

APPLICATION AND
FINAL PLAT CHECKLIST

Date: June 12, 1984

Name of Proposed Subdivision ELLIS CENTRE PHASE TWO

Name of Subdivider Richard M. Ellis, Jr.

Address 116A E. Rusk St., Rockwall, Texas 75087 Phone 722-9131

Owner of Record SAME AS ABOVE

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer Harold L. Evans, Consulting Engineer

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

Total Acreage 13.616

Current Zoning LI

Number of Lots/Units 5

Signed *Richard M. Ellis*

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 |

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

APPLICATION AND
FINAL PLAT CHECKLIST

✓ _____

18. Plan profiles for streets and
utilities

Taken by _____

File No. 84-76-FP

Date 7/2/84

Fee \$1 590.00


Receipt _____

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 7/2/84
NAME David Ellis
ADDRESS 118 E. Rust

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Filing fee</u>		<u>590.00</u>
<u>plat</u>		

Received By  **2649**
FORM G-1

~~SITE/PLAN/PRELIMINARY/PLAT~~/FINAL PLAT

FACT SHEET

Applicant: David Ellis

Name of Proposed Development: Ellis Centre, Phase Two

Acreage: 13.616

Number of Lots: 5

Current Zoning: LI

Surrounding Zoning: A & LI

Description: Continuation of Ellis Centre Light Industrial Park
behind Rockwall High School

Staff Comments:

1. Street gets wider to north by 0.10 ft.
2. Fill in plat No. B-101 in field notes
3. Point of Beginning
4. Engineers looking at drainage

Planning and Zoning Commission Recommendations:

7/12/84 - Approval subject to engineering

City Council Decision:

8/6/84 - Approve

OWNER'S CERTIFICATE

WHEREAS, Richard M. Ellis, Jr., is the owner of a tract of land situated in the A. Hanna Survey, Abstract No. 99, Rockwall County, Texas, and being a part of that 23.888 acre, more or less, tract of land conveyed to Richard M. Ellis, Jr., by deed recorded in Volume 169, Page 27, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the Northeast corner of Ellis Centre, an addition to the City of Rockwall, according to the plat recorded in Cabinet _____ at Page _____ of the Plat Records of Rockwall County, Texas, said iron rod also being in the East line of said Ellis tract, said iron rod bears North 13° 27' 21" West a distance of 670.89 feet from the North line of Interstate Highway No. 30;

THENCE: North 88° 25' 08" West a distance of 688.00 feet along the North line of said Ellis Centre to an iron rod for a corner;

THENCE: North 01° 34' 52" East a distance of 746.73 feet to an iron rod for a corner, said iron rod being the Northwest corner of said Ellis tract;

THENCE: North 88° 17' 35" East a distance of 856.76 feet to an iron rod for a corner, said iron rod being the Northeast corner of said Ellis tract;

THENCE: South 13° 27' 21" West a distance of 813.27 feet to the Point of Beginning and Containing 13.616 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Richard M. Ellis, Jr., being owner, does hereby adopt this plat designating the hereinabove described property as Ellis Centre Phase Two, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys 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 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 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.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 19____.

RICHARD M. ELLIS, JR.

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Richard M. Ellis, J.

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: _____

Chairman, Planning and Zoning Commission Date: _____

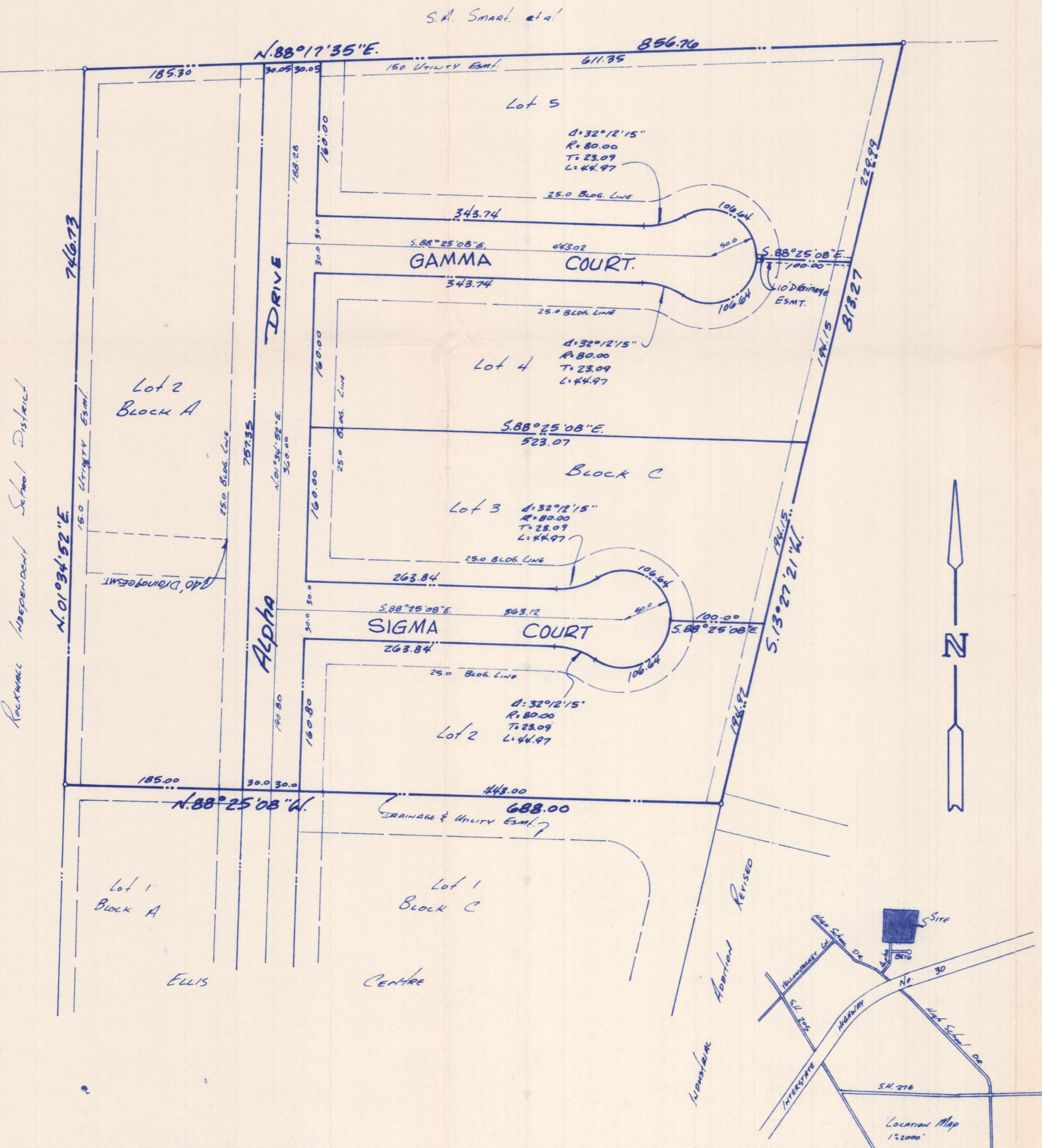
I hereby certify that the above and foregoing plat of Ellis Centre Phase Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19____.

Said addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 19____.

Mayor, City of Rockwall

City Secretary, City of Rockwall



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

SCALE	DATE	JOB NO.
1"=100'	6-6-84	83204

ELLIS CENTRE PHASE TWO
A. HANNA SURVEY ABSTRACT No. 99
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
Richard Ellis
116 A. E. Rusk St.
OWNER
ROCKWALL, TEXAS

1 OF 6

III D

TO

Harold Evans
P. O. Box 28355
Dallas, Tx. 75228

FROM

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Ellis Centre, Phase 2

DATE

6/13/84

MESSAGE:

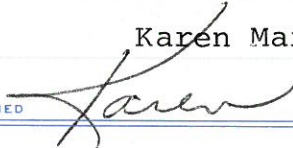
Fire flows and sewer calculations must be furnished to the City and Freese and Nichols by Friday for the submission to be complete and accepted for review.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED



REPLY

6-14-84

Inclosed herewith are sewer calculations for Ellis Centre Phase II
Fire Flows have been shown on the water plans.

DATE

SIGNED



SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

RETURN TO ORIGINATOR

TO

Clzude

FROM

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Ellis Centre, Ph. 2

DATE

6/20/94

MESSAGE:

Please invoice David Ellis as follows:

Project Name

Ellis Centre, Phase 2

Filing Fee

\$100 + 35 x 14 ac. = \$590.00

Due upon receipt

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen

REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO

Harold Evans
P. O. Box 28355
Dallas, Texas 75228

FROM

CITY OF ROCKWALL
105 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Ellis Centre, Phase 2

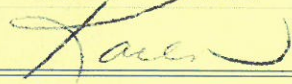
DATE

June 29, 1984

MESSAGE:

1. Need Point of Beginning
2. Fill in Plat No. B-101 in Field Notes.

Karen Martin



ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO
David Ellis
116A East Rusk
Rockwall, Tx. 75087

FROM
CITY OF ROCKWALL
5 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT
Ellis Centre, Phase 2

DATE
June 29, 1984

MESSAGE:
—

Final plat filing fee must be paid by July 5, 1984, for consideration
by P&Z on July 12, 1984

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen (mp)

REPLY

—

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

David Ellis
Harold Evans
P. O. Box 28355
Dallas, Tx. 75228

FROM

CITY OF ROCKWALL
5 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Ellis Centre, Phase 2

DATE

July 16, 1984

MESSAGE:

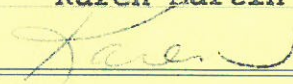
On July 12, 1984, the Planning and Zoning Commission voted to recommend approval of your plat subject to engineering approval, filling in the plat file number B-101 in the field notes, and adding a point of beginning. All engineering comments must be addressed with Ed Heath by July 23, 1984. He must give approval to the engineering prior to the Council meeting on August 6, 1984.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED



REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO

David Ellis

116A East Rusk

Rockwall, Texas 75087

FROM

CITY OF ROCKWALL
95 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT

Ellis Centre, Phase 2

DATE

August 8, 1984

MESSAGE:

On August 6, 1984, the Rockwall City Council approved the final plat for Ellis Centre, Phase 2. It must now be signed and filed with the County Clerk.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen

REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

Harold L. Evans

Consulting Engineer

2331 Gus Thomasson Road — P.O. Box 28355 — Dallas, Texas 75228 — 214-328-8133

June 14, 1984

Texas Power & Light Company - Rockwall
Lone Star Gas Company - Rockwall
Southwestern Bell Telephone Co. - Greenville
Storer Cable T.V. - Garland

Gentlemen:

Enclosed herewith are two (2) prints each of Ellis Centre Phase II. Please mark the location of your proposed facilities; ie location of easements that you need, so that the easements may be shown on the plat. Please return one (1) copy to this office.

Yours truly,



Harold L. Evans, P.E.

HLE/dp

Enclosure

cc: Ellis Companies
Attn: Mr. David Ellis

✓ City of Rockwall
Attn: Ms. Karen Martin

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.

June 22, 1984

City of Rockwall
205 West Rusk
Rockwall, TX 75087

Attention: Ms. Julie Couch, Acting City Administrator
Mr. Ed Heath, Director of Community Services

Re: First Review
Ellis Centre, Phase 2
ROK 84835

We have reviewed the plans for the above referenced project and have completed the first review. We offer the following comments regarding compliance with Rockwall's Standards for Design and good engineering practice:

PAVING

1. Alpha Drive is designed with R.O.W. and paving width of a collector street. Vertical curves on Alpha Drive are slightly less than the minimum required in the Standards for Design. This slight difference is not a significant factor in the design; however, it still needs approval of the City.

2. The Standards for Design require all temporary dead-end streets to have temporary turn-arounds. However, this street does not appear as if it would have a significant volume of traffic on the short run that is dead-end. A barrier, shown on the plans, would be sufficient, if approved by the City.

3. Although Gamma and Sigma Courts are designed with R.O.W. and a paving width of a collector street, a design speed of 40 mph does not seem reasonable. The design shown on the plans are satisfactory for these streets.

STORM DRAINAGE

1. The Standards for Design require all storm drain systems to be designed for the ultimate development of the land. In developments where adjacent areas are expected to be developed as a planned

phase, the design of the storm drain system should reflect the expected land use, whatever its current zoning may be. In areas where the adjacent land is not a part of a phased development, the zoning map should be used to determine future land use. Therefore, it is recommended that the Drainage Table on Sheet 4 of 6 reflect this.

2. It is recommended that line "B" be extended to the property line to pick up drainage area 4-A. Future developments will need to tie into this line.

OTHER

1. General comments pertaining to the water and sewer are shown on the sewer and water plan sheets.

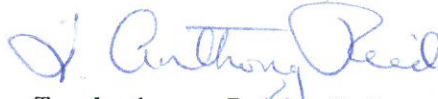
GENERAL COMMENTS

Upon the City of Rockwall's review and acceptance of these comments offered herein, we would recommend that the Developer provide corrections and additions to the plans as noted. 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 assistance.

Yours very truly,

FREESE AND NICHOLS, INC.



T. Anthony Reid, P.E.

TAR/DCB:dd