

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 6/25/84

Name of Proposed Subdivision North West Subdivision

Name of Subdivider Dosville and Margie Ann Peoples

Address 208 W. Heath Phone 722-3313

Owner of Record same

Address same Phone _____

Name of Land Planner/Surveyor/Engineer _____

Address _____ Phone _____

Total Acreage _____ Current Zoning _____

Number of Lots/Units _____ Signed Dosville Peoples

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 Shown on Plat</u>	<u>Not Applicable</u>
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- | | | |
|---|-------------------------------|---|
| <input checked="" type="checkbox"/>
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<hr/> | <hr/> <hr/> <hr/> <hr/> <hr/> | <ol style="list-style-type: none"> 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and 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 |
|---|-------------------------------|---|

CITY OF ROCKWALL
OFFICIAL RECEIPT

NAME Doornille People DATE 6-25-84
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Final Plat.</u>		<u>35.00</u>
<u>Ch#</u>		<u>35.00</u>

2634

Received By _____

FORM G-1

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

FACT SHEET

Applicant: Dosville Peoples

Name of Proposed Development: Garner - North West Subdivision

Acreage: 1.0

Number of Lots: 3

Current Zoning: SF-10

Surrounding Zoning: SF-10

Description: Dividing lot to allow placement of two more houses.
Peoples' existing house is on Lot 3.

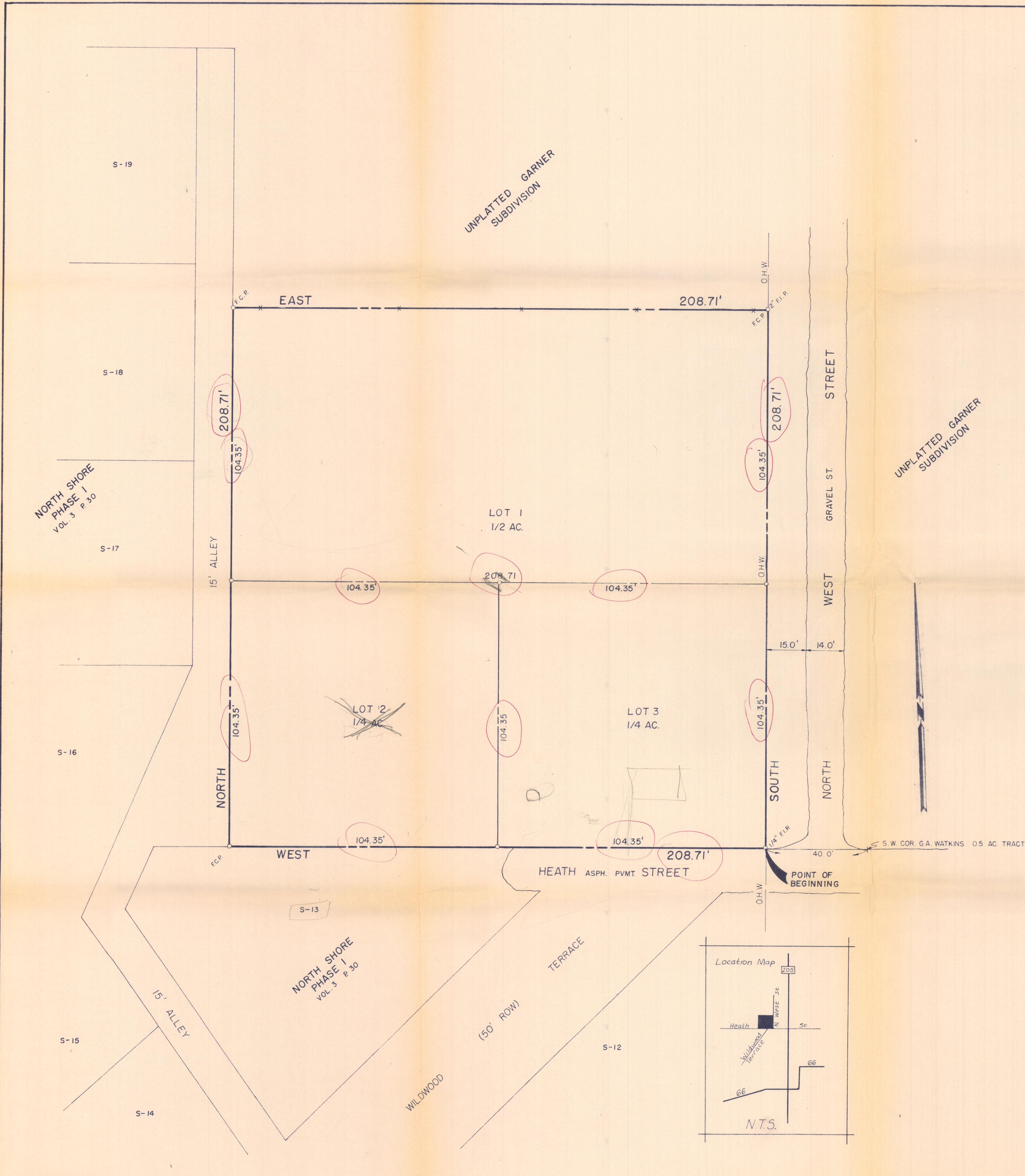
Staff Comments: 1. Verify no easements ✓
2. Label as Block A.
3. Place for City Administrator's signature
4. File plat no larger than 18"x24"
5. Lot dimensions (104.35) do not add up to plat dimensions (208.71)
6. Lot 2 does not appear to have street access. The surveyors are re-researching to verify whether Heath Street right-of-way runs west to the alley. It is currently in grass. If the right-of-way does not exist, Lot 2 cannot be considered as it does not have street access. The applicant would have to redraw the plat to two lots or be pulled off the Agenda.

Planning and Zoning Commission Recommendations:

7/12/84 - Approval with Staff comments if can satisfy Council that street exists; otherwise, approval of two lots with frontage on North West Street.

City Council Decision:

8/6/84 - Approve with two lots.



STATE OF TEXAS:
COUNTY OF ROCKWALL:

OWNER'S CERTIFICATE

Whereas, Dosville Peoples and Margie Ann Peoples are the owner's of a tract of land in the J.H.B. Jones Survey, Abstract No. 124 in the city of Rockwall, Rockwall County, Texas and being all of the tract conveyed by deed recorded in Volume 59, Page 375 Deed Records of Rockwall County Texas, and being more particularly described as follows:

Beginning at an iron rod for a corner at the Northwest corner of the intersection of North West Street and Heath Street, said Point of Beginning also being 40 feet West of the Southwest corner of a 0.50 acre tract to G. A. Watkins;
 THENCE: West, with the North line of North Shore Phase I, an addition to the City of Rockwall, Texas, and recorded in slide A-181 Plat Records of Rockwall County, 208.71 feet to an iron rod for a corner at the most southwesterly Northeast corner of said North Shore addition;
 THENCE: North, with the most westerly and most Northerly East line of said North Shore addition, 208.71 feet to an iron rod for a corner;
 THENCE: East 208.71 feet to an iron rod for a corner on the West line of North West Street;
 THENCE: South, with the West line of North West Street 208.71 feet to the Point of Beginning and containing 1.0 acre of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Dosville Peoples and Margie Ann Peoples do hereby adopt this plat designating the herein above described property as North West Subdivision, and do hereby dedicate for Public use forever the streets shown hereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all utilities desiring to use and 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 growth or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easements strips, and any public utility shall have the right to ingress or egress to, form and upon the said easement strips for purpose of construction, reconstruction, inspection, 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.

Witness MY HAND AT ROCKWALL, TEXAS, THIS _____ DAY OF _____, 1984.

Dosville Peoples
Margie Ann Peoples

STATE OF TEXAS:
COUNTY OF ROCKWALL:

Before me, the undersigned Notary Public in and for said State of Texas, on this day personally appeared Dosville Peoples and Margie Ann Peoples, known to me to be the persons whose names are subscribed to the foregoing instrument and that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

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 W. Robertson, 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 W. Robertson, Registered Public Surveyor

I hereby certify that the above and foregoing Plat of North West Subdivision on Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1984

Witness my hand this _____ day of _____, 1984.

City Secretary, City of Rockwall, Texas

1. Recommended for Final Approval: _____ Date _____
City Administrator, &

Chairman, Planning & Zoning Commission Date _____

2. Approved:

Mayor, City of Rockwall, Texas Date _____

104.35
104.35
208.70
not 208.71

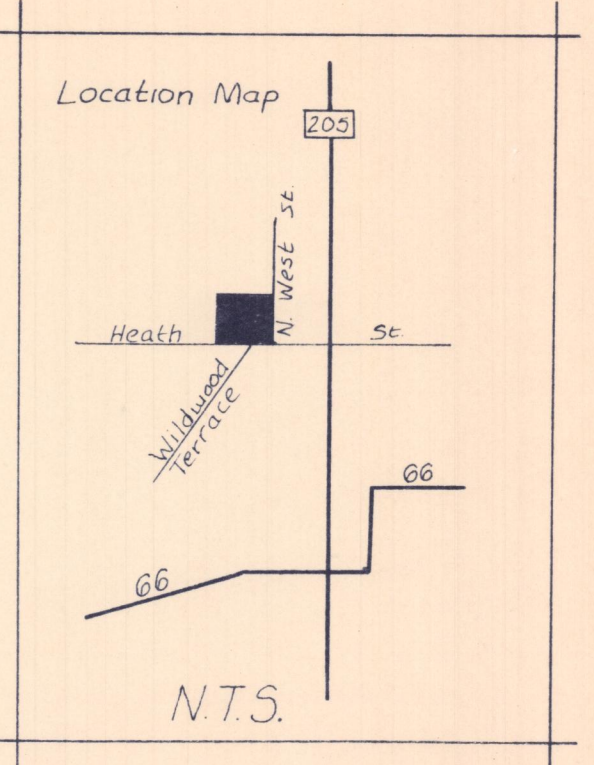
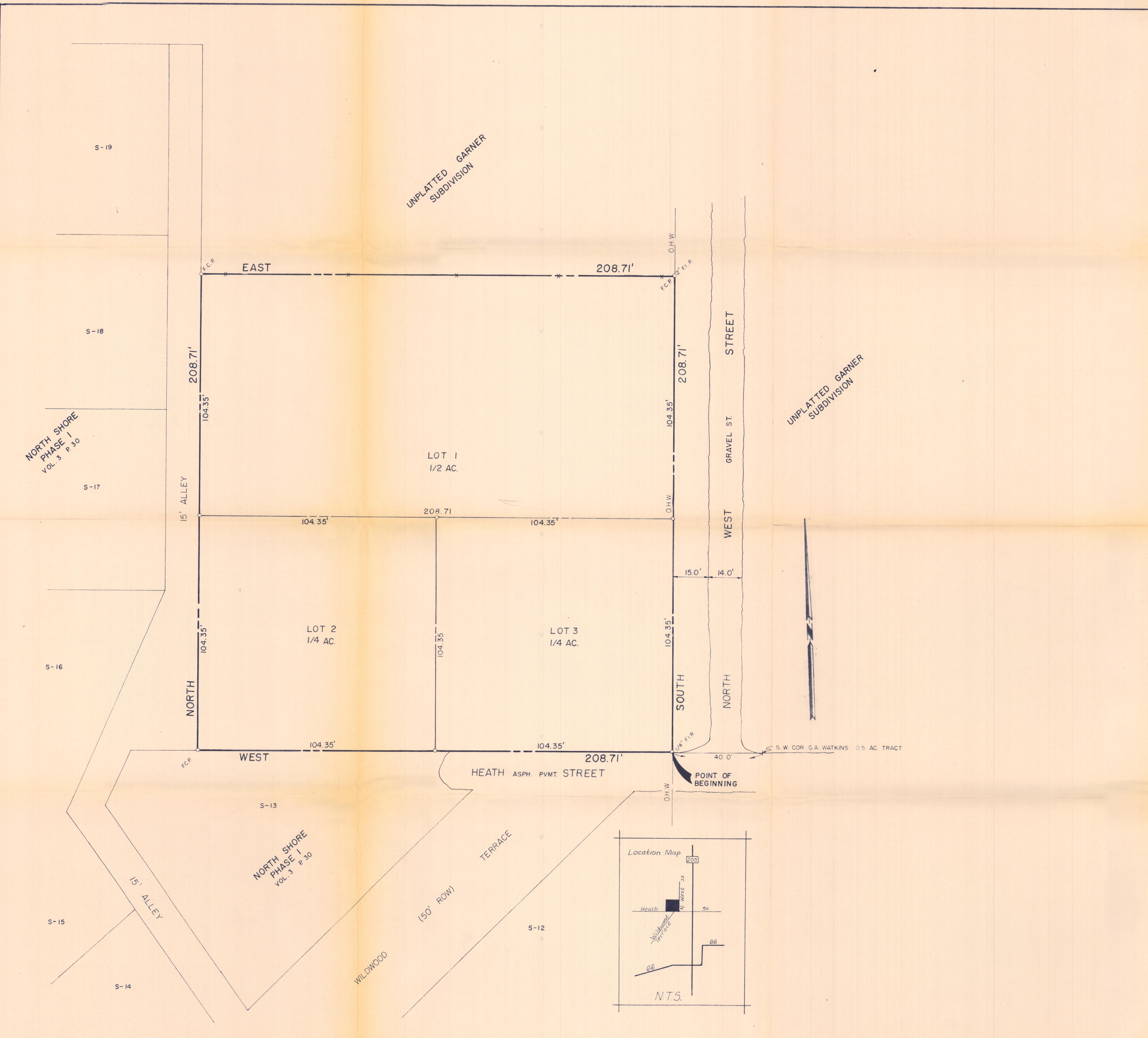
Garner - North West Subdivision

For
Dosville Peoples
&
Margie Ann Peoples
Rockwall, Texas. 75087
By

Land Survey Technicians, Inc.
Harold W. Robertson R.P.S.
1610 Eastgate Drive Suite D
Garland, Texas 75041
scale: 1" = 20' Date: 6/21/84

279-4882
Stacey Day

6/25/84
105



STATE OF TEXAS:
COUNTY OF ROCKWALL:

OWNER'S CERTIFICATE

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Witness MY HAND AT ROCKWALL, TEXAS, THIS _____ DAY OF _____, 1984.

Dosville Peoples
Margie Ann Peoples

STATE OF TEXAS:
COUNTY OF ROCKWALL:

Before me, the undersigned Notary Public in and for said State of Texas, on this day personally appeared Dosville Peoples and Margie Ann Peoples, known to me to be the persons whose names are subscribed to the foregoing instrument and that they executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

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 W. Robertson, 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 property placed under my personal supervision.

Harold W. Robertson, Registered Public Surveyor

I hereby certify that the above and foregoing Plat of North West Subdivision an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1984

Witness my hand this _____ day of _____, 1984.

City Secretary, City of Rockwall, Texas

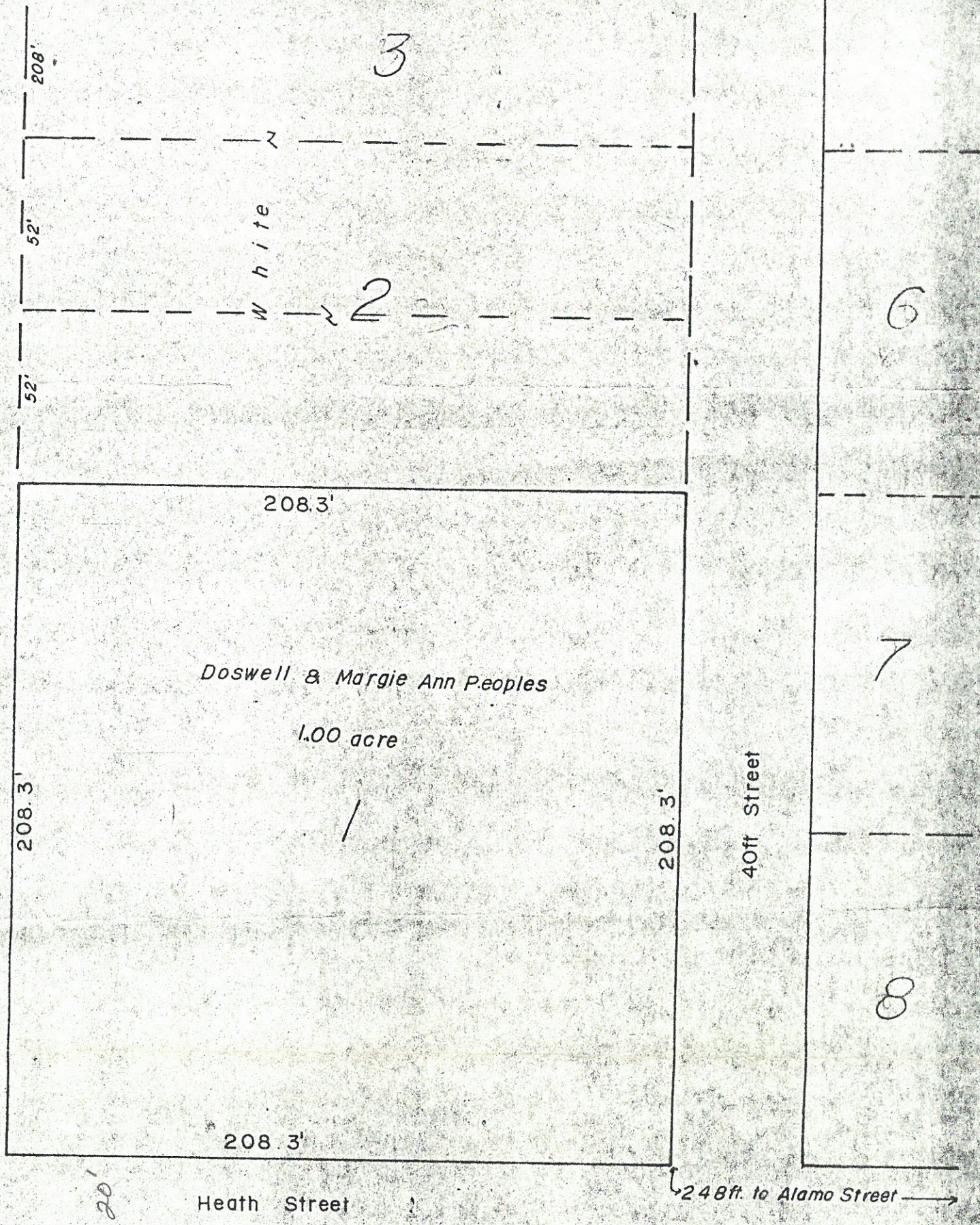
1. Recommended for Final Approval:

Chairman, Planning & Zoning Commission Date

2. Approved:

Mayor, City of Rockwall, Texas Date

North West Subdivision
 For
 Dosville Peoples
 &
 Margie Ann Peoples
 Rockwall, Texas. 75087
 By
 Land Survey Technicians, Inc.
 Harold W. Robertson R.P.S.
 1610 Eastgate Drive Suite D
 Garland, Texas 75041
 scale: 1" = 20' Date: 6/21/84

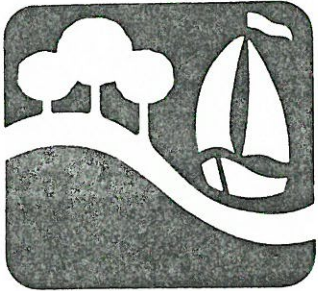


Survey Plat of Mr. Doswell and Mrs. Margie Ann Peoples tract or parcel of land, situated in the J.H.B. Jones Survey, in the City of Rockwall, Texas

Scale 1"::40ft.
November 4, 1960

Surveyed by R.E.L. Halford
Rockwall County Surveyor

R.E.L. Halford



CITY OF ROCKWALL

"THE NEW HORIZON"

July 13, 1984

Dosville Peoples
208 West Heath
Rockwall, Texas 75087

Subject: Garner - North West Subdivision

Dear Mr. Peoples:

On July 12, 1984, the Planning and Zoning Commission voted to recommend approval of your plat of three lots with it labeled as Block A, the addition of a line for the City Administrator's signature, reduction of the plat to 18"x24", and correction of the lot dimensions to add up to the totals if you can satisfy the Council that a street exists in front of Lot 2; otherwise, they recommended approval of two lots fronting on North West Street. Seven copies of the revised drawing with street verification must be submitted prior to July 30, 1984, for inclusion on the August 6, 1984, City Council Agenda.

Sincerely yours,

A handwritten signature in cursive script that reads "Karen Martin". The signature is written in dark ink and is positioned above the typed name.

Karen Martin
Administrative Assistant

KM/mmp

TO

Dosville Peoples
208 W. Heath
Rockwall, Tx. 75087

FROM

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

SUBJECT

Garner - North West Subdivision

DATE

MESSAGE:

The Planning Commission's recommendation was for three lots if you can satisfy the Council that the Heath Street right-of-way still exists. As explained on July 30th, the City Council needs a certificate from a registered public surveyor by August 6th stating that a survey of your lot and the adjoining lot in Northshore, Phase 1 on the ground shows a 20 ft. vacancy between the two lots - the Heath Street right-of-way.

CC: Harold W. Robertson
Land Survey Technicians, Inc.
1610 Eastgate Dr., Suite D
Garland, Tx. 75041

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED



REPLY

TO

Dosville Peoples
208 West Heath St.
R Rockwall, Tx. 75087

FROM

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

SUBJECT

Garner - North West Plat

DATE

June 29, 1984

MESSAGE:

Lot 2 of your plat does not have street access. The Planning and Zoning Commission cannot consider a lot without street access. For the plat to be considered we need a revised drawing giving each lot access (you could only get two lots on the site) by July 5th.

Other minor comments:

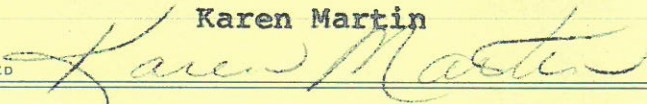
1. Verify no easements on property
2. Label as Block A
3. Provide room for City Administrator's signature above Planning Commission Chairman
4. File plat no larger than 18"x24"

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen Martin



REPLY

TO

Dosville Peoples

208 West Heath

Rockwall, Tx. 75087

FROM

CITY OF ROCKWALL

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

SUBJECT

Garner - North West Subdivision

DATE

August 8, 1984

MESSAGE:

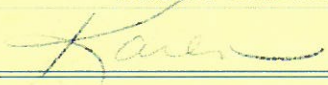
On August 6, 1984, the Rockwall City Council approved a two-lot subdivision on your property. We will retain the services of a surveyor to verify the existence of a vacancy between your plat and Northshore.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED



REPLY