

APPLICATION AND
FINAL PLAT CHECKLIST

Date: _____

Name of Proposed Subdivision Harris Heights

Name of Subdivider Richard Harris

Address _____ Phone _____

Owner of Record Richard Harris

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer Harold Evans

Address _____ Phone _____

Total Acreage _____

Current Zoning _____

Number of Lots/Units 56


Signed Richard Harris


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 Not
Shown on Plat Applicable

- | | |
|---|---|
| _____





_____ | <ol style="list-style-type: none"> 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map 2. Location of the subdivision by City, County and State 3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines. 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |
|---|---|

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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

X _____

18. Plan profiles for streets and
utilities

Taken by _____ File No. _____

Date _____

Fee 390.00 _____

Receipt _____

CITY OF ROCKWALL
OFFICIAL RECEIPT

NAME Richard Hearn DATE 12/15/85
ADDRESS _____

Cash Check Other

GARBAGE	
LAND FILL PERMIT	
GARAGE SALES	
SOLICITORS PERMIT	
RENT	
MISCELLANEOUS WATER SALES	
<u>RENT</u> <u>HIGHWAYS</u>	<u>390.00</u>

2234

Received By _____

FORM 61

WAIVER

The undersigned has this date filed a final plat with the City of Rockwall for submission to the Planning and Zoning Commission and thereafter to the City Council of the City of Rockwall. The undersigned has previously filed with the City of Rockwall a Preliminary Plat which as of this date has not been submitted to and approved (conditionally or otherwise) by the City Council of the City of Rockwall.

In consideration for the acceptance of this final plat for filing prior to the approval of the Preliminary Plat by the governing body, the undersigned does hereby WAIVE any statutory or other requirement that the governing body consider and act upon this final plat within thirty (30) days from the filing date thereof.

DATED this 13 day of December, 1983.

APPLICANT:

Richard Harris

By:

Loren Martin

Title:

ADMINISTRATIVE ASSISTANT

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

FACT SHEET

Applicant: Richard Harris

Name of Proposed Development: Harris Heights, Phase I

Acreage: 15.4385

Number of Lots: 58

Current Zoning: SF

Surrounding Zoning: SF-7, PD-5 to north

Description: Single family subdivision from Heath St. to SH-205. First phase of two preliminary plats approved in the last few months. Required to place restriction on plat for 6 ft. fence on Lots 4 - 11, Block C. City asking for right-of-way on Heath St. for future widening.

Staff Comments:

- Needs:
1. Location map
 2. Lot and Block numbers in Wade Addition
 3. Legal to match drawing
 4. Point of Beginning
 5. Review shape of Lot 6, Block A
 6. Start Block B with "1" and continue

Must be resubmitted with additional information.
We are checking right-of-way on Heath St.

Planning and Zoning Commission Recommendations:

1/12/84 - Approval with stub of Jackson St. removed and Staff changes, subject to Board of Adjustments decision on lot frontages.

City Council Decision:

2/6/84 - Approval

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOUGH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

April 18, 1984

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Mr. Jesse E. Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Harris Heights Phases I, II, III,
and IV - Revised Plat

Gentlemen:

We have conducted a review of the revised plats for Harris Heights Phases I, II, III and IV. We do not see a problem with the reduction of the drainage easements on these plats provided they conform to Rockwall's Standards for Design. This document states that easement widths for open or lined channels shall be at least fifteen (15') feet wider than the top of channel. In order to determine the width of the drainage easements, we need to be furnished with sections of the proposed or natural channel.

Regarding lots 12 through 19 in block C of Harris Heights Phase III, the grading plans furnished in the review plans of that section indicate that storm water will be carried in Fannin Street. We have asked, on the review plans, for clarification of how storm water will be satisfied at the termination of Fannin Street.

Our recommendations do not in any way relieve the Developer or his agent from responsibility of compliance with the City of Rockwall's Standards of Design and good engineering practice. Please contact us if you have any questions or if we can be of further service.

Yours very truly,

FREESE AND NICHOLS, INC.



T. Anthony Reid, P.E.
Vice President

TAR:cg
8920

FACT SHEET

Applicant: Richard Harris

Name of Proposed Development: Harris Heights, Phase I

Acreage: 15.4385

Number of Lots: 58

Current Zoning: SF-7

Surrounding Zoning: SF-7

Description: Replat of earlier approved final plat for Phase I. Harris has realigned some drainage ways and wants to reduce the size of some easements. The lots are not substantially different from the earlier plat, but a couple have more buildable area.

Staff Comments: We have asked Freese and Nichols to make sure the easements will be wide enough for the drainage way and parallel utility lines. Add letter "E" to curve 9 in table.

Planning and Zoning Commission Recommendations:

4/12/84 - Approved subject to engineer's opinion.

City Council Decision:

5/7/84 - Approve subject to engineer's decision.

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
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JOHN H. COOK, P.E.
T. ANTHONY REID P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

May 24, 1984

City of Rockwall
102 E. Washington
Rockwall, TX 75087

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

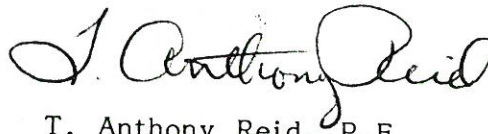
Re: Harris Heights, Phase I
ROK 83203

Gentlemen:

We have reviewed the plans of the natural channel sections provided to us by the developer's engineer. These plans indicate that the 25-year flood is contained within the limits of the channel. It also indicates that the 20-foot drainage utility easement located along the channel complies with the intent of the Standards for Design, with the exception of Lot 30, Blk. B. It appears that it would be possible to reshape the channel at this location to make it comply with the easement requirements; however, reshaping would eliminate the natural character of the channel. Therefore we recommend that the easements for Harris Heights, Phase I, at this location, be accepted by the City.

Very truly yours,

FREESE AND NICHOLS, INC.



T. Anthony Reid, P.E.

TAR/DCB:dd

A RESOLUTION OF THE CITY OF ROCKWALL, TEXAS, WAIVING THE APPROVED SUBDIVISION DRAINAGE CONSTRUCTION SPECIFICATIONS FOR HARRIS HEIGHTS, PHASE I

WHEREAS, the approved subdivision drainage construction specifications of the City of Rockwall do not apply in this subdivision, and

WHEREAS, the City Council of the City of Rockwall, Texas, plans to amend the subdivision drainage construction specifications for the City of Rockwall, Texas, now

THEREFORE BE IT RESOLVED by the City Council of the City of Rockwall, Texas, that

SECTION 1. The approved subdivision drainage construction specifications be waived for Harris Heights, Phase 1.


DULY PASSED AND APPROVED by the City Council of the City of Rockwall, Texas, on the 5th day of March, 1984.

APPROVED:



Mayor

ATTEST:



City Secretary

STATE OF TEXAS I
COUNTY OF ROCKWALL I

KNOW ALL MEN BY THESE PRESENTS:

THAT I, LEONARD A. THOMAS acting in behalf of LEONARD THOMAS & COMPANY of the County of Dallas, State of Texas, for the sum of one dollar (\$1.00) and the right to connect to a proposed sewer line at no cost other than normal fees paid to the City of Rockwall, the receipt of which is hereby acknowledged and confessed, have granted, sold, and conveyed, and by these presents do grant, sell, and convey unto the City of Rockwall, an easement and right-of-way to lay, maintain, operate, replace, change, repair and remove a pipe line, manholes, and appurtenances, for the transportation of sanitary sewer on, over, and through the following described lands situated in Rockwall County, Texas, to wit:

BEING a ten (10) foot wide strip of land located adjacent to an existing twenty (20) foot wide easement to North Texas Municipal Water District and the center line of said ten (10) foot wide strip at all times being twenty-five (25) feet from and parallel to the easterly right-of-way line of State Highway No. 205, and being more particularly described as follows:

BEING a strip of land ten (10) feet in width and being over, under, and across a tract of land situated in the S.S. McCurry Survey, Abstract No. 146, and being the same tract of land described in deed from First Continental Enterprises, Inc. to Dimension Development Company, Inc., a Texas Corporation, dated the 13th day of December, 1983, and recorded in Volume 186 at Page 593, Deed Records, Rockwall County, Texas; The center line of said ten (10) foot wide strip being twenty-five (25) feet east of and parallel to the east right-of-way line of State Highway No. 205, said center line of said ten (10) foot strip being more particularly described as follows:

COMMENCING at the southwest corner of said Dimension Development Company, Inc. tract;

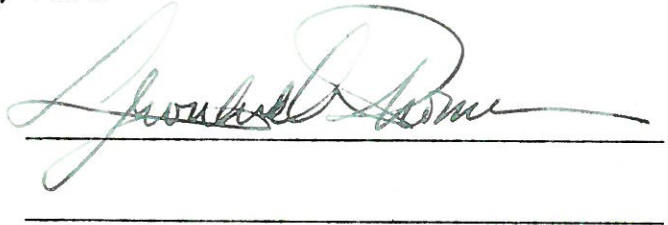
THENCE: South 89° 40' 40" East, a distance of 25.03 feet along the South line of said tract to the Point of Beginning of said center line, said point being on a circular curve to the left having a central angle of 10° 17' 57", a radius of 3894.72 feet, and a chord that bears North 7° 29' 49" West, a distance of 700.10 feet;

THENCE: Along said curve in a Northwesterly direction, 25 feet East of, at all times, the East line of State Highway No. 205, an arc distance of 700.1 feet, more or less, to the point of tangency of said curve;

THENCE: North 12° 38' 48" West, a distance of 32 feet, more or less, 25 feet of said East line, to an existing sanitary sewer line and the end of said easement.

GRANTED with this easement is the right to work on Grantees adjacent land only during construction, all property to be restored to the same elevation as before work began and graded to a smooth workmanlike finish.


WITNESS MY HAND at Dallas, Texas, this 2nd day of April, 1984.



STATE OF TEXAS I
COUNTY OF Dallas I

BEFORE ME, the undersigned authority, in and for said State, on this day personally appeared LEONARD A. THOMAS, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of April, 1984.


Notary Public in and for said State of Texas
Commission expires 10/15/86

F R E E S E A N D N I C H O L S , I N C .
C O N S U L T I N G E N G I N E E R S

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
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OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

December 30, 1983

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Harris Heights Addition
Phase One
ROK 83203

Gentlemen:

We have reviewed the Plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design:

File Plat

1. It would be helpful to include a general location detail on page one.

Storm Drainage

1. Drainage easement lines for pipes and channels should be shown.
2. Times of concentration appear to be too high on several drainage areas. The time of concentration should consider a maximum of 200 feet as overland flow and the remainder as concentrated flow.
3. The coefficient of runoff "C" appears to be low (0.35) on several contributing drainage areas.
4. The 100-year floodway line needs to be identified in all low point areas.
5. A manhole should be provided at Jackson and Fannin Streets rather than the alignment as shown.

Water System

1. No design notes were submitted to show the adequacy of the proposed system. We anticipate the 8-inch line will be acceptable.

2. The impact that this development will have upon the fire flows in this area is unknown. Freese and Nichols, Inc. will make this evaluation and determine if additional flow capacities are needed.

Sanitary Sewer

1. We are concerned about the adequacy of portions of the proposed sanitary sewer system. Design notes should be submitted.

2. At present, Squabble Creek Sewage Treatment Plant is producing satisfactory effluent. However, it is operating very near its permitted capacity, and additional loadings may jeopardize the quality of effluent. Studies are underway to determine methods of increasing the plant's capacity.

General Comment

We ask that the set of plans which we are returning to you be returned to us with the revisions. It helps us in the review process if the Developer submits two sets of plans so that we may retain one set while returning one to the City.

Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend the Developer provide corrections and additions to the plans as noted and two copies of the revised plans be resubmitted for review. Our recommendations do not in any way relieve the Developer or his agent for responsibility of compliance with the City of Rockwall's design standards and good engineering practice. Please contact us if you have any questions or if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.



Jerry L. Fleming, P.E.

JLF:cg

FREESE AND NICHOLS, INC.
CONSULTING ENGINEERS

February 20, 1984

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
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W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Harris Heights Addition
Phase I
ROK 83203

Gentlemen:

We have reviewed the plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design and good engineering practices:

Utility and Drainage Easements and Building Setbacks

- 1) A minimum of 15 feet is required for all drainage or utility easements for all lots in the addition. Some lots in Block A do not indicate utility easements.
- 2) The 30 foot easement shown between Heath Street and Jackson Street on Sheet 1 of 10 is called out as 30 feet. On Page 8 of 10, it scales and is designed with a 20 foot width.
- 3) A 20 foot setback is all that is required for the front building line for a (SF-7) Single-family Residential District, the plot indicates the use of 25 feet which is okay.

Street System

- 1) Kay and Fannin Streets are to have temporary dead-ends. Each dead-end provides access to 2 lots. The "Standards of Design" states that these dead-end streets shall be provided with a temporary turn around. Because so few lots are served by these dead-ends, we feel that the turn around would not be necessary unless the temporary condition persist. Dead-end street signs would be necessary.

- 2) The "Standards of Design" states "Alleys shall be provided in all residential areas and shall be paved with concrete." This subdivision provides for no alleys. It seems that the City has waived this requirement for residential areas in the past and possibly could do so in this case. If alleys are to be required, they must comply with Sections 2.10 and 2.13 of the "Standards of Design".
- 3) There are two (2) vertical curve sags that do not conform with the minimum length requirements for a residential street with a design speed of 30 M.P.H. One is located on Darrin Drive at the intersection of Fannin Street. The other is located on Fannin Street at the intersection of Jackson Street. The lengths should be 140 feet and 200 feet respectively.
- 4) The utility plans calls for the use of a 4 foot wide sidewalk. A detail of the proposed sidewalk should be included in the construction details.
- 5) We recommend a minimum of 2 feet of cover at the fill area over the two (2) 54" R.C.P. at Darrin Drive. The 1½ feet of cover used on these plans is extremely close. We recommend a warning note be added to the construction plans to call attention to the close tolerance.
- 6) Sheet 3 of 10 of the Paving Plans have a small amount of other corrections or additions that need to be addressed.
- 7) All driveways planned for this area must comply to Section 2.15 of the "Standards for Design".

Storm Drainage

- 1) All sheets should reflect the new sizing (54") for the two (2) storm drains under Darrin Drive.
- 2) All street inlets should be 10 feet. Corrections need to be made to Sheet 3 of 10 concerning this.
- 3) No provisions have been made to release storm water from the grated ditch over the curbing on Darrin Drive near the two (2) proposed street inlets, see Sheet 7 of 10. Consideration should possibly be given to relocating and opening the back of the south side inlet to allow overland flow to enter the inlet directly. Corrections to the double culvert sizing need to be made on the same sheet.

- 4) Concrete rip rap should be placed at the ends of all culverts. Details should be provided.
- 5) The "Standards of Design" states:

"Underground drainage pipes shall be used to accommodate flows up to and including the equivalent capacity of a (48") inch pipe. For flows in excess of the capacity of a 48" pipe, concrete lined channels may be used. For flows in excess of the capacity of an eighty-four (84") inch pipe, unlined channels may be used."

The design capacity of a 48-inch RCP on the existing creek slope is approximately 160 cfs and the flow through a 84-inch RCP is approximately 800 cfs. The 25-year flow at design point 13 is approximately 350 cfs which is in-between the 48-inch and 84-inch RCP pipe flow range. Therefore, in accordance with the Standards of Design, the ditch must either be concrete lined or flows conveyed in a pipe. Details of the concrete ditch lining should be submitted for review.

Possibly the City may choose not to require concrete lining of the creek area. If this should be the case, it is strongly recommended that a 100-year flood plain easement be identified and dedicated to the City from State Highway 205 to Heath Street. Furthermore, ingress and egress for maintenance purpose should be provided both upstream and downstream of Darren Drive. To prevent construction of above ground facilities within the 100-year flood plain, it is recommended that restrictive covenants be placed upon the development. This will prevent improvements which will reduce the conveyance of the 100-year flows within the natural creek.

- 6) Consideration should be given for the use of an enclosed pipe drainage system in the area on the east side of the property between Heath Street and Jackson Street. The slope of the open ditch proposed by these plans indicates probable erosion due to high flow velocities and the possibility also exists that due to the high approach velocities to the proposed culvert that flooding may occur. The projected design flows for a 25-year storm would indicate the need for a 27" to 30" R.C.P. for its replacement. If the enclosed pipe is used it would be necessary to include a manhole in the pipe system where the line turns to the west in Jackson Street. Provisions should also be provided for inlets on Jackson Street. Details and design information should be provided.

- 7) Corrections should be made to the "Drainage Data" table on Sheet 6 of 10.
- 8) 100-year floodway easements are recommended as shown on Sheet 6 of 10.

Water System

- 1) The 8" loop through the subdivision seems to be adequate for this area. There has been no provisions made for the release of air in the lines. We recommend the installation of temporary flush valves at the dead-end streets of Kay Drive and Fannin. The flush valve in Fannin Street could also be used to release air from the line at this high point. We are assuming the existing 6" line in Heath Street has been provided with air release valves.
- 2) Concrete encasement should be provided for the protection of the 8" inch line under the entire width of two (2) 54" R.C.P. drainage culvert in Darrin Drive.
- 3) Provisions should be made so there will be no conflict between the existing 20" and proposed 8" line at the intersection of Darrin Drive and S.H. 205.

Sanitary Sewer System

- 1) The 6" lines to this area should be adequate for proper service.
- 2) Based on city sewer system map, the line along S.H. 205 (Line "A") indicates a connection to an existing 15" out-fall main. The plans show a connection to a manhole on an existing 6" line.
- 3) Clean-outs should be provided at all dead-ends streets. Line "C" would not need a clean-out because there is no service to the area. Line "C" might be in conflict with any creek channel improvements required.

General Comment

We ask that the set of plans which we are returning to you be returned to us with the revisions. It helps us in the review process if the Developer submits two sets of plans so that we may retain one set while returning one to the City.

City of Rockwall
Page 5
February 20, 1984

Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend the Developer provide corrections and additions to the plans as noted and **two copies of the revised plans be resubmitted for review.** Our recommendations do not in any way relieve the Developer or his agent for responsibility of compliance with the City of Rockwall's design standards and good engineering practice. Please contact us if you have any questions or if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.

A handwritten signature in blue ink that reads "Jerry L. Fleming". The signature is written in a cursive style with a large, stylized initial "J".

Jerry L. Fleming, P.E.

JLF:jd

HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD P. O. BOX 28355
DALLAS, TEXAS 75228 214-328-8133

February 27, 1984

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Harris Heights Addition

Gentlemen:

Transmitted herewith is a set of revised plat and plans on Harris Heights. Also, transmitted with the marked up set of plans are two sets to Freese and Nichols, Inc.

Please note the following additions or corrections since our last revisions:

1. A 15' utility easement has been added to lots 4,5, & 6, Block A, even though the power & telephone company did not require an easement in this location.
2. The drainage and utility easement crossing lots 1,8,9, & 10, Block A, has been changed to a 20' drainage and utility easement.
3. The 7.5' utility easements shown elsewhere will have an additional 7.5' easement as indicated on the preliminary plat when Phases II, III, & IV are submitted, probably next month.
4. A 15' drainage and utility easement along the property line between lots 22 & 23, Block B, to provide for emergency overflow.
5. As you know, the pre-construction conference was held on February 10, the creek channelizing question was settled February 13, earth moving began on February 15, and the contractor worked thru the weekend. Sub-grade is completed, and the utility contractor is 30% complete. We revised the 100' verticle curve to 140 feet, but changing the 150' verticle curve to 200 foot would only raise the curb elevation .37 feet at the center point, but would change the inlet location by 20 feet, and would cause considerable re-design and reconstruction. We request that this change not be required.

6. The sidewalk has been removed from the details on the utility plans.
7. A warning note has been added to the plans.
8. Minor corrections have been made to sheet 3 of 10.
9. The plans now show 54" pipe at all notes.
10. A provision has been made to pick up water at Darrin Drive near the 2 inlets.
11. The open ditch has been changed to an inclosed pipe system from Heath to Jackson Street.
12. Additional easements as requested by the City Council have been added.
13. Air release valves (flush valves) have been added to the dead-end lines.
14. Cleanouts have not been added to the ends of line "E" because this line will be extended in the immediate future.
15. Other minor corrections have been made.

If you have any further questions, please call.

Yours truly,



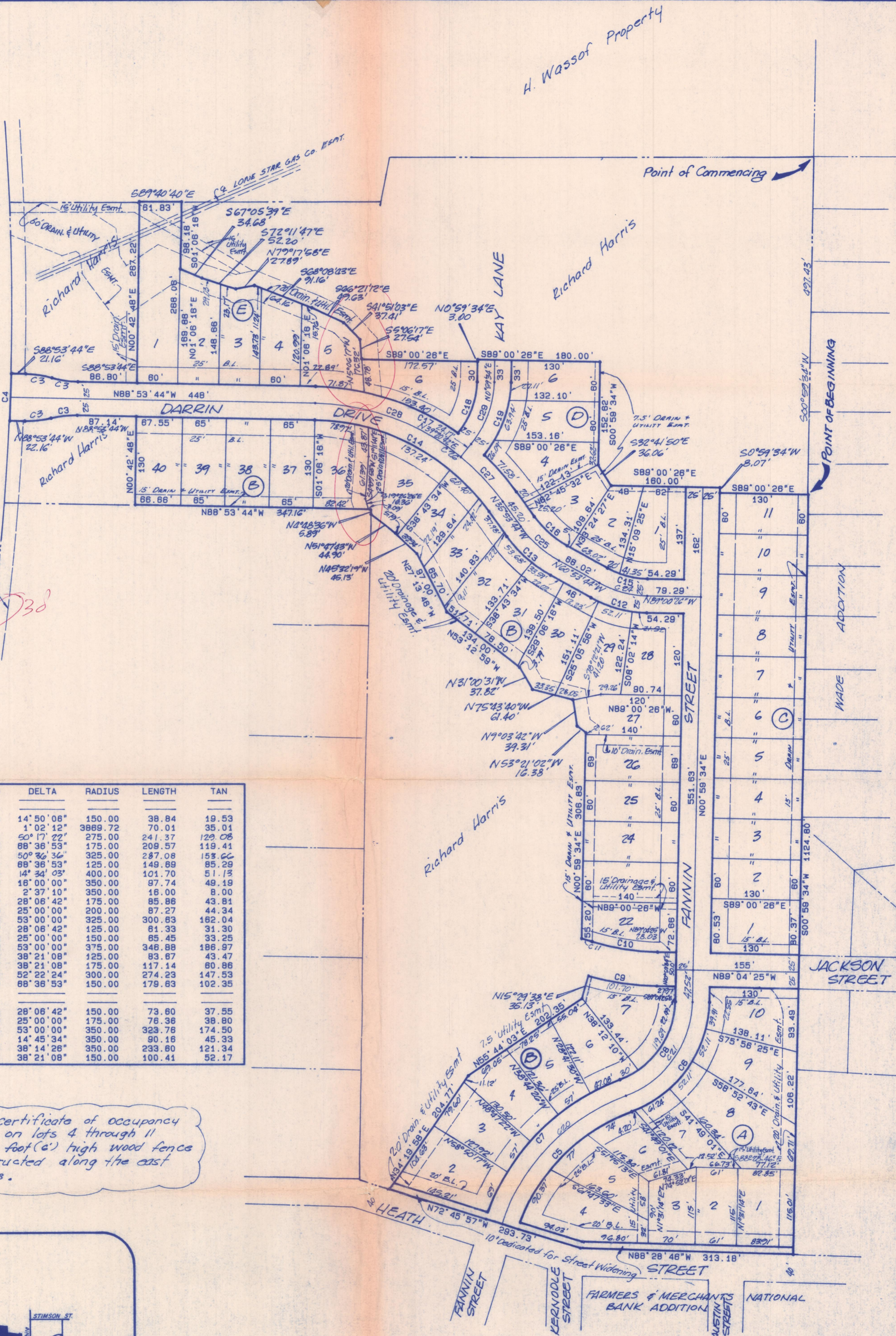
Harold L. Evans, P.E.

dp

cc: Mr. Jerry Fleming, Freese & Nichols

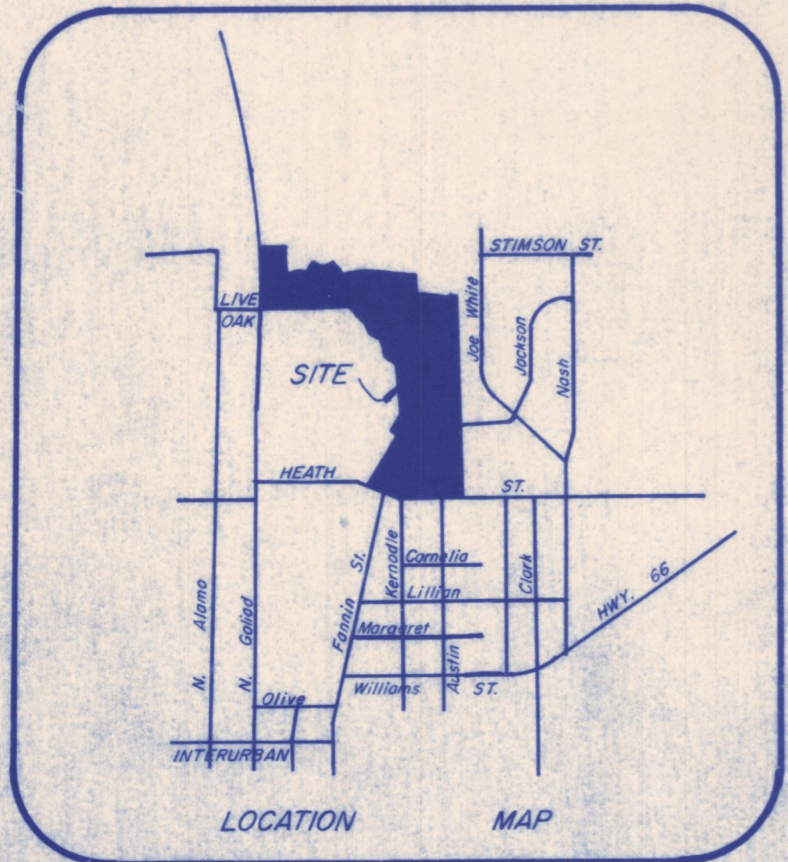


NORTH GOLIAD STREET
(STATE HWY NO. 205)



NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1						
C2						
C3	S83°41'12"W	38.73	14°50'08"	150.00	38.84	19.53
C4	N01°55'33"E	70.01	1°02'12"	3889.72	70.01	35.01
C5	N44°27'46"E	233.70	50°17'22"	275.00	241.37	120.08
C6	N35°18'01"E	197.27	88°36'53"	175.00	209.57	119.41
C7	N44°18'09"E	277.83	50°36'36"	325.00	287.08	153.66
C8	N35°18'01"E	140.91	88°36'53"	125.00	149.89	85.29
C9	S81°41'23"E	101.43	14°34'03"	400.00	101.70	51.13
C10	N81°04'25"E	97.42	16°00'00"	350.00	97.74	49.48
C11	N74°23'00"W	16.00	2°37'10"	350.00	16.00	8.00
C12	N74°57'05"W	85.00	28°06'42"	175.00	85.86	43.81
C13	N48°23'44"W	86.58	25°00'00"	200.00	87.27	44.34
C14	N82°23'44"W	290.03	53°00'00"	325.00	300.63	162.04
C15	N74°57'05"W	80.72	28°06'42"	125.00	81.33	31.30
C16	N48°23'44"W	64.93	25°00'00"	150.00	65.45	33.25
C17	N82°23'44"W	334.85	53°00'00"	375.00	348.88	186.97
C18	N20°10'08"E	82.12	38°21'08"	125.00	83.67	43.47
C19	N20°10'08"E	114.97	38°21'08"	175.00	117.14	60.86
C20	N43°25'15"E	264.78	52°22'24"	300.00	274.23	147.53
C21	N35°18'01"E	169.09	88°36'53"	150.00	179.63	102.35
C22						
C23						
C24	N74°57'05"W	72.86	28°06'42"	150.00	73.60	37.55
C25	N48°23'44"W	75.75	25°00'00"	175.00	76.36	38.80
C26	N82°23'44"W	312.34	53°00'00"	350.00	323.76	174.50
C27	N43°16'31"W	89.91	14°45'34"	350.00	90.16	45.33
C28	N89°46'31"W	229.29	38°14'26"	350.00	233.60	121.34
C29	N20°10'08"E	98.54	38°21'08"	150.00	100.41	52.17

NOTE: Before a certificate of occupancy will be issued on lots 4 through 11 Block C, A six foot (6') high wood fence must be constructed along the east property lines.



HARRIS HEIGHTS ADDITION PHASE ONE

SS. McCurry Survey - Abstract No. 146
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 RICHARD HARRIS ~ OWNER
 2604 Ridge Road Rockwall, Texas
 HAROLD L. EVANS ~ CONSULTING ENGINEERS
 2331 Gus Thomasson Rd Dallas, Texas
 SCALE: 1"=100'
 Date: DEC. 12, 1983

HARRIS HEIGHTS ADDITION PHASE ONE

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, Richard Harris, an individual, is the owner of a tract of land being situated in the S. S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being a part of a tract of land conveyed to Rockwall Land Ltd. No. 1 from Helen Pelton and Maebelle Pelton McKune by deed as recorded in Volume 106, Page 355, Deed Records, Rockwall County, Texas; also being part of that tract of land conveyed to Phillip M. Robertson, Trustee, from Joe F. Spafford, Sr. and wife, Christine Spafford, by deed recorded in Volume 115, Page 785, Deed Records, Rockwall County, Texas; and also being part of all of the 4th Tract, all of the 5th Tract, and part of the 6th Tract conveyed from Theodore Willis and wife, Gladys Willis, to H. C. Willis, Mabel Willis, and Ethel Willis by deed as recorded in Volume 30, Page 513 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod in the Northwest corner of Lot 19, Block D, of the Wade Addition, an addition to the City of Rockwall, as recorded in Volume 50, Page 55 of the Plat Records of Rockwall County, Texas, and said iron rod also being the Northwest corner of the aforementioned Rockwall Land Ltd. No. 1 tract; THENCE South 00° 59' 34" West along the West line of said Wade Addition and the East line of Rockwall Land Ltd. No. 1 tract a distance of 497.43 feet to the Point of Beginning of this tract;

THENCE: South 00° 59' 34" West along the West line of the Wade Addition and the East line of said Rockwall Land Ltd. No. 1 tract a distance of 124.80 feet to an iron rod for a corner in the North line of Heath Street;

THENCE: North 88° 28' 46" West a distance of 313.18 feet along the North line of Heath Street and the South line of the Rockwall Land Ltd. No. 1 tract to a fence corner post and the Southwest corner of the Rockwall Land Ltd. No. 1 tract and the Southeast corner of the Phillip M. Robertson, Trustee tract;

THENCE: North 72° 45' 57" West along the North line of Heath Street a distance of 293.73 feet and the South line of the Phillip M. Robertson, Trustee tract to an iron rod for a corner;

THENCE: North 34° 19' 58" East a distance of 204.77 feet to an iron rod for a corner;

THENCE: North 55° 44' 03" East a distance of 202.35 feet to an iron rod for a corner;

THENCE: North 15° 29' 39" East a distance of 35.13 feet to an iron rod for a corner and the beginning of a circular curve to the left, said circular curve having a chord bearing of South 81° 47' 23" East, a central angle of 14° 34' 03", and a radius of 400.00 feet;

THENCE: Along said circular curve to the left an arc distance of 101.70 feet to the point of tangency;

THENCE: South 89° 04' 25" East a distance of 27.87 feet to an iron rod for a corner;

THENCE: North 00° 59' 34" East a distance of 50.00 feet to an iron rod for a corner;

THENCE: North 89° 04' 25" East a distance of 28.03 feet to an iron rod for the beginning of a circular curve to the right, said curve having a chord bearing of North 81° 04' 25" West, a central angle of 14° 34' 03", and a radius of 350.00 feet;

THENCE: Along said circular curve to the right an arc distance of 27.74 feet to the point of reverse curvature of a circular curve to the left, said curve having a chord bearing of North 74° 23' 00" West, a central angle of 2° 37' 10", and a radius of 350.00 feet;

THENCE: Along said circular curve to the left an arc distance of 16.00 feet to an iron rod for the end of said circular curve to the left;

THENCE: North 00° 59' 34" East a distance of 306.83 feet to a point in the center of a creek;

THENCE: Along the meanderings of the center line of said creek the following:

North 53° 21' 02" West a distance of 16.38 feet,

North 09° 03' 42" West a distance of 39.31 feet,

North 75° 43' 40" West a distance of 61.40 feet,

North 31° 00' 31" West a distance of 37.82 feet,

North 53° 12' 59" West a distance of 134.00 feet,

North 27° 13' 46" West a distance of 97.00 feet,

North 45° 35' 19" West a distance of 45.43 feet,

North 04° 48' 36" West a distance of 5.89 feet;

THENCE: Leaving said creek North 88° 53' 44" West along the center line of an abandoned road and the South line of the aforementioned Willis tract a distance of 347.16 feet to an iron rod for a corner;

THENCE: North 00° 42' 48" East a distance of 130.00 feet to an iron rod for a corner;

THENCE: North 88° 53' 44" West a distance of 87.14 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of 14° 50' 06", and a radius of 150.00 feet;

THENCE: Along said circular curve to the left an arc distance of 38.84 feet to an iron rod for a corner, and the point of reverse curvature of a circular curve to the right, said curve having a central angle of 14° 50' 06", and a radius of 150.00 feet;

THENCE: Along said curve to the right an arc distance of 38.84 feet to an iron rod for a corner;

THENCE: North 88° 53' 44" West a distance of 22.16 feet to an iron rod for a corner in the East right-of-way line of North Goliad Street (S.H. 205) and the beginning of a circular curve to the left, said curve having a chord bearing of North 01° 55' 33" East, a central angle of 01° 02' 12", and a radius of 3869.72 feet;

THENCE: Along said East right-of-way line of North Goliad Street and said circular curve to the left an arc distance of 70.01 feet to an iron rod for a corner;

THENCE: South 88° 53' 44" East a distance of 21.16 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 14° 50' 06", and a radius of 150.00 feet;

THENCE: Along said circular curve to the right an arc distance of 38.84 feet to an iron rod for a corner and the point of reverse curvature of a circular curve to the left, said curve having a central angle of 14° 50' 06", and a radius of 150.00 feet;

THENCE: Along said curve to the left an arc distance of 38.84 feet to an iron rod for a corner;

THENCE: South 88° 53' 44" East a distance of 86.80 feet to an iron rod for a corner;

THENCE: North 00° 42' 48" East a distance of 267.22 feet to an iron rod for a corner;

THENCE: South 89° 40' 40" East along a fence line and the North line of the aforementioned Willis tract a distance of 61.83 feet to an iron rod for a corner;

THENCE: South 01° 06' 16" West a distance of 98.18 feet to a point in the center of a creek;

THENCE: Along the meanderings of the center line of said creek the following:

South 67° 05' 39" East a distance of 34.68 feet,

South 72° 11' 47" East a distance of 52.20 feet,

North 79° 17' 58" East a distance of 27.89 feet,

South 68° 08' 43" East a distance of 91.16 feet,

South 66° 21' 12" East a distance of 49.63 feet,

South 41° 51' 03" East a distance of 37.41 feet,

South 05° 06' 17" East a distance of 27.54 feet.

THENCE: Leaving the centerline of said creek South 89° 00' 26" East a distance of 172.87 feet to an iron rod for a corner;

THENCE: North 00° 59' 34" East a distance of 3.00 feet to an iron rod for a corner;

THENCE: South 89° 00' 26" East a distance of 180.00 feet to an iron rod for a corner;

THENCE: South 00° 59' 34" West a distance of 152.62 feet to an iron rod for a corner;

THENCE: South 32° 41' 50" East a distance of 36.06 feet to an iron rod for a corner;

THENCE: South 89° 00' 26" East a distance of 160.00 feet to an iron rod for a corner;

THENCE: South 00° 59' 34" West a distance of 8.07 feet to an iron rod for a corner;

THENCE: South 89° 00' 26" East a distance of 130.00 feet to the Point of Beginning and Containing 15.2846 Acres (665,796 Square Feet) of Land.

HARRIS HEIGHTS ADDITION PHASE ONE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Richard Harris, an individual, being the owner of said tract, do hereby adopt this plat designating the hereinabove described property as Harris Heights Addition-Phase One, an addition to the City of Rockwall, Texas, and does hereby dedicate to the public use for the streets 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. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit thereof issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS MY HAND at _____ day of _____, 1983,

RICHARD HARRIS

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned Notary Public, in and for said State, on this day personally appeared Richard Harris, 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 purposes 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 No. 2146

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 purposes 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 and Zoning Commission Date: _____

I hereby certify that the above and foregoing plat of Harris Heights Addition Phase 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.

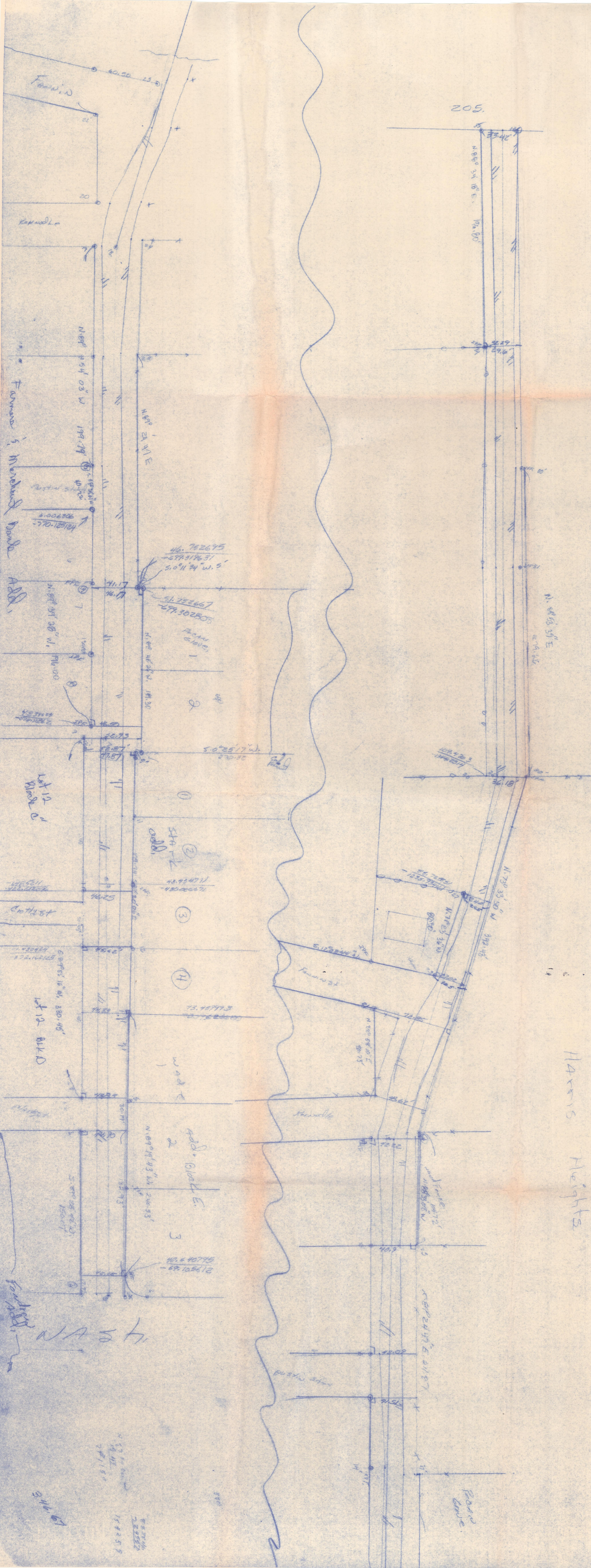
The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit thereof issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Mayor, City of Rockwall

City Secretary, City of Rockwall

HARRIS HEIGHTS ADDITION PHASE ONE

S.S. McCurry Survey - Abstract No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
RICHARD HARRIS - OWNER
2604 Ridge Road Rockwall, Texas
HAROLD L. EVANS - CONSULTING ENGINEERS
2331 Gus Thomasson Rd Dallas, Texas
SCALE: None Date: Dec. 16, 1983



Harris Heights

add = real point