

City of Rockwall, Texas

Date: 8-26-84

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision LAKE RIDGE PARK - BOTO

Name of Subdivider AUGUST BOTO

Address 413 YACHT CLUB DR. ROCKWALL TX Phone 226-2552-722 256

Owner of Record OK. COPELAND

Address 1726 RIDGE ROAD ROCKWALL TX 75087 Phone 722-5610

Name of Land Planner/Surveyor/Engineer Harold Evans

Address _____ Phone _____

Total Acreage .57277 Current Zoning SF-10

No. of Lots/Units 2 Signed August Boto

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not
Shown on Plat Applicable

I. General Information

• _____

A. Vicinity map

• _____

B. Subdivision Name

C. Name of record owner, subdivider, land planner/engineer

• _____

D. Date of plat preparation, scale and north point

II. Subject Property

• _____

A. Subdivision boundary lines

• _____

B. Identification of each lot and block by number or letter

- _____ C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization.
- _____ D. Proposed land uses, and existing and proposed zoning categories
- _____ E. Approximate acreage
- _____ F. Typical lot size; lot layout; smallest lot area; number of lots
- _____ G. Building set-back lines adjacent to street
- _____ H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- _____ I. Location of City limit lines, contiguous or within plat area
- _____ J. Location and sizes of existing utilities
- _____ K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

- _____ A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats.
- _____ B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by: _____

File No. 84-95-PP

Date: 8/26/84

Fee: \$ 31.00

Receipt: _____

CITY OF ROCKWALL
OFFICIAL RECEIPT

NAME August Boto DATE 8/27/84
ADDRESS Lake Ridge Park - Boto

Cash Check 1309 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Preliminary Plat</u>	<u>31.00</u>	

Received By

Kim

2780

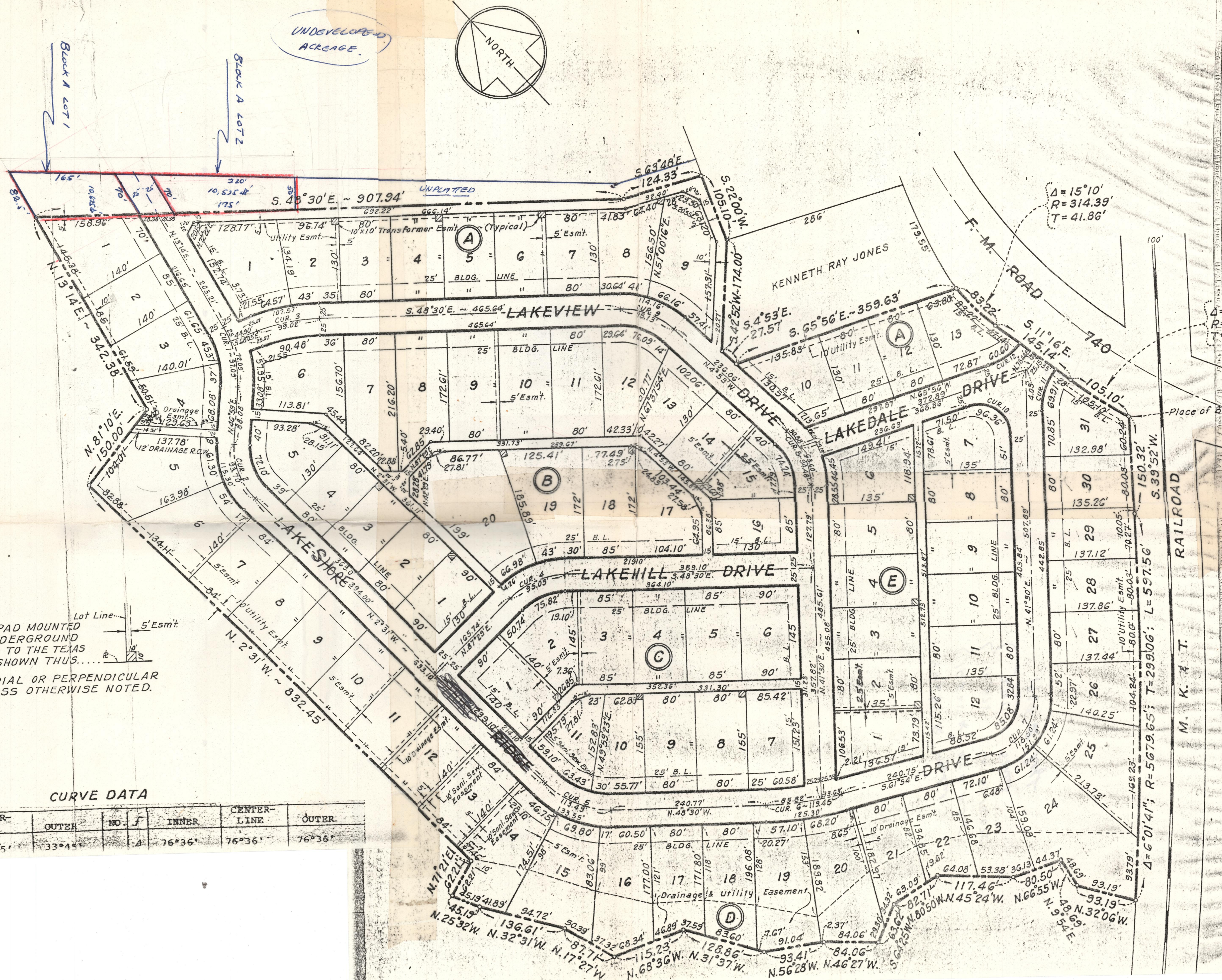
FORM G-1

SCALE 1" = 100'

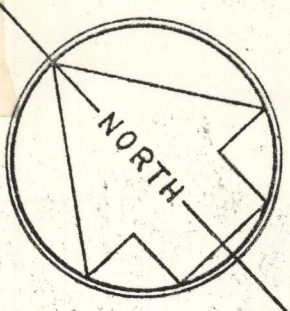
LAKE...
 RAY...
 B B A R D...
 ES:
 EASEMENTS FOR PAD MOUNTED TRANSFORMERS, AND UNDERGROUND UTILITY EASEMENTS ARE TO THE TEXAS POWER & LIGHT CO, AND SHOWN THUS...
 LOT LINES ARE RADIAL OR PERPENDICULAR TO THE STREETS UNLESS OTHERWISE NOTED.

CURVE DATA

INNER	CENTER-LINE	OUTER	NO.	INNER	CENTER-LINE	OUTER
33°45'	33°45'	33°45'	4	76°36'	76°36'	76°36'



UNDEVELOPED ACKEAGE

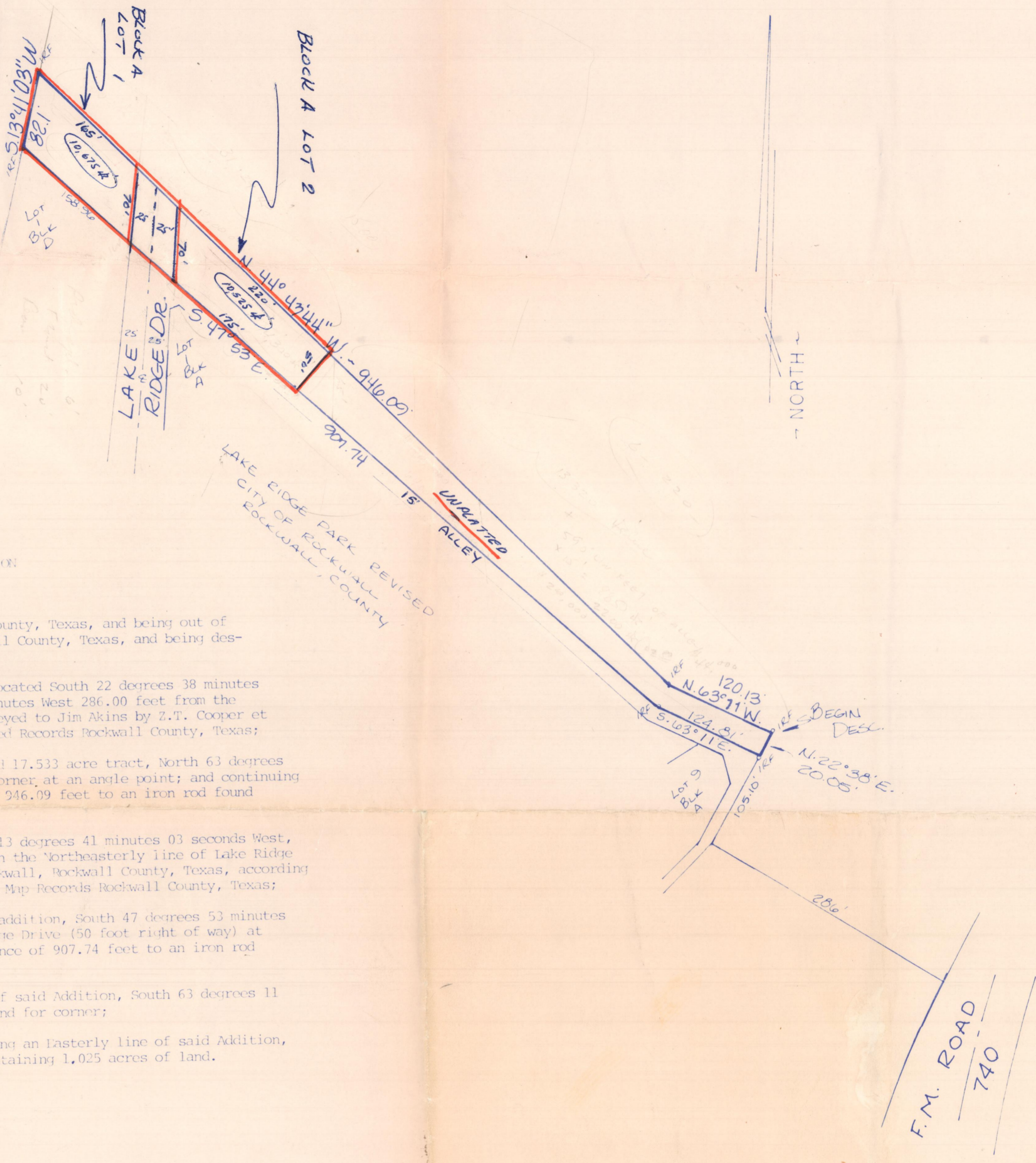


Δ=15°10'
 R=314.39'
 T=41.86'

Place of B...

M. K. & T. RAILROAD

Δ=6°01'41"
 R=5679.65"
 T=299.06"
 L=597.56"



PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF DALLAS:

SITUATED in the City of Rockwall, Rockwall County, Texas, and being out of the D. Atkins Survey, Abstract No. 1, Rockwall County, Texas, and being described as follows:

BEGINNING at an iron rod found for corner, located South 22 degrees 38 minutes West, 250.62 feet and North 63 degrees 21 minutes West 286.00 feet from the Northeast corner of a 17.533 acre tract conveyed to Jim Atkins by Z.T. Cooper et ux by deed recorded in Volume 64 Page 412 Deed Records Rockwall County, Texas;

THENCE parallel to the Northeast line of said 17.533 acre tract, North 63 degrees West, 120.13 feet to an iron rod found for corner at an angle point; and continuing North 44 degrees 43 minutes 44 seconds West, 246.09 feet to an iron rod found for corner on the City of Dallas line;

THENCE with said City of Dallas line, South 13 degrees 41 minutes 03 seconds West, 82.10 feet to an iron rod found for corner on the northeasterly line of Lake Ridge Park Revised, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet A, Slide 153 Map Records Rockwall County, Texas;

THENCE along the northeasterly line of said addition, South 47 degrees 53 minutes East, passing the Northwest line of Lake Ridge Drive (50 foot right of way) at 158.96 feet and continuing for a total distance of 907.74 feet to an iron rod found at an angle point;

THENCE continuing along the Northeast line of said Addition, South 63 degrees 11 minutes East, 124.81 feet to an iron rod found for corner;

THENCE North 22 degrees 38 minutes East, along an easterly line of said Addition, 20.05 feet to the PLACE OF BEGINNING and containing 1.025 acres of land.

Handwritten notes:
 Block A Lot 1
 City of Dallas
 By Deed 11/3
 City of Dallas
 City of Dallas

The plat hereon is a true, correct, and accurate representation of the property, as determined by the ground survey, the lines and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street or road, is as shown on said plat.
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.

Scale: 1" = 100'

This survey was performed in connection with the transaction described in G.L. No. 105863 RW.
 of TIGOR
 Date: July 1, 1984
 JOB No. 35760ND



Signature: Jimmy W. Boyd

Registered Public Surveyor # 1722
 3510 Marvin D. Love
 Dallas, Texas 75224
 371-0666

August Boto
413 Yacht Club Drive
Rockwall, Tx. 75087

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

SUBJECT Lake Ridge Park - Boto Addition

DATE 9/5/84

MESSAGE:

Staff and Planning Commission Comments

1. Meets all City standards. - *can't be denied*
2. If applicant is not ready to develop Lot 2, consider only platting Lot 1 and the street extension.

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

August Boto
413 Yacht Club Drive
Rockwall, Tx. 75087

FROM

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

SUBJECT Lake Ridge Park - Boto Addition

DATE 9/17/84

MESSAGE:

On September 13, 1984, the P&Z voted to approve your preliminary plat subject to the rear lot line on Lot 2 being redrawn parallel and in line with the side lot line of Lots 1 and 2, Block A, Lake Ridge Estates, if this can be done and Lot 2 still contain 10,000 sq. ft.

Your preliminary plat will be scheduled for City Council approval on October 1st.

CC: Harold Evans

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

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ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO

August Boto
413 Yacht Club Drive
Rockwall, Tx. 75087

FROM

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

SUBJECT

Lakeridge Park-Boto Addition

DATE

10/3/84

MESSAGE:

On October 1, 1984, the City Council voted to approve your preliminary plat subject to the rear lot line on Lot 2 being re-drawn parallel and as much in line with the side lot line of Lots 1 and 2, Block A, Lakeridge Park, as possible and still maintaining 10,000 sq. ft. in Lot 2.

The submission deadline for final plat with engineering for the November 8, 1984, Planning and Zoning Commission meeting is October 9, 1984, 5:00 P.M.

CC: Harold Evans

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