



Location Map

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 HERSCHEL SUITE 301 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, 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 195.27 feet to an iron rod for a corner;
THENCE: North 61° 35' 48" West a distance of 368.32 feet along the Southwest line of the Unruh tract to an iron rod at an angle point;
THENCE: North 42° 41' 30" West a distance of 260.57 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° 18' 30" 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 44° 05' 32", a radius of 30.00 feet, and a chord that bears North 09° 32' 44" West a distance of 43.91 feet; Along said curve an arc distance of 48.27 feet to an iron rod for a corner; North 37° 30' 02" East a distance of 153.12 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 1108.2 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 257.45 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 8.363 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, 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 _____

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 _____

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

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2

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			THE ESTATES of Coast Royale No. 1 D. ATKINS SURVEY Abstract No. 1 CITY of ROCKWALL ROCKWALL COUNTY, TEXAS Cecil Unruh OWNER 4227 HEARSCHEL SUITE 301 DALLAS, TEXAS 75219		
SCALE	DATE	JOB NO.			
1"=100'	11-26-84	83169			

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 2-27-85

NAME Rockwall 740, INC
ADDRESS Estates of Coast Royale

Cash Check 142 Other

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

Check get signed

Received By A Hamilton

3175
FORM G-1



CITY OF ROCKWALL
"THE NEW HORIZON"

February 1, 1985

Cecil Unruh
Rt. 3 Box 17
Rockwall, Texas 75087

Subjects: 1. Variance
2. Estates of Coast Royale No. 1 Plat

I have rescheduled your request for a variance to the March 21 Board of Adjustments meeting. If an applicant receives a variance, he must apply for the building permit thereby allowed within 90 days unless the Board states in its motion that a longer time period is granted. If you do not expect to begin construction before the end of June you should ask them for a longer time period.

If you cannot get the proper signatures on your plat within the 30-day deadline, a new plat must be approved by the Planning and Zoning Commission and City Council. It may be the same plat presented before or a new one excluding the property in question. If you will let me know how you want to proceed by noon on Tuesday, February 5, we may be able to get you on the February 14 P & Z Commission agenda.

Sincerely,

A handwritten signature in cursive script that reads "Karen Martin".

Karen Martin
Administrative Assistant

KM/sle

Cecil Unruh
4227 Herschell, Suite 30
Dallas, Tx. 75219

FROM

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 • Dallas 226-7885

SUBJECT
Estates of Coast Royale No. 1 final plat

DATE
2/15/85

MESSAGE:

On February 14, 1985, the Planning and Zoning Commission recommended approval of your final plat. Your plat will be considered by the City Council on March 4, 1985. We must have the \$35.00 filing fee paid by that time.

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

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 — Dallas 226-7885

TO: Cecil Unruh
4227 Herschel, Suite 301
Dallas, Tx. 75219

3/6/85
SUBJECT: Estates of Coast Royale No. 1
Replat

On March 4, 1985, the City Council approved the final plat for the above named subdivision. We will proceed with filing this plat at the County Clark's office.

CC: Harold Evans

Karen Martin
Karen Martin