

Kym Cullins

Plat

31.00

SITE PLAN APPLICATION

Date: 9-24-84

NAME OF PROPOSED DEVELOPMENT _____

NAME OF PROPERTY OWNER/DEVELOPER Richard Cullins

ADDRESS 1304 Ridge Rd. PO Box 764 PHONE 722-3440/722-6751

NAME OF LAND PLANNER/ENGINEER Harold Evans

ADDRESS _____ PHONE 328-8133

TOTAL ACREAGE .45165

CURRENT ZONING SF-7

NUMBER OF LOTS/UNITS 2

Signed Kym Cullins

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
_____	_____	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
_____	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
_____	_____	3. Design and location of ingress and egress
_____	_____	4. Off-street parking and loading facilities
_____	_____	5. Height of all structures
_____	_____	6. Proposed Uses
_____	_____	7. Location and types of all signs, including lighting and heights
_____	_____	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

9. Street names on proposed streets

10. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: _____

File No. 84-103-FP

Date: 9/24/84

Fee: \$ 31.00

ERURBAN

Sewer taps - \$ 73.04

5/8 water meter \$1,295.53

bdg. permit \$40⁰⁰
@ 1200 - ~~1000~~

platted \$75⁰⁰

Clark

STATE HWY. 66

STREET

JEANNE M. CORTE
722-6003

866
JACK O. JAMES

N.00°35'03"E. 183.69

N.00°24'10"W. 219.97

N.89°35'07"E. 100.91

BILLY PAT CRAWFORD

LOT 1
EPPERSON ADDITION

N.01°14'42"E. 274.00

WASH STREET

S.01°14'42"W. 310.75

JAMES T. SPILLMAN

MELTON ADDITION

R.F. STOKES

BLANCHE STREET (NOT
S.89°24'26"E. 506.25

LOT 2

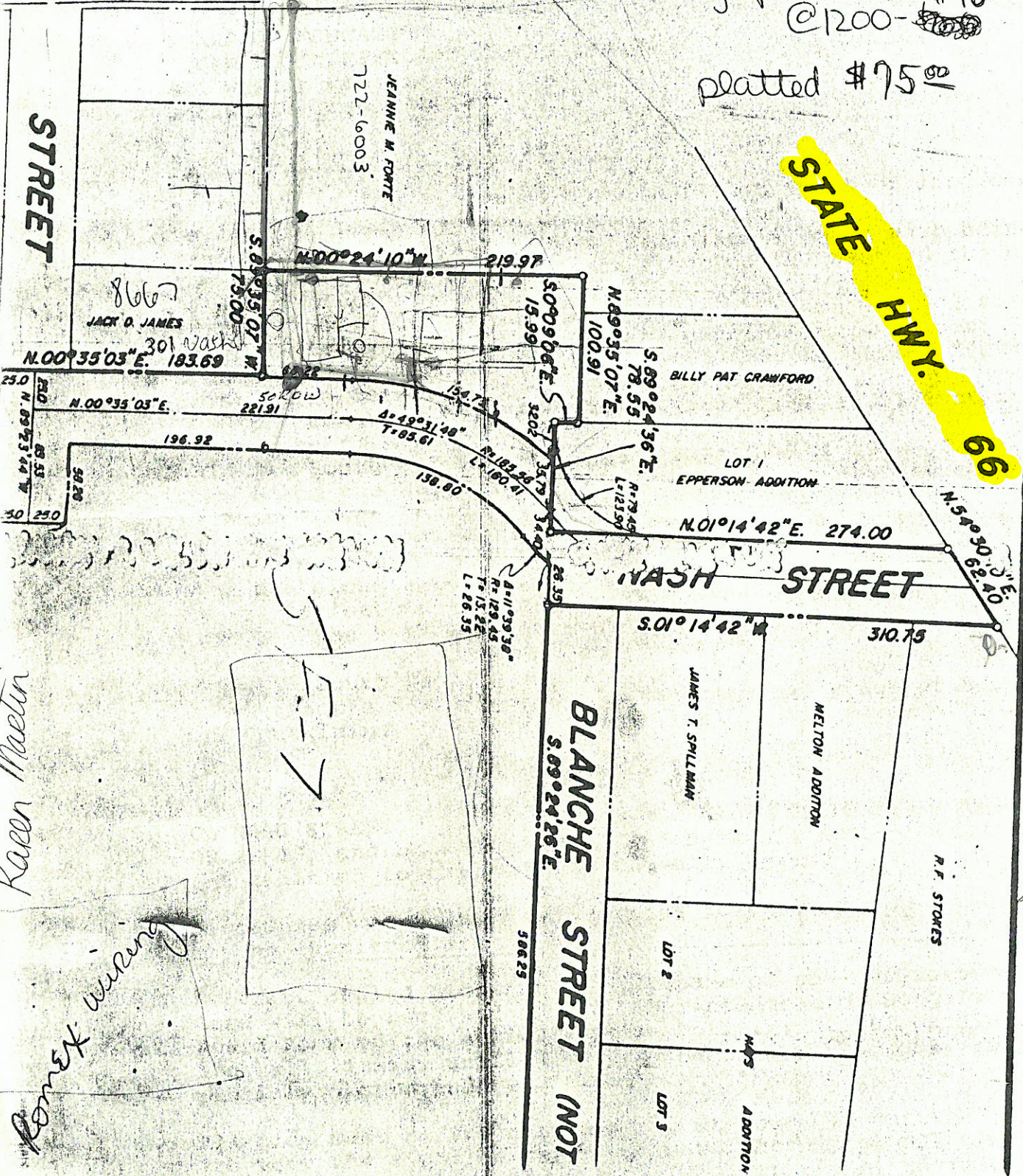
LOT 3

MRS
ADDITION

Karen Martin

Power wiring

Water available
from Epperson
Appn.



CITY OF ROCKWALL
OFFICIAL RECEIPT

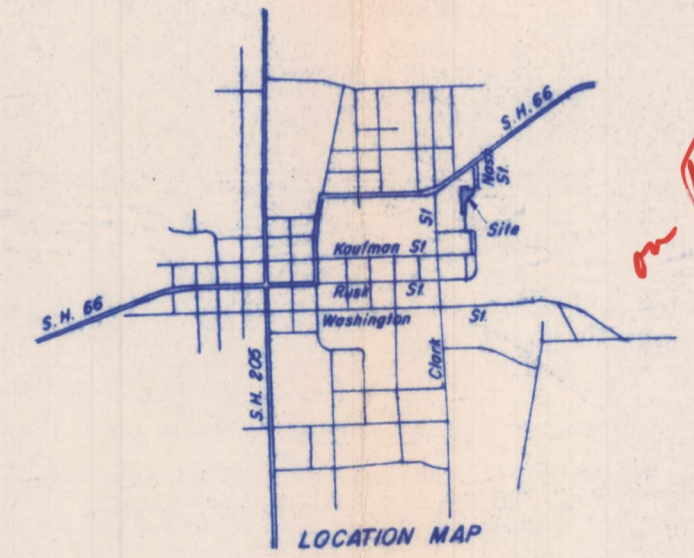
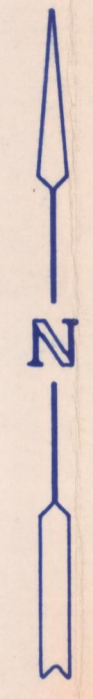
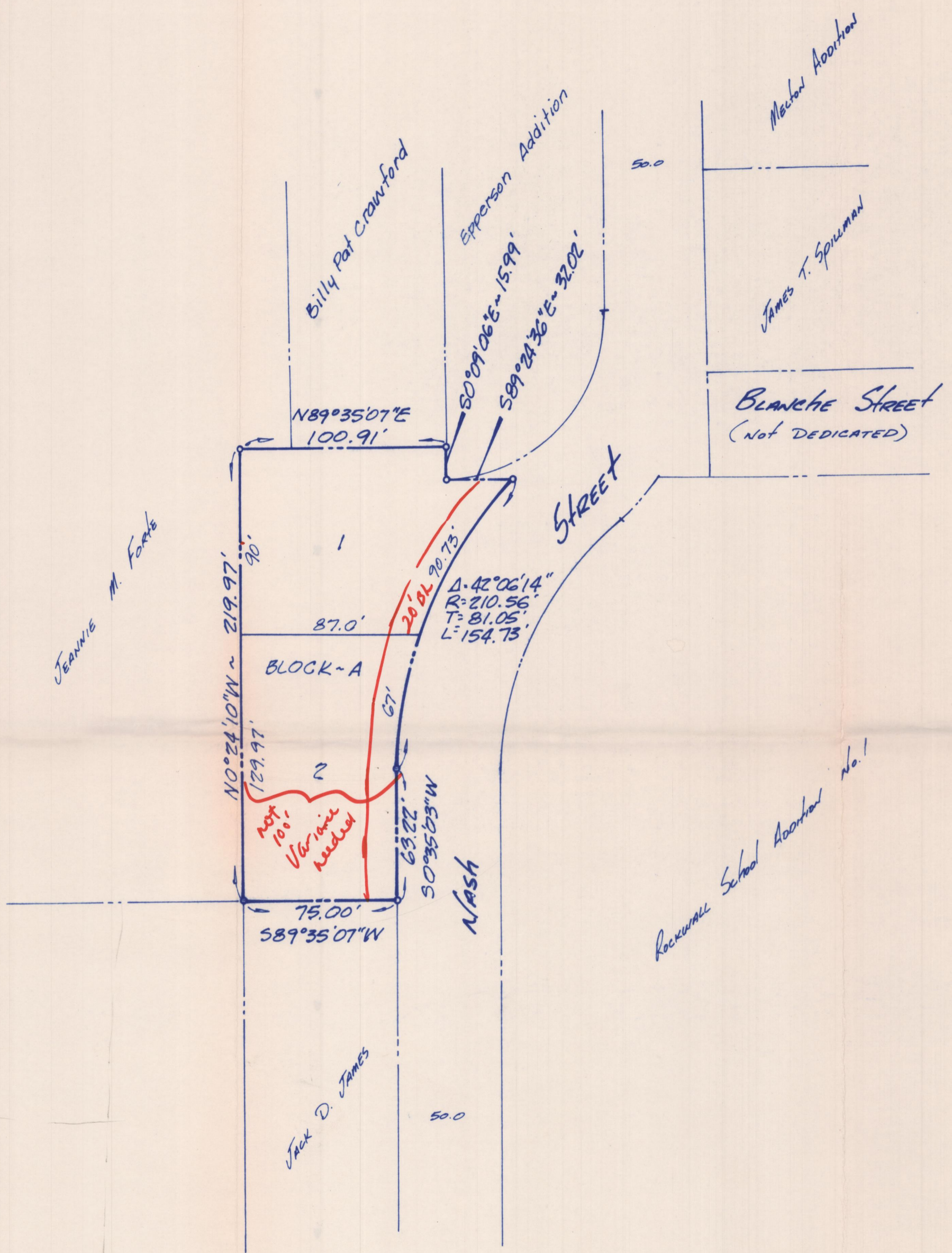
DATE 9/28/84
NAME Kym Cullens
ADDRESS Nash St.

Cash Check 1190 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Board of Adjustment</u>	<u>50</u>	<u>00</u>
<u>Plat</u>	<u>31</u>	<u>00</u>

Received By Kw

2846
FORM G-1



also look at

on final

*POB
 field notes
 signature + dedication
 utility blog line
 area each lot*

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

SCALE	DATE	JOB NO.
1"=50'	9-24-85	

PRELIMINARY PLAT
 B.F. BOYDSTON SURVEY Abstract No. 14
 City of Rockwall Rockwall County, TEXAS

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Richard Cullins is the owner of a tract or parcel of land situated in the B.F. Boydston Survey, Abstract No. 14, also being part of the Rockwall School Addition No. 1, according to the deed recorded in Slide B at Pages 11 & 12 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

I hereby certify that the above and foregoing plat of CULLINS ADDITION NO.4, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19____.

BEGINNING at an iron rod for a corner being the Northwest corner of said Rockwall School Addition No. 1;
THENCE: North 89° 35' 07" East a distance of 100.91 feet along the North line of said Rockwall School Addition No. 1 to an iron rod for a corner;
THENCE: South 00° 09' 06" East a distance of 15.99 feet to an iron rod for a corner;
THENCE: South 89° 24' 36" East a distance of 32.02 feet to an iron rod for a corner in the Northwest line of Nash Street, also being in a circular curve to the left having a central angle of 42° 06' 14" and a radius of 210.56 feet, with a chord bearing that bears South 21° 38' 14" West a distance of 151.27 feet;
THENCE: Along said curve with Nash Street an arc distance of 154.73 feet to an iron rod for a corner;
THENCE: South 00° 35' 03" West a distance of 63.22 feet to an iron rod for a corner;
THENCE: South 89° 35' 07" West a distance of 75.00 feet to an iron rod for a corner in the West line of said Rockwall School Addition No. 1;
THENCE: North 00° 24' 10" West a distance of 219.97 feet along said Rockwall School Addition No. 1 line to the Point of Beginning and Containing 19,675 Square Feet or 0.4517 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Richard Cullins is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as CULLINS ADDITION NO.4, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets 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 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.

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. 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 therefore 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, as required under Ordinance 83-54.

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

RICHARD CULLINS

STATE OF TEXAS
COUNTY OF _____

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

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 Manager
Date: _____
APPROVED

Chairman, Planning and Zoning Commission
Date: _____

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	10-15-84	84253

Cullins Addition No. 4	
B.F. Boydston Survey Abstract No. 14	
City of Rockwall	Rockwall County, Texas
Richard Cullins P.O. Box 764	OWNER Rockwall, Tx. 75087

2
2

HAROLD L. EVANS Consulting Engineer
2331 GUS THOMASSON ROAD P. O. BOX 28355
DALLAS, TEXAS 75228 214-328-8133

T R A N S M I T T A L L E T T E R

TO: † MS. KYM CULLINS
P. O. BOX 764
ROCKWALL, TEXAS 75087

PROJECT NAME:
Rockwall School Addition No. 1 -
"Cullins Replat"

JOB NO.: 84253

ATTN: †

DATE: 11-19-84

WE TRANSMIT:

- herewith under separate cover via _____
 in accordance with your request _____

FOR YOUR:

- use review & comment information
 approval distribution to parties
 record other signatures

THE FOLLOWING:

- plans contract addendum
 specifications letter forms
 other 2 mylars & 11 blueline copies

REMARKS:

Kym: After copies have been signed, please submit to Karen
Martin at the City of Rockwall.

Thank You!

copies to: ✓ City of Rockwall
Attn: Ms. Karen Martin

by: Darla Parker

TO
Kym Cullins
1304 Ridge Road
Rockwall, Tx. 75087

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

SUBJECT
Rockwall School Addition No. 1 Replat

DATE
10/16/84

MESSAGE:
On October 11, 1984, the Planning and Zoning Commission recommended approval of your replat of the Rockwall School Addition No. 1 subject to Board of Adjustments approval. To go to City Council on November 5th, we need 7 copies of a final plat including field notes, signatures and dedication, building line, the area of each lot, and an easement for the water line. Utility plans can be worked out with the City Staff.

by October 29.

CC: Harold Evans

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE
REPLY

REPLY TO → SIGNED

Karen Martin

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
Kym Cullins
P. O. Box 764
Rockwall, Tx. 75087

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

SUBJECT
Rockwall School Addition No. 1-Cullins Replat

DATE
11/7/85

MESSAGE:
On November 5, 1984, the City Council approved your replat for the above project. The Tax Office would like the plat named "Rockwall School Addition No. 1 - Cullins Replat". Please submit 2 mylars and 11 blue-line copies to this office with the proper signatures.

CC: Harold Evans

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE
REPLY

REPLY TO → SIGNED

Karen Martin

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