

APPLICATION AND
FINAL PLAT CHECKLIST

Date: March 13, 1984

Name of Proposed Subdivision HARRIS HEIGHTS ADDITION PHASE TWO

Name of Subdivider RICHARD HARRIS

Address 2604 Ridge Road, Rockwall, Texas 75087 Phone 722-5746

Owner of Record RICHARD HARRIS

Address 2604 Ridge Road, Rockwall, Texas 75087 Phone 722-5746

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS, Consulting Engineer

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

Total Acreage 5.2437

Current Zoning SF-7

Number of Lots/Units 15

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

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

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

APPLICATION AND
FINAL PLAT CHECKLIST

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | _____ | 6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision |
| <input checked="" type="checkbox"/> | _____ | 7. Locations, dimensions and purposes of any easements or other rights-of-way |
| <input checked="" type="checkbox"/> | _____ | 8. Identification of each lot or site and block by letter or number and building lines of residential lots |
| <input checked="" type="checkbox"/> | _____ | 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 |
| _____ | <input checked="" type="checkbox"/> | 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 |
| <input checked="" type="checkbox"/> | _____ | 12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners |
| _____ | <input checked="" type="checkbox"/> | 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 |
| <input checked="" type="checkbox"/> | _____ | 14. An instrument of dedication or adoption signed by the owner or owners |
| <input checked="" type="checkbox"/> | _____ | 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 |

18. Plan profiles for streets and
utilities

Taken by _____

File No. 198A-47-EP

Date _____

Fee \$440.00

Receipt _____

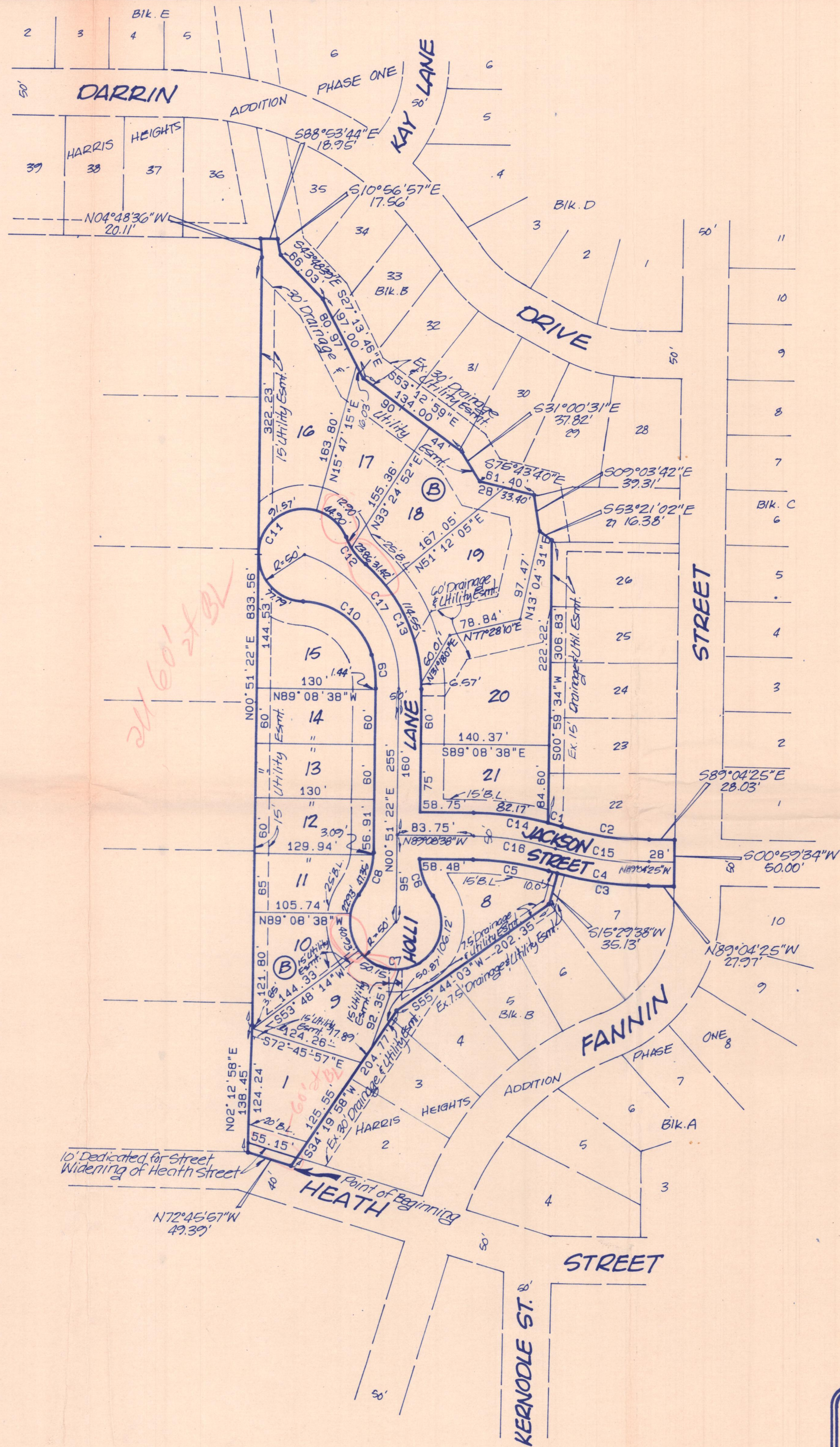
CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 3/15/84
NAME Richard Harris
ADDRESS Harris Heights Ltd

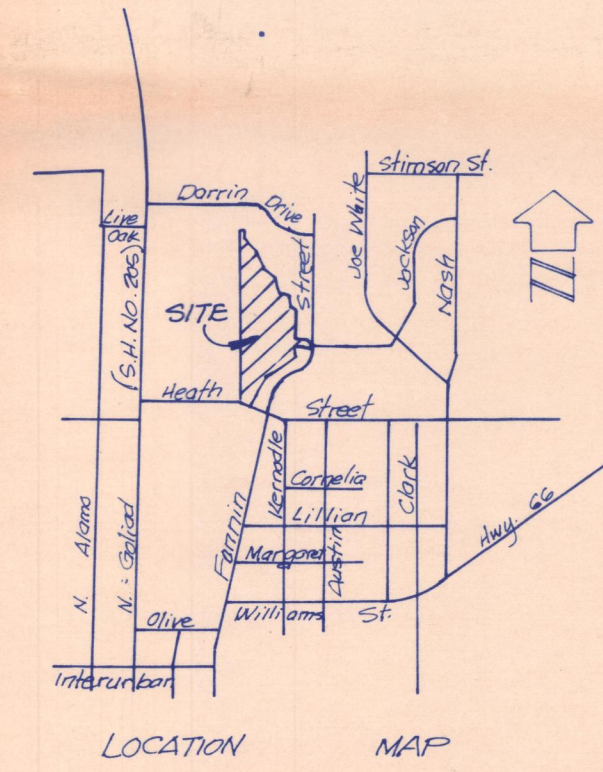
Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Final Plat</u>		
<u>Phase II</u>		
<u>III</u>		
<u>IV</u>		<u>440.00</u>

Received By _____ **2423**
FORM G-1



CURVE DATA						
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S74°23'00"E	16.00	2°37'10"	350.00	16.00	8.00
C2	S81°04'25"E	97.42	16°00'00"	350.00	97.74	49.19
C3	N81°47'23"W	101.43	14°34'03"	400.00	101.70	51.13
C4	N81°04'25"W	111.34	16°00'00"	400.00	111.70	56.22
C5	N81°06'32"W	83.87	16°04'13"	300.00	84.14	42.35
C6	S19°35'31"E	43.24	31°21'42"	80.00	43.79	22.46
C7	N89°08'38"W	80.77	252°15'28"	50.00	220.14	68.49
C8	N18°55'14"E	49.61	36°07'44"	80.00	50.45	26.09
C9	N07°36'36"W	36.81	16°55'55"	125.00	36.94	18.61
C10	N52°10'48"W	94.28	72°12'30"	80.00	100.82	58.35
C11	N34°28'37"E	84.09	245°31'21"	50.00	214.26	77.70
C12	S35°55'25"E	36.43	26°19'25"	80.00	36.75	18.71
C13	S24°06'53"E	147.75	49°56'29"	175.00	152.54	81.49
C14	S81°06'32"E	97.85	16°04'13"	350.00	98.17	49.41
C15	N81°04'25"W	104.38	16°00'00"	375.00	104.72	52.70
C16	N81°06'32"W	90.86	16°04'13"	325.00	91.16	45.88
C17	N35°24'55"W	177.48	72°32'33"	150.00	189.92	110.07



157

1 of 6

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			HARRIS HEIGHTS ADDITION PHASE TWO S. S. McCURRY SURVEY ~ ABSTRACT 146 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
SCALE	DATE	JOB NO.	HARRIS HEIGHTS LTD. OWNER 2604 RIDGE ROAD ROCKWALL, TEXAS		
1"=100'	3-6-84	83235			

WHEREAS, Harris Heights Ltd., a partnership, is the owner of a tract of land situated in the S.S. McCurry Survey, Abstract No. 146, in the City of Rockwall, Rockwall County, Texas, and being part of an 11.9429 acre tract as described by deed recorded in Volume 190 at Page 180 of the Deed Records of Rockwall County, Texas, also being part of an 11.5529 acre tract as described by deed recorded in Volume 190 at Page 183 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Southern most Southwest corner of Harris Heights Addition Phase One, an addition to the City of Rockwall, Rockwall County, Texas, said iron rod also being in the North line of Heath Street;
THENCE: North 72° 45' 57" West along said North line of Heath Street, a distance of 49.39 feet to an iron rod for a corner at the Southwest corner of said 11.9429 acre tract;
THENCE: North 02° 12' 58" East leaving said North line of Heath Street along the West line of said 11.9429 acre tract a distance of 138.45 feet to an iron rod for a corner;
THENCE: North 00° 51' 22" East along said West line of the 11.9429 acre tract a distance of 833.56 feet to an iron rod for a corner;
THENCE: North 04° 48' 36" West along said West line of the 11.9429 acre tract a distance of 20.11 feet to an iron rod for a corner in the Western most South line of said Harris Heights Addition Phase One, said iron rod also being the Southeast corner of a 5.4007 acre tract as described by deed recorded in Volume 186 at Page 325 of the Deed Records of Rockwall County, Texas;
THENCE: South 88° 53' 44" East along said South line of Harris Heights Addition Phase One a distance of 18.95 feet to an iron rod for a corner;
THENCE: South 10° 56' 57" East along the West line of said Harris Heights Addition Phase One a distance of 17.56 feet to an iron rod for a corner;
THENCE: South 43° 48' 39" East continuing along said West line of Harris Heights Addition Phase One a distance of 66.03 feet to an iron rod for a corner;
THENCE: South 27° 13' 46" East a distance of 97.00 feet to an iron rod for a corner;
THENCE: South 53° 12' 59" East a distance of 134.00 feet to an iron rod for a corner;
THENCE: South 31° 00' 31" East a distance of 37.82 feet to an iron rod for a corner;
THENCE: South 75° 43' 40" East a distance of 61.40 feet to an iron rod for a corner;
THENCE: South 09° 03' 42" East a distance of 39.31 feet to an iron rod for a corner;
THENCE: South 53° 21' 02" East a distance of 16.38 feet to an iron rod for a corner;
THENCE: South 00° 59' 34" West a distance of 306.83 feet to an iron rod in a circular curve to the right;
THENCE: Along said circular curve to the right having a beginning tangent bearing of South 75° 41' 35" East, a central angle of 2° 37' 10", a radius of 350.00 feet, a tangent length of 8.00 feet, and an arc length of 16.00 feet to an iron rod set for reverse curvature for a circular curve to the left;
THENCE: Along said circular curve to the left having a beginning tangent bearing of South 73° 04' 25" East, a central angle of 16° 00' 00", a radius of 350.00 feet, a tangent length of 49.19 feet, and an arc length of 97.74 feet to an iron rod for the point of tangency;
THENCE: South 89° 04' 25" East a distance of 28.03 feet to an iron rod for a corner;
THENCE: South 00° 59' 34" West a distance of 50.00 feet to an iron rod for a corner;
THENCE: North 89° 04' 25" West a distance of 27.97 feet to an iron rod for the beginning of a circular curve to the right;
THENCE: Along said circular curve to the right having a central angle of 14° 34' 03", a radius of 400.00 feet, a tangent length of 51.13 feet, and an arc length of 101.70 feet to an iron rod for the end of said circular curve to the right;
THENCE: South 15° 29' 38" West a distance of 35.13 feet to an iron rod for a corner;
THENCE: South 55° 44' 03" West a distance of 202.35 feet to an iron rod for a corner;
THENCE: South 34° 19' 58" West a distance of 204.77 feet to the Point of Beginning and Containing 5.2437 Acres (228,415 Square Feet) of Land.

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 _____, 1984.

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 Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1984.

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 therefore 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

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Harris Heights Ltd., a partnership, being the owner of said tract, does hereby adopt this plat designating the hereinabove described property as Harris Heights Addition Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever 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 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 therefore 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 _____, this _____ day of _____, 1984.

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 _____, 1984.

Notary Public in and for the State of Texas
Commission expires _____

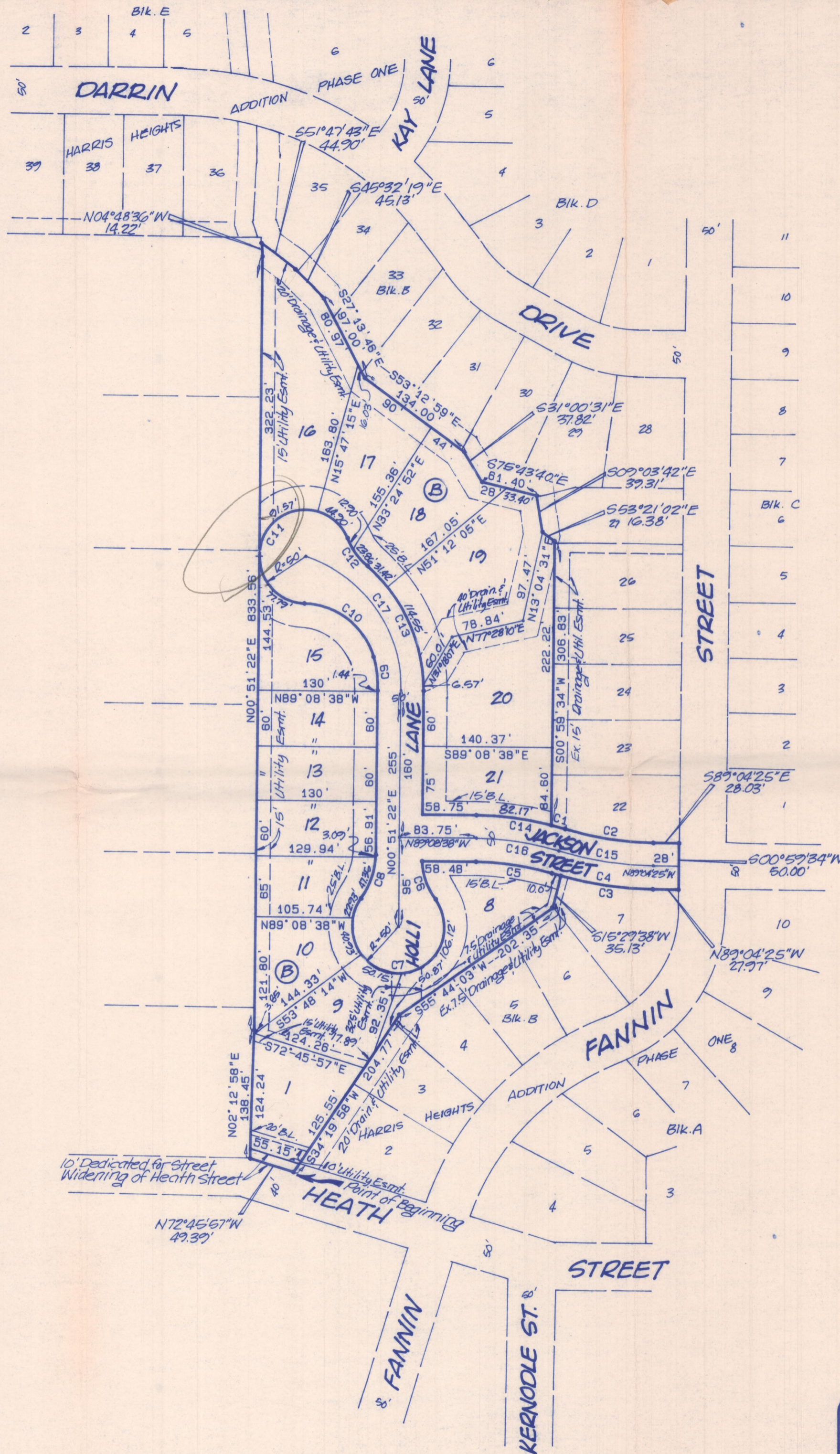
2 of 6

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

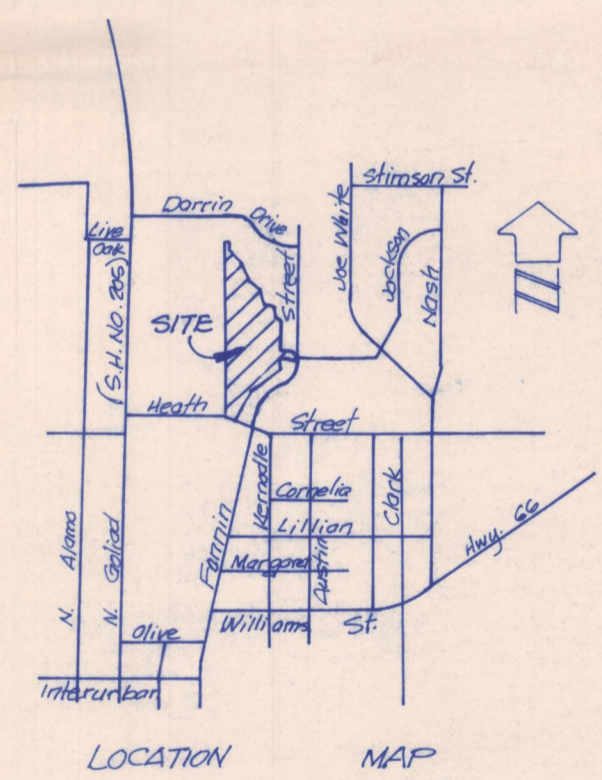
SCALE	DATE	JOB NO.
NONE	3-3-84	83235

HARRIS HEIGHTS ADDITION PHASE TWO
S.S. McCURRY SURVEY - ABSTRACT 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

HARRIS HEIGHTS LTD. OWNER
2604 RIDGE ROAD
ROCKWALL, TEXAS



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C15	N81°04'25"W	104.38	16°00'00"	375.00	104.72	52.70
C16	N81°06'32"W	90.86	16°04'13"	325.00	91.16	45.88
C17	N35°24'55"W	177.48	72°32'33"	150.00	189.92	110.07

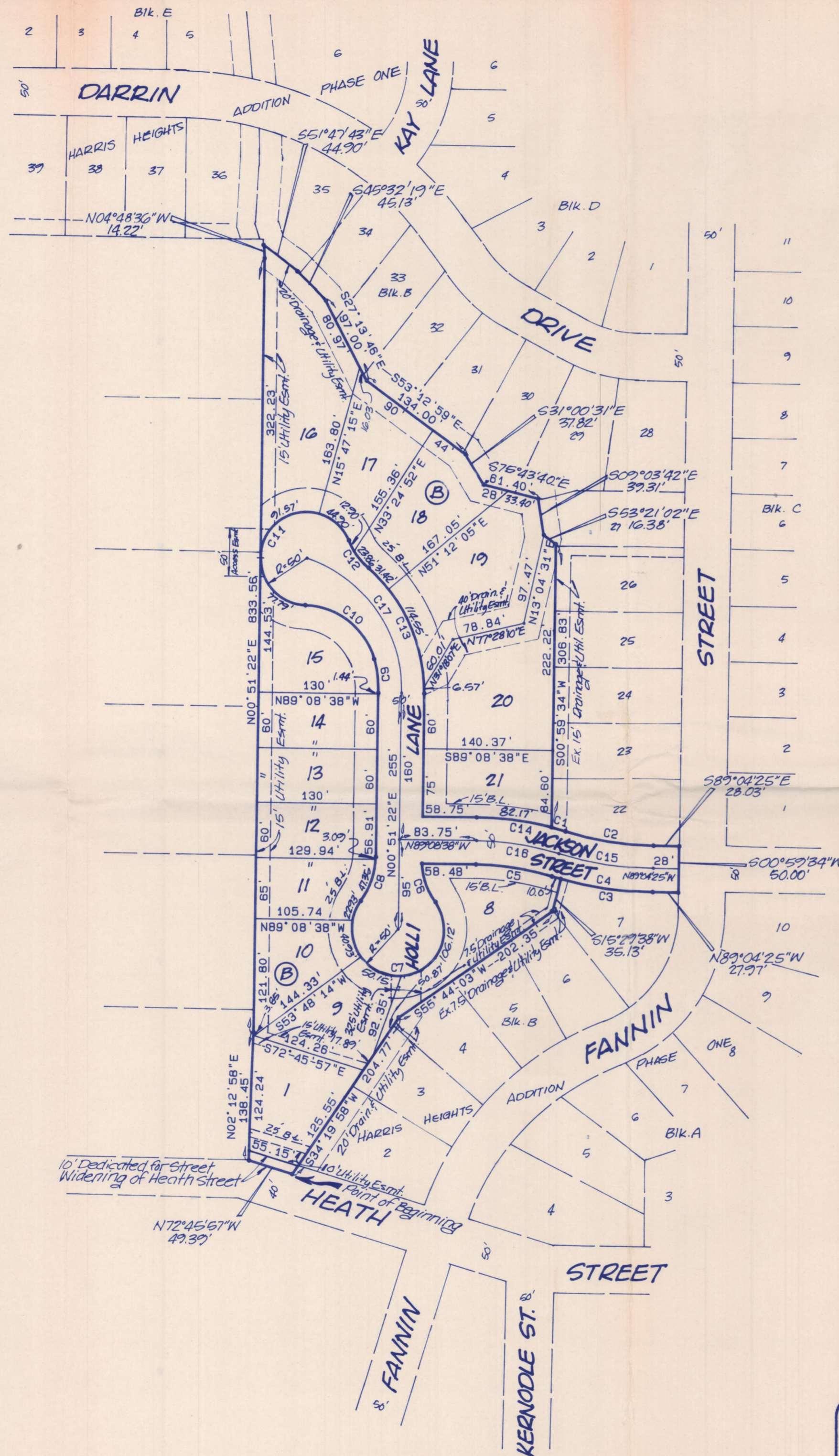


HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

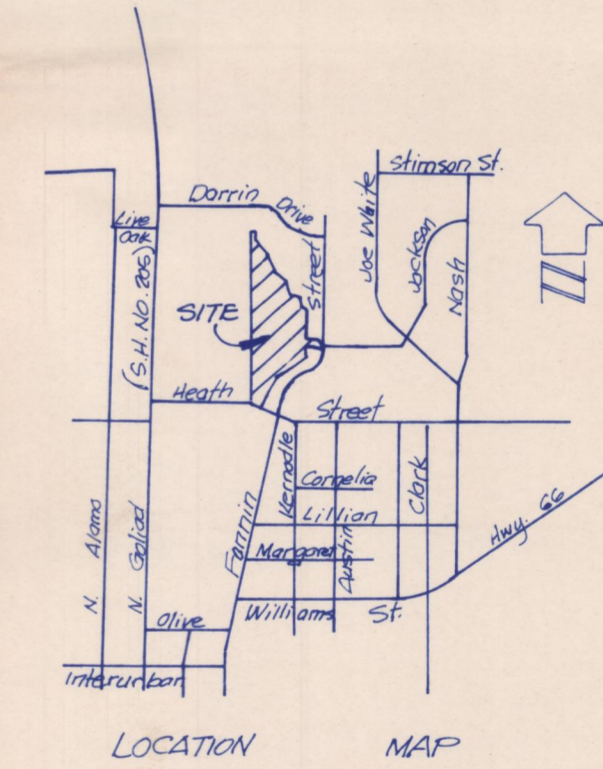
HARRIS HEIGHTS ADDITION PHASE TWO
S. S. McCURRY SURVEY ~ ABSTRACT 14G
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
HARRIS HEIGHTS LTD. OWNER
2604 RIDGE ROAD ~ ~ ~ ROCKWALL, TEXAS

SCALE DATE JOB NO.
1"=100' 3-6-84 83236

Revised 3-27-84



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C16	N81°06'32"W	90.86	16°04'13"	325.00	91.16	45.88
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4/26/84

1 of 6

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			HARRIS HEIGHTS ADDITION PHASE TWO S. S. McCURRY SURVEY ~ ABSTRACT 146 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		
SCALE	DATE	JOB NO.	HARRIS HEIGHTS LTD. OWNER 2604 RIDGE ROAD ~ ~ ROCKWALL, TEXAS		
1" = 100'	3-6-84	83235			
Revised 3-27-84, 4-12-84					

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BEGINNING at an iron rod at the Southern most Southwest corner of Harris Heights Addition Phase One, an addition to the City of Rockwall, Rockwall County, Texas, said iron rod also being in the North line of Heath Street;
THENCE: North 72° 45' 57" West along said North line of Heath Street, a distance of 49.39 feet to an iron rod for a corner at the Southwest corner of said 11.9429 acre tract;
THENCE: North 02° 12' 58" East leaving said North line of Heath Street along the West line of said 11.9429 acre tract a distance of 138.45 feet to an iron rod for a corner;
THENCE: North 00° 51' 22" East along said West line of the 11.9429 acre tract a distance of 833.56 feet to an iron rod for a corner;
THENCE: North 04° 48' 36" West along said West line of the 11.9429 acre tract a distance of 14.22 feet to an iron rod for a corner Southwest line of said Harris Heights Addition Phase One;
THENCE: South 51° 47' 43" East along said Southwest line of Harris Heights Addition Phase One a distance of 44.90 feet to an iron rod for a corner;
THENCE: South 45° 32' 19" East along the West line of said Harris Heights Addition Phase One a distance of 45.13 feet to an iron rod for a corner;

THENCE: South 27° 13' 46" East a distance of 97.00 feet to an iron rod for a corner;
THENCE: South 53° 12' 59" East a distance of 134.00 feet to an iron rod for a corner;
THENCE: South 31° 00' 31" East a distance of 37.82 feet to an iron rod for a corner;
THENCE: South 75° 43' 40" East a distance of 61.40 feet to an iron rod for a corner;
THENCE: South 09° 03' 42" East a distance of 39.31 feet to an iron rod for a corner;
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THENCE: Along said circular curve to the right having a beginning tangent bearing of South 75° 41' 35" East, a central angle of 2° 37' 10", a radius of 350.00 feet, a tangent length of 8.00 feet, and an arc length of 16.00 feet to an iron rod set for reverse curvature for a circular curve to the left;
THENCE: Along said circular curve to the left having a beginning tangent bearing of South 73° 04' 25" East, a central angle of 16° 00' 00", a radius of 350.00 feet, a tangent length of 49.19 feet, and an arc length of 97.74 feet to an iron rod for the point of tangency;
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THENCE: South 55° 44' 03" West a distance of 202.35 feet to an iron rod for a corner;
THENCE: South 34° 19' 58" West a distance of 204.77 feet to the Point of Beginning and Containing 5.2353 Acres (228,051 Square Feet) of Land.

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 acutal 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 _____, 1984.

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 Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1984.

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 therefore issued, nor shall such approval constitute any representation, assurance or gurantee 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

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Harris Heights Ltd., a partnership, being the owner of said tract, does hereby adopt this plat designating the hereinabove described property as Harris Heights Addition Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever 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 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 sub-division.

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 therefore 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 _____, this _____ day of _____, 1984.

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 _____, 1984.

Notary Public in and for the State of Texas
Commission expires _____

2 of 6

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

SCALE	DATE	JOB NO.
NONE	3-3-84	83235

HARRIS HEIGHTS ADDITION PHASE TWO
S.S. McCURRY SURVEY-ABSTRACT 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
HARRIS HEIGHTS LTD. OWNER
2604 RIDGE ROAD ROCKWALL, TEXAS

FACT SHEET

Applicant: Richard Harris

Name of Proposed Development: Harris Heights, Phase II

Acreage 5.2437

Number of Lots: 15

Current Zoning: SF-7

Surrounding Zoning: SF-7

Description: Second phase of Harris Heights north of Heath Street. Complies with preliminary plat approved several months ago. Has one lot on Heath Street and some on cul-de-sacs that do not meet frontage requirement at street, asking to approve lots meeting width requirement at building line.

Staff Comments: Since Holli Lane will eventually tie into adjoining property, we would suggest clipping off the curves at the property boundary to make an easier connection. Field notes have errors in curves 1 and 2. Engineering must be resubmitted to Freese and Nichols.

Planning and Zoning Commission Recommendations:

4/12/84 - Approved with 25 ft. building line, corrected curve data, dedication for extension of Holli, and engineering approval.

City Council Decision:

5/7/84 - Approve subject to engineering.

FREESE AND NICHOLS, INC.
CONSULTING ENGINEERS

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.

April 2, 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 Addition
Phase II

Gentlemen:

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

PAVING

1. It is recommended that the water, sewer and drainage utilities be shown on the profile sheet in order to determine the relationship of these utilities with the paving.

STORM DRAINAGE

1. The drainage area map does not agree with Sheet 5 of 6. The map indicates a channel at the back of Lots 1 and 9 of Block B whereas Sheet 5 of 6 indicates a 42-inch RCP. It is assumed that the 42-inch RCP is the desired design since that is what is included in the storm sewer plan and profile sheets.

2. On Sheet 5 of 6 the drainage quantity entering into the headwall at Heath Street is not shown. It is assumed that this includes all of drainage area number 1 and possibly a portion of drainage area number 2.

3. It appears that the engineer proposes to convey the 25-year frequency storm through the storm drainage pipe. The entrance condition will not permit the flow quantity to enter the pipe without overtopping the headwall.

4. Drainage area number 3 is indicated entering into the inlets at Station 1+27.27. However, the plans do not indicate where the runoff from drainage area number 2 is entering the system.

5. It is recommended that a typical section of the proposed drainage channel running along Lots 19 and 20 of Block B and the necessary channel design notes be shown on Sheet 5 of 6.

SANITARY SEWER

1. The plans do not indicate what material will be used for the sanitary sewer lines.
2. Sewer services are shown on the plan. However, it is recommended that the locations of the sewer and water services be indicated. Perhaps this can be satisfied by one typical layout.

WATER

1. The plans indicate that the water line will be located 8 feet from the right-of-way line on Jackson Street. This is the same as 2-1/2 feet from back of curb. Standards of Design recommend that the water line be located 3-1/2 feet from back of north and west curbs.
2. Since no profile for water lines is provided, it is recommended that a typical depth of line be indicated.
3. The water line on Jackson Street and Holli Lane are both 6-inch lines. This system has two fire hydrants on it. The Water Distribution System Study for Rockwall recommends a minimum 8-inch line for lines with two or more fire hydrants. *Needs to happen*

GENERAL COMMENTS

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 revised plans be resubmitted for review. 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

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
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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:

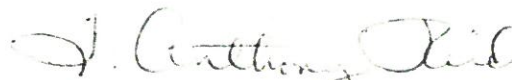
We have conducted a review of the revised plats for Harris Heights Phases I, II, III and IV. We do not see a problem with the reduction of the drainage easements on these plats provided they conform to Rockwall's Standards for Design. This document states that easement widths for open or lined channels 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