

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 12-10-84

Name of Proposed Subdivision THE ESTATES OF COAST ROYALE NO. 2

Name of Subdivider CECIL UNRUH

Address 4227 HERSCHEL DALLAS, TEXAS Phone 522-9710
SUITE 301

Owner of Record SAME AS ABOVE

Address 11 Phone 11

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

Address 2331 GUSTHOMASSON DALLAS, TX. Phone 328-8133

Total Acreage 11.9135

Current Zoning SF-2

Number of (Lots) Units 13

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 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

Provided or
Shown on Plat

Not
Applicable

✓

1. Title or name of subdivision, written and graphic scale, north point, date of plat, and key map

✓

2. Location of the subdivision by City, County and State

✓

3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark

✓

4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

✓

5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
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<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____

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

ENGINEERING DRAWINGS CHECKLIST

Date: 12-10-84

Name of Proposed Subdivision THE ESTATES OF COAST ROYALE NO. 2

Name of Subdivider CECIL UNRUH

Address 4227 HERSCHEL DALLAS, TEXAS Phone 522 9710
SUITE 301

Owner of Record SAME AS ABOVE

Address 11 Phone 11

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

Address 2331 GUS THOMASSON RD. DALLAS, TX Phone 328-8133

Total Acreage 11.9135 Current Zoning SF-2

Number of Lots Units 13 Signed Leto Nelson

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

Information
Included
on Plans

Information
Sufficient
for Review

Item

UTILITY PLAN:

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.

STREETS:

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 shown paving width and street classification with standard curve data.
5. Paving details shall comply with the Standard Details for the City of Rockwall.

STORM DRAINAGE:

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.

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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.

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Information
Included
on Plans

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Sufficient
for Review

Item

WATER DISTRIBUTION

- Demanded*
1. The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves and location of fire hydrants and 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

Case No: _____

Date Submitted: _____

Fee Paid: _____

Sent to Engineer: _____

Availability Pd: _____

Engineering Approval: _____

P & Z Approval: _____

City Council Approval: _____

Pre-Construction: _____

As Built Submitted: _____

PLACE OF BEGINNING

$\Delta = 6^{\circ} 53'$
 $R = 982.03$
 $T = 59.06$
 $L = 117.98$

$S 24^{\circ} 31' 29'' W$
63.37

ROAD

RIDGE

$S 179^{\circ} 38' 29'' W$
214.21

1459.70

ONE STORY FRAME
FRAME GARAGE

Unsubd. & Unrecorded

VOL 102, PG. 914

CITY OF ROCKWALL
10' SEWER ESMT
VOL 98, PG. 971

10.161 Ac.

CITY OF ROCKWALL
10' SEWER ESMT
VOL 98, PG. 968

VOL 88, PG. 388

EXISTING 50' INGRESS, EGRESS, ROAD & UTIL ESMT
VOL 70, PG. 103

Wire Fence
 $1/2 \times 1/2$

314.57

722.09

$3^{\circ} E$

K. JONES

K. JONES

Van Gorp

BOTO

Lakeshore Drive

BLOCK D

LAKE RAY HUBBARD ESTATES

BLOCK B

BLOCK C

BLOCK D

ore Drive

$S 44^{\circ} 24' 42'' E$

$N 47^{\circ} 30' 38'' W$

LAKE

RAY

HUBBARD

243.25
 $S 24^{\circ} 19' E$

OK COASTLINE

FARK

LAKE

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK E

BLOCK F

BLOCK G

BLOCK H

BLOCK I

BLOCK J

BLOCK K

BLOCK L

BLOCK M

BLOCK N

BLOCK O

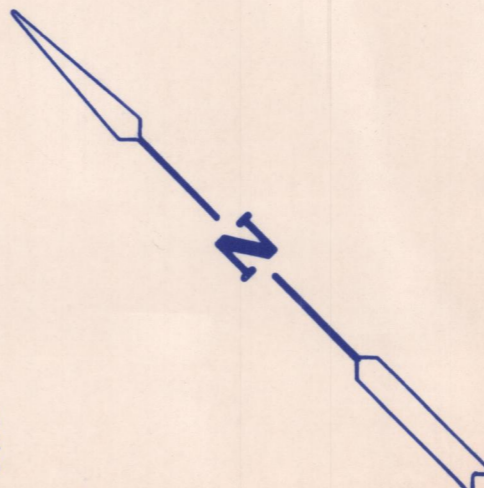
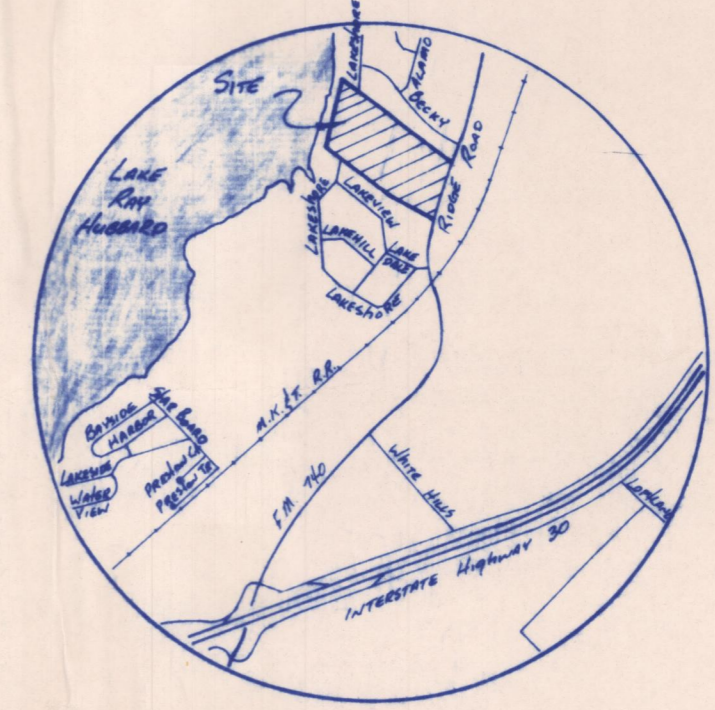
BLOCK P

BLOCK Q

BLOCK R

BLOCK S

BLOCK T



CURVE DATA			
Cv. No.	Δ	R	L
1	19°11'06"	300.00'	100.45'
	50.70'		
	100.45'		
2	49°58'53"	608.08'	530.45'
	283.43'		
	530.45'		
3	6°33'55"	558.08'	32.01'
	32.01'		
	63.95'		
4	52°49'50"	221.87'	204.58'
	110.21'		
	204.58'		
5	14°11'38"	773.23'	191.55'
	96.27'		
	191.55'		

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1 OF 8

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

SCALE	DATE	JOB NO.
1"=100'	12/4/84	83169

THE ESTATES OF COAST ROYALE No. 2
D. ATKINS SURVEY, ABSTRACT No. 1
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
CECIL UNRUH OWNER
4227 HERSCHEL SUITE 301 DALLAS, TEXAS 75219

OWNERS CERTIFICATE

WHEREAS, Rockwall 740, Inc., James L. Hendricks & Barbara Sue Hendricks, Cecil J. Unruh & Luanna C. Unruh, Johannas Van Gorp, Kenneth R. Jones & Glenda J. Jones, 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:

COMMENCING 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: North 44° 24' 42" West a distance of 570.00 feet along said Southwest line to an iron rod at the Point of Beginning, said iron rod being on a circular curve to the left having a central angle of 90° 00' 00", a radius of 40.00 feet, and a chord that bears North 89° 24' 42" West a distance of 56.57 feet;
THENCE: Leaving said Southwest line and traversing the above mentioned tracts as follows: Along said curve an arc distance of 52.83 feet to an iron rod at the point of compound curvature of a circular curve to the left 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 for a corner; South 15° 03' 32" West a distance of 176.93 feet to an iron rod at the point of curvature of a circular curve to the right 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; South 37° 30' 02" West a distance of 165.84 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 9° 51' 36" and a radius of 50.00 feet; Along said curve an arc distance of 8.60 feet to an iron rod at the point of reverse curvature of a circular curve to the left having a central angle of 90° 00' 00" and a radius of 30.00 feet; Along said curve an arc distance of 47.12 feet to an iron rod for a corner; and South 47° 21' 38" West a distance of 16.00 feet to an iron rod for a corner on the Southwest line of said tracts;
THENCE: North 42° 38' 22" West a distance of 687.84 feet along said Southwest line to an iron rod for a corner on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: North 15° 50' 24" East a distance of 780.26 feet along said Take Line to an iron rod for a corner at the West corner of said Lake Ray Hubbard Estates;
THENCE: South 44° 24' 42" East a distance of 891.05 feet along the Southwest line of said addition to the Point of Beginning and Containing 11.9135 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, Johannas Van Gorp, Kenneth R. Jones, Glenda J. Jones, the owners of said tract, and do hereby adopt this plat designating the hereinabove described property as The Estates of Coast Royale, No. 2, 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

Barbara Sue Hendricks

Kenneth R. Jones

Glenda J. Jones

Cecil J. Unruh

Luanna C. Unruh

Johannas Van Gorp

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before 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____, by Luanna C. Unruh.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Kenneth R. Jones.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

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

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

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

Notary Public
Commission expires _____

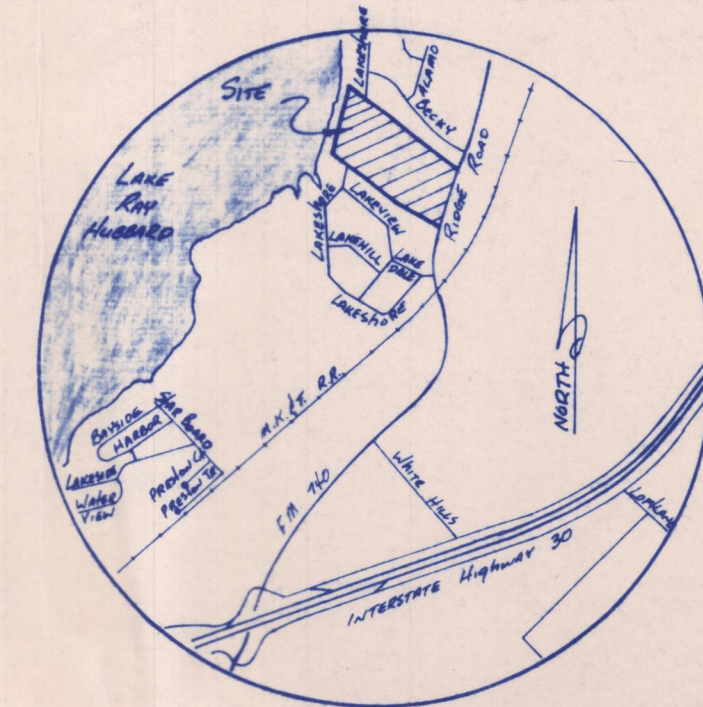
City of Engineer's Signatures

2
OF
8

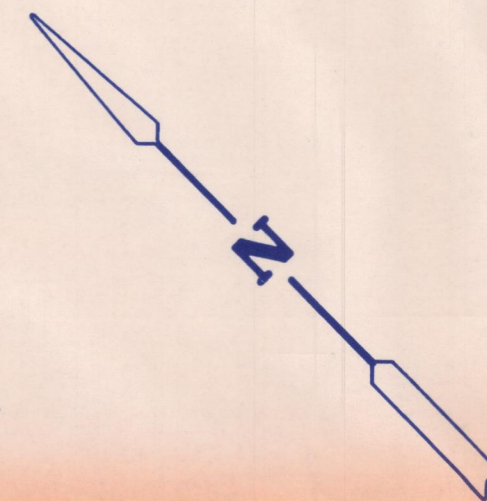
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	12/4/84	83169

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



Location Map



CURVE DATA			
Cv. No.	Δ	R	L
1	19°11'06"	300.00'	50.70'
	52°49'50"	221.87'	110.21'
	100.45'	204.58'	
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THENCE: Leaving said Southwest line and traversing the above mentioned tracts as follows: Along said curve an arc distance of 52.83 feet to an iron rod at the point of compound curvature of a circular curve to the left 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 for a corner; South 15° 03' 32" West a distance of 176.93 feet to an iron rod at the point of curvature of a circular curve to the right 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; South 37° 30' 02" West a distance of 165.84 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 9° 51' 36" and a radius of 50.00 feet; Along said curve an arc distance of 8.60 feet to an iron rod at the point of reverse curvature of a circular curve to the left having a central angle of 90° 00' 00" and a radius of 30.00 feet; Along said curve an arc distance of 47.12 feet to an iron rod for a corner; and South 47° 21' 38" West a distance of 16.00 feet to an iron rod for a corner on the Southwest line of said tracts;
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THAT Rockwall 740, Inc., James L. Hendricks & Barbara Sue Hendricks, Cecil J. Unruh & Luanna C. Unruh, Johannes Van Gorp, Kenneth R. Jones, Glenda J. Jones, the owners of said tract, and do hereby adopt this plat designating the hereinabove described property as The Estates of Coast Royale, No. 2, 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
Kenneth R. Jones
Johannes Van Gorp
Glenda J. Jones

STATE OF TEXAS
COUNTY OF _____
This instrument was acknowledged before 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____, by Luanna C. Unruh.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Kenneth R. Jones.

Notary Public
Commission expires _____

STATE OF TEXAS
COUNTY OF _____

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

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 _____

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133
SCALE 1"=100' DATE 12/4/84 JOB NO. 83169

THE ESTATES OF COAST ROYALE No. 2
D. ATKINS SURVEY, ABSTRACT No. 1
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
CECIL UNRUH OWNER
4227 HERSCHEL SUITE 301 DALLAS, TEXAS 75219

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. 2, 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

3
OF
9

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

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CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
CECIL UNRUN OWNER
4227 HERSCHEL SUITE 301 DALLAS, TEXAS 75219

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

December 27, 1984

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

Re: First Review
The Estates of Coast
Royale No. 2
ROK 84878

Dear Mr. Eisen:

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

PAYING PLAN

1. The paving plan street names are in conflict as shown on the plans.
2. Lake Shore Drive has an algebraic grade difference which exceeds the City's Standards of Design.
3. A larger radius should be considered tying Lake Shore Drive with the existing ten foot alley.
4. Vertical curves should be added at the cul-de-sac entrances off of Lake Shore Drive.
5. The radii dimensions on the Surfview Court have not been indicated on the plan view (page 4).
6. It appears alley "A" has an excessive algebraic difference for the vertical curve at station 6 + 00. This vertical curve should be extended or the algebraic difference should be reduced.
7. The plat does not indicate where alley "A" is located.

STORM DRAINAGE SYSTEM

1. The drainage map does not appear to be complete. Additional flows are picked up from line "B" from the Boto Addition. These flows are not indicated on the plan view.
2. Flowrates with their corresponding flow arrows should be shown on the plan view.

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.

3. Concrete rip-rap or other methods should be considered at the point of discharge for the storm sewers proposed.
4. The storm profiles should show where the water and sanitary sewer lines cross. If the storm and sanitary sewers cross within 3 feet of each other, then concrete encasement around the sanitary sewer line should be considered.
5. The 21-inch storm sewer can only handle flows up to 20 cfs at 1.6% grade. A 24-inch sewer should be considered at this specific grade to handle the designated flows.

GENERAL COMMENTS

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

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 of his agent from responsibility and compliance with the City of Rockwall's Standards of Design and good engineering practice.

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

Sincerely,

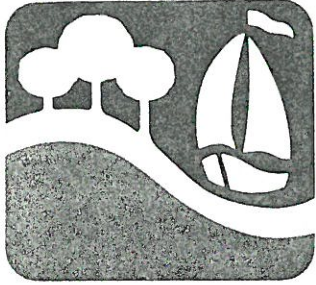
FREESE AND NICHOLS, INC.



T. Anthony Reid, P.E.

TAR:sp

xc: Ed Heath
R.L. Nichols
C.D. Palmer
W.L. Douphrate



CITY OF ROCKWALL

"THE NEW HORIZON"


December 31, 1984

MEMORANDUM

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

Subject: Estates of Coast Royale No. 2

1. Mark point of beginning.
2. Add signature space for surveyor and City.
3. Engineering must be resubmitted by January 21, 1985.


Karen Martin
Administrative Assistant

CC: Cecil Unruh

Preferred Companies Corporation

413 YACHT CLUB DRIVE
ROCKWALL, TEXAS 75087
(214) 226-2552

January 7, 1985

Mr. Eddie Heath
City of Rockwall
Rockwall, Texas

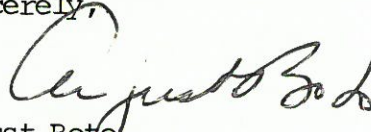
Dear Mr. Heath:

The boards and agencies of the City of Rockwall are currently in the process of approval of a subdivision adjacent to our recently approved Lake Ridge Subdivision.

As we discussed, to help effect an orderly development of the adjacent property and logical extension of the alley to accommodate the City Services, we would be glad to make land available for the alley extension with reasonable terms for all parties concerned.

If the City really wants the alley to extend through our property, I feel sure it can be worked out on our part and I would welcome working with the City and developer to accomplish this.

Sincerely,



August Boto
413 Yacht Club Drive
Rockwall, Texas 75087
226-2552 722-0567

Copies: Planning & Zoning Commission
City Council of Rockwall
Mr. Cecil Unruh

AB/dmb

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

TRANSMITTAL LETTER

TO: CITY OF ROCKWALL

PROJECT NAME:

ESTATES OF COAST ROYAL NO 2

ATTN: KAREN MARTIN

JOB NO.: 83169

DATE: JAN 10 1984

WE TRANSMIT:

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

FOR YOUR:

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

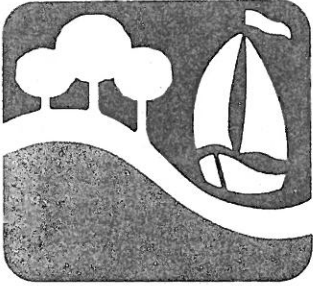
THE FOLLOWING:

- plans contract addendum
 specifications letter forms
 other _____

REMARKS:

copies to:

by:



CITY OF ROCKWALL
"THE NEW HORIZON"

January 14, 1985

Cecil Unruh
4040227 Herschall, Ste 301
Dallas, Texas 75219

Subject: Estates of Coast Royale No. 2

On January 10, 1985, the Planning and Zoning Commission recommended approval of your final plat. Please submit 3 additional copies of the corrected plat drawing by January 28, 1985. Your plat will be considered by City Council on February 4, 1985.

Sincerely,

A handwritten signature in cursive script that reads "Karen Martin". The signature is written in black ink and is positioned above the printed name and title.

Karen Martin
Administrative Assistant

KM/sle

cc: Harold Evans

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

January 21, 1985

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

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.

Re: Second Review--The Estate
of Coast Royale No. 2
ROK 84878

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 for Design and good engineering practice.

GENERAL COMMENTS

1. It appears that several grade changes have been made on the paving plans in lieu of the recommendations in the first review. The new profiles, however, do not indicate the percent slope.
2. The proposed 6-inch sanitary sewer pipe that intersects Line "C" storm sewer should probably be encased in concrete or other structural material in order to protect the integrity of the PVC pipe.

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 Rockwall's Standards for Design and good engineering practice.

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

Sincerely,

FREESE AND NICHOLS, INC.



C. Diane Palmer, P.E.

CDP/WLD:dd

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

TO

Cecil Unruh

4227 Herschel Ste 301

Dallas, Texas 75219

FROM

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

SUBJECT

Estates of Coast Royale No. 2

DATE

February 13, 1985

MESSAGE:

On February 4, 1985 the City Council approved your final plat. You must submit two mylars and ten blue line copies with original signatures by March 4, 1985 or the plat will be void.

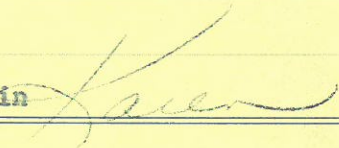
cc. Harold Evans

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