

SITE PLAN/PRELIMINARY PLAT/FINAL PLAT
FACT SHEET

Applicant: D. C. Venture
Name of Proposed Development: Oak Creek
Acreage: 17.861
Number of Lots: 78
Current Zoning: 2-F
Surrounding Zoning: LI

Description: Duplex development on SH-66 just east of Middle School.
Each half of a duplex would be sold with its own lot.

Staff Comments: Sewer Study?

1. Location map
2. Check if Alumax or RISD owns adjoining property.
3. Change name of Windy Ridge Lane
4. Access easement along rear of Lot 1B, Block A
5. Restrict plat to designate which lots are combined for one duplex
6. Split into more blocks
7. Oversize water line needed
8. Need 60 ft. ROW or easement

Planning and Zoning Commission Recommendations:

5/10/84 - Approval with street name change, lots designated for duplexes, subject to engineering, and no collector. If thoroughfare plan shows collector then rezone to "LI".

City Council Decision:

6/4/84 - Approve subject to engineering with no Certificate of Occupancy granted until sewer repair complete or June, 1985, whichever comes first.

CITY OF ROCKWALL
OFFICIAL RECEIPT

NAME DC Jentura DATE 5-1-84
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Plat Fee</u>	<u>340.00</u>	

Received By _____ **MAY 1 1984** **2523**
FORM G-1

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S14° 04' 11" E	156.34	26° 00' 00"	347.51	157.69	80.23
C2	S12° 13' 10" E	95.89	24° 36' 23"	225.00	96.63	49.07
C3	S14° 04' 11" E	178.84	26° 00' 00"	397.51	180.38	91.77
C4	S13° 29' 35" E	82.16	27° 09' 13"	175.00	82.94	42.26
C5	N64° 32' 36" W	29.86	21° 30' 44"	80.00	30.04	15.20
C6	S00° 05' 02" W	80.77	252° 15' 28"	50.00	220.14	68.49
C7	N64° 42' 39" E	29.86	21° 30' 44"	80.00	30.04	15.20
C8	S75° 18' 24" W	114.78	29° 33' 16"	225.00	116.06	59.35
C9	S75° 10' 20" W	88.48	29° 17' 09"	175.00	89.45	45.72
C10	N64° 10' 29" W	70.16	52° 01' 12"	80.00	72.63	39.04
C11	N58° 24' 23" W	34.60	40° 28' 59"	50.00	35.33	18.44
C12	S00° 11' 05" E	97.98	156° 55' 34"	50.00	136.94	244.95
C13	S75° 18' 24" W	89.27	29° 33' 16"	175.00	90.27	46.16
C14	S75° 10' 20" W	113.76	29° 17' 09"	225.00	115.01	58.79
C15	S37° 06' 43" W	48.59	74° 48' 30"	40.00	52.23	30.59
C16	S45° 06' 15" E	56.38	89° 37' 27"	40.00	62.57	39.74
C17	S44° 53' 45" W	56.75	90° 22' 33"	40.00	63.09	40.26
C18	S75° 18' 24" W	45.91	29° 33' 16"	90.00	46.42	23.74
C19	N59° 52' 53" W	60.37	119° 10' 43"	35.00	72.80	59.63
C20	S75° 18' 24" W	35.71	29° 33' 16"	70.00	36.11	18.47
C21	N14° 41' 36" E	45.91	29° 33' 16"	90.00	46.42	23.74
C22	N15° 31' 46" E	56.57	90° 00' 00"	40.00	62.83	40.00
C23	N14° 41' 36" E	35.71	29° 33' 16"	70.00	36.11	18.47
C24	N74° 28' 14" W	70.71	90° 00' 00"	50.00	78.54	50.00
C25	N30° 10' 20" E	50.54	60° 42' 51"	50.00	52.98	29.28
C26	S58° 29' 35" E	59.73	117° 09' 13"	35.00	71.57	57.29
C27	S30° 18' 24" W	50.34	60° 26' 44"	50.00	52.75	29.13
C28	N75° 18' 24" E	35.71	29° 33' 16"	70.00	36.11	18.47
C29	N75° 18' 24" E	45.91	29° 33' 16"	90.00	46.42	23.74
C30	S59° 41' 36" E	60.49	119° 33' 16"	35.00	73.03	60.08
C31	S44° 56' 59" W	56.44	89° 43' 53"	40.00	62.64	39.81
C32	S09° 46' 53" E	30.84	19° 43' 50"	90.00	30.99	15.65
C33	S09° 46' 53" E	23.99	19° 43' 50"	70.00	24.11	12.17
C34	S44° 56' 59" W	56.44	89° 43' 53"	40.00	62.64	39.81
C35	N45° 11' 05" W	56.57	90° 00' 00"	40.00	62.83	40.00
C36	S14° 04' 11" E	167.59	26° 00' 00"	372.51	169.04	86.00
C37	S13° 29' 35" E	93.90	27° 09' 13"	200.00	94.78	48.30
C38	S75° 18' 24" W	102.02	29° 33' 16"	200.00	103.16	52.76
C39	S75° 10' 20" W	101.12	29° 17' 09"	200.00	102.23	52.26

STATE HIGHWAY NO. 66

State Hwy Station 253+18.18

F.M. 1141

POINT OF BEGINNING

N

location map

ROCKWALL INDEPENDANT SCHOOL DISTRICT

CLEARVIEW COURT

A. CURTMAN

L. DUDLEY

*discourage breaking into lots A+B
could sell off owner
try build SF later on
essent 2HB for future utility easment*

105/11

TEXAS ALUMINUM
ALUMAX

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

SCALE	DATE	JOB NO.
1"=100'	4-10-84	8368

OAK CREEK

GEORGE W. REDLIN SURVEY - ABSTRACT 183

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

D.C. VENTURE P.O. BOX 114	OWNER ROCKWALL, TEXAS
------------------------------	--------------------------

WHEREAS, D.C. Venture, a Partnership, is the owner of a tract of land situated in the George W. Redlin Survey, Abstract No. 183, Rockwall County, Texas, and being that same 17.861 acre tract of land described in Deed of Trust from Diversified Developments Corporation d/b/a Cain Construction Company & Kenneth DeJarnett to Wilford R. Pruett, recorded in Volume 178, Page 934, Real Estate Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the South line of State Highway 66 at the Northeast corner of said 17.861 acre tract, said iron rod being opposite Texas Highway Department Station 253+18.18;
THENCE: South 0° 05' 02" West a distance of 1295.72 feet to an iron rod at the Southeast corner of said tract;
THENCE: South 89° 48' 55" West a distance of 1352.73 feet to an iron rod at the Southwest corner of said tract and at the most Southerly Southeast corner of that tract of land conveyed to Rockwall Independent School District by deed recorded in Volume 105, Page 163, Deed Records, Rockwall County, Texas;
THENCE: North 60° 31' 46" East a distance of 1089.28 feet to an iron rod at the most Easterly Southeast corner of said School tract;
THENCE: North 0° 17' 31" West a distance of 756.53 feet along the East line of said School tract to an iron rod on the South line of said State Highway 66;
THENCE: North 88° 55' 49" East a distance of 410.21 feet along said South line to the Point of Beginning and Containing 17.861 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT D.C. Venture, being the owner of said tract, does hereby adopt this plat designating the hereinabove described property as Oak Creek, 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 constructing, reconstructing, 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 therefor 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 _____, 19__.

D.C. VENTURE

Dewayne Cain, Partner

Kenneth DeJarnett, Partner

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19__, by Dewayne Cain and Kenneth DeJarnett, partners, on behalf of D.C. Venture, a partnership.

Notary Public
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

This instrument was acknowledged before me on the _____ day of _____, 19__, by Harold L. Evans.

Notary Public
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 Oak Creek, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19__.

The approval of a plat of the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefor 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 11

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
—	4-10-84	8368

OAK CREEK	
GEORGE W REDLIN SURVEY- ABSTRACT 183	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
D.C. VENTURE RD. BOX 114	OWNER ROCKWALL, TEXAS

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S14° 04' 11" E	156.34	26° 00' 00"	347.51	157.69	80.23
C2	S12° 13' 10" E	95.89	24° 36' 23"	225.00	96.63	49.07
C3	S14° 04' 11" E	178.84	26° 00' 00"	397.51	180.38	91.77
C4	S13° 29' 35" E	82.48	27° 09' 13"	175.00	82.94	42.26
C5	N64° 32' 36" W	29.86	21° 30' 44"	80.00	30.04	15.20
C6	S00° 05' 02" W	80.77	252° 15' 28"	50.00	220.14	88.49
C7	N64° 42' 39" E	29.86	21° 30' 44"	80.00	30.04	15.20
C8	S75° 18' 24" W	114.78	29° 33' 16"	225.00	116.06	59.35
C9	S75° 10' 20" W	88.48	29° 17' 09"	175.00	89.45	45.72
C10	N64° 10' 29" W	70.16	52° 01' 12"	80.00	72.63	39.04
C11	N58° 24' 23" W	34.60	40° 28' 59"	50.00	35.33	18.44
C12	S00° 11' 05" E	97.98	156° 55' 34"	50.00	136.94	244.95
C13	S75° 18' 24" W	89.27	29° 33' 16"	175.00	90.27	46.16
C14	S75° 10' 20" W	113.76	29° 17' 09"	225.00	115.01	58.79
C15	S37° 06' 43" W	48.59	74° 48' 30"	40.00	52.23	30.59
C16	S45° 06' 15" E	56.38	89° 37' 27"	40.00	62.57	39.74
C17	S44° 53' 45" W	56.75	90° 22' 33"	40.00	63.09	40.26
C18	S75° 18' 24" W	45.91	29° 33' 16"	90.00	46.42	23.74
C19	N59° 52' 53" W	60.37	119° 10' 43"	35.00	72.80	59.63
C20	S75° 18' 24" W	35.71	29° 33' 16"	70.00	36.11	18.47
C21	N14° 41' 36" W	45.91	29° 33' 16"	90.00	46.42	23.74
C22	N15° 31' 46" E	56.57	90° 00' 00"	40.00	62.83	40.00
C23	N14° 41' 36" W	35.71	29° 33' 16"	70.00	36.11	18.47
C24	N74° 28' 14" W	70.71	90° 00' 00"	50.00	78.54	50.00
C25	N30° 10' 20" E	50.54	60° 42' 51"	50.00	52.98	29.28
C26	S58° 29' 35" E	59.73	117° 09' 13"	35.00	71.57	57.29
C27	S30° 18' 24" W	50.34	60° 26' 44"	50.00	52.75	29.13
C28	N75° 18' 24" E	35.71	29° 33' 16"	70.00	36.11	18.47
C29	N75° 18' 24" E	45.91	29° 33' 16"	90.00	46.42	23.74
C30	S59° 41' 36" E	60.49	119° 33' 16"	35.00	73.03	60.08
C31	S44° 56' 58" W	56.44	89° 43' 53"	40.00	62.64	39.81
C32	S09° 46' 53" E	30.84	19° 43' 50"	90.00	30.99	15.65
C33	S09° 46' 53" E	23.99	19° 43' 50"	70.00	24.11	12.17
C34	S44° 56' 58" W	56.44	89° 43' 53"	40.00	62.64	39.81
C35	N45° 11' 05" W	56.57	90° 00' 00"	40.00	62.83	40.00
C36	S14° 04' 11" E	167.59	26° 00' 00"	372.51	169.04	86.00
C37	S13° 29' 35" E	93.90	27° 09' 13"	200.00	94.78	48.30
C38	S75° 18' 24" W	102.02	29° 33' 16"	200.00	103.16	52.76
C39	S75° 10' 20" W	101.12	29° 17' 09"	200.00	102.23	52.26

STATE HIGHWAY NO. 66

State Hwy Station 253+18.18

POINT OF BEGINNING



ROCKWALL INDEPENDANT SCHOOL DISTRICT

A. CURTMAN

We need
A telephone
15' easement
on all Rear
lot lines

Sw Bell

1 OF 11

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

OAK CREEK
GEORGE W. REDLIN SURVEY - ABSTRACT 183
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
D.C. VENTURE P.O. BOX 114
OWNER
ROCKWALL, TEXAS

SCALE 1"=100'
DATE 4-10-84
JOB NO. 8368

WHEREAS, D.C. Venture, a Partnership, is the owner of a tract of land situated in the George W. Redlin Survey, Abstract No. 183, Rockwall County, Texas, and being that same 17.861 acre tract of land described in Deed of Trust from Diversified Developments Corporation d/b/a Cain Construction Company & Kenneth DeJarnett to Wilford R. Pruett, recorded in Volume 178, Page 934, Real Estate Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the South line of State Highway 66 at the Northeast corner of said 17.861 acre tract, said iron rod being opposite Texas Highway Department Station 253+18.18;
THENCE: South 0° 05' 02" West a distance of 1295.72 feet to an iron rod at the Southeast corner of said tract;
THENCE: South 89° 48' 55" West a distance of 1352.73 feet to an iron rod at the Southwest corner of said tract and at the most Southerly Southeast corner of that tract of land conveyed to Rockwall Independent School District by deed recorded in Volume 105, Page 163, Deed Records, Rockwall County, Texas;
THENCE: North 60° 31' 46" East a distance of 1089.28 feet to an iron rod at the most Easterly Southeast corner of said School tract;
THENCE: North 0° 17' 31" West a distance of 756.53 feet along the East line of said School tract to an iron rod on the South line of said State Highway 66;
THENCE: North 88° 55' 49" East a distance of 410.21 feet along said South line to the Point of Beginning and Containing 17.861 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT D.C. Venture, being the owner of said tract, does hereby adopt this plat designating the hereinabove described property as Oak Creek, 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 constructing, reconstructing, 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 therefor 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 _____, 19____.

D.C. VENTURE

Dewayne Cain, Partner

Kenneth DeJarnett, Partner

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Dewayne Cain and Kenneth DeJarnett, partners, on behalf of D.C. Venture, a partnership.

Notary Public
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

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
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 Oak Creek, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19____.

The approval of a plat of the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefor 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 11

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228		
PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
—	4-10-84	8368

OAK CREEK	
GEORGE W REDLIN SURVEY- ABSTRACT 183	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
D.C. VENTURE P.O. BOX 114	OWNER ROCKWALL, TEXAS

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
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 27, 1984

City of Rockwall
102 E. Washington
Rockwall, TX 75087

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

RE: Oak Creek
ROK 84815

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:

GENERAL

1. It is recommended that a vicinity or location map be provided on the file plat drawing.
2. It is recommended that utility easements be provided along perimeter boundaries for future development.
3. The T. P. & L. easement is shown at different widths on the plat. It is recommended that the easement be indicated so that the location of the width change be shown.
4. The manner in which the lots are shown implies that portions of a lot could be purchased separate from the original lot. By subdividing lots into A and B, these subdivisions actually serve as legal descriptions and each A or B represents one lot. This actually makes the typical lot size approximately 35' x 105' or 3,675 sq.ft. According to the zoning ordinance, the minimum duplex (2-F) lot size is 7,000 sq. ft. with a 60' front. Therefore, it is recommended that the designation of A and B be omitted and the front dimensions be indicated as one dimension whenever possible.

PAVING

1. The Rockwall Standards for Design requires a temporary turnaround for streets that dead-end and are not a cul-de-sac. This would require a temporary easement for that portion that is located outside of street right-of-way. It is recommended that Carol Ann Lane comply with this requirement.
2. It is suggested that valley gutters and storm water flow direction arrows be indicated on the paving plans.
3. It is recommended that all underground utilities crossing the streets be shown in the profile in order to determine their relationship with the paving.
4. The paving sections in the details need to reflect Type "H" and Type "C" paving sections as per the City of Rockwall Standards for Design.

STORM DRAINAGE

1. The plans indicate that at the intersection of Carol Ann Lane and Hwy. 66 the storm water falls off the edge of paving into the ditch. This suggests a potential erosion to ditch and subgrade. It is recommended that a design addressing this be indicated on the plans.
2. It appears that the drainage data table on the Drainage Area Map has some discrepancies. The areas of 3, 4 and 5 appear to be in error and the accumulative quantities for 1 through 4 are in error.
3. It is recommended that the ditch located in the rear lots of 1A through 6B of Block B be improved in accordance with the Standards for Design of the City of Rockwall.

WATER

1. The plans indicate 6-inch water lines to be located within the addition. Even though this system ties into a 6-inch main, the Rockwall Standards for Design state that any dead-end water line with two or more fire hydrants shall be at least a 8-inch line. Therefore we recommend that the 6-inch line shown in Carol Ann Lane and the 6-inch line in Hwy. 66 be changed to at least an 8-inch line.

City of Rockwall
April 27, 1984
Page 3

2. The City of Rockwall's long range water plan indicates an 18-inch water main located along Hwy. 66 and a 12-inch main extending south along this property. It is suggested that the City consider installation of these main lines at this time.

SANITARY SEWER

1. Line "A" indicates a manhole located at Station 0+00. The drop in this manhole exceeds 24-inches. The State Health Department requires a drop manhole at locations where the drop to invert exceeds 24-inches.

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 and 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.

Yours very truly,

FREESE AND NICHOLS, INC.



T. Anthony Reid, P.E.

TAR/DCB:dd