

APPLICATION AND
FINAL PLAT CHECKLIST

Date: 10-20-83

Name of Proposed Subdivision GRADY RASH SUBDIVISION

Name of Subdivider Grady Rash

Address No. 1 Soapberry Lane Rockwall, Texas Phone 494-3322

Owner of Record Grady Rash, James Rash, Robert Rash, & Joan Rash Pappa

Address No. 1 Soapberry Lane Rockwall, Texas Phone 494-3322

Name of Land Planner/Surveyor/Engineer Brown Land Surveyors

Address 304 W. Rusk P.O. Box 65 Rockwall, Texas 75087 Phone 722-3036

Total Acreage 4.683 Ac.

Current Zoning S.F. 2

Number of Lots/Units 5

Signed *Bob L. Brown*

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

<u>Provided or</u>	<u>Not</u>
<u>Shown on Plat</u>	<u>Applicable</u>

- | | | |
|----------|--------------|--|
| <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 |

<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>
_____	_____
<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
_____	<input checked="" type="checkbox"/>

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
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
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
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
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
17. Complies with all special requirements developed in preliminary plat review

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

FACT SHEET

Applicant: Grady Rash

Name of Proposed Development: Grady Rash Subdivision

Acreage: 4.683

Number of Lots: 5

Current Zoning: SF-10

Surrounding Zoning: SF-10

Description: Grady Rash has a home on a septic tank with a private gravel drive off Soapberry Lane. Grady's son, Bob, wants to build a house on the property, so it must be subdivided into lots. Water is currently brought in by a private 2 in. pipe from the north. Sewer will not be available until Northshore Phase II goes in. The proposed subdivision shows a private gravel street with lot too small for septic tanks and 10 ft. easements.

Staff Comments: Approval of this plat would allow a substandard gravel street which the City may at some time have to upgrade and maintain. Even if subdivided, these lots could not be developed until adequate water and sewer service is made available. Applicant needs to plan proper easements for utilities.

Technical requirements the applicant has been notified of:

- Easements should be 15 ft. wide.
- Change street easement to utility easement.
- Missing letter in legal description.
- Need 2 ft. contours.

Planning and Zoning Commission Recommendations:

- 11/10/83 - Approval subject to placement of utility easements and restrictive covenants to insure owners would be responsible street upgrading in the future.

City Council Decision:

- 12/5/83 Approval with clause to protect City on street on plat.

Finally, with regard to the plating of the five lots wherein the streets are below the standard of the City requirements, the following language could be added to the plat to place the public and subsequent buyers on notice of the City's position and lack of responsibility with regard to those streets:

Notice is hereby given that the streets described and depicted are not in compliance with the codes and ordinances of the City of Rockwall, and that said streets have not been accepted by nor will be accepted by the City of Rockwall until such time as the developer and/or property owners improve the streets such that there are in compliance with the applicable codes and ordinances of the City of Rockwall. Until said streets have dedicated to and accepted by the City of Rockwall, the City of Rockwall shall not maintain or improve said streets.

As far as any Deed restriction relating to those five lots, the following or similar would be appropriate:

The streets fronting and/or adjoining the subject property have not been dedicated to nor accepted by the City of Rockwall or any other governmental entity and will not be accepted by the City of Rockwall until such time as they are improved at the expense of the property owners to be in compliance with the codes and ordinances of the City of Rockwall. All maintenance and/or improvement of said streets shall be shared by home owners on a prorata basis.

BOARD OF ADJUSTMENTS

APPLICATION FOR APPEAL/SPECIAL EXCEPTION/VARIANCE

Case No. BOA- 83-12-V

Date 10/3/83

Fee Paid \$50.00

Applicant ROBERT DENNIS RASH

Address 3714 Bobbie Lane Garland, Texas 75042 Phone 272-2890

Owner of Record ROBERT DENNIS RASH

Address 3714 Bobbie Lane Garland, Texas 75042 Phone 272-2890

Location of Property # 3 Soapberry Lane Lot 4, Grady Rash Property, W.P. BOWLES SUR ABST. 12

Total Acreage 1.0

Current Zoning SF-10

Current Use Residential

Request:

Construction of residence in private subdivision without streets and utilities to city specifications.

Reason:

Construction of our residence will be on family-owned land totaling 4.67 acres. Current improvements include the residence of Grady & Martha Rash on a 1.0 acre tract, and a family utility building on .67 acres. Until Phase II of the North Shores Development is underway, sewer access is not available, and city water is being brought to the site by private pipe from the nearest source in the North Shores Development. The enclosed plat shows the existing roadways and private drives being utilized and maintained at owner's expense, as well as that portion set aside and dedicated to street right-of-way. The remaining land is owned by family members, and the privacy and security of the property would be destroyed by the addition of city streets. In addition, as the property is fronting the "take-line" of the City of Dallas, any public roads constructed onto the property would terminate on the property, and serve no usefulness as a public thoroughfare.

Signed Robert Dennis Rash

CITY OF ROCKWALL OFFICIAL RECEIPT

NAME

Art Linder

DATE

10/3

ADDRESS

Cash

Check

Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<i>Handwritten</i>		

50.00

Received By

2095

FORM G-1

CITY OF ROCKWALL OFFICIAL RECEIPT

NAME Bob Brown DATE 1-27-04
 ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<i>Rash plot</i>		<i>40.00</i>
<i>Site prep plot</i>		<i>35.00</i>
		75.00

Received By _____

2305

FORM G-1

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 10/20/03

NAME Bob Brown

ADDRESS _____

Cash Check Other

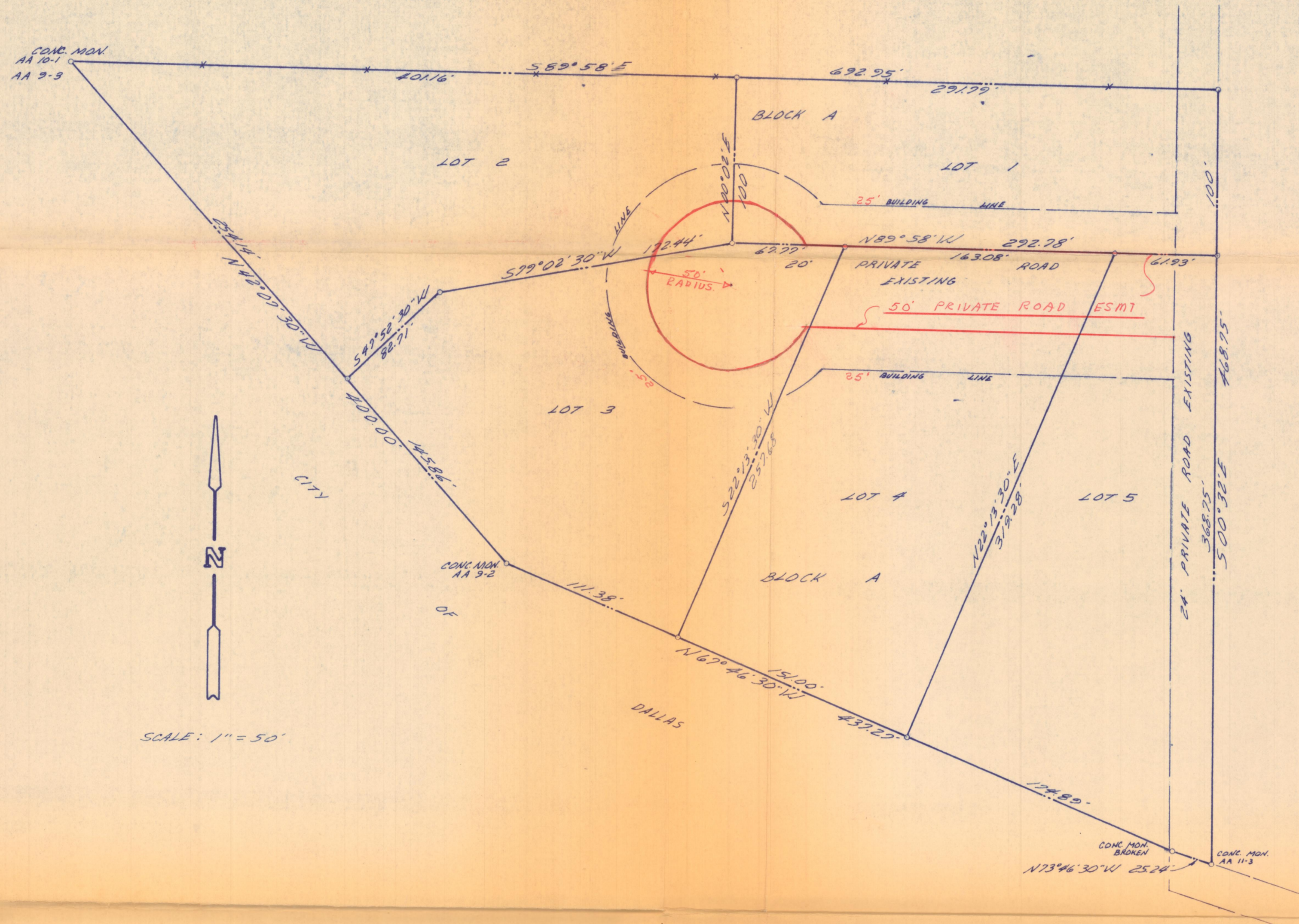
GARBAGE	
LAND FILL PERMIT	
GARAGE SALES	
SOLICITORS PERMIT	
RENT	
MISCELLANEOUS WATER SALES	
<u>Final Plot</u>	
<u>Grady Park</u>	<u>75.00</u>

2127

RECEIVED BY _____

FORM G 1

CITY OF ROCKWALL, TEXAS



GRADY RASH SUBDIVISION
 Rockwall, Texas

GRADY RASH — OWNER
 RFD 2 Rockwall, Texas

PRESLEY LAND SURVEYORS
 PO Box 618 Rockwall, Texas
 722-3036 226-7522
 July 28, 1976 0776-164

