

35.00

APPLICATION AND FINAL PLAT CHECKLIST

Date: 5-24-84

Name of Proposed Subdivision Thomas Subdivision

Name of Subdivider Mary C. Thomas

Address 507 N. Goliad Street Rockwall, Tx. Phone 722-3355

Owner of Record same

Address Phone

Name of Land Planner/Surveyor/Engineer Brown Land Surveyors

Address 304 W. Rusk P.O. Box 65, Rockwall Texas 75087 Phone 722-3036

Total Acreage 0.161 Current Zoning S.F. 7

Number of Lots/Units 1 Signed [Signature]

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

Provided or Not Shown on Plat Applicable

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

APPLICATION AND
FINAL PLAT CHECKLIST

- | | | |
|-------|-------|--|
| _____ | _____ | 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. 84-73-FP

Date 5/24/84

Fee \$ 35.00

Receipt _____

FACT SHEET

Applicant: Mary Thomas

Name of Proposed Development: _____

Acreage: .161

Number of Lots: 1

Current Zoning: SF-7

Surrounding Zoning: SF-7 and SF-10

Description: Subdividing a through lot from Goliad to Alamo into two lots to build a house facing Alamo. Board of Adjustments gave a variance to the 100 ft. lot depth requirement because of an existing garage. The lot does contain 7,000 sq. ft.

Staff Comments: Change name of plat to Amick 20A-Thomas

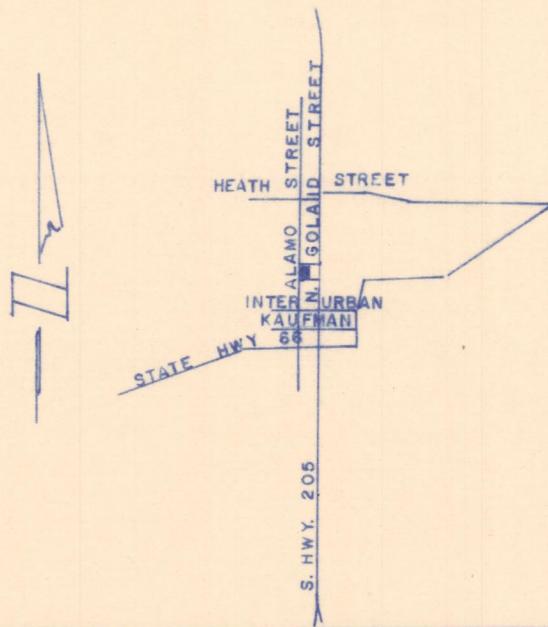
Planning and Zoning Commission Recommendations:

6/14/84 - Approval with name change.

City Council Decision:

7/2/84 - Approved

LOCATION MAP



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Mary C. Thomas being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

BEING, a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and also being part of a tract as conveyed to Mary C. Thomas, February 8, 1966, and being more particularly described as follows;
BEGINNING, at a point on the East line of Alamo Street, said point being the Southwest corner of said tract conveyed to Mary Co. Thomas, an iron stake for corner.
THENCE, North, along the East line of Alamo Street, a distance of 80.00 feet to an iron stake for corner.
THENCE, N. 89° 22' 32" E., leaving the said East line of Alamo Street, a distance of 89.14 feet to an iron stake for corner.
THENCE, S. 0° 03' 21" W., a distance of 77.24 feet to an iron stake for corner.
THENCE, N. 89° 16' 02" W., a distance of 2.43 feet to an iron stake for corner.
THENCE, S. 87° 31' 55" W., a distance of 86.71 feet to the PLACE OF BEGINNING, and containing 7,000 square feet or 0.161 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Mary C. Thomas, being owner, does hereby adopt this plat designating the herein above described property as Thomas Sub-division, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon and does hereby reserve the right-of-way and easement strips shown on this plat for the purpose 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 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 systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 grades of streets in this addition. (A) 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. (B) 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 our hand at Rockwall, Texas this _____ day of _____ A.D. 1984.

By _____
Mary C. Thomas owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Mary C. Thomas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1984

Notary Public in and for the State of Texas
My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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.

Bob O. Brown, Registered Public Surveyor #1744

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, 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 purpose and consideration herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1984.

Notary Public in and for the State of Texas
My 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 the Thomas Subdivision to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____

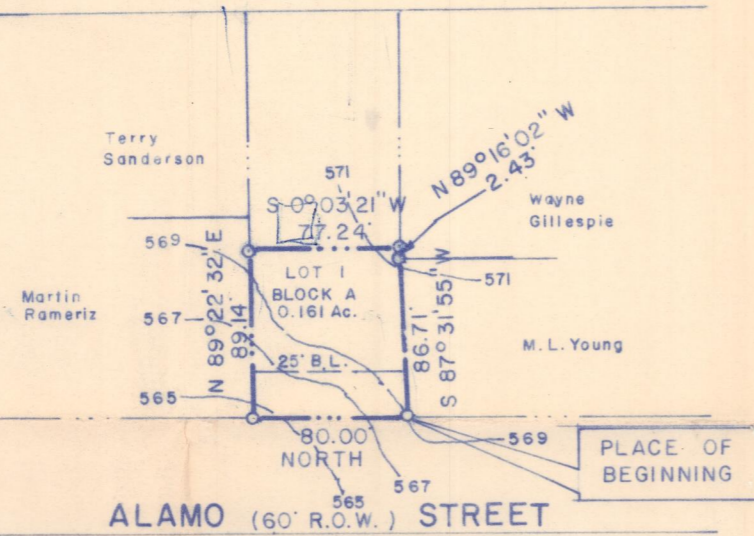
day of _____ A.D. 1984.

WITNESS our hand this _____ day of _____ A.D. 1984.

Mayor

City Secretary

N. GOLIAD (STATE HWY. 205) STREET



FINAL PLAT

THOMAS SUBDIVISION

CITY OF ROCKWALL

B.F. BOYDSTUN SURVEY ABSTRACT NO. 14

ROCKWALL COUNTY TEXAS

MARY C. THOMAS OWNER

507 N. GOLIAD ROCKWALL TEXAS 75087

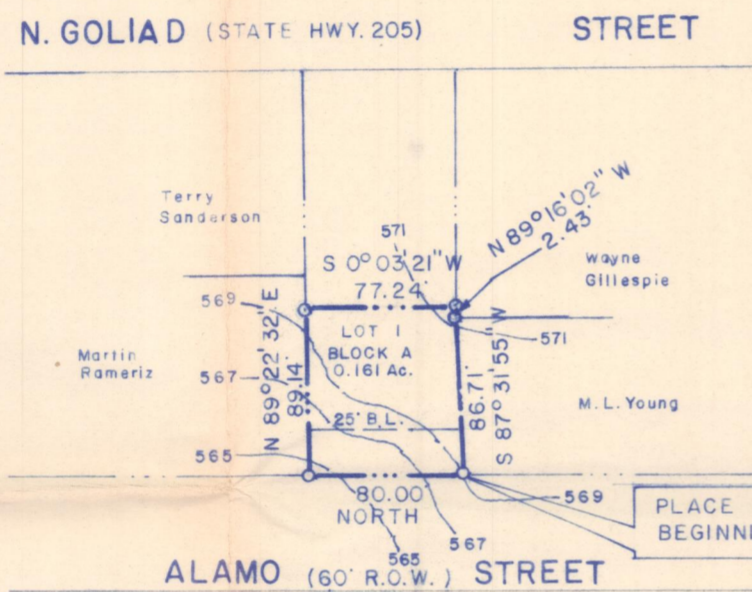
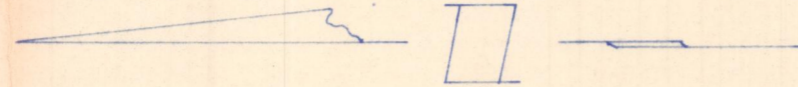
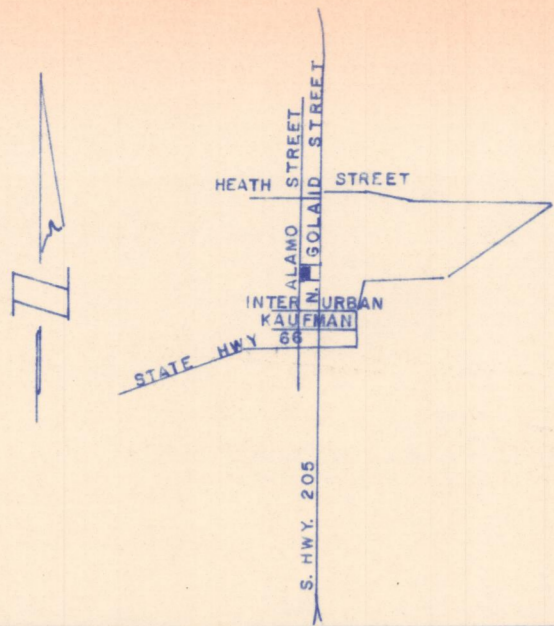
BROWN LAND SURVEYORS

304 W. RUSK P.O. BOX 65 ROCKWALL TEXAS 75087

SCALE 1" = 100' MAY 23 1984

1st Sub

LOCATION MAP



FINAL PLAT

AMICK THOMAS 20A- SUBDIVISION

CITY OF ROCKWALL

B.F. BOYDSTUN SURVEY ABSTRACT NO. 14
ROCKWALL COUNTY TEXAS

MARY C. THOMAS OWNER
507 N. GOLIAD ROCKWALL TEXAS 75087

BROWN LAND SURVEYORS
304 W. RUSK P.O. BOX 65 ROCKWALL TEXAS 75087
SCALE 1" = 100' MAY 23 1984

6/18/84
Drel
Sub

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By _____
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STATE OF TEXAS
COUNTY OF ROCKWALL

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GIVEN under my hand and seal of office this _____ day of _____ A.D. 1984

Notary Public in and for the State of Texas
My Commission Expires _____

SURVEYORS CERTIFICATE

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GIVEN under my hand and seal of office this _____ day of _____ A.D. 1984.

Notary Public in and for the State of Texas
My 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 the Amick 20A--Thomas Subdivision to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

_____ day of _____ A.D. 1984.

WITNESS our hand this _____ day of _____ A.D. 1984.

Mayor

City Secretary