

APPLICATION AND
FINAL PLAT CHECKLIST

Date: 1-20-84

Name of Proposed Subdivision GRADY RASH SUBDIVISION

Name of Subdivider Robert D. Rash

Address No. 1 Soapberry Lane Rockwall, Texas Phone _____

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

Address No. 1 Soapberry Lane Rockwall, Texas Phone _____

Name of Land Planner/Surveyor/Engineer Brown Land Surveyors

Address 304 W. Rusk Rockwall, Texas 75087 Phone 722-3036

Total Acreage 4.683 Current Zoning S.F. 10

Number of Lots/Units 5 Signed Bob O. Brewer

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

- | | | |
|-------|-------|--|
| _____ | _____ | 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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18. Plan profiles for streets and
utilities

Taken by _____

File No. 1984-27-FP

Date 1/20/1984

Fee _____

Receipt _____

~~FINAL PLAT~~
FINAL PLAT
FACT SHEET

Applicant: Bob 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 is subdividing his land into five lots for his children. The current house is on a septic tank, but they will be tying into the Northshore, Phase II system. The private gravel Rash Drive will remain, but the City is not accepting it, so it will not be responsible for improving or maintaining the road.

Staff Comments: Engineering has been submitted to Freese and Nichols. They asked for a drainage-way in Lot 3. The plat states that the City will not accept the streets unless it is brought up to City standards by the owners. Bob Rash has also submitted deed restrictions on the property to that effect. We have no other problems with the plat.

Planning and Zoning Commission Recommendations:

2/9/84 - Approval with technical changes

City Council Decision:

3/5/84 - Approve

FREESE AND NICHOLS, INC.
C O N S U L T I N G E N G I N E E R S

January 30, 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.
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.

City of Rockwall
102 East Washington
Rockwall, Texas 75087

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

Re: Grady Rush Subdivision

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. A plat was not provided on the one-sheet drawing.

Storm Drainage

1. A drainage-way should be provided in Lot 3 to provide for cul-de-sac drainage. Provide for 100-year flow.

Water System

1. A utility easement should be provided in the Northshore Phase 2-A development for the 8-inch water line to this subdivision.

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.

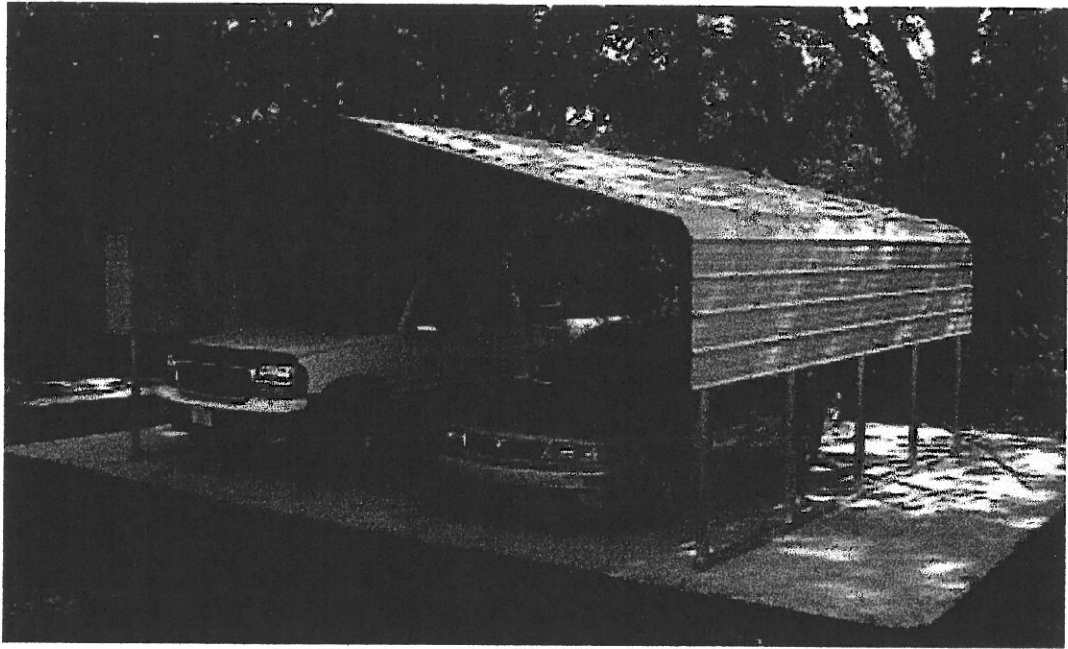
Sincerely,

FREESE AND NICHOLS, INC.


Jerry L. Fleming, P.E.

JLF:cg





LaCroix, Robert

From: Bob Rash [Bob.Rash@Rashtax.com]
Sent: Monday, August 04, 2003 5:04 PM
To: LaCroix, Robert
Subject: Grady Rash Subdivision

Robert:

I found a Right-Of-Way and Easement document and plat signed in 1975 that referred to that rectangle in the corner that we have been looking at as tract one containing .078 acres, and it was shown as an "Access and Utility" easement, and it looks like the city at that time expected the entrance to our property would come in from the north as the plat shows a future 50' road coming into it. That of course never happen, as the North Shore development, as approved, only put an alley alongside. It would have been in 1983 that I spoke with the City about making sure that any easement in that part was abandoned.

If it hasn't been, will it take long to get that done, or better yet, knowing that the city will never use that as an access, I would be willing to construct what I need, knowing that the city "could" have me remove it if they need the "right of way".

Again, thanks for you help, and I apologize for this taking so much of your time.

Bob Rash
214-454-8975 (cell)
972-771-9018
#3 Soapberry Lane