

City of Rockwall, Texas

Date: October 24, 1983

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision Rockwall School Addition No. 2

Name of Subdivider Rockwall Independent School District

Address 801 E. Washington St., Rockwall, Texas 75087 Phone 722-3201

Owner of Record Rockwall Independent School District

Address 801 E. Washington St., Rockwall, Texas 75087 Phone 722-3201

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

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

Total Acreage 6.983 Current Zoning Residential

No. of Lots/Units 1 Signed J. W. Williams  
Super

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

<u>✓</u>	<u>        </u>
<u>        </u>	<u>        </u>
<u>✓</u>	<u>        </u>
<u>        </u>	<u>✓</u>
<u>✓</u>	<u>        </u>
<u>✓</u>	<u>        </u>
<u>        </u>	<u>✓</u>
<u>        </u>	<u>✓</u>

- 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

<u>✓</u>	<u>        </u>
<u>✓</u>	<u>        </u>
<u>        </u>	<u>        </u>

- 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: \_\_\_\_\_

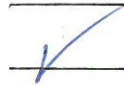
Fee: \_\_\_\_\_

Receipt: \_\_\_\_\_



PLAT REVIEW

Preliminary Plat



Final Plat

Name of Proposed Subdivision Rockwell School Addition No. 2

Location of Proposed Subdivision Northshore, Highland Dr

Name of Subdivider R. ISD

Date Submitted 10/7/83 Date of Review \_\_\_\_\_

Total Acreage 6.9828 Number of Lots 1

Review Checklist

	<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?	<input checked="" type="checkbox"/>	_____	_____
3. Is scale 1" = 100' (Specify scale if different _____)	<input checked="" type="checkbox"/>	_____	_____
4. Comments			

*legal description different than for COP*

Planning and Zoning

1. What is the proposed land use?  
*school*
2. What is the proposed density?
3. What is existing zoning? SF-10
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?

Yes      No      N/A

7. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?

a. Lot size

\_\_\_\_\_      \_\_\_\_\_      ✓

b. Building line

\_\_\_\_\_      \_\_\_\_\_      ✓

c. Parking

\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

d. Buffering

\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

e. Site plan

\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

f. Other

\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

8. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review)

\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

9. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

10. Comments:

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?

\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

c. Is the proper right-of-way provided for all streets and alleys?

\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

d. Is any additional right-of-way required?

\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_

e. Is there adequate road access to the proposed project?

\_\_\_\_\_      \_\_\_\_\_      \_\_\_\_\_



V.I.2.

SITE PLAN/PRELIMINARY PLAT/FINAL PLAT  
FACT SHEET

Applicant: Rockwall Independent School District

Name of Proposed Development: \_\_\_\_\_

Acreage: 8.55

Number of Lots: 1

Current Zoning: SF-10

Surrounding Zoning: SF-10

Description: Elementary School site off Highland in Northshore

Staff Comments:

No problems. ~~Might need to discuss circulation in the area.~~

Planning and Zoning Commission Recommendations:

10/13/83

Approval

City Council Decision:

11/7/83 Approval

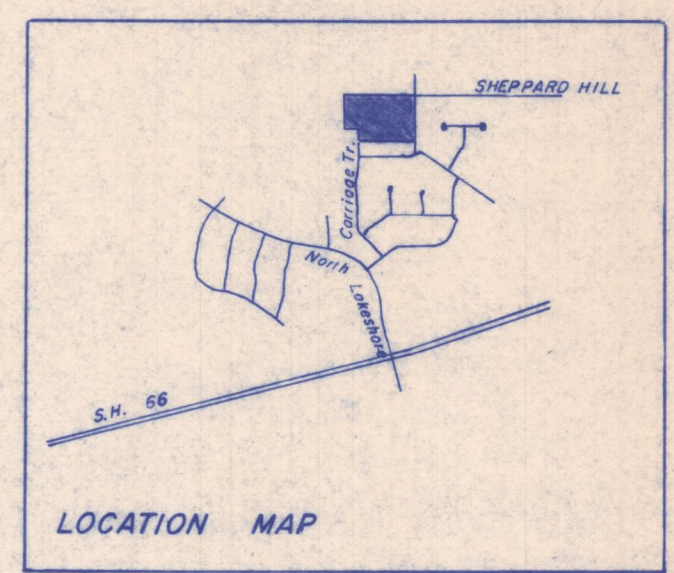
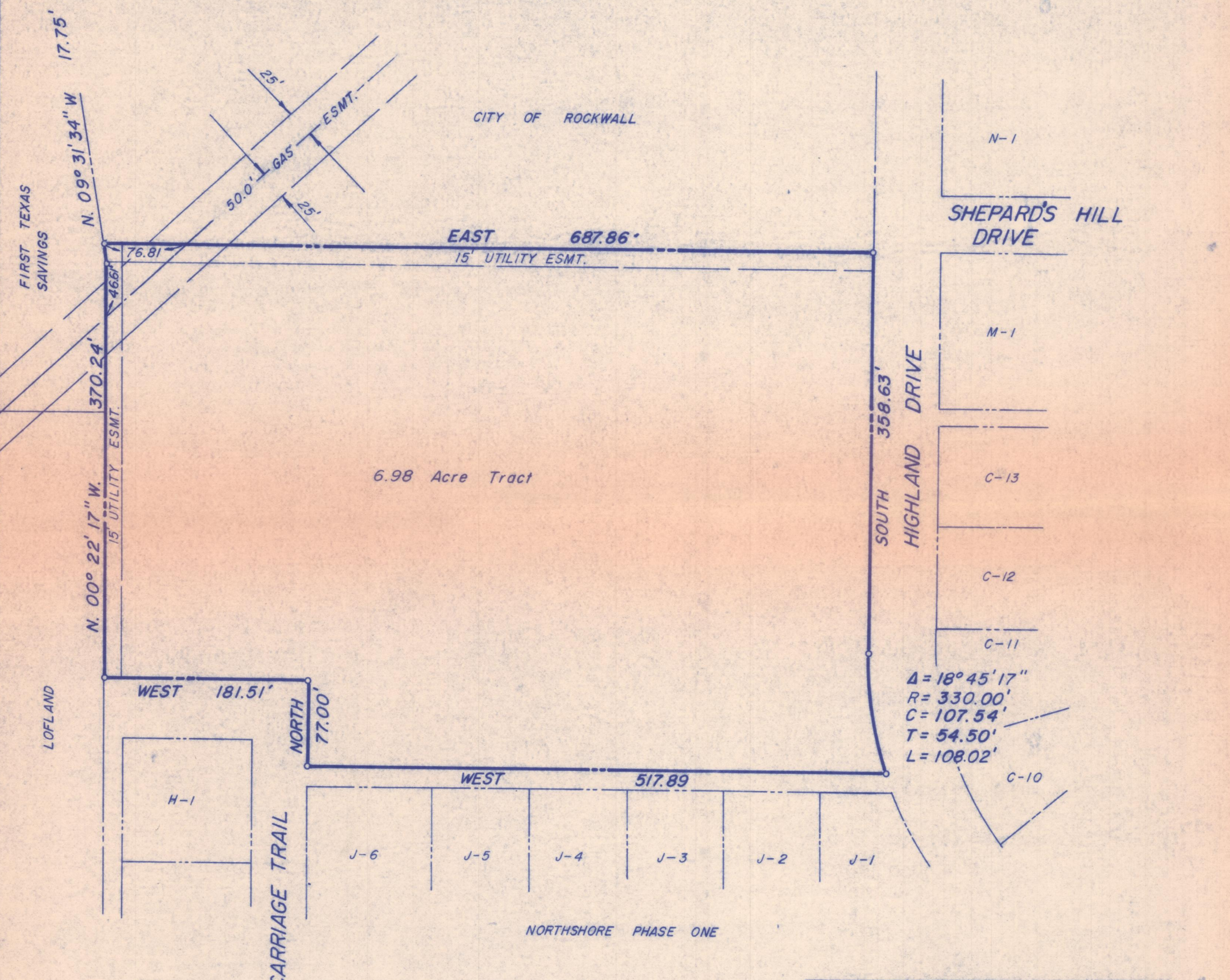


STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, The Rockwall Independent School District is the owner of a tract of land situated in the B.F. Boydston Survey, Abstract No. 14 and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being that tract of land conveyed to Rockwall Independent School District by deed recorded in Volume 173, Page 435, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the most Westerly Northwest corner of Northshore, Phase One, an addition to the City of Rockwall;  
 THENCE: North 00° 28' 17" West, a distance of 370.24 feet to an iron rod for a corner;  
 THENCE: North 09° 31' 34" West, a distance of 17.75 feet to an iron rod for a corner;  
 THENCE: East, a distance of 687.86 feet to an iron rod for a corner, said iron rod being the West line of Highland Drive;  
 THENCE: South along said West line of Highland Drive, a distance of 358.63 feet to an iron rod for a corner at the beginning of a circular curve to the left having a central angle of 18° 45' 17" with a radius of 330.00 feet;  
 THENCE: Along said curve with the West line of Highland Drive an arc distance of 108.02 feet to an iron rod for a corner;  
 THENCE: West along the North line of 15.0' alley a distance of 517.89 feet to an iron rod for a corner in the East line of Carriage Trail;  
 THENCE: North along said East line of Carriage Trail a distance of 77.00 feet to an iron rod for a corner, said point being the Northeast corner of said Carriage Trail;  
 THENCE: West, a distance of 181.51 feet to the Point of Beginning and Containing 6.9828 Acres (304,169 Sq. Ft.) of Land.



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That The Rockwall Independent School District being owner, does hereby adopt this plat designating the hereinabove described property as Rockwall School Addition Number One, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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. 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 Rockwall, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1983.  
 \_\_\_\_\_  
 President, Rockwall School Board of Directors      Superintendent of Schools

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_, 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 the 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 School Addition Number One, 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 SCHOOL ADDITION NO. 2**  
 OWNER  
 ROCKWALL INDEPENDANT SCHOOL DISTRICT  
 ROCKWALL COUNTY, TEXAS

SCALE: 1" = 100'      DATE: 10/83

HAROLD L. EVANS ..... CONSULTING ENGINEER  
 2331 GUS THOMASSON ROAD      DALLAS, TEXAS 75228  
 328-8133



STATE OF TEXAS  
COUNTY OF ROCKWALL

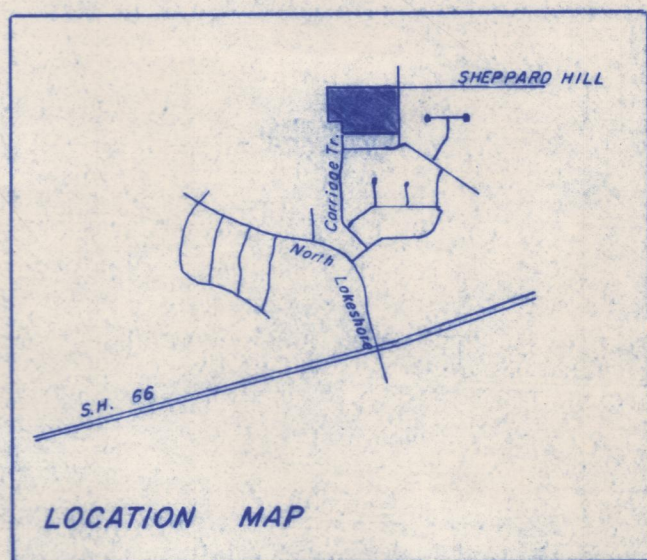
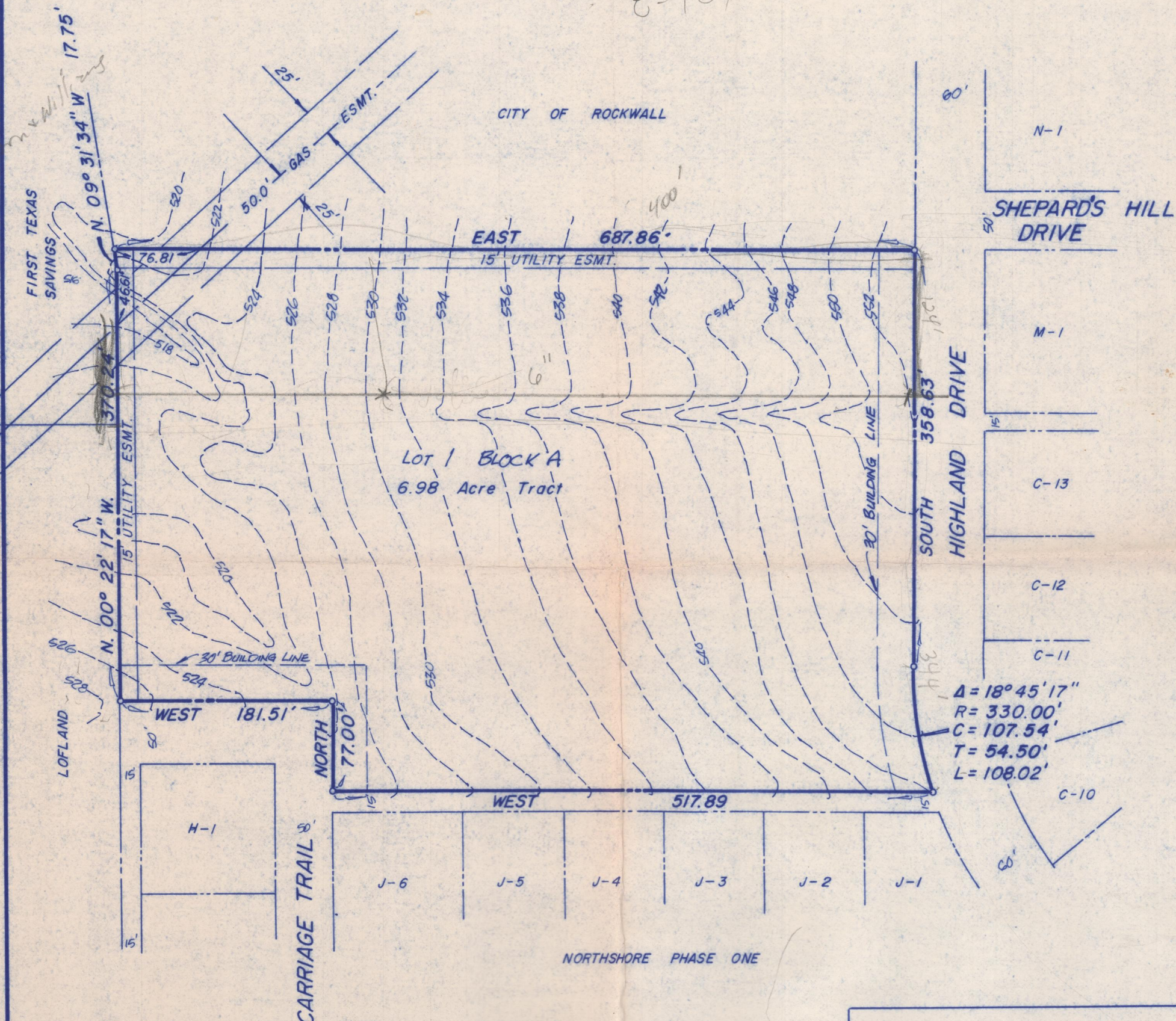
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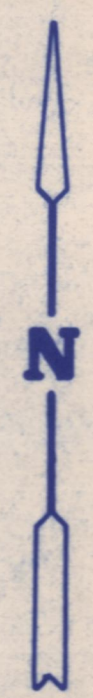
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8-10/84



Lewhorn & Williams  
Filed Dec. 28, 64  
Deed record Vol. 71, p. 433



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\_\_\_\_\_  
President, Rockwall School Board of Directors

\_\_\_\_\_  
Superintendent of Schools

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned Notary Public in and for said State, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_

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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 School Addition Number One, 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

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OWNER  
ROCKWALL INDEPENDANT SCHOOL DISTRICT  
ROCKWALL COUNTY, TEXAS

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