

APPLICATION AND  
FINAL PLAT CHECKLIST

Date: March 13, 1984

Name of Proposed Subdivision HARRIS HEIGHTS ADDITION PHASE THREE

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 6.7145

Current Zoning SF-7

Number of Lots/Units 26

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

- |                                     |       |                                     |  |
|-------------------------------------|-------|-------------------------------------|--|
| <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. \_\_\_\_\_

Date \_\_\_\_\_

Fee \_\_\_\_\_

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

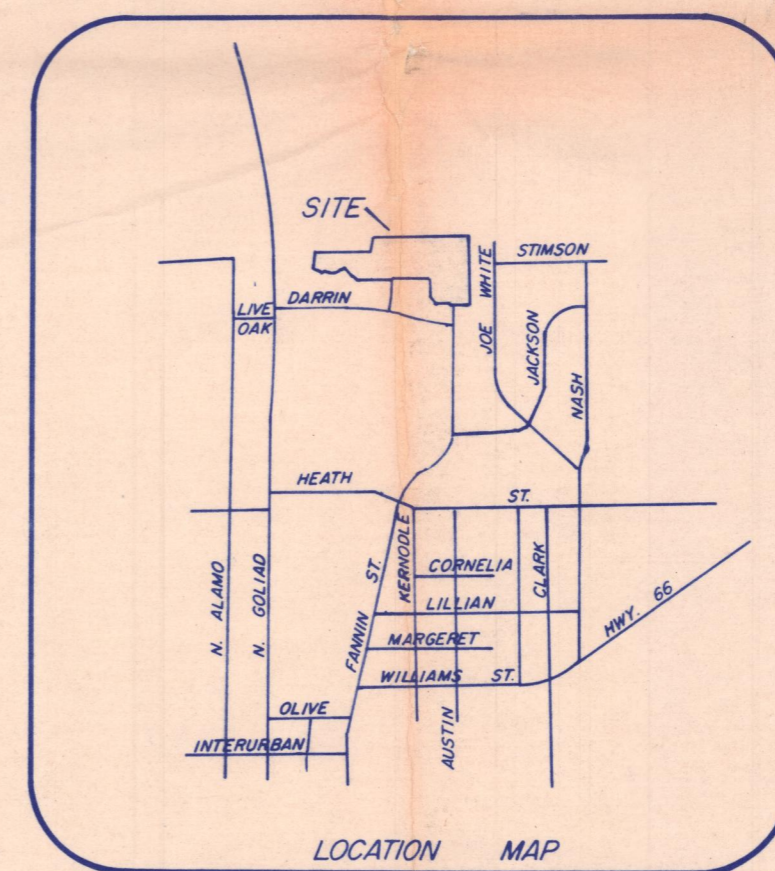
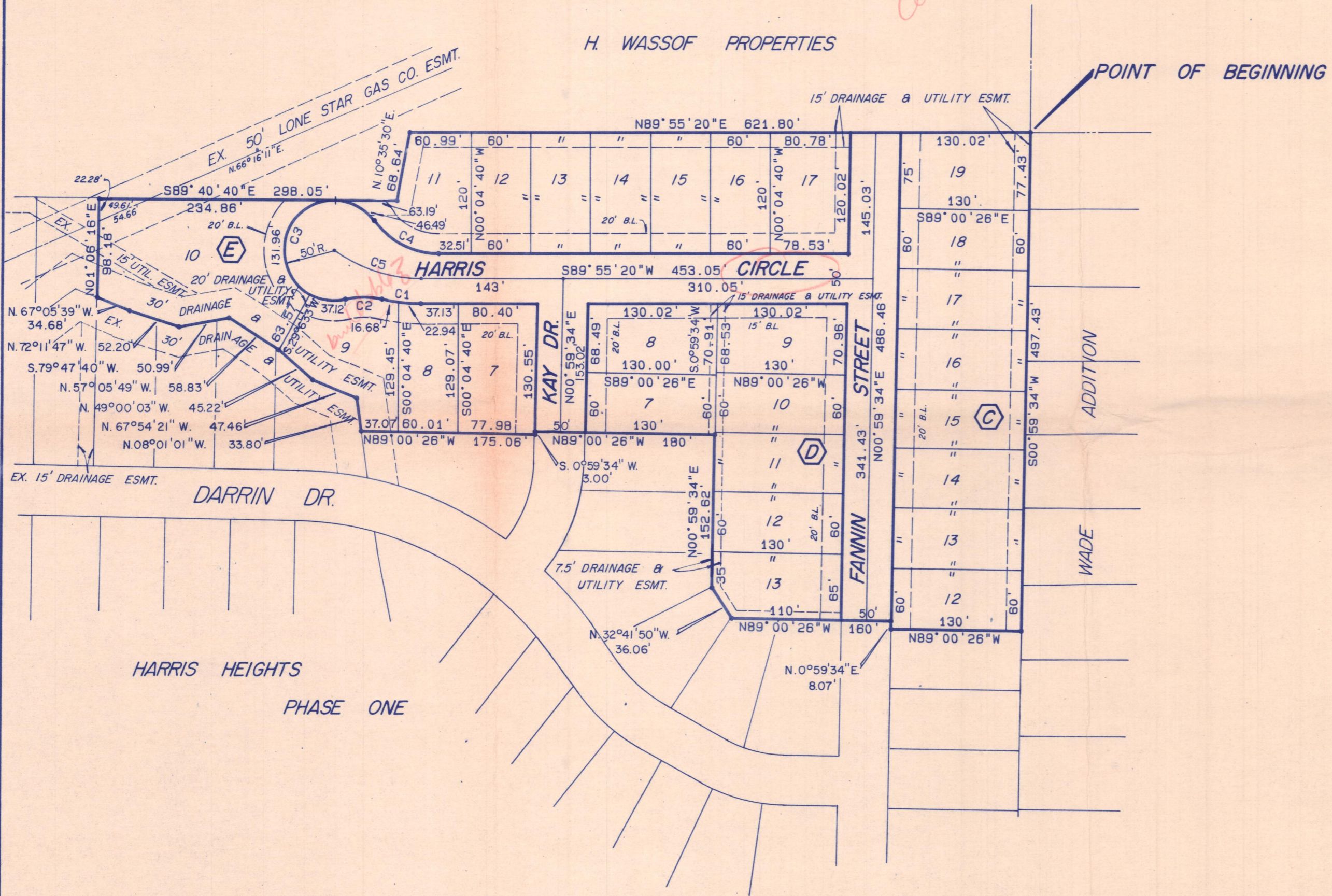
2423

FORM G-1

*check drainage  
off C -  
this is where  
neighbors  
complained*



H. WASSOF PROPERTIES



CURVE DATA					
NO.	BEARING	CHORD	DELTA	RADIUS	TAN
C1	N83°35'33"W	39.53	12°58'14"	175.00	39.62 19.89
C2	S89°43'51"W	36.43	26°19'25"	80.00	36.75 18.71
C3	N20°04'59"E	83.38	247°01'39"	50.00	215.57 75.50
C4	N63°14'26"W	72.23	53°40'28"	80.00	74.94 40.48
C5	N72°17'31"W	91.64	35°34'18"	150.00	93.13 48.12

*1st  
Submission*

1/6

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

SCALE	DATE	JOB NO.
1"=100'	3-6-84	83235

**HARRIS HEIGHTS ADD'N PHASE THREE**  
**S.S. McCURRY SURVEY-ABSTRACT 146**  
**ROCKWALL, ROCKWALL COUNTY**

HARRIS HEIGHTS LTD. 2604 RIDGE ROAD	OWNER ROCKWALL, TEXAS
--	--------------------------

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 a 5.4007 acre tract described by deed recorded in Volume 186 at Page 325, and being part of an 11.9429 acre tract described by deed recorded in Volume 190 at Page 180, also being part of an 11.5529 acre tract described by deed recorded in Volume 190 at Page 183, all three above-mentioned tracts are filed in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Northeast corner of said 11.5529 acre tract, said iron rod being North 00° 59' 34" East, along the East line of said 11.5529 acre tract a distance of 1622.23 feet from an iron rod at the Southeast corner of said 11.5529 acre tract and the North line of Heath Street (40-foot R.O.W.);  
THENCE: South 00° 59' 34" West, along said East line said 11.5529 acre tract a distance of 497.43 feet to an iron rod for a corner at the Northeast corner of Harris Heights Addition Phase One;  
THENCE: North 89° 00' 26" West leaving the East line of said 11.5529 acre tract along the North line of said Harris Heights Addition Phase One a distance of 130.00 feet to an iron rod for a corner;  
THENCE: North 00° 59' 34" East continuing along the meanders of said North line of Harris Heights Addition Phase One a distance of 8.07 feet to an iron rod for a corner;  
THENCE: North 89° 00' 26" West a distance of 160.00 feet to an iron rod for a corner;  
THENCE: North 32° 41' 50" West a distance of 36.06 feet to an iron rod for a corner;  
THENCE: North 00° 59' 34" East a distance of 152.62 feet to an iron rod for a corner;  
THENCE: North 89° 00' 26" West a distance of 180.00 feet to an iron rod for a corner;  
THENCE: South 00° 59' 34" West a distance of 3.00 feet to an iron rod for a corner;  
THENCE: North 89° 00' 26" West a distance of 175.06 feet to an iron rod for a corner;  
THENCE: North 08° 01' 01" West a distance of 33.80 feet to an iron rod for a corner;  
THENCE: North 67° 54' 21" West a distance of 47.46 feet to an iron rod for a corner;  
THENCE: North 49° 00' 03" West a distance of 45.22 feet to an iron rod for a corner;  
THENCE: North 57° 05' 49" West a distance of 58.83 feet to an iron rod for a corner;  
THENCE: South 79° 47' 40" West a distance of 50.99 feet to an iron rod for a corner;  
THENCE: North 72° 11' 47" West a distance of 52.20 feet to an iron rod for a corner;  
THENCE: North 67° 05' 39" West a distance of 34.68 feet to an iron rod for a corner;  
THENCE: North 01° 06' 16" East a distance of 98.18 feet to an iron rod for a corner in the North line of said 5.4007 acre tract;  
THENCE: South 89° 40' 40" East along the North line of said 5.4007 acre tract, leaving said North line of Harris Heights Addition Phase One a distance of 298.05 feet to an iron rod for a corner at the Northeast corner of said 5.4007 acre tract, said iron rod also being in the West line of said 11.9429 acre tract;  
THENCE: North 10° 35' 30" East along the West line of said 11.9429 acre tract a distance of 68.64 feet to an iron rod for a corner at the Northwest corner of said 11.9429 acre tract;  
THENCE: North 89° 55' 20" East along the North lines of said 11.9429 and 11.5529 acre tracts a distance of 621.80 feet to the Point of Beginning and Containing 6.7145 Acres (292,483 Square Feet) of Land.

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 Three, 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 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 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

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 \_\_\_\_\_

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

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 Three, 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.

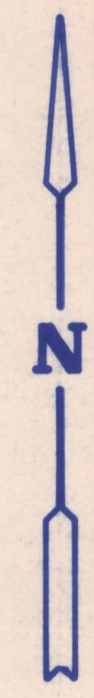
\_\_\_\_\_  
Mayor, City of Rockwall  
\_\_\_\_\_  
City Secretary, City of Rockwall

2  
6

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

SCALE	DATE	JOB NO.
1"=100'	3-6-84	83235

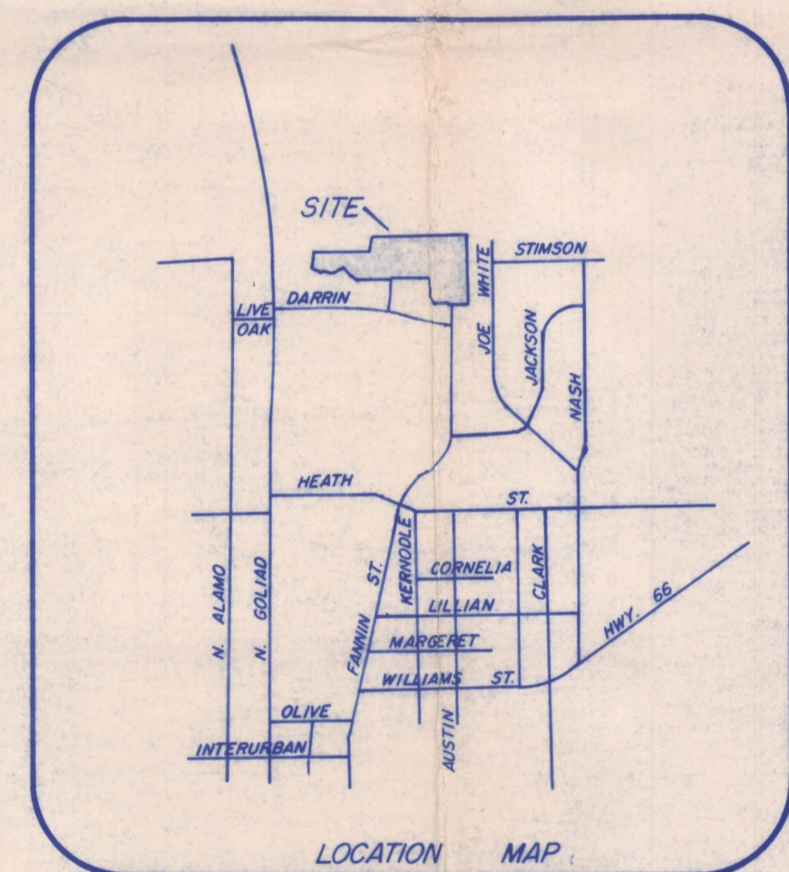
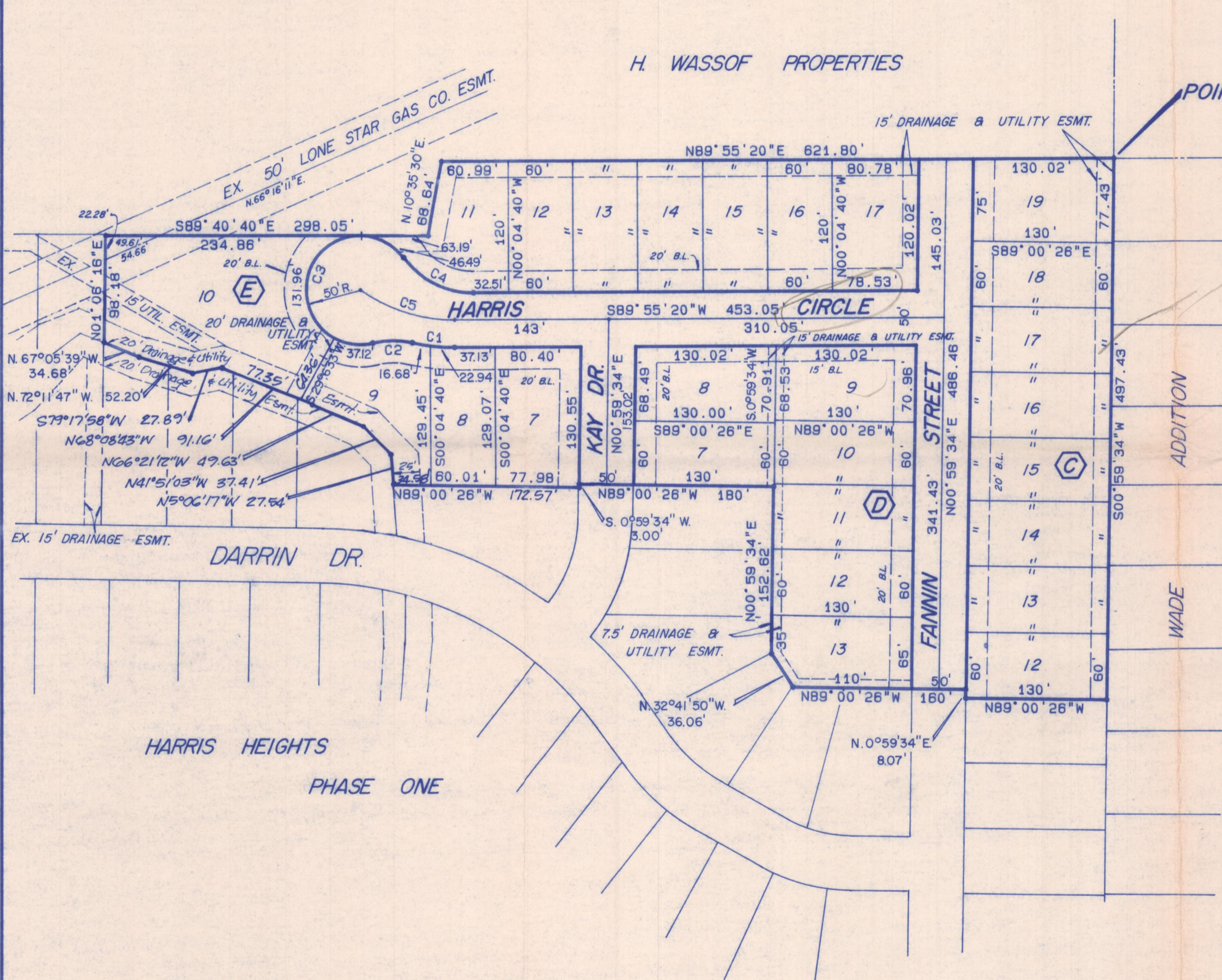
**HARRIS HEIGHTS ADD'N PHASE THREE**  
**S.S. McCURRY SURVEY-ABSTRACT 146**  
**ROCKWALL, ROCKWALL COUNTY**  
HARRIS HEIGHTS LTD.  
2604 RIDGE ROAD  
OWNER  
ROCKWALL, TEXAS



H. WASSOF PROPERTIES

POINT OF BEGINNING

*be sure  
check  
drainage*



CURVE DATA					
NO.	BEARING	CHORD	DELTA	RADIUS	TAN
C1	N83°35'33"W	39.53	12°58'14"	175.00	39.62
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C5	N72°17'31"W	91.64	35°34'18"	150.00	93.13

*2nd  
Submission*

1/6

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**S.S. McCURRY SURVEY-ABSTRACT 146**  
**ROCKWALL, ROCKWALL COUNTY**

HARRIS HEIGHTS LTD. 2604 RIDGE ROAD	OWNER ROCKWALL, TEXAS
--	--------------------------

Revised 3-27-84

OWNERS CERTIFICATE

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THENCE: North 00° 59' 34" East continuing along the meanders of said North line of Harris Heights Addition Phase One a distance of 8.07 feet to an iron rod for a corner;  
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THENCE: North 00° 59' 34" East a distance of 152.62 feet to an iron rod for a corner;  
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THENCE: North 89° 00' 26" West a distance of 172.57 feet to an iron rod for a corner;  
THENCE: North 05° 06' 17" West a distance of 27.54 feet to an iron rod for a corner;  
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THENCE: North 89° 55' 20" East along the North lines of said 11.9429 and 11.5529 acre tracts a distance of 621.80 feet to the Point of Beginning and Containing 6.7074 Acres (292,173 Square Feet) of Land.

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 Three, 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 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

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WITNESS MY HAND AT \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

\_\_\_\_\_  
RICHARD HARRIS

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.

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\_\_\_\_\_  
Notary Public in and for the State of Texas  
Commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

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RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Administrator

Date: \_\_\_\_\_

APPROVED

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

Date: \_\_\_\_\_

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\_\_\_\_\_  
Mayor, City of Rockwall

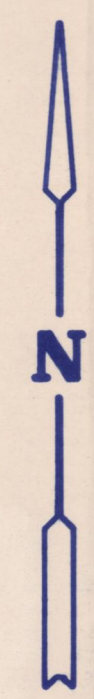
\_\_\_\_\_  
City Secretary, City of Rockwall

2  
6

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
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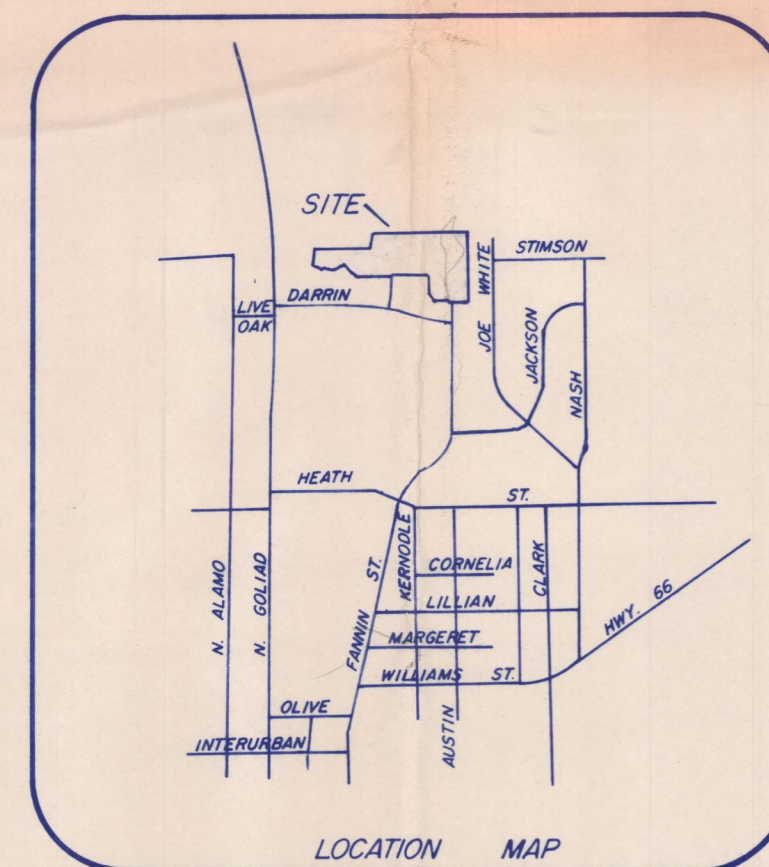
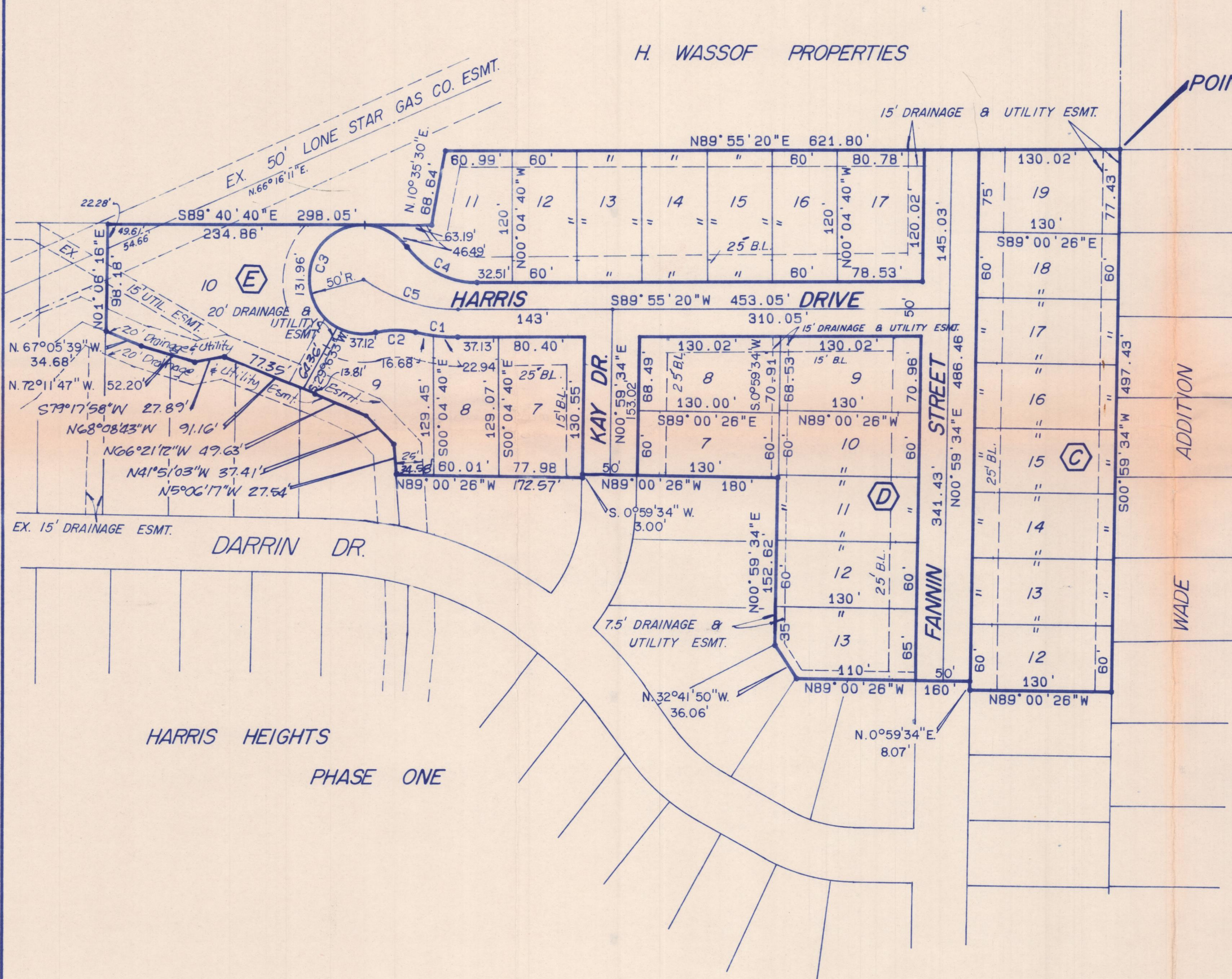
<b>HARRIS HEIGHTS ADD'N PHASE THREE</b>	
<b>S.S. McCURRY SURVEY-ABSTRACT 146</b>	
<b>ROCKWALL, ROCKWALL COUNTY</b>	
HARRIS HEIGHTS LTD. 2604 RIDGE ROAD	OWNER ROCKWALL, TEXAS





H. WASSOF PROPERTIES

POINT OF BEGINNING



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C5	N72°17'31"W	91.84	35°34'18"	150.00	93.13	48.12

NOTE:

Before a Certificate of Occupancy will be issued on Lots 12 thru 19, Block C, a 6-foot high wood fence will be constructed by the builder.

4/26/84

1/6

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

SCALE	DATE	JOB NO.
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HARRIS HEIGHTS LTD. 2604 RIDGE ROAD	OWNER ROCKWALL, TEXAS
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Revised 3-27-84

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

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BEGINNING at an iron rod at the Northeast corner of said 11.5529 acre tract, said iron rod being North 00° 59' 34" East, along the East line of said 11.5529 acre tract a distance of 1622.23 feet from an iron rod at the Southeast corner of said 11.5529 acre tract and the North line of Heath Street (40-foot R.O.W.);  
THENCE: South 00° 59' 34" West, along said East line said 11.5529 acre tract a distance of 497.43 feet to an iron rod for a corner at the Northeast corner of Harris Heights Addition Phase One;  
THENCE: North 89° 00' 26" West leaving the East line of said 11.5529 acre tract along the North line of said Harris Heights Addition Phase One a distance of 130.00 feet to an iron rod for a corner;  
THENCE: North 00° 59' 34" East continuing along the meanders of said North line of Harris Heights Addition Phase One a distance of 8.07 feet to an iron rod for a corner;  
THENCE: North 89° 00' 26" West a distance of 160.00 feet to an iron rod for a corner;  
THENCE: North 32° 41' 50" West a distance of 36.06 feet to an iron rod for a corner;  
THENCE: North 00° 59' 34" East a distance of 152.62 feet to an iron rod for a corner;  
THENCE: North 89° 00' 26" West a distance of 180.00 feet to an iron rod for a corner;  
THENCE: South 00° 59' 34" West a distance of 3.00 feet to an iron rod for a corner;  
THENCE: North 89° 00' 26" West a distance of 172.57 feet to an iron rod for a corner;  
THENCE: North 05° 06' 17" West a distance of 27.54 feet to an iron rod for a corner;  
THENCE: North 41° 51' 03" West a distance of 37.41 feet to an iron rod for a corner;  
THENCE: North 66° 21' 12" West a distance of 49.63 feet to an iron rod for a corner;  
THENCE: North 68° 08' 43" West a distance of 91.16 feet to an iron rod for a corner;  
THENCE: South 79° 17' 58" West a distance of 27.89 feet to an iron rod for a corner;  
THENCE: North 72° 11' 47" West a distance of 52.20 feet to an iron rod for a corner;  
THENCE: North 67° 05' 39" West a distance of 34.68 feet to an iron rod for a corner;  
THENCE: North 01° 06' 16" East a distance of 98.18 feet to an iron rod for a corner in the North line of said 5.4007 acre tract;  
THENCE: South 89° 40' 40" East along the North line of said 5.4007 acre tract, leaving said North line of Harris Heights Addition Phase One a distance of 298.05 feet to an iron rod for a corner at the Northeast corner of said 5.4007 acre tract, said iron rod also being in the West line of said 11.9429 acre tract;  
THENCE: North 10° 35' 30" East along the West line of said 11.9429 acre tract a distance of 68.64 feet to an iron rod for a corner at the Northwest corner of said 11.9429 acre tract;  
THENCE: North 89° 55' 20" East along the North lines of said 11.9429 and 11.5529 acre tracts a distance of 621.80 feet to the Point of Beginning and Containing 6.7074 Acres (292,173 Square Feet) of Land.

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 Three, 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 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 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 \_\_\_\_\_

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 Three, 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

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HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1" = 100'	3-6-84	83235

<b>HARRIS HEIGHTS ADD'N PHASE THREE</b>	
<b>S.S. McCURRY SURVEY-ABSTRACT 146</b>	
<b>ROCKWALL, ROCKWALL COUNTY</b>	
HARRIS HEIGHTS LTD. 2604 RIDGE ROAD	OWNER ROCKWALL, TEXAS

FACT SHEET

Applicant: Richard Harris  
Name of Proposed Development: Harris Heights, Phase III  
Acreage: 6.7145  
Number of Lots: 26  
Current Zoning: SF-7  
Surrounding Zoning: SF-7

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Description: Third phase (north end) of Harris Heights residential development. Complies with preliminary plat approved several months ago. Fannin Street will eventually tie into a 4-lane divided street to the north.

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Staff Comments: Harris Circle not a circle. Temporary turnaround needed on Fannin St. Engineering must be resubmitted to Freese and Nichols. The adjacent homeowners in the Wade Addition have expressed concern over drainage. We have instructed the engineers to check it closely. Needs requirement for 6 ft. fence along rear Lots 12-19, Block C.

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Planning and Zoning Commission Recommendations:  
4/12/84 - Approved with 6 ft. wood fence on Lots 12 - 19, Block C, Change Circle to Drive, 25 ft. building line and subject to engineering approval.

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City Council Decision:  
5/7/84 - Approve subject to engineering.

**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.  
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 III - ROK 84806

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 drainage flow arrows be shown on the paving plans to assist in understanding how the paving carries the storm water.
2. At the end of paving on Fannin Street, the plans indicate that the street ends at approximately 2-1/2 feet on the left curb below existing ground level. It is recommended that the plans show how the drainage is handled at this point since the profile indicates that the left gutter will probably pond.
3. At the intersection of Kay Drive and Harris Circle, the plans imply that the storm water will be handled in the south curb of Harris Circle and that there will be a valley at Kay Drive.
4. Also at this intersection, the elevations on the curb returns would indicate that water in the south gutter would turn the corner and run down the east gutter of Kay Drive. If this is the intention then the drainage map will probably need to be revised to show this water in the drainage area on Kay Drive.

STORM DRAINAGE

1. The drainage plans indicate that storm water will be discharged into an existing ditch at the rear of the property. It is recommended that a typical cross-section of this existing ditch be provided in order to determine if it needs improvements.
2. It is not clear if a splash pad has been indicated for the proposed head-wall at this location.

SANITARY SEWER

1. The plans do not indicate what material is being used for the sewer lines.
2. It is recommended that dimensions be shown for locations of the sewer line. The Standards of Design for Rockwall suggest that sewer lines be laid 3.5 feet back of the south curbs and/or east curbs. It is also recommended that the location of water line crossings and other utility crossings be shown on the profile.

WATER

1. It is recommended that dimensions showing the location of water lines be shown on the plan. The Standards of Design for Rockwall suggest that water lines be laid 3.5 feet back of north curb or west curb.
2. Since no profile for water lines is provided, it is recommended that the typical depth of line be indicated.
3. It is recommended that typical locations of the sewer and water services be shown on plans.

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 for 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

*temporary furnished*

# FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

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, II 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

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