

CITY OF ROCKWALL  
OFFICIAL RECEIPT

DATE 10/9/84

NAME CSR

ADDRESS Northeast, Ph. 2A

Cash  Check 1305  Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Replat</u>		<u>35 00</u>

Received By KM

2870

FORM G-1

WHEREAS, CSR Custom Design Homes, Inc., is the owner of a tract of land situated in the W.B. Bowles Survey, Abstract No. 12, Rockwall County, Texas, and being a part of Northshore Phase 1-A, an addition to the City of Rockwall, recorded in Slide A, Page 393, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

All of Lots 2, 3, 4, & 5, Block A, of said Northshore Phase 1-A;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That, CSR Custom Design Homes, Inc., being owner, does hereby adopt this plat designating the hereinabove described property as Re-plat of Lots 2, 3, 4, & 5, Block A, of Northshore Phase 1-A, 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 construction, reconstruction, 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 the 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\_\_\_\_.

CSR CUSTOM DESIGN HOMES, INC.

By: Foster Evans, President  
709 W. Rusk St  
722-0520

Attest: \_\_\_\_\_

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

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:

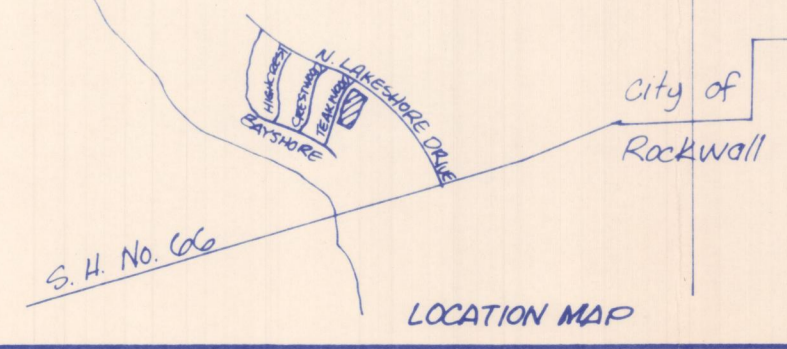
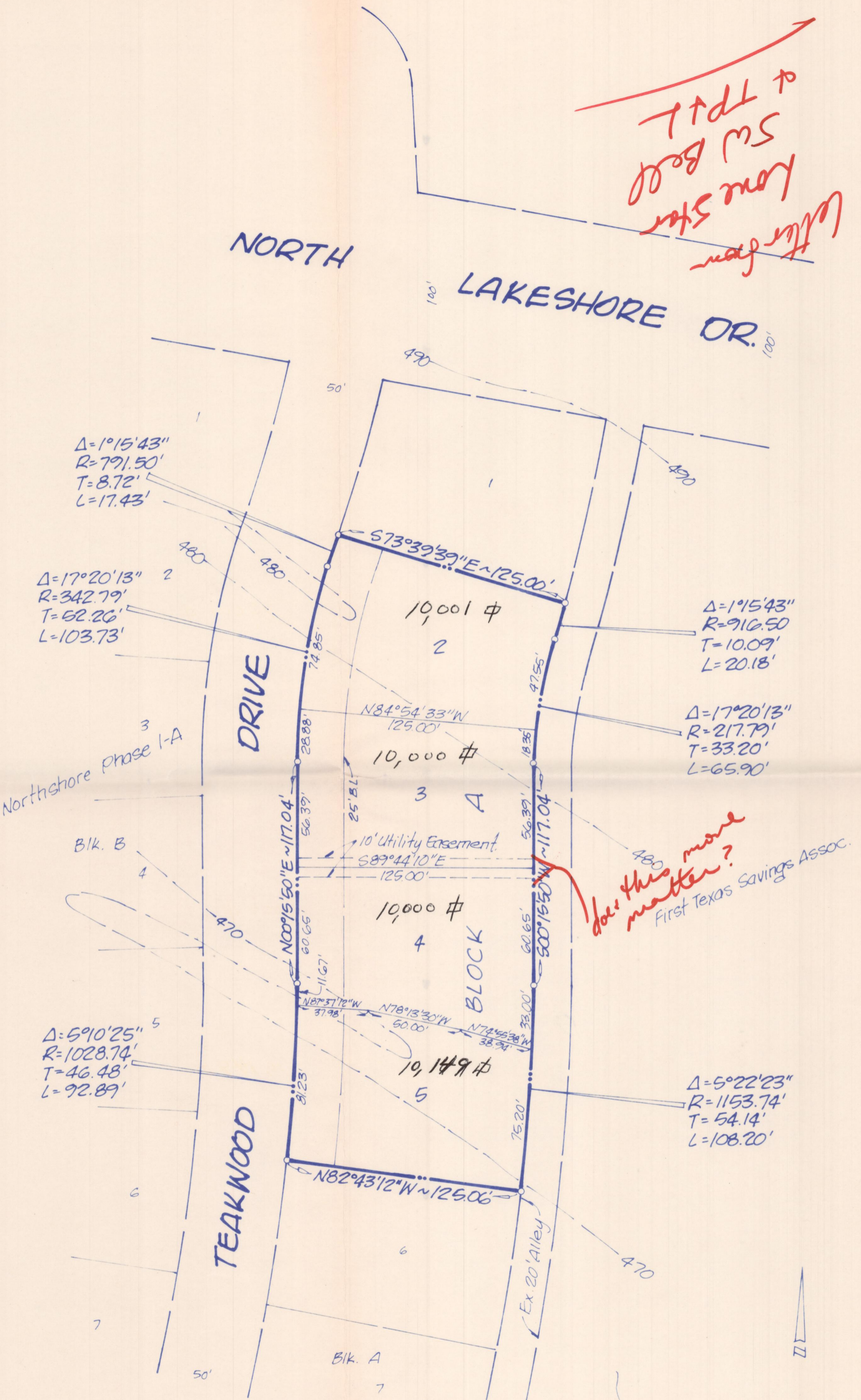
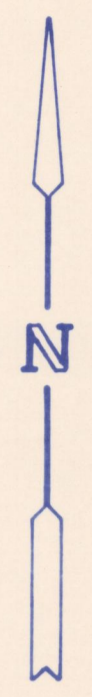
\_\_\_\_\_  
Chairman, Planning and Zoning Commission Date: \_\_\_\_\_

I hereby certify that the above and foregoing plat of Re-plat of Lots, 2, 3, 4, & 5, Block A, of Northshore Phase 1-A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary, City of Rockwall

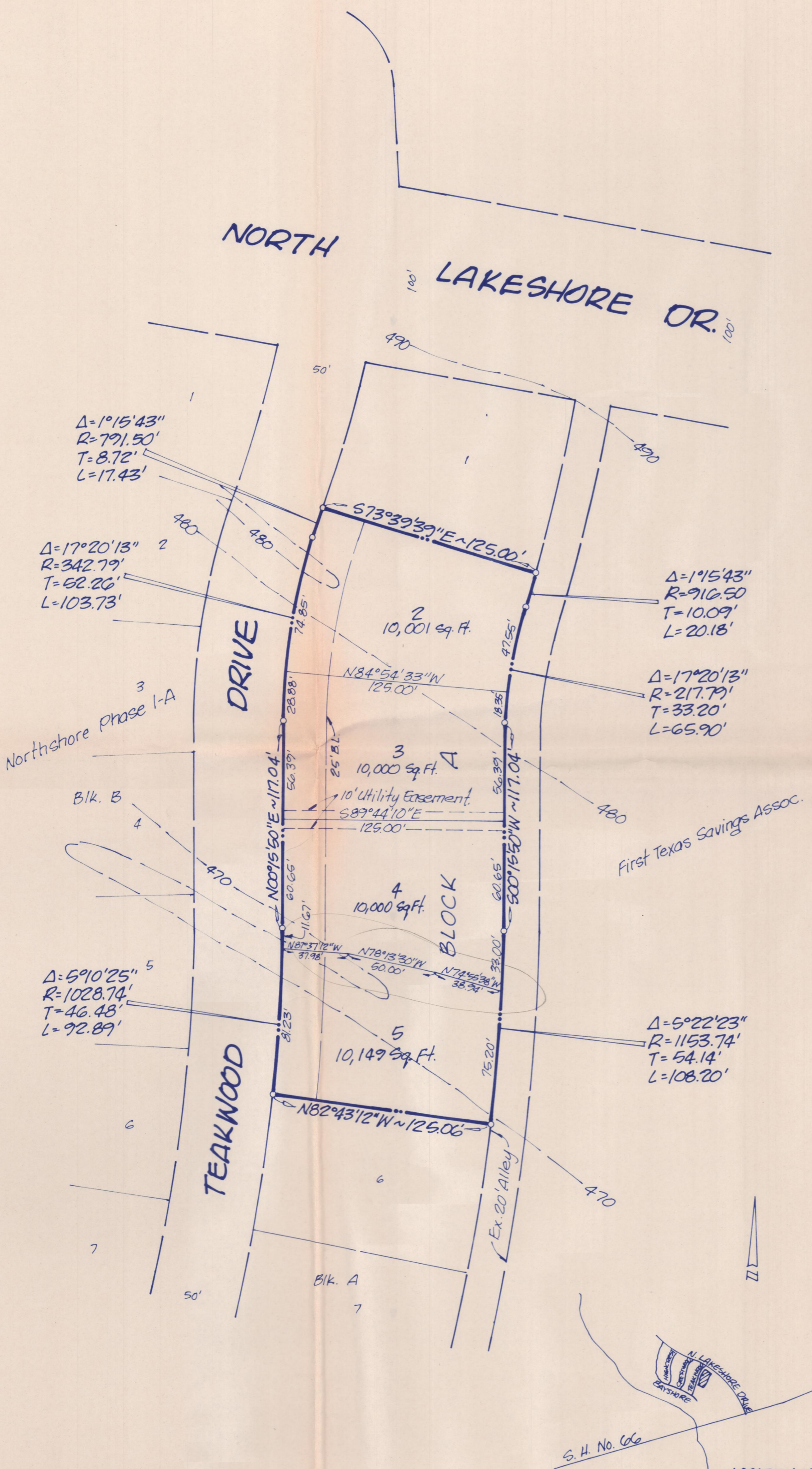


**HAROLD L. EVANS**  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	7-17-84	84244

**REPLAT of LOTS 2, 3, 4 & 5, BLOCK A**  
**of NORTHSORE PHASE 1-A**  
**W.B. BOWLES SURVEY, ABST. NO. 12**  
**ROCKWALL COUNTY, TEXAS**

*Approved*



STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, CSR Custom Design Homes, Inc. is the owner of a tract of land situated in the W.B. Bowles Survey, Abstract No. 12, Rockwall County, Texas, and being a part of Northshore Phase 1-A, an addition to the City of Rockwall according to the plat recorded in Slide A, Page 393, Plat Records, Rockwall County, Texas, and according to the Certificate of Correction for Lots 4, 5, 6, 7, 8, & 9, Block A, of said plat recorded in Volume 208, Page 102, Real Estate Records, Rockwall County, Texas, and being more particularly described as follows:

All of Lots 2, 3, 4, & 5, Block A, of said Northshore Phase 1-A;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, CSR Custom Design Homes, Inc., being owner, does hereby adopt this plat designating the hereinabove described property as Re-plat of Lots 2, 3, 4, & 5, Block A, of Northshore Phase 1-A, 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 other 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 construction, reconstruction, 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 the 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\_\_\_\_.

CSR CUSTOM DESIGN HOMES, INC.

By: \_\_\_\_\_ Foster Evans, President  
Attest: \_\_\_\_\_

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 Re-plat of Lots 2, 3, 4, & 5, Block A, of Northshore Phase 1-A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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"=50'	9-17-84	84244

**REPLAT of LOTS 2, 3, 4 & 5, BLOCK A**  
**of NORTHSORE PHASE 1-A**  
**W.B. BOWLES SURVEY, ABST. NO. 12**  
**ROCKWALL COUNTY, TEXAS**



**TEXAS POWER & LIGHT COMPANY**

October 9, 1984

Custom Designed Homes, Inc.  
P.O. Box 709 West Rusk  
Rockwall, Texas 75087

ATTENTION: Foster Evans

Dear Mr. Evans:

In regards to the replat of lots 2, 3, 4, and 5 of Northshore Phase I-A, the existing 10 foot utility easement between lots 3 and 4 is not affected and we have no objection to this replat.

If any other information is needed, please call our Rockwall office at 722-8393.

Very truly yours,

Gary P. Smothermon  
Assistant District Engineer

GPS/bk

# Harold L. Evans

*Consulting Engineer*

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

October 18, 1984

Lone Star Gas Company  
206 West Rusk  
Rockwall, Texas 75087

Attention: Ms. Joyce Martin

Dear Ms. Martin:

Enclosed are copies of the proposed Replat of Lots 2, 3, 4, & 5, Block A, of Northshore Phase 1-A, in the City of Rockwall. Between Lots 3 & 4 is a 10-foot wide utility easement centered on the lot line, that is 5-feet either side, according to the file plat for Phase 1-A. Since the lot line has been moved only 1.08 feet north per the mentioned re-plat, we respectfully request that you write a letter addressed to the City of Rockwall agreeing to let the easement remain centered on the new lot line. Please send a copy of this letter to us also, for our files.

If there is any problem with this request, please contact us.

Sincerely,

Harold L. Evans, Consulting Engineer

Gary Whittemore

GW/dp

Enclosure

# Harold L. Evans

*Consulting Engineer*

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

October 18, 1984

Southwestern Bell Telephone  
2702 Wesley  
Greenville, Texas 75401

Attention: Mr. Gary Gutierrez

Dear Gary:

Enclosed are copies of the proposed Replat of Lots 2, 3, 4, & 5, Block A, of Northshore Phase 1-A, in the City of Rockwall. Between Lots 3 & 4 is a 10-foot wide utility easement centered on the lot line, that is 5-feet either side, according to the file plat for Phase 1-A. Since the lot line has been moved only 1.08 feet north per the mentioned replat, we respectfully request that you write a letter addressed to the City of Rockwall agreeing to let the easement remain centered on the new lot line. Please send a copy of this letter to us also, for our files.

If there is any problem with this request, please contact us.

Sincerely,

Harold L. Evans, Consulting Engineer

Gary Whittemore

GW/dp

Enclosure



# Lone Star Gas Company

206 W. Rusk • Rockwall, Texas 75087

JOYCE GRAVES  
Manager

November 2, 1984

Custom Designed Homes, Inc.  
P.O. Box 709 West Rusk  
Rockwall, Texas 75087

ATTENTION: Foster Evans

Dear Mr. Evans:

In regards to re replat of lots 2, 3, 4, and 5, of Northshore Phase I-A, the existing 10 foot utility easement between lots 3 and 4 is not affected and we have no objection to this replat.

Very truly yours,

C. M. Ferguson *by DW*

Regional Manager

CMF/ dw



Southwestern Bell

November 2, 1984

Custom Designed Homes, Inc.  
P.O. Box 709 West Rusk  
Rockwall, Texas 75087

ATTENTION: Foster Evans

Dear Mr. Evans:

In regards to the replat of lots 2, 3, 4, and 5 of Northshore Phase I-A, the existing 10 foot utility easement between lots 3 and 4 is not affected and we have no objection to this replat.

If any other information is needed, please call our Rockwall Office at 214-457-2211.

Very truly yours,

Gary L. Gutierrez  
Ntwk. Svcs. Supv.-Engr. (Design)

GLG/ka



TO  
Foster Evans  
CSR Custom Homes  
709 West Rusk  
Rockwall, Tx. 75087

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

SUBJECT  
Northshore Phase 1A Replat

DATE  
10/16/84

MESSAGE:

On October 11, 1984, the Planning and Zoning Commission recommended approval of your replat. We need letters from Lone Star Gas and Southwestern Bell agreeing to the easement move and 6 copies of the plat showing the area in each lot prior to October 29th. The replat will be scheduled for City Council on November 5th.

CC: Harold Evans

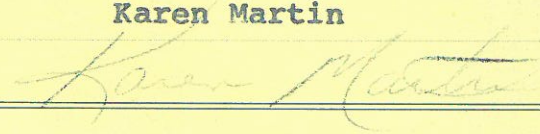
Karen Martin

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

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO  
Foster Evans  
CSR Custom Homes  
709 West Rusk  
Rockwall, Tx. 75087

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

SUBJECT  
Replat of Lots 2, 3, 4 and 5, Northshore, Ph. 1A

DATE  
11/7/84

MESSAGE:

On November 5, 1984, the City Council approved the replat of these lots as submitted. Please submit two mylars and eight bluelines copies with the proper signatures for filing.

CC: Harold Evans

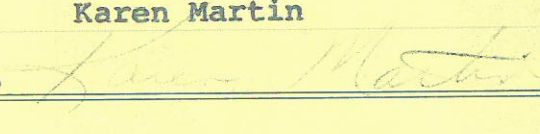
Karen Martin

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

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

ROSEAL EVANS  
CSR Custom Homes  
709 West Rusk  
Rockwall, Tx. 75087

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

SUBJECT

Northshore Phase 1A Replat

DATE

10/16/84

MESSAGE:

On October 11, 1984, the Planning and Zoning Commission recommended approval of your replat. We need letters from Lone Star Gas and Southwestern Bell agreeing to the easement move and 6 copies of the plat showing the area in each lot prior to October 29th. The replat will be scheduled for City Council on November 5th.

CC: Harold Evans

*Gary -*

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

*10-18-84*

*Job # 84244*

*DEAR KAREN:*

- ① COPIES OF PLAT & LETTER REQUESTING APPROVAL SENT TO S.W.B. & GAS CO.*
- ② YOUR 6 PRINTS W/ PREVIOUS AREAS ENCLOSED.*

*SINCERELY,*

SIGNED

*GARY*

DATE

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

RM-858-3

REPLIER KEEP FOR FILE COPY

REPLIER'S COPY