

APPLICATION AND  
FINAL PLAT CHECKLIST

Date: March 13, 1984

Name of Proposed Subdivision HARRIS HEIGHTS ADDITION PHASE FOUR

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 1.9096

Current Zoning SF-7

Number of Lots/Units 2

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

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

- |                 |                 |  |
|-----------------|-----------------|--|
| <u>✓</u>        | <u>        </u> | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map     |
| <u>✓</u>        | <u>        </u> | 2. Location of the subdivision by City, County and State   |
| <u>        </u> | <u>        </u> | 3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark  |
| <u>✓</u>        | <u>        </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines. |
| <u>✓</u>        | <u>        </u> | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground   |

APPLICATION AND  
FINAL PLAT CHECKLIST

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

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page
10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
11. Contours at a minimum of 2 ft. intervals
12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
13. The designation of the entity responsible for the operation and maintenance of any commonly held property, and a waiver releasing the City of such responsibility; a waiver releasing the City for damages in establishment or alteration of grades
14. An instrument of dedication or adoption signed by the owner or owners
15. Space for signatures attesting approval of the plat
16. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
17. Complies with all special requirements developed in preliminary plat review

\_\_\_\_\_

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

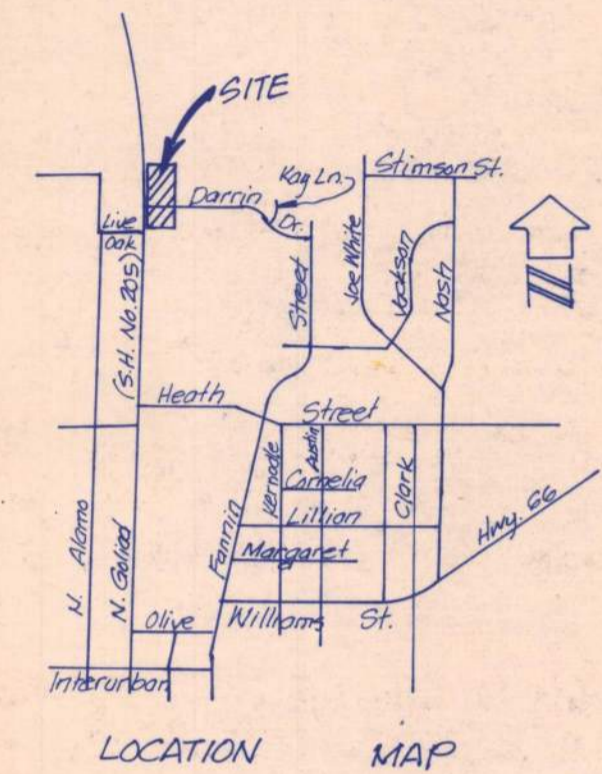
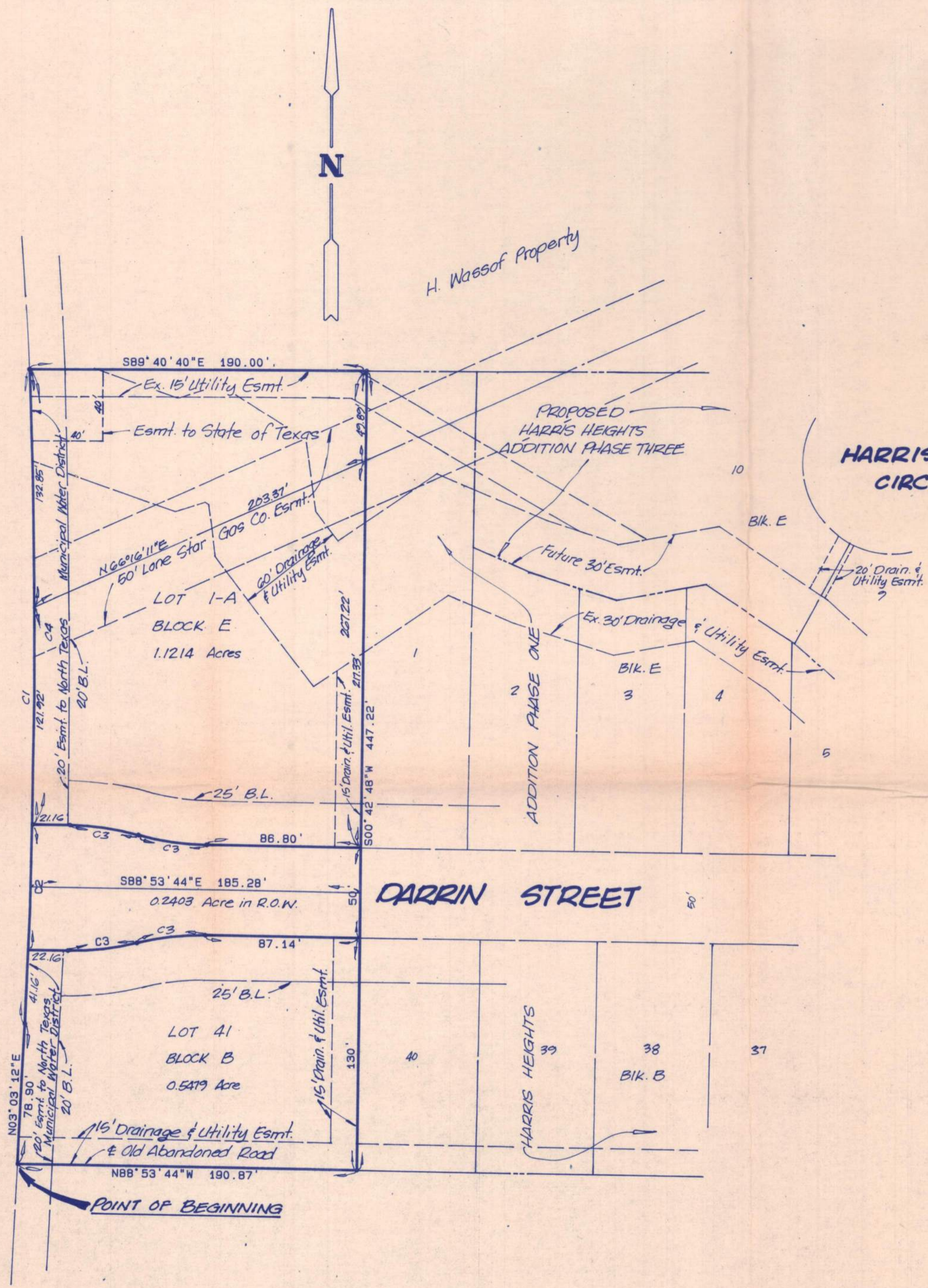
GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Final Plat</u>		
<u>Phase II</u>		
<u>III</u>		
<u>IV</u>		<u>440.00</u>

Received By

2423

FORM G-1

STATE HIGHWAY NO. 205



OK

158

1 of 2

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N00° 20' 40" E	365.79	5° 25' 05"	3869.72	365.93	183.10
C2	N01° 55' 33" E	70.01	1° 02' 12"	3869.72	70.01	35.01
C3	N83° 41' 12" E	38.73	14° 50' 06"	150.00	38.84	19.53
C4	N00° 28' 43" W	254.72	3° 46' 20"	3869.72	254.77	127.43

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

SCALE	DATE	JOB NO.
1"=50'	3-7-84	83235

**HARRIS HEIGHTS ADDITION PHASE FOUR**  
**S. S. McCURRY SURVEY - ABSTRACT 14G**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

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

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

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 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Southwest corner of said 5.4007 acre tract, said iron rod also being in the East line of State Highway No. 205;  
THENCE: North 03° 03' 12" East along said East line of S.H. No. 205 a distance of 78.90 feet to a concrete monument for the beginning of a circular curve to the left;  
THENCE: Along said East line of S.H. No. 205, also along said circular curve to the left having a central angle of 5° 25' 05", a radius of 3869.72 feet, a tangent length of 183.10 feet and an arc length of 365.93 feet to an iron rod for the end of said circular curve at the Northwest corner of said 5.4007 acre tract;  
THENCE: South 89° 40' 40" East leaving said East line of S.H. No. 205 a distance of 190.00 feet to an iron rod for a corner;  
THENCE: South 00° 42' 48" West a distance of 447.22 feet to an iron rod for a corner;  
THENCE: North 88° 53' 44" West a distance of 190.87 feet to the Point of Beginning and Containing 1.9096 Acres (83,180 Square Feet) of Land, save and except 0.2403 Acres (10,466 Square Feet) contained within this property as Darrin Street R.O.W. (variable width) as platted on Harris Heights Addition Phase One Plat, an addition to the City of Rockwall, Rockwall County, Texas.

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 Four, 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 Four, 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

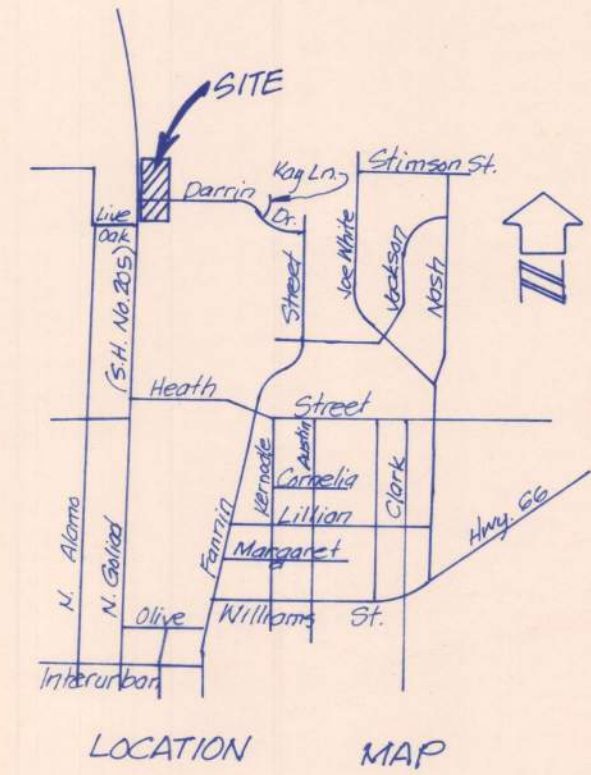
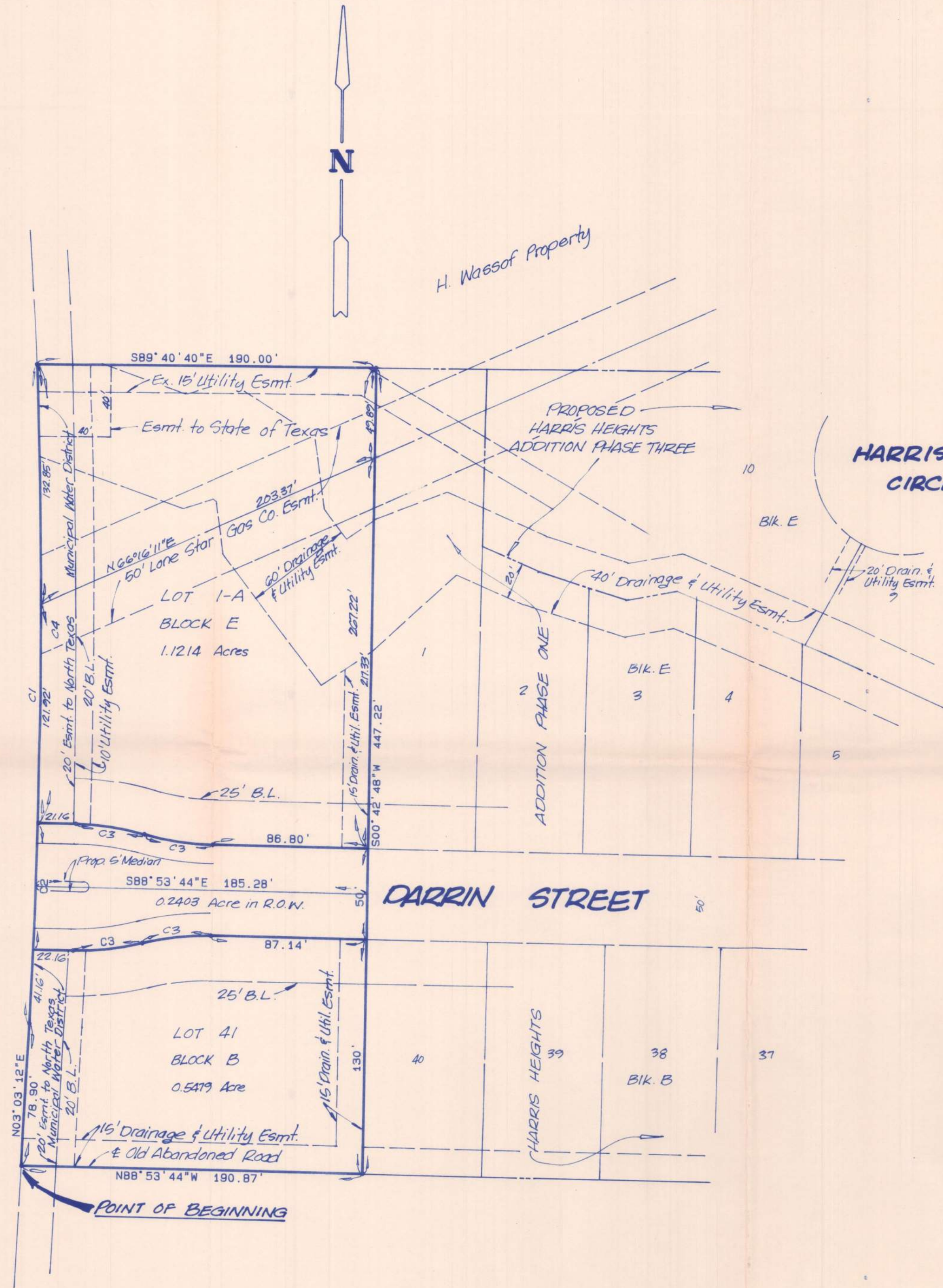
2 of 2

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

SCALE	DATE	JOB NO.
NONE	3-7-84	83235

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

STATE HIGHWAY NO. 205



**CURVE DATA**

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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"=50'	3-7-84	83235

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

200

STATE OF TEXAS  
COUNTY OF ROCKWALL

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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.

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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

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\_\_\_\_\_  
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: \_\_\_\_\_

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City Secretary, City of Rockwall

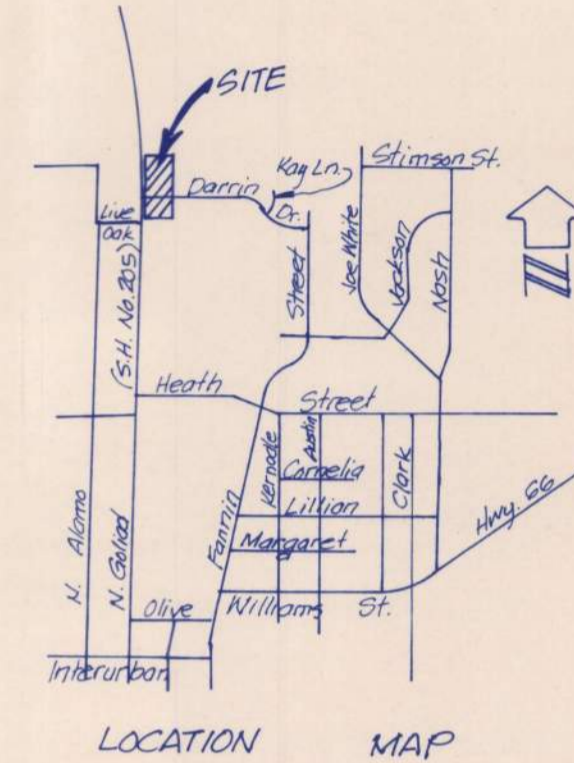
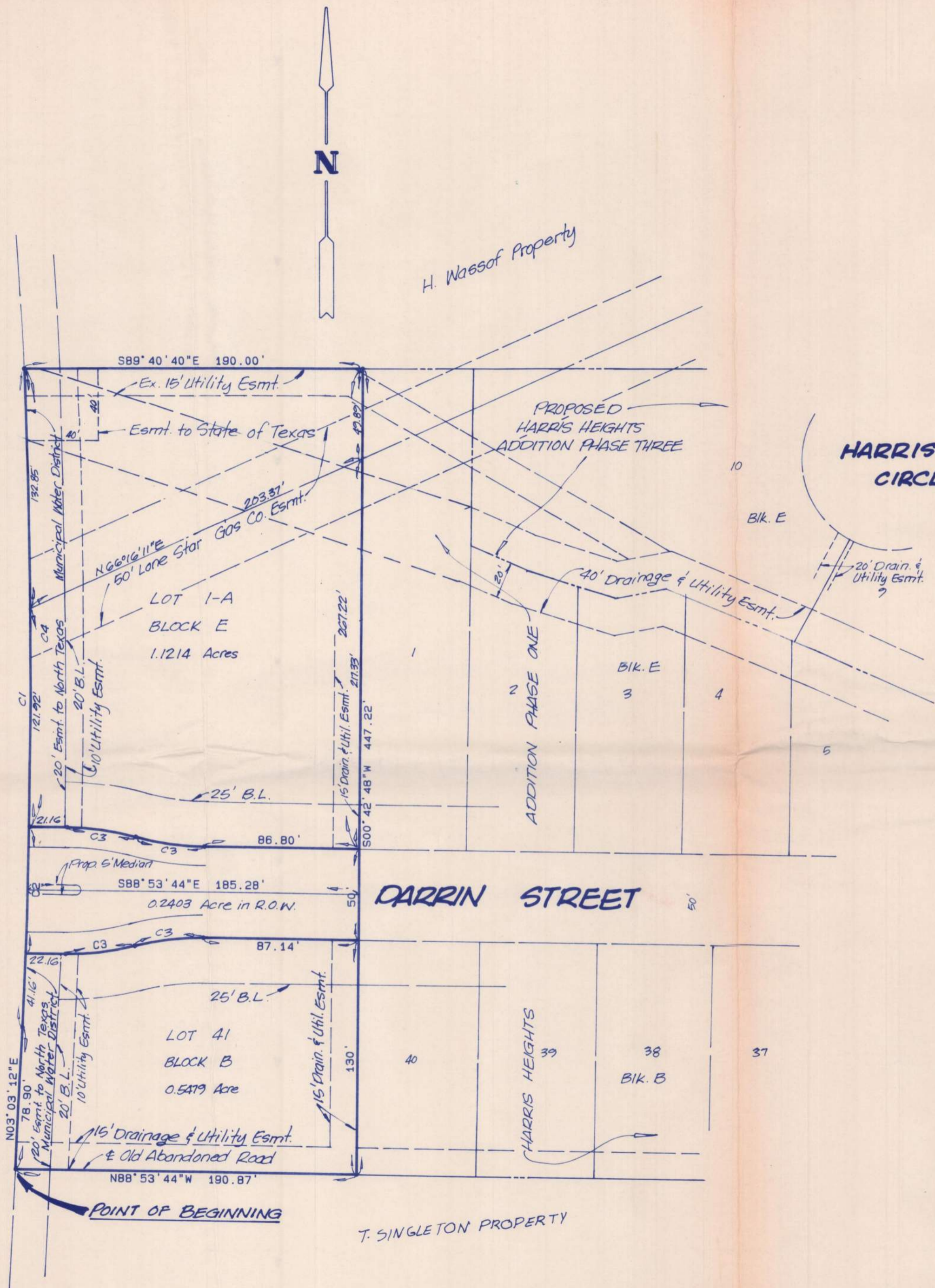
2 of 2

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
NONE	3-7-84	83235

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S.S. McCURRY SURVEY-ABSTRACT 146	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
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4/26/84

1 of 2

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HARRIS HEIGHTS LTD. 2604 RIDGE ROAD	OWNER ROCKWALL, TEXAS
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Revised 3-27-84, 4-12-84

STATE OF TEXAS  
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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.

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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: \_\_\_\_\_

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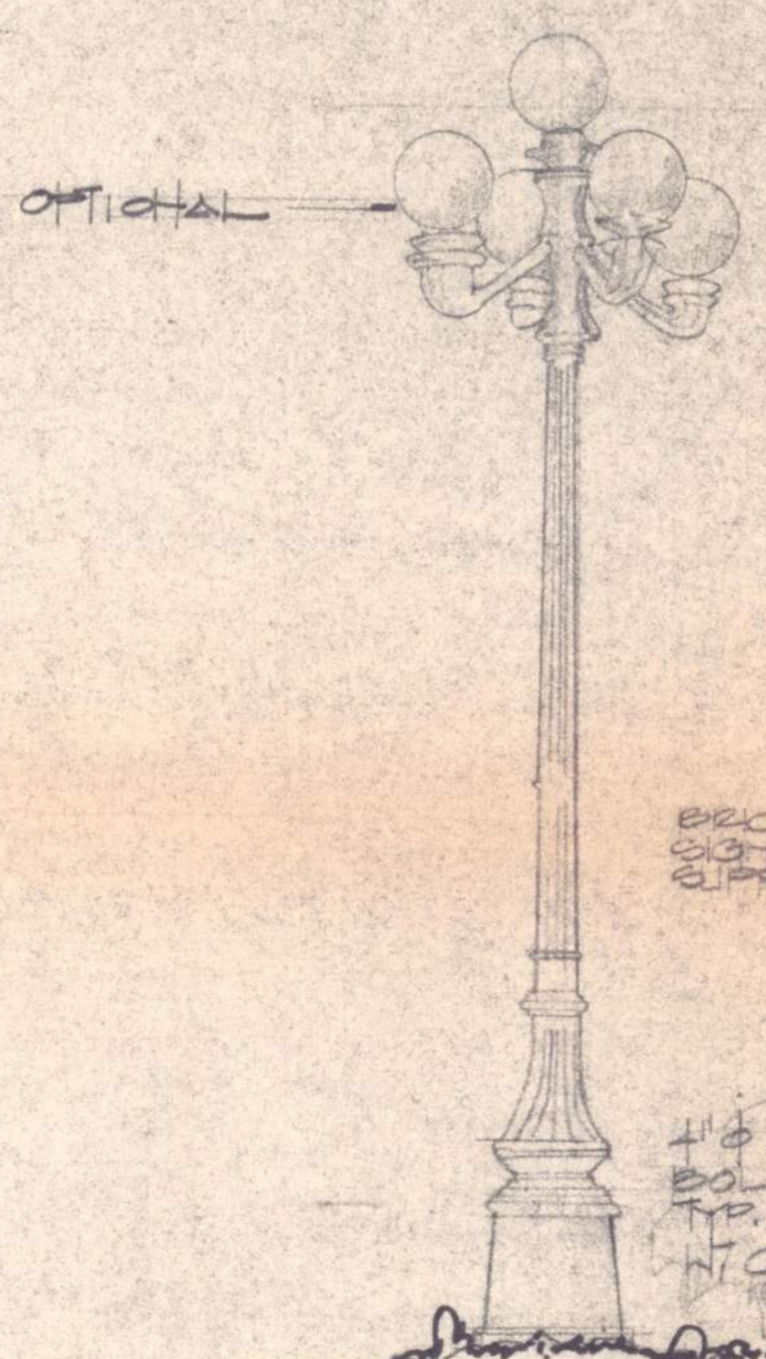
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\_\_\_\_\_  
Mayor, City of Rockwall City Secretary, City of Rockwall

2 of 2

<b>HAROLD L. EVANS</b> CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			<b>HARRIS HEIGHTS ADDITION PHASE FOUR</b> <b>S.S. McCURRY SURVEY-ABSTRACT 146</b> <b>CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS</b>		
SCALE	DATE	JOB NO.			
NONE	3-7-84	83235	HARRIS HEIGHTS LTD. OWNER 2604 RIDGE ROAD ROCKWALL, TEXAS		

STATE HIGHWAY 205

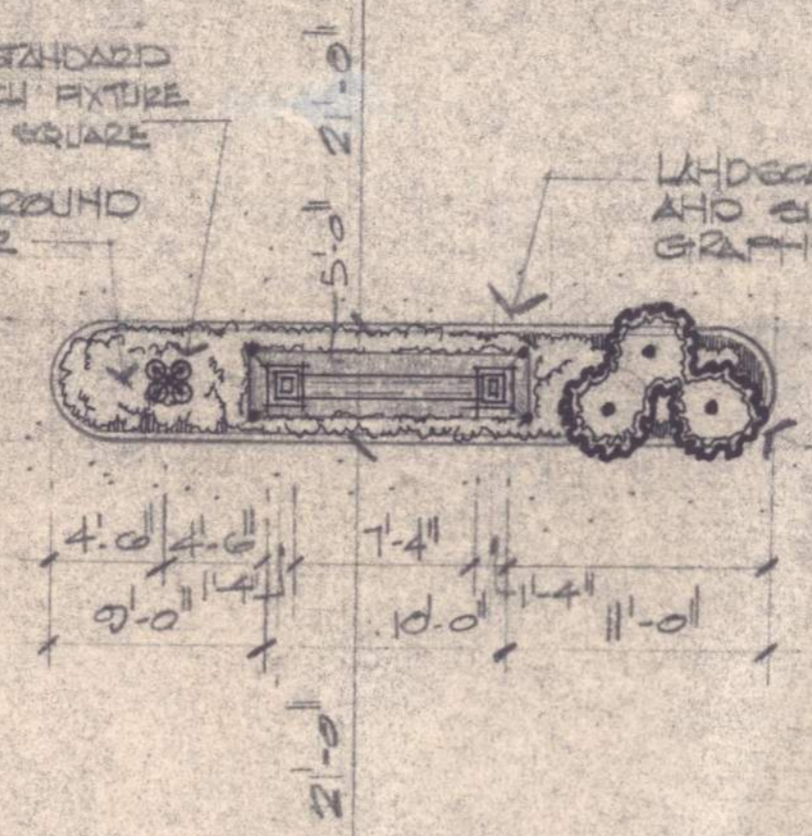


OPTIONAL

LEFT SIDEWALK  
TO MATCH FIXTURE  
AT TOWN SQUARE  
LOW GROUND  
COVER

LANDSCAPED ISLAND (SPRINKLERED)  
AND SUBMIT  
GRAPHIC

TAPES OR  
TALLER BUSHES



10'-0" DEDICATED TO CITY (CITY)

PLAN

BRICK CO.  
SIGHT  
SUPPORT

1/2" X 12" ROUGH  
SAWN CEDAR  
COVER CAP  
BLOCK  
OR SCRIPT

ONE TUB FLUORESCENT  
FIXTURE  
COVER

1 1/2" Ø 31.02  
BOLLARDS  
TYP. FILLED  
W/ CONC.

ELECT.  
COND.

8'-0"

2x6 ROUGH SAWN

CONCRETE  
PAD 18"  
REIN. 10"

SIGN ELEVATION

3/8" = 1'-0"

RICHARD HARRIS DEVELOPER / GRAPHIC DESIGN

ARCHITECTURE  
GAB. E. HARRIS, INC.  
114  
122. 821

SHEET 1 OF 1  
APRIL 1984

SITE PLAN/PRELIMINARY PLAT/FINAL PLAT  
FACT SHEET

Applicant: Richard Harris  
Name of Proposed Development: Harris Heights, Phase IV  
Acreage: 1.9096  
Number of Lots: 2  
Current Zoning: GR  
Surrounding Zoning: SF-7

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Description: Two lots of Harris Heights at SH-205. Harris plans future neighborhood retail on the lots. Access would probably be off Darrin Drive.

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Staff Comments: Plat meets technical requirements. Need 30 ft. easement along SH-205.

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Planning and Zoning Commission Recommendations:

4/12/84 - Approved subject to changing easements.

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City Council Decision:

5/7/84 - Approve subject to engineering.

# 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:

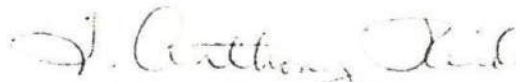
We have conducted a review of the revised plats for Harris Heights Phases I, II, II and IV. We do not see a problem with the reduction of the drainage easements on these plats provided they conform to Rockwall's Standards for Design. This document states that easement widths for open or lined channels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

SIMON W. FREESE, P.E.  
JAMES R. NICHOLS, P.E.  
ROBERT L. NICHOLS, P.E.  
LEL B. FRIEDEL, P.E.  
ROBERT S. GOOSH, 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.