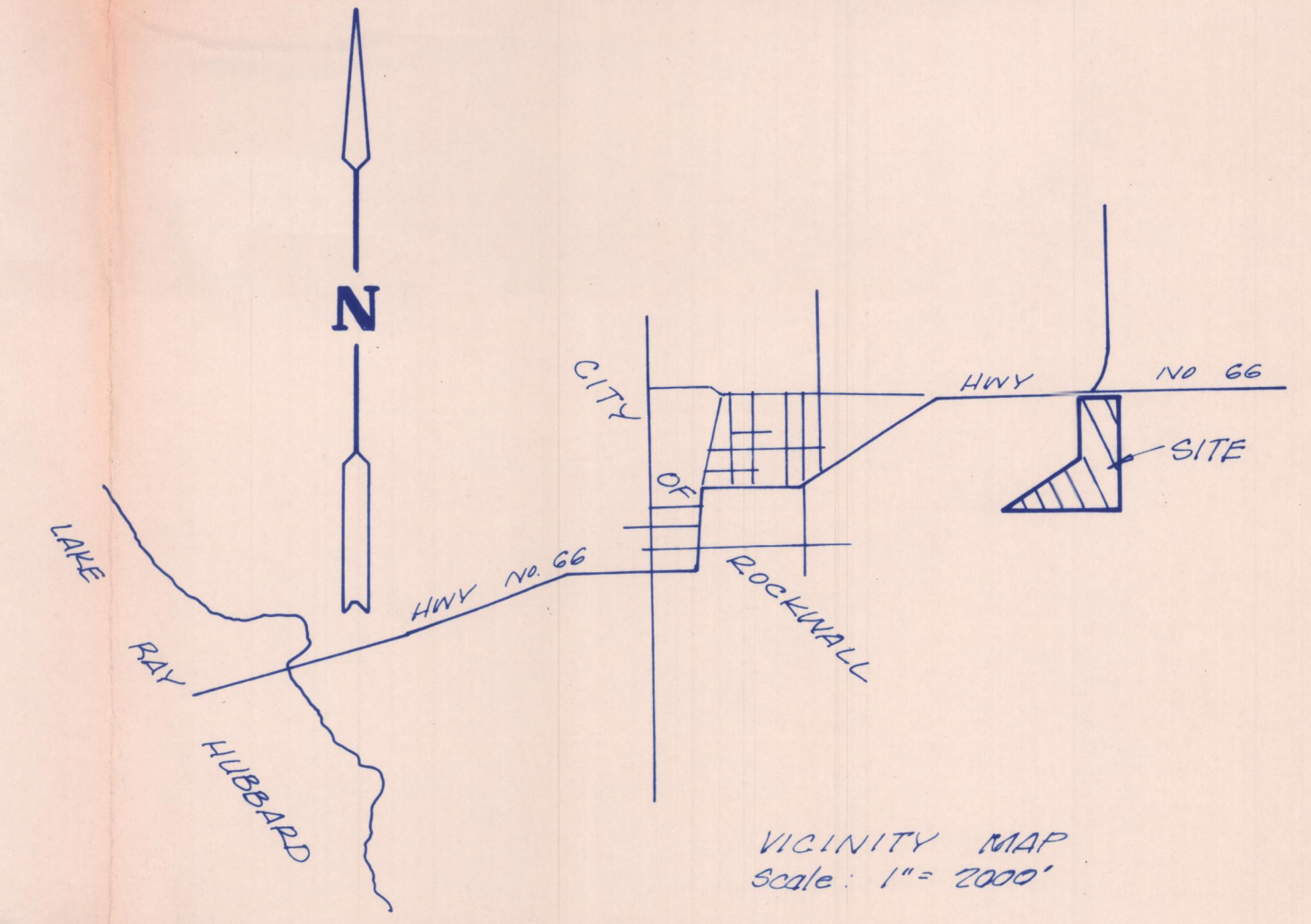
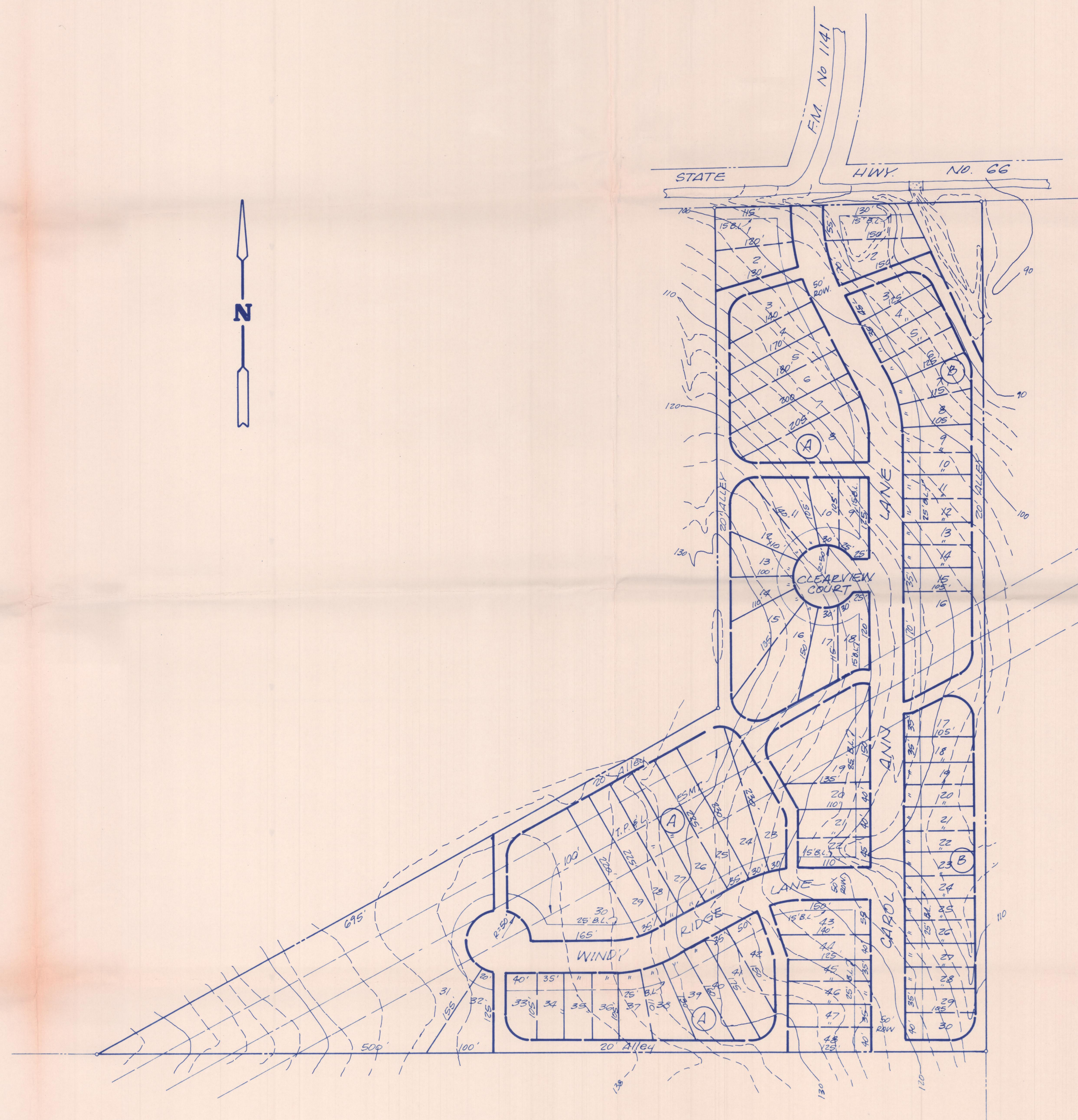


1. Reviewed for Preliminary Approval:
City Administrator _____ Date _____
2. Approved for Preparation of Final Plat:
Chairman, Planning & Zoning Commission Date _____

2nd Submission

Total Lots 37

PRELIMINARY PLAT				CITY OF ROCKWALL	
DEWAYNE CAIN				ROCKWALL COUNTY, TEXAS	
DESIGN	DRAWN	SCALE	DATE	HAROLD L. EVANS - CONSULTING ENGINEER	
FN.	FN.	1" = 100'	5-5-85		
			9-22-83		



1. Review for Preliminary Approval:
City Administrator _____ Date _____

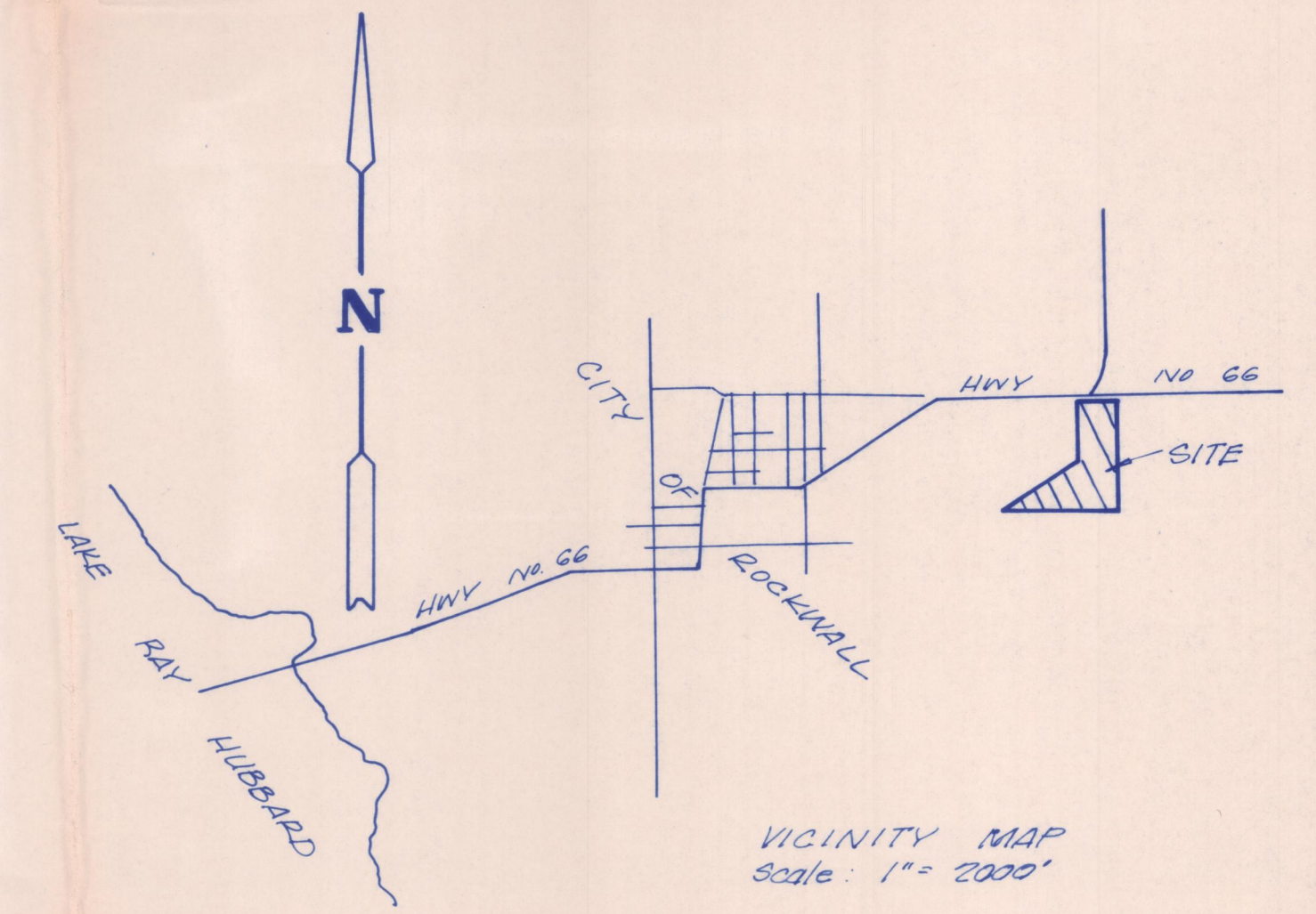
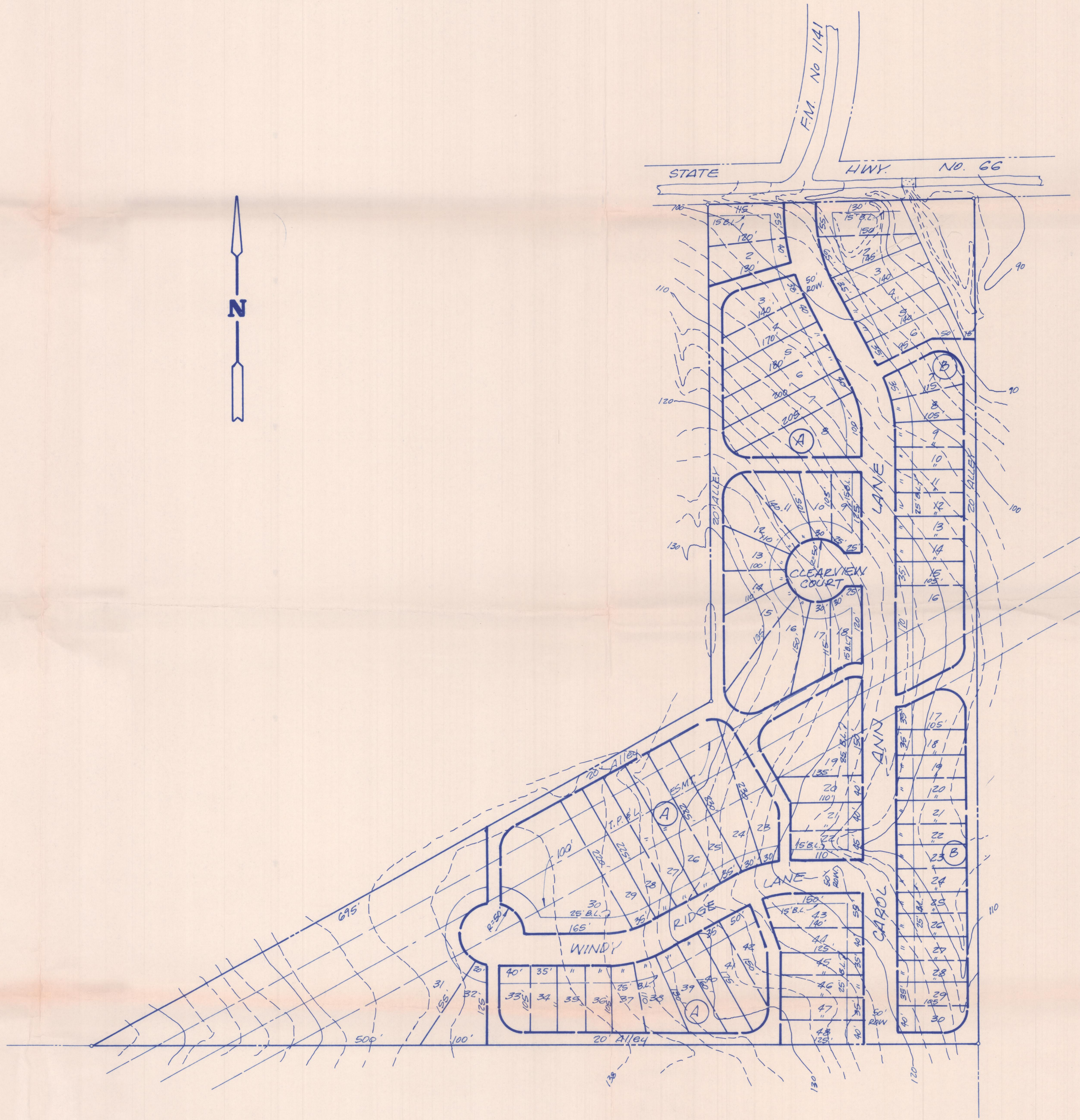
2. Approved for Preparation of Final Plat
Chairman, Planning & Zoning Commission Date _____

3rd Submission

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	11-8-83	8368

PRELIMINARY PLAT
DEWAYNE CAIN ~ OWNER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



1. Review for Preliminary Approval:
 City Administrator _____ Date _____

2. Approved for Preparation of Final Plat
 Chairman, Planning & Zoning Commission _____ Date _____

11-8-83
 5/16/84

HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	11-8-83	8368

PRELIMINARY PLAT
 DEWAYNE CAIN ~ OWNER
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS