

APPLICATION AND  
FINAL PLAT CHECKLIST

DATE: 10-9-84

Name of Proposed Subdivision LAKE RIDGE PARK - BOTO ADDITION

Name of Subdivider AUGIE BOTO

Address 413 YACHT CLUB Phone 226-2552

Owner of Record SAME AS SUBDIVIDER

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS - CONSULTING ENGINEER

Address 2331 GUST Thomasson Rd Dallas TEXAS Phone 328-8133

Total Acreage 0.5573 Current Zoning SF-2

Number of Lots/Units 2 Signed \_\_\_\_\_

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>	
<u>✓</u>	_____	1. Title or name of subdivision, written and graphic scale, north point, date of plat, and key map
<u>✓</u>	_____	2. Location of the subdivision by City, County and State
<u>✓</u>	_____	3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark
<u>✓</u>	_____	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines
<u>✓</u>	_____	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

CON AND  
PLAT CHECKLIST

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____

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. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
12. 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
13. An instrument of dedication or adoption signed by the owner or owners
14. Space for signatures attesting approval of the plat
15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
16. Complies with all special requirements developed in preliminary plat review

CITY OF ROCKWALL  
OFFICIAL RECEIPT

DATE 10/31/84  
NAME August Boto  
ADDRESS Lake Ridge Park-Boto Add.

Cash  Check 1365  Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Final Plat</u>		<u>105 00</u>

Received By KM

2916

FORM G-1

ENGINEERING DRAWINGS CHECKLIST

Date: 10-9-84

Name of Proposed Subdivision LAKE RIDGE PARK - BOTO ADDITION

Name of Subdivider AUGIE BOTO

Address 413 YACHT CLUB <sup>ROCKWALL</sup> TEXAS Phone 226-2552

Owner of Record SAME AS SUBDIVIDER

Address ~~2231~~ \_\_\_\_\_ Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS - CONSULTING  
ENGINEER

Address 2331 Gus Thomasson Rd Dallas, Texas Phone 328-8133

Total Acreage 0.5573 Current Zoning SF-2

Number of Lots/Units 2 Signed \_\_\_\_\_

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City should be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
✓		<u>UTILITY PLAN:</u> 1. Plan view shall show relationship of all existing and proposed utilities, including streets, storm drainage, water distribution pipelines, sewer pipelines, natural gas pipelines, electric lines, telephone cables and television cables.
✓		2. Plan view shall also include all existing and proposed easements and rights-of-ways.
		3. Plan view shall show street lighting.
✓		<u>STREETS:</u> 1. Paving plan shall show plan and profile of existing and proposed street improvements.
✓		2. Paving profile shall show existing ground grade and the grade of the right and left curb and the existing and proposed utilities.
✓		3. Paving plan shall show existing grade and proposed grade.
✓		4. Paving plan shall show paving width and street classification with standard curve data.
✓		5. Paving details shall comply with the Standard Details for the City of Rockwall.
✓		<u>STORM DRAINAGE:</u> 1. The drainage area map showing the entire watershed on which the project is located shall be included. This map shall show contours at a minimum of 5 foot intervals and be on a scale no larger than 1 inch = 2000 feet.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	Item
✓		2. A drainage area map of the project site with contours at a minimum of 2 feet intervals shall be included. This map shall show the existing topography of the project site and the proposed grading plan of the site. Drainage contributing from areas outside the project site shall be specifically addressed.
✓		3. The drainage calculations for the site shall be provided on the plans as per the standard table. This calculation shall identify the sub-drainage area by number, the contributing area in acres, the time of concentration in minutes, the coefficient of runoff, the storm frequency and duration, the storm intensity in inches per hour and the accumulated runoff in cubic feet per second.
✓		4. The direction of storm water flow on the site shall be shown on the drainage area map.
	✓	5. The drainage facilities shall be designed for ultimate watershed development as shown on the Growth and Management Plan even though the project may be developed in phases or the topography is such that other developments contribute to the proposed site.
	✓	6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
	✓	7. Where the storm drainage facilities tie into existing facilities, the plans shall show how this project will affect those existing facilities.
	✓	8. All existing and proposed drainage easements on the project site shall be shown.
✓		9. The storm drainage details shall comply with the Standard Details for the City of Rockwall.

FOR CITY USE ONLY

Information  
Included  
on Plans

Information  
Sufficient  
for Review

Item

✓  
\_\_\_\_\_

✓  
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✓  
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\_\_\_\_\_ ✓

WATER DISTRIBUTION

1. The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves and location of fire hydrants and *Demand* (fire flow calculations).
2. The plans shall identify the source of water supply.
3. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the Water Distribution Plan.

WASTEWATER COLLECTION

1. The plans shall show existing and proposed wastewater collection improvements.
2. The drainage calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, the area served in acres, the type of units served, the maximum, dry weather flow in million gallons per day (MGD), the infiltration/inflow allowance in MGD and the total accumulated wastewater flow in MGD.
3. Where proposed facilities tie into existing facilities, the plans shall show the flow line of the existing facilities and how the proposed facilities affect the system.
4. Where a portion of the proposed wastewater collection system will service areas outside the project, the plans shall clearly indicate how the design of the common pipeline is determined.
5. The details of the wastewater collection system shall comply with the Standard Details of the City of Rockwall.
6. If a wastewater collection system will not be provided, the plans should indicate how the wastewater will be collected and treated.

FOR CITY USE ONLY

Date Submitted: \_\_\_\_\_

Sent to Engineer: \_\_\_\_\_

Engineering Approval: \_\_\_\_\_

P & Z Approval: \_\_\_\_\_

City Council Approval: \_\_\_\_\_

Pre-Construction: \_\_\_\_\_

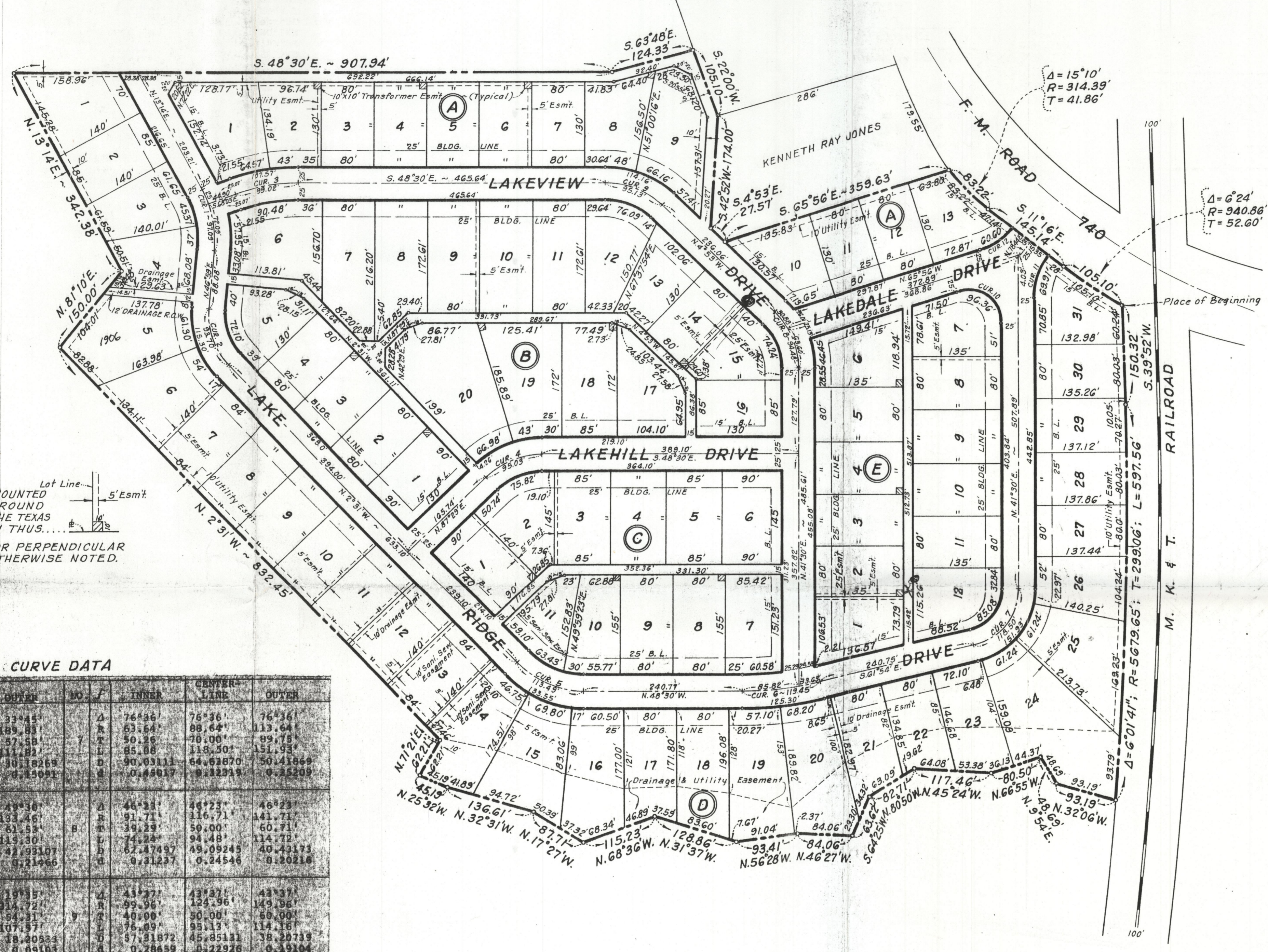
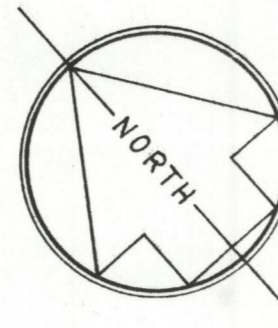
As Built Submitted: \_\_\_\_\_

Case No: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Availability Pd: \_\_\_\_\_





... LAKE ...  
 ... RAY ...  
 ... HUBBARD ...

**NOTES:**  
 10'x10' EASEMENTS FOR PAD MOUNTED TRANSFORMERS, AND UNDERGROUND UTILITY EASEMENTS ARE TO THE TEXAS POWER & LIGHT CO, AND SHOWN THUS...  
 ALL LOT LINES ARE RADIAL OR PERPENDICULAR TO THE STREETS UNLESS OTHERWISE NOTED.

**CURVE DATA**

STATION	CHORD	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	33.45	33.45	33.45	76.96	76.96	76.96	76.96
2	113.83	164.83	189.83	63.64	88.64	113.64	113.64
3	42.42	50.00	57.58	50.25	70.00	89.75	89.75
4	82.37	97.69	111.82	85.08	116.50	151.93	151.93
5	80.97532	84.76054	30.18269	90.03111	64.83670	50.41868	50.41868
6	0.20488	0.19788	0.15091	0.44817	0.33243	0.25209	0.25209
7	49.30	49.30	49.30	46.23	46.23	46.23	46.23
8	83.46	108.46	133.46	91.71	116.71	141.71	141.71
9	38.48	50.00	61.52	39.29	50.00	60.71	60.71
10	72.10	93.70	113.30	74.24	94.48	114.72	114.72
11	69.85061	59.82866	31.95107	62.47457	49.09245	40.43173	40.43173
12	0.34325	0.26413	0.21466	0.31237	0.24546	0.20116	0.20116
13	10.35	19.35	19.35	43.27	43.27	43.27	43.27
14	264.72	289.72	314.72	59.96	124.96	149.96	149.96
15	45.69	50.00	64.31	40.00	50.00	60.00	60.00
16	90.48	98.02	107.57	76.09	95.13	114.16	114.16
17	21.64393	19.77627	18.00523	17.71872	15.85111	14.20739	14.20739
18	0.10822	0.09988	0.09103	0.29459	0.22926	0.19304	0.19304
19	44.01	44.01	44.01	14.716	14.716	14.716	14.716
20	98.70	123.70	148.70	51.38	107.38	163.38	163.38
21	39.89	50.00	60.10	39.89	50.00	60.10	60.10
22	75.22	95.05	114.24	76.36	96.36	115.55	115.55
23	58.08044	46.21933	34.89114	41.49211	29.68114	18.49114	18.49114
24	0.48013	0.39153	0.31926	0.37745	0.28885	0.22745	0.22745
25	49.89	117.89	186.89	11.14	107.58	216.58	216.58
26	118.78	168.78	218.78	36.24	86.24	136.24	136.24
27	59.41	118.81	178.81	69.91	129.91	189.91	189.91
28	19.21897	17.34750	15.47603	15.23978	13.36831	11.49684	11.49684
29	0.24609	0.20259	0.17219	0.24609	0.20259	0.17219	0.17219
30	14.24	14.24	14.24	14.24	14.24	14.24	14.24
31	485.78	510.78	535.78	48.27	98.27	148.27	148.27
32	171.06	201.06	231.06	31.30	61.30	91.30	91.30
33	34.41	119.41	184.41	60.40	120.40	180.40	180.40
34	11.79308	11.71774	11.64240	58.38447	58.30913	58.23379	58.23379
35	0.05898	0.05898	0.05898	0.05898	0.05898	0.05898	0.05898

**REVISED PLAT  
 LAKE RIDGE PARK**

**ROCKWALL, TEXAS**

DANIEL ATKINS SURVEY — ABSTRACT NO. 1  
 E. P. GAINES CHISUM SURVEY — ABSTRACT NO. 64  
 ROCKWALL COUNTY, TEXAS

**GEORGE O. YAMINI COMPANY, INC., TRUSTEE ~ OWNER**  
 521 MEADOWS BUILDING ~ DALLAS, TEXAS

**C. L. MOON, INC. ~ ENGINEERS**  
 1154 E. NORTHWEST HWY. ~ DALLAS, TEXAS

87 LOTS 32.64 AC.  
 VOL. PG.

**84-107**

SCALE: 1"=100'

FEBRUARY, 1972

**NOTE:**  
 Drainage & Utility Easement  
 Along Rears of Lots 14 Thru 24  
 Revised August 1972.

**OWNER'S CERTIFICATE**

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

WHEREAS, George O. Yamini Company, Inc., Trustee, is the owner of a tract of land situated in the Daniel Atkins Survey, Abstract No. 1 and the E. P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING at the east corner of said tract of land, said point being in the westerly line of State Farm Road 740, said point being in the northwesterly line of M. K. & T. Railroad 100' Right of Way; an iron stake set for corner;  
 THENCE S89°52'W, with the northwesterly line of said Railroad right of way, 150.32' to the beginning of a curve to the right, having a radius of 5679.65' and a central angle of 6°01'41"; an iron stake set for corner;  
 THENCE in a southwesterly direction with the northwesterly line of said Railroad right of way and along said curve, 597.56' to a point in the bed of a creek; a point for corner;  
 THENCE in a westerly, southwesterly, and northwesterly direction with the property line of said George O. Yamini Company, Inc. tract and following the meanderings of a creek as follows:  
 N32°06'W, 93.19' to a point for corner;  
 N9°54'E, 48.69' to a point for corner;  
 N66°55'W, 80.50' to a point for corner;  
 N45°24'W, 117.46' to a point for corner;  
 N80°50'W, 82.71' to a point for corner;  
 S64°25'W, 63.62' to a point for corner;  
 N46°27'W, 84.06' to a point for corner;  
 N56°28'W, 93.41' to a point for corner;  
 N31°37'W, 128.86' to a point for corner;  
 N68°36'W, 115.23' to a point for corner;  
 N17°27'W, 87.71' to a point for corner;  
 N32°31'W, 136.61' to a point for corner;  
 N25°32'W, 45.19' to a point for corner;  
 N71°21'E, and leaving the bed of said creek, 62.21' to an iron stake set for corner;  
 THENCE N2°31'W, 832.45' to an iron stake set for corner;  
 THENCE N81°10'E, 150.00' to an iron stake set for corner;  
 THENCE N13°14'E, 342.38' to an iron stake set for corner;  
 THENCE S48°30'E, 907.94' to an iron stake set for corner;  
 THENCE S63°48'E, 124.33' to an iron stake set for corner;  
 THENCE S22°00'W, 105.10' to an iron stake set for corner;  
 THENCE S42°52'W, 174.00' to an iron stake set for corner;  
 THENCE S65°56'E, 359.63' to a point in the westerly line of the aforementioned State Farm Road 740, said point being the beginning of a curve to the left, having a radius of 314.39', a central angle of 15°10' and a tangent bearing of S3°54'W; an iron stake set for corner;  
 THENCE in a southerly direction with the westerly line of said State Road 740 and along said curve, 83.22' to the end of said curve; an iron stake set for corner;  
 THENCE S11°16'E, and continuing along the westerly line of said State Road, 145.14' to the beginning of a curve to the left, having a radius of 940.86' and a central angle of 6°24'; an iron stake set for corner;  
 THENCE in a southerly direction and continuing along the westerly line of said State Road 740 and along said curve, 105.10' to the place of beginning and containing 32.64 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 THAT George O. Yamini Company, Inc., Trustee, does hereby adopt this plat designating the hereinabove described property as Lake Ridge Park, Revised, an Addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon; and does hereby dedicate the easement strips shown on the plat for the mutual use and accommodation of the garbage collection agencies and all public 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 improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips; and any public utility shall have at all times the right of ingress and egress to and from and upon any of the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity of any time of procuring permission of anyone.

WITNESS MY HAND AT DALLAS, TEXAS, on this the 23<sup>rd</sup> day of March, 1972.  
 ATTEST: Elizabeth Lamb Notary Secretary  
 GEORGE O. YAMINI COMPANY, INC. Trustee  
Jack Yates Vice President

STATE OF TEXAS )  
 COUNTY OF DALLAS )  
 Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day did personally appear Jack Yates, Vice President of George O. Yamini Company, Inc., Trustee to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and as the act and deed of said Corporation.  
 GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, this the 23<sup>rd</sup> day of March, 1972.  
Joan Abernathy  
 Notary Public in and for Dallas County, Texas

**ENGINEER'S CERTIFICATE**  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, C. L. MOON, 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, in accordance with the approved Platting Rules and Regulations of the City of Rockwall, Texas.  
C. L. Moon  
 C. L. Moon, P.E.

STATE OF TEXAS )  
 COUNTY OF DALLAS )  
 Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared C. L. Moon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27<sup>th</sup> day of March, 1972.  
Donna M. Hawkins  
 Notary Public in and for Dallas County, Texas

Recommended for Final Approval:  
D.P. Price City Engineer Date 9-26-72  
 Approved: James H. Payne Chairman, Planning and Zoning Commission Date 9-28-72

I hereby certify that the above and foregoing Plat of Lake Ridge Park, Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 28<sup>th</sup> day of September, 1972.  
 This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within thirty (30) days from said date of final approval.  
 Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.  
 WITNESS MY HAND THIS 28<sup>th</sup> day of September, 1972.  
James H. Payne  
 City Secretary, City of Rockwall

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date: \_\_\_\_\_

APPROVED

Chairman, Planning and Zoning Commission

Date: \_\_\_\_\_

I hereby certify that the above and foregoing plat of Lake Ridge Park - Boto Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Mayor, City of Rockwall

City Secretary, City of Rockwall

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Augie Boto is the owner of a tract of land situated in the D. Atkins Survey, Abstract No. 1, in the City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod being the most North corner of Lake Ridge Park Revised Addition, an addition to the City of Rockwall as recorded in Cabinet A, Slide 153, of the Map Records of Rockwall County, Texas, said iron rod also being in the City of Dallas Take Line on the east shore of Lake Ray Hubbard, and being North 13° 14' 00" East along said Take Line a distance of 342.38 feet from Take Line Monument No. AA-31-1 (Broken);  
THENCE: North 13° 14' 00" East along said City of Dallas Take Line a distance of 82.10 feet to an iron rod for a corner;  
THENCE: South 45° 20' 44" East leaving said Take Line a distance of 425.14 feet to an iron rod for a corner;  
THENCE: South 41° 30' 00" West a distance of 48.92 feet to an iron rod for a corner in the Northeast line of said Lake Ridge Park Addition;  
THENCE: Along said Northeast line of Lake Ridge Park Addition, also along a 15' alley R.O.W. North 48° 30' 00" West a distance of 385.67 feet to the Point of Beginning and Containing 0.5584 Acres (24,327 Square Feet) of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Augie Boto is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as LAKE RIDGE PARK - BOTO ADDITION, 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\_\_\_\_.

AUGIE BOTO

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by Augie Boto.

Notary Public  
Commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

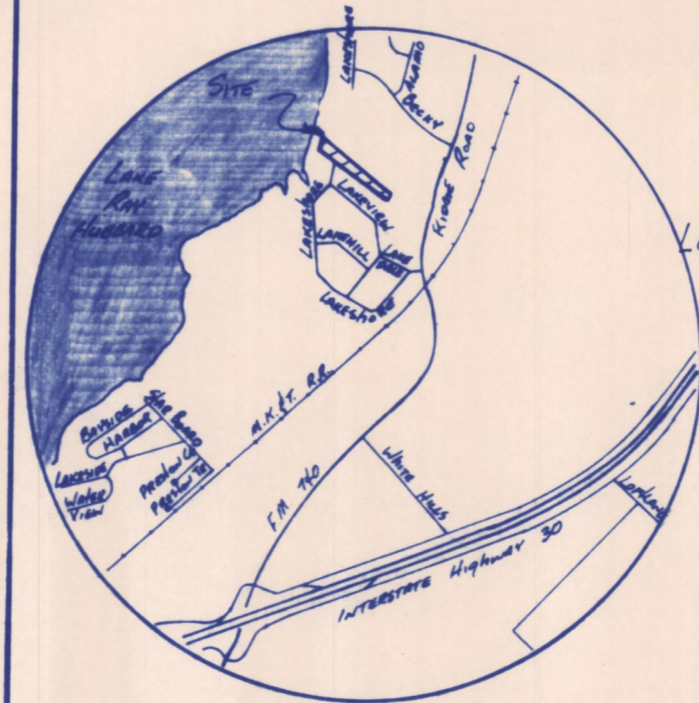
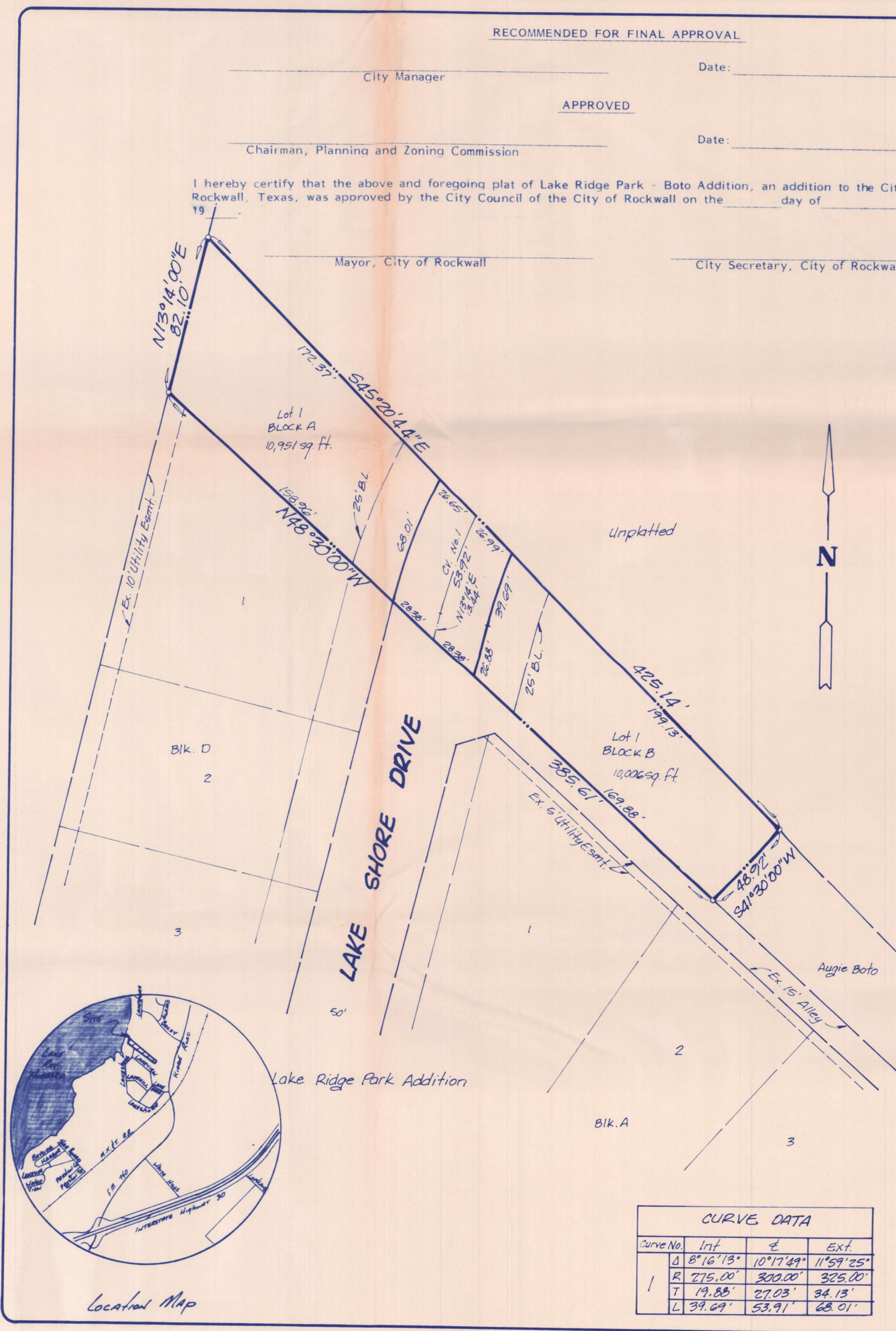
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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 \_\_\_\_\_



CURVE DATA			
Curve No.	Inf	E	Ext
1	8°16'13"	10°17'49"	11°59'25"
R	275.00'	300.00'	325.00'
T	19.85'	27.03'	34.13'
L	39.29'	53.91'	68.01'

10E 3

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

SCALE	DATE	JOB NO.
1" = 40'	9-12-84	84227

**LAKE RIDGE PARK-BOTO ADDITION**  
D. ATKINS SURVEY-ABST. NO. 1  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS



DRAINAGE DATA										
AREA	ACRE	$t_c$	C	$I_s$	$Q_s$	$Q_s$ ACCUM	$I_{25}$	$Q_{25}$	$Q_{25}$ ACCUM	
1	1.8	10	0.50	6.2	5.58	~	8.3	7.47	~	
2	3.6	10*	0.50	6.2	11.16	16.74	8.3	14.94	22.41	
3	2.7	10	0.50	6.2	8.97	25.11	8.3	11.21	33.62	
4	2.8	10	0.50	6.2	8.68	33.79	8.3	11.62	45.24	

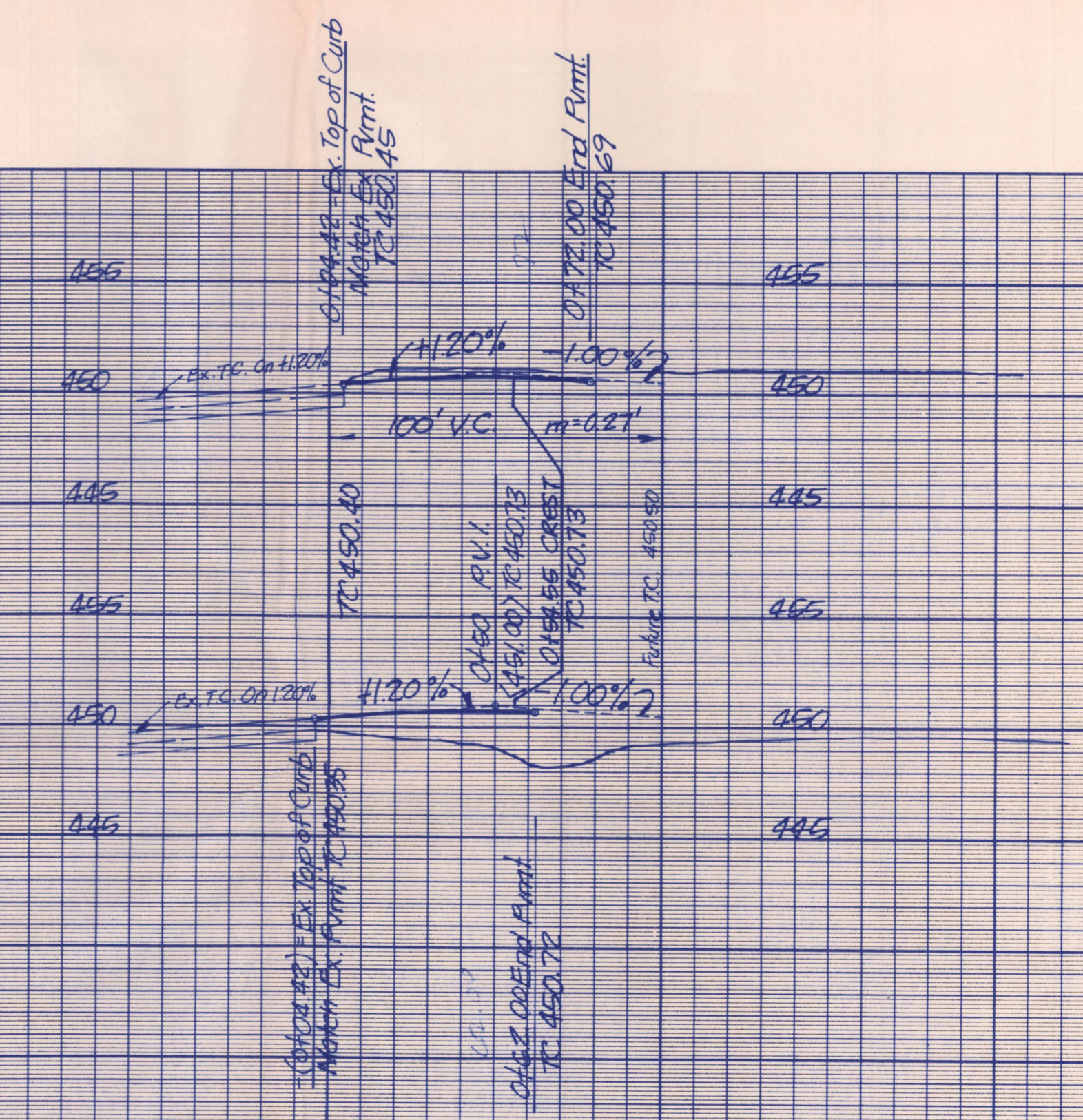
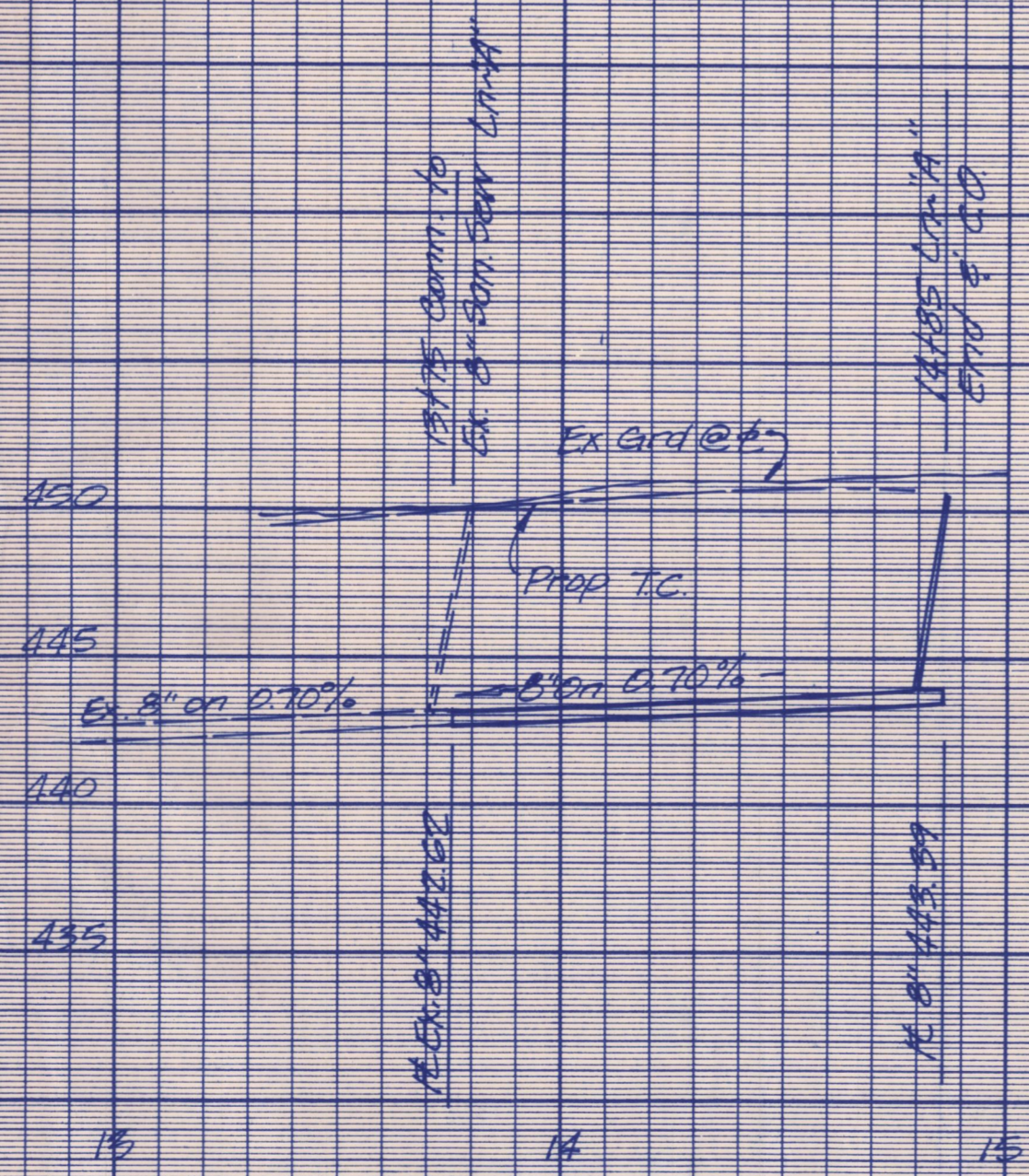
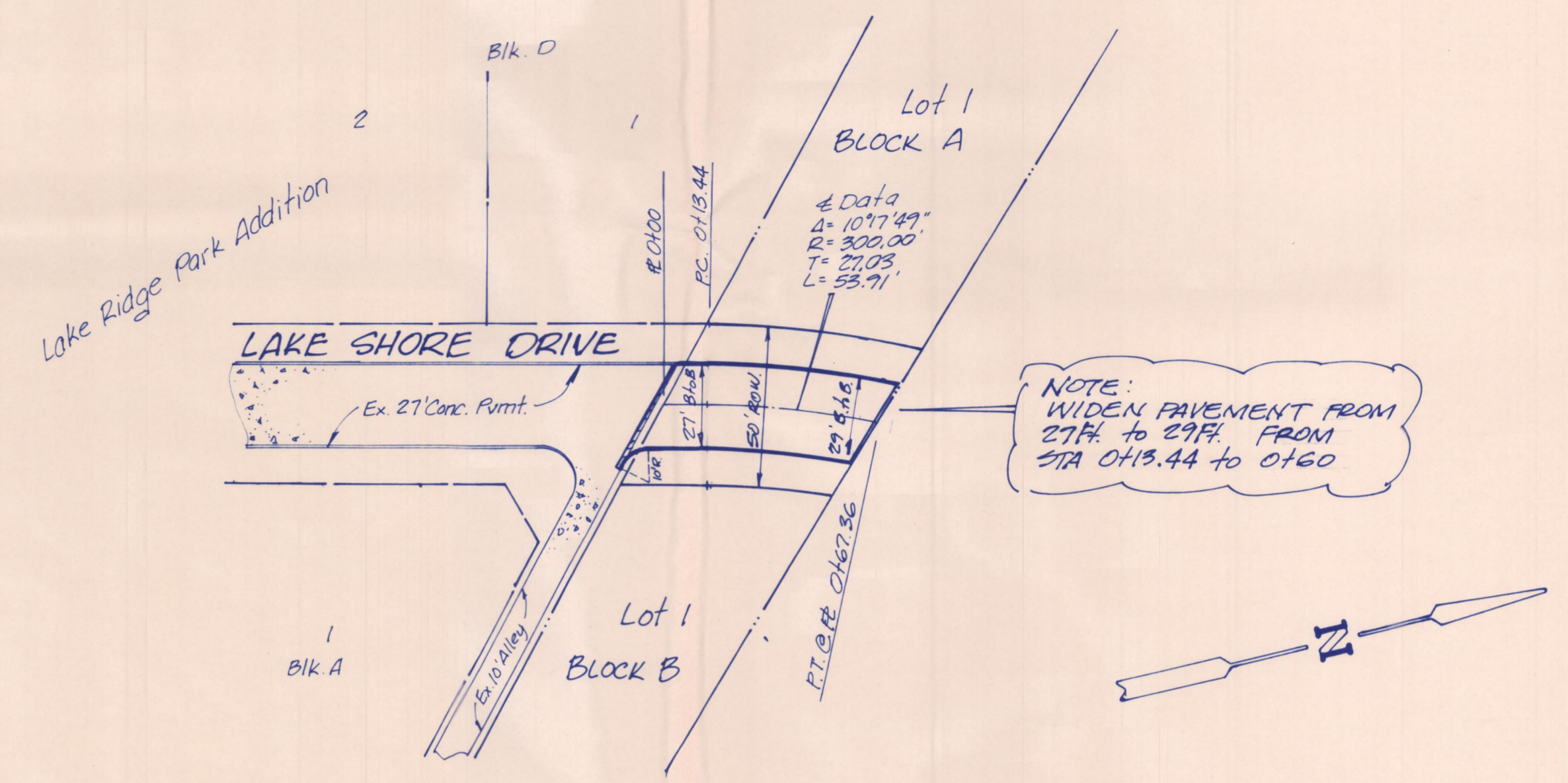
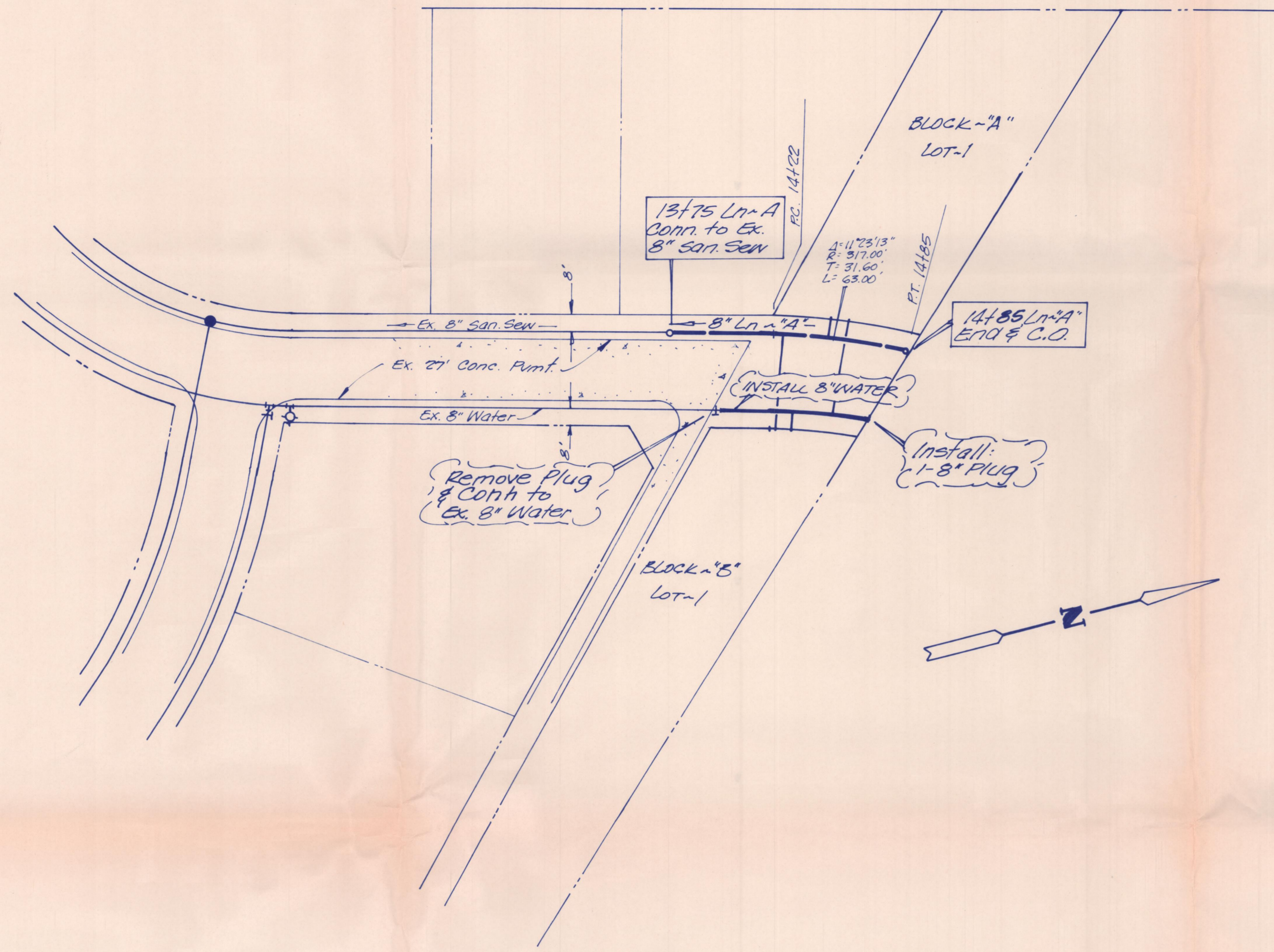
2 OF 3

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

**DRAINAGE AREA MAP**  
LAKE RIDGE PARK - BOTO ADDITION  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

SCALE 1"=100'  
DATE 10-9-84  
JOB NO. 84227

Rev. 11-16-84



# 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.

October 22, 1984

Mr. William R. Eisen  
City Manager  
City of Rockwall  
205 West Rusk  
Rockwall, Texas 75087

Re: 1st Review  
Lake Ridge Park-Boto Addition

Dear Mr. Eisen:

We have received the plans for the 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:

## GENERAL

1. A general vicinity map should be provided.
2. The name of the street to be extended on the survey plat conflicts with the corresponding street name on the drainage area map.
3. The flow rate and direction of flow for Area 1 should be shown on the plan view. The size of the existing storm sewer should be indicated. Additional calculations should be provided in order to determine if the existing inlets and storm sewer can carry the additional flows without causing ponding of water during flooding conditions.
4. An inlet time of 15 minutes has been used for the drainage calculations. For the length of the streets proposed, an inlet time of 10-minutes and thus a rainfall intensity of 6.2 inches may be more appropriate.

Various other comments have been made on the plans provided and should be considered before final approval is made.

Mr. William R. Eisen  
October 22, 1984  
Page 2

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.

A handwritten signature in cursive script that reads "C. Diane Palmer".

C. Diane Palmer, P.E.

CDP/WLD:ja

cc: R.L. Nichols  
T.A. Reid  
W.L. Douphrate

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: Southwestern Bell Telephone  
2702 Wesley  
Greenville, Texas 75401

PROJECT NAME:

"See Below"

JOB NO.: "See Below"

ATTN: Mr. Gary Gutierrez

DATE: 10-31-84

WE TRANSMIT:

- herewith  under separate cover via \_\_\_\_\_  
 in accordance with your request \_\_\_\_\_

FOR YOUR:

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

THE FOLLOWING:

- plans  contract  addendum  
 specifications  letter  forms  
 other \_\_\_\_\_

Houser Addition - Job No. 84241, Herring Addition - Job No. 8442,  
Hendricks Addition - Job No. 84261, & Boto Addition - (Lake Ridge  
Park) - Job No. 84227

REMARKS:

Please review and mark required easements and return one  
marked up print to us.

Thank You.

copies to: City of Rockwall  
Attn: Karen Martin

by: Darla Parker

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: Texas Power & Light Company PROJECT NAME:  
Post Office Box 39 "See Below"  
Rockwall, Texas 75087  
JOB NO.: "See Below"  
ATTN: Mr. Brian Hughes DATE: 10-31-84

WE TRANSMIT:

- herewith  under separate cover via \_\_\_\_\_  
 in accordance with your request \_\_\_\_\_

FOR YOUR:

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

THE FOLLOWING:

- plans  contract  addendum  
 specifications  letter  forms  
 other \_\_\_\_\_

Houser Addition - Job #84241; Herring Addition - Job #8442;

Hendricks Addition - Job #84261; & Boto Addition - (Lake Ridge  
Park) - Job #84227

REMARKS:

Please review and mark required easements and return one  
marked up print to us.

Thank You.

copies to: City of Rockwall  
Attn: Karen Martin

by: Darla Parker



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: Lone Star Gas Company  
206 W. Rusk  
Rockwall, Texas 75087

PROJECT NAME:

"See Below"

JOB NO.: "See Below"

ATTN: Ms. Joyce Martin

DATE: 10-31-84

WE TRANSMIT:

- herewith  under separate cover via \_\_\_\_\_  
 in accordance with your request \_\_\_\_\_

FOR YOUR:

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

THE FOLLOWING:

- plans  contract  addendum  
 specifications  letter  forms  
 other \_\_\_\_\_

Houser Addition - Job #84241; Herring Addition - Job #8442;

Hendricks Addition - Job #84261; & Boto Addition -(Lake Ridge  
Park)- Job #84227

REMARKS:

Please review and mark required easements and return one  
marked up print to us.

Thank You.

copies to: City of Rockwall  
Attn: Karen Martin

by: Darla Parker

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

TRANSMITTAL LETTER

TO: FREESE & NICHOLS INC.  
616 SIX FLAGS DRIVE  
ARLINGTON, TEXAS

PROJECT NAME:

LAKE RIDGE PARK - BOTO ADD'N.

JOB NO.: 84227

DATE: 11-16-84

ATTN: DIANA PALMER

WE TRANSMIT:

- herewith  under separate cover via \_\_\_\_\_  
 in accordance with your request \_\_\_\_\_

FOR YOUR:

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

THE FOLLOWING:

- plans  contract  addendum  
 specifications  letter  forms  
 other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REMARKS:

ALL ITEMS IN LETTER DATED OCT. 22, 1984  
HAVE BEEN ANSWERED PER COMMENTS  
MADE BY CITY ENGINEER

copies to: FILE

by: PETE

# 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.  
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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.

November 29, 1984

Mr. William R. Eisen  
City Manager  
City of Rockwall  
205 West Rusk  
Rockwall, TX 75087

RE: Second Review  
Lake Ridge Park-Boto Addtn.  
ROK 84867

Dear Mr. Eisen:

We have received the plans for the referenced project and have completed the second review. We offer the following comments regarding compliance with Rockwall's Standards of Design and good engineering practice.

## GENERAL COMMENTS

The direction of flow for Area 1 has been provided as shown on the plan view. The storm drainage calculations have been provided as requested. However, the size of the existing storm sewer has not yet been indicated. We recommend that the Developer research the designed capacity of the existing storm sewer and inlets to determine if the discharges can be carried.

The other comments in the first review have been addressed. Although the northern drainage boundary has been altered from those proposed in the first set of plans due to future development, the information provided appears to be sufficient. If the future development is not completed, the drainage area contributing to the existing storm sewer will be greater.

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.

Mr. William Eisen  
November 29, 1984  
Page 2

Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

FREESE AND NICHOLS, INC.

A handwritten signature in cursive script that reads "C. Diane Palmer".

C. Diane Palmer, P.E.

CDP/WLD:dd

xc: R. L. Nichols  
T. A. Reid  
W. L. Douphrate II

August Boto  
413 Yacht Club Drive  
Rockwall, Tx. 75087

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

SUBJECT  
Lake Ridge Park - Boto Addition

DATE  
10/26/84

MESSAGE:  
The first engineering review has been given to Harold. Planning Commission wants all owners between Lake Ray Hubbard Estates and Lake Ridge Park to meet and work out streets and alleys before approval. Plat fee of \$105.00 must be paid by October 31st. Proof of notification of utility companies of easements must be received by October 31st. Plat needs point of beginning. Council has decided to ask for sidewalks on all developments.

CC: Harold Evans

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

REPLY

*Karen Martin*

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  
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  
11/9/84

MESSAGE:  
On November 8th the Planning and Zoning Commission recommended approval of your final plat subject to engineering approval. The plat and engineering must be resubmitted addressing all comments in the Freese & Nichols letter as well as those on the plans themselves by November 19th and be approved by Ed Heath by November 26th for this plat to go before City Council on December 3, 1984.

*cc Harold Evans*

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

REPLY

*Karen Martin*

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

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

12/4/84

MESSAGE:

On December 3, 1984, the City Council approved the final plat for the above project. Please submit 2 mylars and 8 blue line copies with signatures to the City for filing.

CC: Harold Evans

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

*Karen Martin*

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