

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 10-24-84

Name of Proposed Development ~~JAMES L.~~ HENDRICKS ADDITION

Name of Developer JAMES L. HENDRICKS

Address 2708 ROUTH ST DALLAS, TEX. Phone _____

Owner of Record SAME AS ABOVE

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS

Address 2331 GUSTHOMASSON RD DALLAS TEX. Phone 328-8133

Total Acreage 2.245 Current Zoning SF-10

Number of Lots/Units 1 Signed PETE NELSON

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 on a satisfactory scale, usually not smaller than one inch equals 100 feet. The final plat shall be submitted on a drawing which is 18 inches by 24 inches.

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 development written and graphic scale, north point, date of plat and key map
<u>✓</u>	_____	2. Location of the development by City, County and State
<u>✓</u>	_____	3. Location of development 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>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
✓		5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
	✓	6. Approved name and right-of-way width of each street, both within and adjacent to the development
✓	✗	7. Locations, dimensions and purposes of any easements or other rights-of-way
✓		8. Identification of each lot or site and block by letter and building lines or residential lots
✓		9. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by 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 development
	✓	11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
✓		12. 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. Instrument of dedication or adoption signed by the owner or owners
✓		14. Space for signatures attesting approval of the plat
✓		15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>
--------------------------------------	---------------------------

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

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

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

16. Compliance with all special requirements developed in preliminary plat review
17. Waiver of drainage liability by the City due to development's design
18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 10-29-84
NAME Hendricks, James
ADDRESS Ridge Road
(Hendricks Addition)
 Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Plot Fee</u>		<u>35.00</u>
		<u>35.00</u>

Received By D. Morton

2908
FORM G-1

PLANNING AND ZONING

FACT SHEET

Case No. 84-113-FP

Applicant: Cecil Unruh + James Hendricks

Name of Project: Estates of Coast Royale No. 1

Location: FM-740 north of railroad

Acreage: 10.318

Current Zoning: SF-10

Request: Final plat approval

Notices: Sent N/A

Favorable _____

Unfavorable _____

Comments: Need to label acreage per lot.

P & Z Recommendation: _____

Council Decision: _____

RECOMMENDED FOR FINAL APPROVAL

City Manager

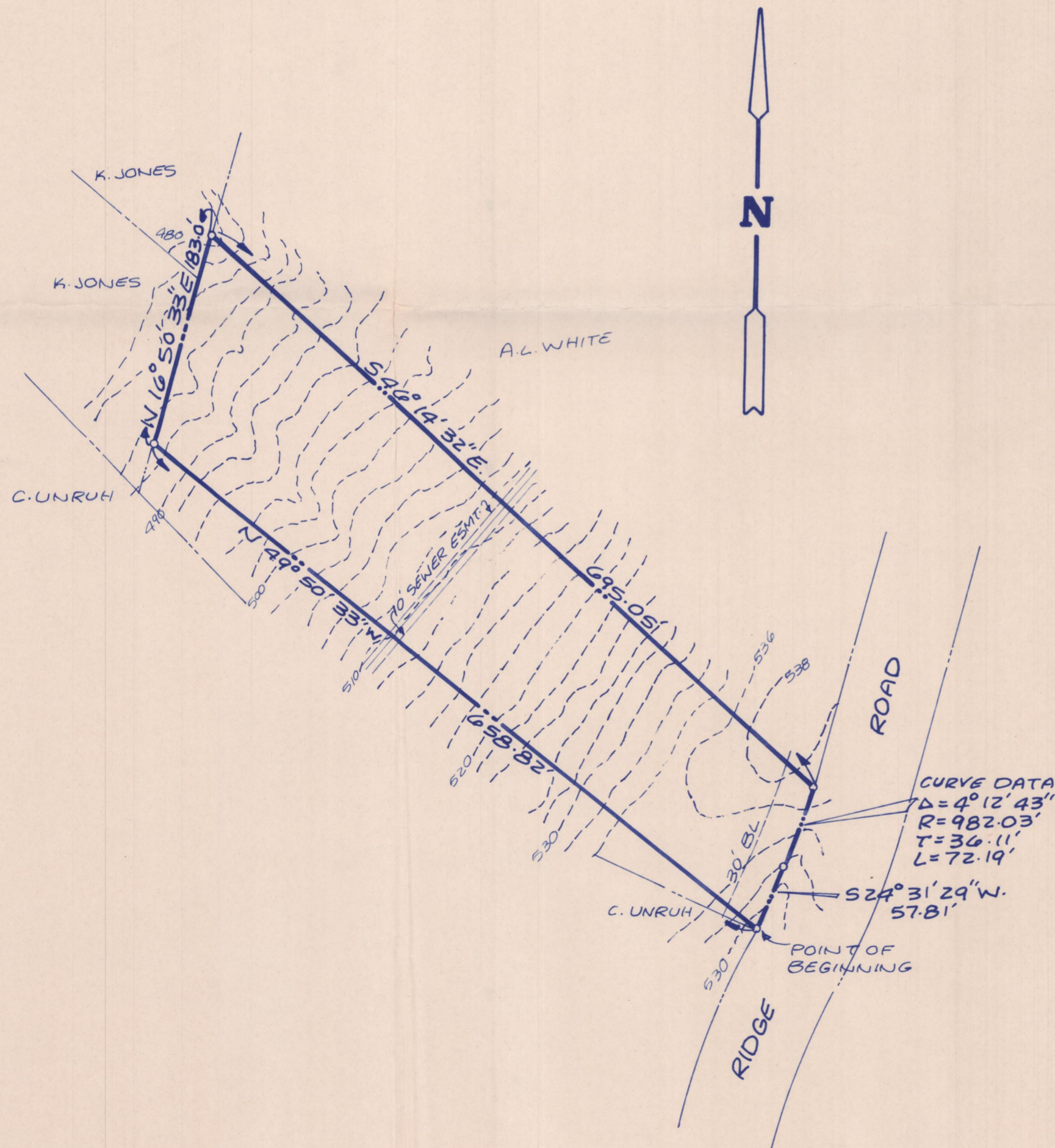
APPROVED

Chairman, Planning and Zoning Commission

I hereby certify that the above and foregoing plat of HENDRICKS 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, James L. Hendricks 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 also being part of those tracts as conveyed to A.L. White, recorded in Volume 102, Page 914, & Volume 88, Page 388, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Westerly line of Ridge Road, said point being North 24° 31' 29" East a distance of 5.56 feet from the South corner of said tract, recorded in Volume 102, Page 914, a 1/2" iron stake for a corner;
THENCE: North 49° 50' 33" West leaving said Westerly line a distance of 658.82 feet to a 1/2" iron stake for a corner;
THENCE: North 16° 50' 33" East a distance of 183.00 feet to a 1/2" iron stake for a corner;
THENCE: South 46° 14' 32" East a distance of 695.05 feet to a point on the West line of Ridge Road, a 1/2" iron stake for a corner;
THENCE: Along the West line of Ridge Road the following:
Around a curve to the right having a central angle of 4° 12' 43", a radius of 982.03 feet a distance of 72.19 feet to the end of said curve, a 1/2" iron stake for a corner;
THENCE: South 24° 31' 29" West a distance of 57.81 feet to the Point of Beginning and Containing 2.245 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT James L. Hendricks is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as HENDRICKS 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 systems 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____.

JAMES L. HENDRICKS

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by James L. Hendricks.

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

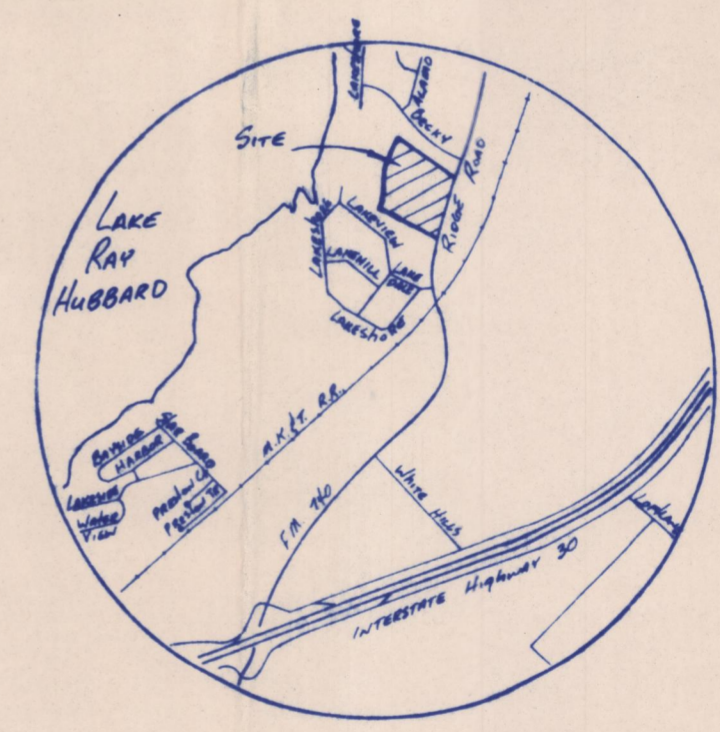
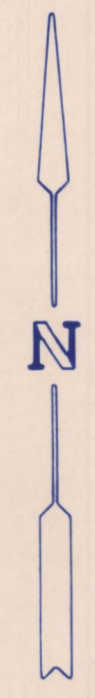
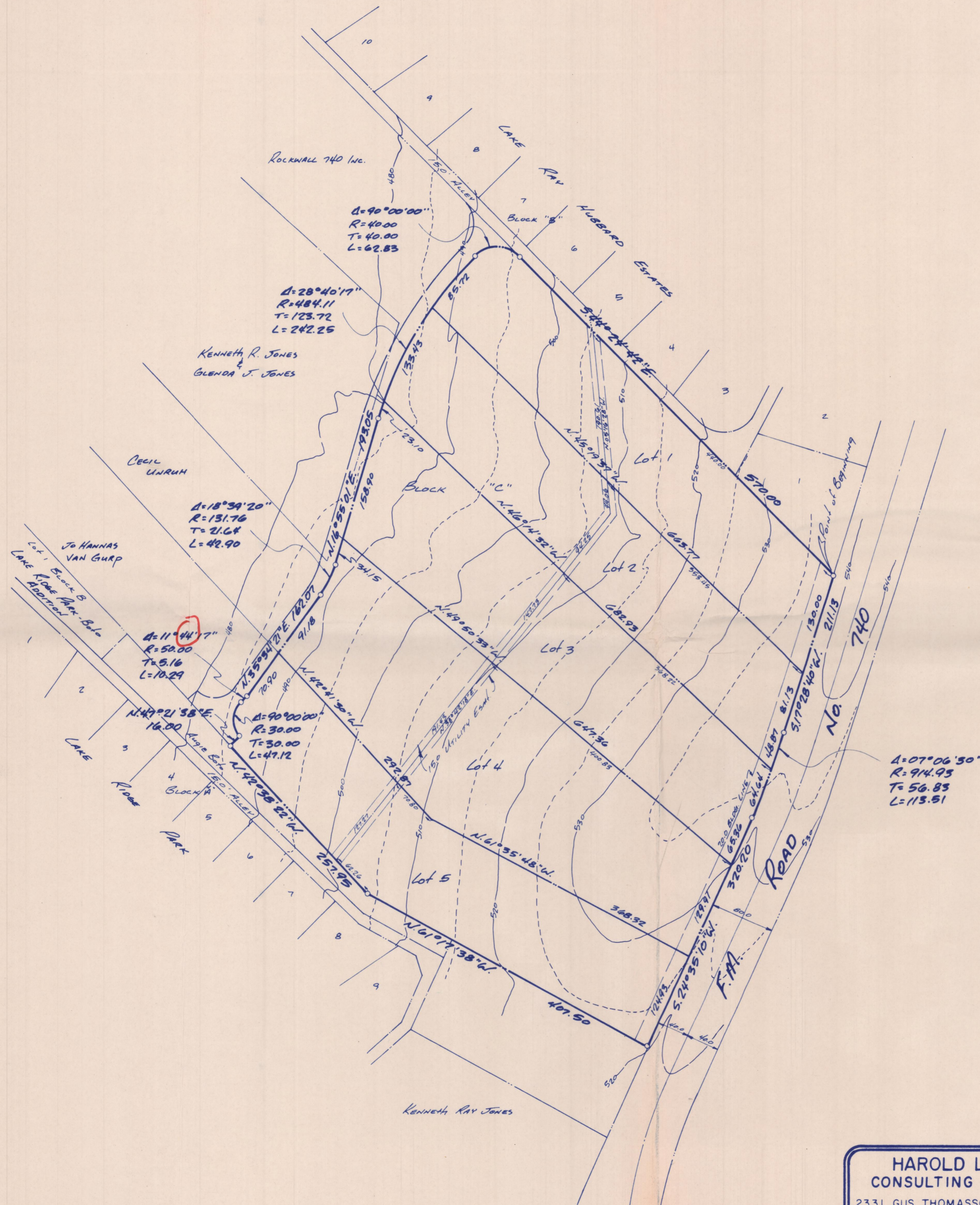
This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
Commission expires _____

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

SCALE	DATE	JOB NO.
1" = 100'	OCT-13-84	84261

HENDRICKS ADDITION
D. ATKINS SURVEY-ABST. NO. 1
JAMES L. HENDRICKS OWNER
2708 ROUTH STREET DALLAS, TEXAS 75201
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS



Location Map

*average each lot
can take topos off
small
error in field notes*

md

1
2

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

SCALE	DATE	JOB NO.
1"=100'	11-26-84	83169

THE ESTATES of COAST ROYALE No. 1

D. ATKINS SURVEY	Abstract No. 1
CITY of ROCKWALL	ROCKWALL COUNTY, TEXAS
CECIL UNRUH 4227 HERSCHEL SUITE 301	OWNER DALLAS, TEXAS 75219

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Rockwall 740, Inc., James L. Hendricks & Barbara Sue Hendricks, Cecil J. Unruh & Luanna C. Unruh, and Johannes Van Gorp are the owners of a tract of land situated in the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the Southwest line of Lake Ray Hubbard Estates, an addition to the City of Rockwall, with the Northwest line of F.M. Road 740 (Ridge Road);

THENCE: Along the Westerly lines of said road as follows: South 17° 28' 40" West a distance of 211.13 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 7° 06' 30", and a radius of 914.93 feet; Along said curve an arc distance of 113.51 feet to an iron rod for a corner; and South 24° 35' 10" West a distance of 320.20 feet to an iron rod for a corner;

THENCE: North 61° 17' 38" West a distance of 407.50 feet along the Southwest line of the Van Gorp tract to an iron rod at an angle point;

THENCE: North 42° 38' 22" West a distance of 257.95 feet continuing along said Southwest line to an iron rod for a corner;

THENCE: Leaving said Southwest line and traversing the above mentioned tracts as follows: North 47° 21' 38" East a distance of 16.00 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 90° 00' 00", a radius of 30.00 feet, and a chord that bears North 2° 21' 38" East a distance of 42.43 feet; Along said curve an arc distance of 47.12 feet to an iron rod at the point of reverse curvature of a circular curve to the left having a central angle of 11° 47' 17" and a radius of 50.00 feet; Along said curve an arc distance of 10.29 feet to an iron rod for a corner; North 35° 34' 21" East a distance of 162.07 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 18° 39' 20" and a radius of 131.76 feet; Along said curve an arc distance of 42.90 feet to an iron rod for a corner; North 16° 55' 01" East a distance of 193.05 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 28° 40' 17" and a radius of 484.11 feet; Along said curve an arc distance of 242.25 feet to an iron rod at the point of compound curvature of a circular curve to the right having a central angle of 90° 00' 00" and a radius of 40.00 feet; and Along said curve an arc distance of 62.83 feet to an iron rod on the Southwest line of said Lake Ray Hubbard Estates;

THENCE: South 44° 24' 42" East a distance of 570.00 feet along said Southwest line to the Point of Beginning and Containing 10.318 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Rockwall 740, Inc., James L. Hendricks & Barbara Sue Hendricks, Cecil J. Unruh & Luanna C. Unruh, and Johannes Van Gorp, the owners of said tract, and do hereby adopt this plat designating the hereinabove described property as The Estates of Coast Royale, No. 1, 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 systems 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 OUR HANDS at _____, Texas, this _____ day of _____, 19____.

ROCKWALL 740, INC.

James L. Hendricks

Cecil J. Unruh

By: Cecil J. Unruh, President

Barbara Sue Hendricks

Luanna C. Unruh

Johannes Van Gorp

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Cecil J. Unruh, the President of Rockwall 740, Inc., a Texas corporation, on behalf of said corporation.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by James L. Hendricks.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Barbara Sue Hendricks.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Cecil J. Unruh.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, Luanna C. Unruh.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Johannes Van Gorp.

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: _____

I hereby certify that the above and foregoing plat of The Estates of Coast Royale, No. 1, 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

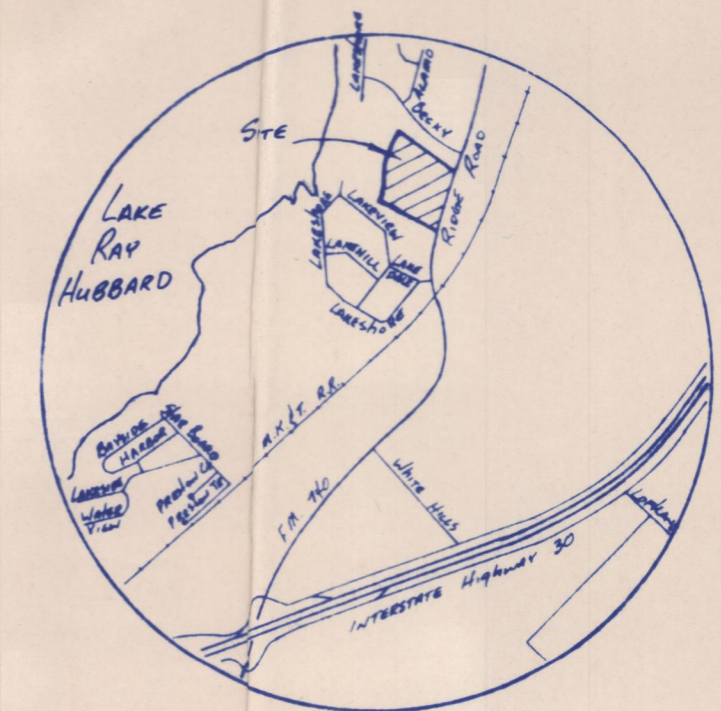
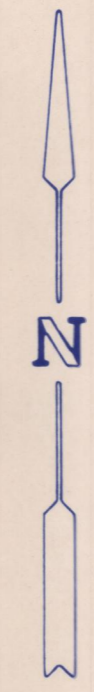
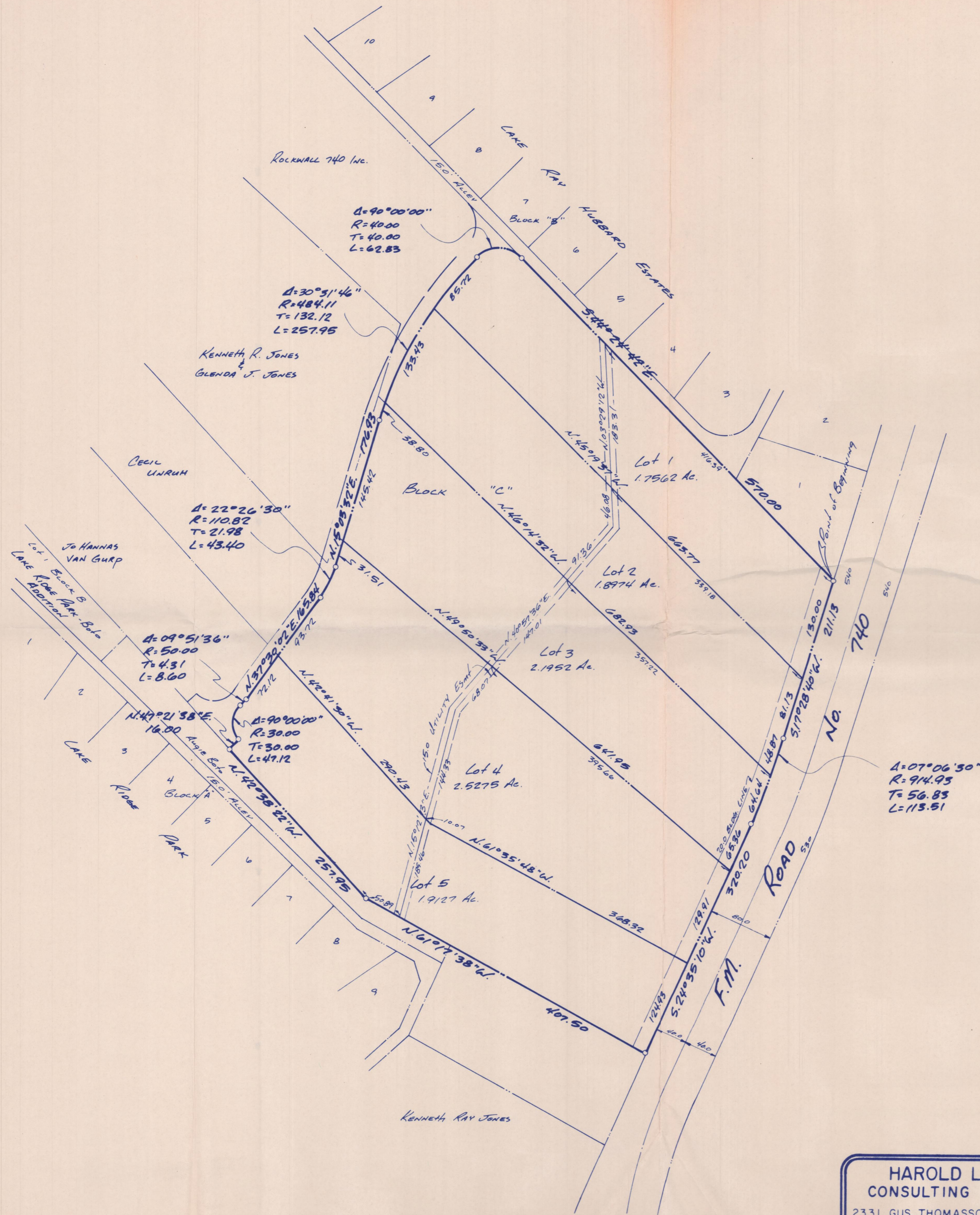
City Secretary, City of Rockwall

2
2

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

SCALE	DATE	JOB NO.
1"=100'	11-26-84	83169

THE ESTATES of Coast Royale No. 1
D. ATKINS SURVEY Abstract No. 1
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
Cecil Unruh OWNER
4227 HERSCHMEL SUITE 301 DALLAS, TEXAS 75249



3rd *[Signature]*
 approved
 1
 2

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

SCALE	DATE	JOB NO.
1"=100'	11-26-84	83/69

THE ESTATES of COAST ROYALE No. 1
D. ATKINS SURVEY Abstract No. 1
 CITY of ROCKWALL
 ROCKWALL COUNTY, TEXAS
 Cecil Unruh
 4227 HERSCHEL SUITE 301
 DALLAS, TEXAS 75219
 OWNER

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Rockwall 740, Inc., James L. Hendricks & Barbara Sue Hendricks, Cecil J. Unruh & Luanna C. Unruh, and Johannes Van Gorp are the owners of a tract of land situated in the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the Southwest line of Lake Ray Hubbard Estates, an addition to the City of Rockwall, with the Northwest line of F.M. Road 740 (Ridge Road);
THENCE: Along the Westerly lines of said road as follows: South 17° 28' 40" West a distance of 211.13 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 7° 06' 30", and a radius of 914.93 feet; Along said curve an arc distance of 113.51 feet to an iron rod for a corner; and South 24° 35' 10" West a distance of 320.20 feet to an iron rod for a corner;
THENCE: North 61° 17' 38" West a distance of 407.50 feet along the Southwest line of the Van Gorp tract to an iron rod at an angle point;
THENCE: North 42° 38' 22" West a distance of 257.95 feet continuing along said Southwest line to an iron rod for a corner;
THENCE: Leaving said Southwest line and traversing the above mentioned tracts as follows: North 47° 21' 38" East a distance of 16.00 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 90° 00' 00", a radius of 30.00 feet, and a chord that bears North 2° 21' 38" East a distance of 42.43 feet; Along said curve an arc distance of 47.12 feet to an iron rod at the point of reverse curvature of a circular curve to the left having a central angle of 09° 51' 36" and a radius of 50.00 feet; Along said curve an arc distance of 8.60 feet to an iron rod for a corner; North 37° 30' 02" East a distance of 105.84 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 22° 26' 30" and a radius of 110.82 feet; Along said curve an arc distance of 43.40 feet to an iron rod for a corner; North 15° 03' 32" East a distance of 170.93 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 30° 31' 46" and a radius of 484.11 feet; Along said curve an arc distance of 257.95 feet to an iron rod at the point of compound curvature of a circular curve to the right having a central angle of 90° 00' 00" and a radius of 40.00 feet; and Along said curve an arc distance of 62.83 feet to an iron rod on the Southwest line of said Lake Ray Hubbard Estates;
THENCE: South 44° 24' 42" East a distance of 570.00 feet along said Southwest line to the Point of Beginning and Containing 10.289 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Rockwall 740, Inc., James L. Hendricks & Barbara Sue Hendricks, Cecil J. Unruh & Luanna C. Unruh, and Johannes Van Gorp, the owners of said tract, and do hereby adopt this plat designating the hereinabove described property as The Estates of Coast Royale, No. 1, 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 systems 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 OUR HANDS at _____, Texas, this _____ day of _____, 19____.

ROCKWALL 740, INC. _____
By: Cecil J. Unruh, President _____
James L. Hendricks _____ Cecil J. Unruh _____
Barbara Sue Hendricks _____ Luanna C. Unruh _____
Johannes Van Gorp _____

STATE OF TEXAS
COUNTY OF _____
This instrument was acknowledged before me on the _____ day of _____, 19____, by Cecil J. Unruh, the President of Rockwall 740, Inc., a Texas corporation, on behalf of said corporation.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____
This instrument was acknowledged before me on the _____ day of _____, 19____, by James L. Hendricks.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Barbara Sue Hendricks.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Cecil J. Unruh.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, Luanna C. Unruh.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Johannes Van Gorp.

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: _____

I hereby certify that the above and foregoing plat of The Estates of Coast Royale, No. 1, 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

2
2

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133
SCALE DATE JOB NO.
1"=100' 11-26-84 83/69

THE ESTATES OF COAST ROYALE No. 1
D. ATKINS SURVEY Abstract No. 1
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
Cecil Unruh OWNER
4227 HERSCHEL SUITE 301 DALLAS, TEXAS 75219

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 by: Darla Parker
Attn: Karen Martin

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

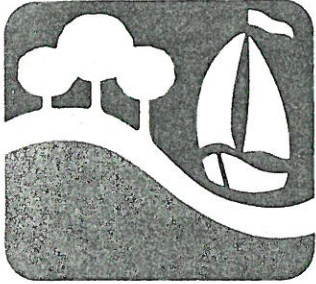
MEMORANDUM

December 17, 1984

TO: Cecil Unruh
FROM: Karen Martin 
SUBJECT: Estates of Coast Royale No. 1

On December 13, 1984, the Planning and Zoning Commission recommended approval of your final plat. This case will be considered by the City Council on January 7, 1985.

CC: Harold Evans
James Hendricks



CITY OF ROCKWALL
"THE NEW HORIZON"

MEMORANDUM

January 9, 1985

Cecil Unruh
40227 Herschel, Suite 301
Dallas, Texas 75219

Subject: Estates of Coast Royale No. 1

On January 7, 1985, the City Council approved the final plat for your project. Please submit two mylars and 11 blue line copies with original signatures to this office for filing with the County Clerk within 30 days. Since Mr. Hendricks is in a hurry to build his house, this should be submitted as quickly as possible. If not submitted and filed within 30 days, the plat shall be invalid.


Karen Martin

CC: James Hendricks
Harold Evans

James L. Hendricks
2708 Routh Street
Dallas, Tx. 75201

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

SUBJECT Hendricks Addition

DATE 10/26/84

MESSAGE:

- The final plat was not submitted in time for the November Planning and Zoning Commission meeting. If the \$35.00 fee is paid by November 26th, and documentation of notification of utility companies received, it will be considered at the December meeting. The Commission is asking all property owners between Lake Ray Hubbard Estates and Lake Ridge Park meet and work out a street and alley plan.

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

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO

Harold Evans
P. O. Box 28355
Dallas, Tx. 75228

FROM

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

SUBJECT

Estates of Coast Royale No. 1

DATE

11/23/84

MESSAGE:

- Comments on your final plat are as follows:
1. Error in 12th line of field notes.
2. List acreage in each lot.
3. You may remove the topo's from the final plat.
This plat will be on the Consent Agenda before the Planning and Zoning Commission.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen

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