

Location Map

CURVE DATA			
Cv. No.	Δ	R	L
1	19°11'06"	300.00'	50.70'
	49°58'53"	608.08'	530.45'
	6°33'55"	558.08'	32.01'
2	30°31'46"	484.11'	132.12'
	22°26'30"	110.82'	21.98'
	90°00'00"	30.00'	30.00'
3	52°49'50"	221.87'	110.21'
	14°11'38"	773.23'	96.27'
	90°00'00"	30.00'	30.00'
4	52°49'50"	221.87'	110.21'
	14°11'38"	773.23'	96.27'
	90°00'00"	30.00'	30.00'
5	52°49'50"	221.87'	110.21'
	14°11'38"	773.23'	96.27'
	90°00'00"	30.00'	30.00'

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

Repeat of
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

WHEREAS, Rockwall 740, Inc., James L. Hendricks & Barbara Sue Hendricks, Cecil J. Unruh & Luanna C. Unruh, Johannes 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 32.83 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, Johannes Van Gorp, Kenneth R. Jones & Glenda J. Jones, are the owners of said tract, and do hereby adopt this plat designating the hereinabove described property as a Re-Plat of 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 the 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 Dallas, Texas, this 15 day of July, 1985.

ROCKWALL 740, INC.
By: Cecil J. Unruh
Cecil J. Unruh, President

James L. Hendricks Cecil J. Unruh
James L. Hendricks Cecil J. Unruh
Barbara Sue Hendricks Luanna C. Unruh
Barbara Sue Hendricks Luanna C. Unruh
Kenneth R. Jones
Kenneth R. Jones
Glenda J. Jones [Signature]
Glenda J. Jones Attorney-in-fact for Johannes Van Gorp

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before on the 15 day of JULY, 1985, by Cecil J. Unruh, the President of Rockwall 740, Inc., a Texas corporation, on behalf of said corporation.

[Signature]
Notary Public
Commission expires April 8, 1989

STATE OF TEXAS
COUNTY OF Dallas

This instrument was acknowledged before me on the 15 day of July, 1985 by James L. Hendricks.

B. Carole Steadham
Notary Public
Commission expires 11-17-87

STATE OF TEXAS
COUNTY OF Dallas

This instrument was acknowledged before me on the 15 day of July, 1985, by Barbara Sue Hendricks.

B. Carole Steadham
Notary Public
Commission expires 11-17-87

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 15th day of July, 1985, by Cecil J. Unruh.

[Signature]
Notary Public
Commission expires April 8, 1989

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 15th day of July, 1985, by Luanna C. Unruh.

[Signature]
Notary Public
Commission expires April 8, 1989

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 23 day of July, 1985, by Kenneth R. Jones.

Gronda D Kirkpatrick
Notary Public
Commission expires 6-17-89

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 23 day of July, 1985, by Glenda J. Jones.

Gronda D Kirkpatrick
Notary Public
Commission expires 6-17-89

STATE OF TEXAS
COUNTY OF Dallas

This instrument was acknowledged before me on the 26 day of July, 1985, by Abel Waldman as attorney-in-fact on behalf of Johannes Van Gorp.

[Signature]
Notary Public
Commission expires April 8, 1989

2
OF
9

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	6-26-85	8316A

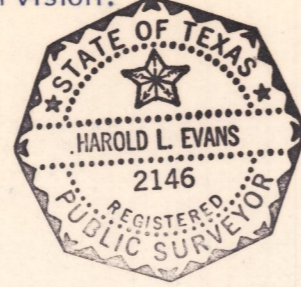
Replat of THE ESTATES OF COAST ROYALE No. 2	
D. ATKINS SURVEY, ABSTRACT No. 1	
CITY OF ROCKWALL	ROCKWALL COUNTY, TEXAS
CECIL UNRUH 4227 HERSHEL SUITE 301	OWNER DALLAS, TEXAS 75219

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.

[Signature]
Harold L. Evans, P.E., Registered Public Surveyor No. 2146



STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 1st day of July, 19 85, by Harold L. Evans.

[Signature]
Notary Public
Commission expires 4-28-88



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

SCALE	DATE	JOB NO.
	6-26-85	83169

Replat of
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

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 8-26-85

Name of Proposed Subdivision Replat of The Estates of Coast Royale No. 2

Name of Subdivider Cecil Unruh

Address 3811 Turtle Creek, Suite 1220 Phone 651-4001
Dallas, Texas 75219

Owner of Record Cecil Unruh

Address 3811 Turtle Creek, Suite 1220 Phone 651-4001
Dallas, Texas 75219

Name of Land Planner/Surveyor/Engineer Harold L. Evans, Consulting Engineer

Address P. O. Box 28355, Dallas, Texas 75228 Phone 328-8133

Total Acreage 11.9135 Current Zoning _____

Number of Lots/Units 13 lots Signed [Signature]

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

APPLICATION AND
FINAL PLAT CHECKLIST

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

PLANNING AND ZONING ACTION SHEET

Applicant Coast Creek Case No. 85-67-TP

Property Description Estate of Coast Pacific

Case Subject Matter Replat for Easements

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>Aug 29</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions <u>Res</u>			

Date to City Council <u>Sept 9</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Ordinance no. _____ Date _____

ITEMS IN FILE

- Zoning Cases
- Application
 - Site Plan
 - Filing Fee
 - Notice to Paper
 - Notice to Residents
 - List of Residents Notified
 - Residents' Responses
 - Consultant's Review
 - Agenda Notes
 - Minutes
 - Ordinance
 - Correspondence

- Plat/Site Plan Cases
- Application
 - Filing Fee
 - Plat/Plan
 - Engineer's Review
 - Consultant's Review
 - Agenda Notes
 - Minutes
 - Correspondence
 - County File Number

County file # B-279, 280, 281

AGENDA NOTES
PLANNING AND ZONING COMMISSION
August 29, 1985

II. Site Plans and Plats

- A. 85-66-FP - Consider Vacating the File Plat and Approving a Replat of the Estates of Coast Royale No. 1
- B. 85-67-FP - Consider Vacating the File Plat and Approving a Replat of the Estates of Coast Royale No. 2

Action Needed: Motion to vacate the existing file plats and approve the replats of the Estates of Coast Royale Nos. 1 and 2

Several months ago Cecil Unruh appeared before the Planning and Zoning Commission and City Council to plat property around his house in conjunction with the neighboring property owners to develop the subdivision with five lots facing on Ridge Road and the rest entrancing off of a connection of Lakeshore Drive north of Lake Ridge Park. The plats for both phases were approved as submitted and construction has begun on one house and the wall on Ridge Road.

Now several months later Texas Power and Light has determined that they need some additional easements for transformers and electrical lines. TP&L is running behind in doing engineering on new projects and was unable to determine in time for Council approval where they needed these easements. We are asking developers to submit their engineering to utility companies at the same time they submit it to the City in order to take care of these problems. However, sometimes the utility companies still will not be finished with the plat by the time we require the City Council to act on it.

Since this is an alteration to the plat and several of the lots, we are requiring the developer to come before you and City Council to get official permission to vacate the existing plat and approve the new plat to be filed at the County Clerk's office. We have no objections to the plat. There are no alterations besides the easements. If you will remember, when coming before you with the first set of plats Mr. Unruh did have some difficulty in getting the foreign landowner to sign the plats. His attorney has already signed this revised plat so that there will be no problem in getting the plat filed on time.

Although we try not to put new items on your Work Session, we thought this was such a routine item that it would create little discussion. Also, we hope to get this replat filed before any additional lots are sold in the new subdivision.

MINUTES OF THE PLANNING AND ZONING COMMISSION
August 29, 1985

The meeting was called to order at 7:20 P.M. Members present were Chairman Tom Quinn and Commissioners Don Smith, J. D. Jacobs, Teddy Carlaw and Hank Crumbley. Norm Seligman and Harry Knight were absent.

Smith made a motion to recommend vacating the existing file plat and approving a replat for the Estates of Coast Royale No. 1. Crumbley seconded the motion. The motion was voted on and carried unanimously. Smith made a motion to recommend vacating the existing file plat on the Estates of Coast Royale No. 2 and approving a replat. Jacobs seconded the motion. The motion was voted on and carried unanimously.

Harold Chenault told the Commission that he had revisions to his proposed retail site plan on the northeast corner of Storrs and Goliad Streets in response to the Commissioners' comments at the last meeting. He had relocated his dumpsters next to the convenience store. He tried to save some of the existing trees. He was providing landscaping in the rear of the building and along the east side of the screening fence. He had moved more parking spaces close to the drug store. He had moved some of the planter boxes around to the parking lot to try to prevent them from being damaged by automobiles. He stated that gasoline trucks would be able to fill the gasoline storage tanks without blocking all access to the convenience store. He did point out that he was asking for entries onto SH-205 less than 200 ft. apart. Smith verified that the Planning Commission and City Council had the authority to allow entries less than 200 ft. apart. Staff pointed out that the recent Zoning Ordinance amendments allow such discretion. He also asked about escrowing requirements. Staff reported that the Thoroughfare Plan shows SH-205 as a three-lane road in this area. There is already sufficient right-of-way and paving for three lanes. Quinn said that it appeared the northernmost parking spaces would have to be emptied for the gasoline truck to fill the tanks. Chenault said he did not expect the parking lot to be full, but even so, the cars would only be temporarily blocked. Smith said he regretted there was so much landscaping behind the building rather than along the street frontage because of the required 20 ft. setback. Steve Hundley, the project architect, said the owner may purchase the property behind the center. Then he would want to replat and combine the two sites. Currently he was interested in making the eastern side of the screen as attractive as possible for the adjoining property. Jacobs questioned what type of fence would be used. Hundley said they planned a 6 ft. fence which could be removed if the property were replatted into one site. Quinn suggested the applicant needed more area for traffic maneuvering on site. Hundley pointed out that the site plan met all technical requirements except for the 200 ft. entry separation. Crumbley made a motion to recommend approval of the site plan for a retail shopping center on the northeast corner of Storrs Street and Goliad as submitted. Smith seconded the motion. The motion was voted on and carried, with Smith, Jacobs and Crumbley voting for and Quinn and Carlaw voting against.

The Commissioners then adjourned to a Work Session.

The Commissioners discussed upcoming planning cases and meeting procedures.

The meeting was adjourned at 9:30 P.M.

APPROVED:

Chairman

ATTEST:

City Secretary

Agenda Notes
City Council - 9/9/85

III. Consent Agenda

Action Needed: Motion to approve Consent Agenda with any items removed for individual discussion.

- A. 85-67-FP - Consider Vacating the Existing File Plat and Approving a Replat for the Estates of Coast Royale No. 2
- B. 85-66-FP - Consider Vacating the Existing File Plat and Approving a Replat of Estates of Coast Royale No. 1

Cecil Unruh presented to you the preliminary and final plats for the Estates of Coast Royale Nos. 1 and 2 several months ago. At that time the plats were reviewed and approved by the Planning and Zoning Commission and City Council. After your approval the plats were signed and filed with the County Clerk.

Since that time Texas Power and Light Company has determined that they need additional easements in both subdivisions. The best way to record these new easements so that anyone developing on the property would be aware of them is to replat the property. The applicant has therefore submitted the revised plat showing the new easements. There have not been any other changes to the plats. The Planning and Zoning Commission recommended approval.

MINUTES OF THE ROCKWALL CITY COUNCIL

September 9, 1985

Mayor Leon Tuttle called the meeting to order at 7:30 P.M. with the following members present: Nell Welborn, Ed Eubanks, Granville Davis, John Bullock, Boll Fox and Luke Gournay.

The Council first considered approval of minutes of August 5 and August 26, 1985. Gournay pointed out that the minutes of August 5th referred to "Maude Atkins" and to "Peter Atkins" and should be changed to "Maude Oetking" and "Peter Oetking". Gournay stated that the Council had held a meeting on July 25, 1985, for which minutes had not been presented to the Council for approval.

The Council heard a presentation from the Rockwall Chamber of Commerce regarding the industrial development effort known as "Team Rockwall". A video presentation prepared by Texas Power and Light Company for the Rockwall Chamber of Commerce was viewed by the Council and the audience. Council members agreed that the video was very well done.

Tuttle suggested that the Council adopt a resolution commending Texas Power and Light for the assistance provided in preparation of the promotional video for the Chamber. Eubanks made a motion that a resolution commending Texas Power and Light for the assistance provided in preparation of the promotional video and the professional quality of the presentation be passed. Bullock seconded the motion. The motion was voted on and passed unanimously.

Gournay made a motion that the minutes of August 5 and August 26 be approved as corrected previously. Welborn seconded the motion. The motion was voted on and passed unanimously.

The Council then considered the Consent Agenda including consideration of vacating the existing file plat and approval of a replat for the Estates of Coast Royale No. 2; consideration of vacating the existing file plat and approval of a replat for the Estates of Coast Royale No. 1; and consideration of approving a final plat for Rockwall Business Park East, Phase 3. Eubanks made a motion that the items listed as the Consent Agenda be approved. Bullock seconded the motion. The motion was voted on and passed unanimously.

The Council then heard additional presentations from the Rockwall Chamber of Commerce Team Rockwall Industrial Development program. Welborn made a motion that the City Council enthusiastically support the Team Rockwall efforts, lending their support in any way possible (including the permission to use the City's name in any of their promotional material) and that the resolution supporting the Team Rockwall effort be approved.

CITY OF ROCKWALL

205 West Rusk Street

ROCKWALL, TEXAS 75087-3628

(214) 722-1111 — Dallas 226-7885

TO: ■ Cecil Unruh ■ August 15, 1985
■ 4227 Herschel ■
■ Dallas, Tx. 75219 ■
■ ■

> Subject: Estates of Coast Royale No. 1 & 2 Replat

As you are aware, State law requires that replats be approved by the Planning and Zoning Commission and City Council.

Since this is merely the addition of utility easements, we have scheduled consideration for the Planning and Zoning Commission Work Session on August 29th and City Council on September 9th.

Please submit a final plat application and \$35 submission fee for each plat by August 26th.

CITY OF ROCKWALL

205 West Rusk Street

ROCKWALL, TEXAS 75087-3628

(214) 722-1111 — Dallas 226-7885

TO: ■

■ Cecil Unruh
■ 3811 Turtle Creek, Ste. 1220
■ Dallas, Tx. 75219

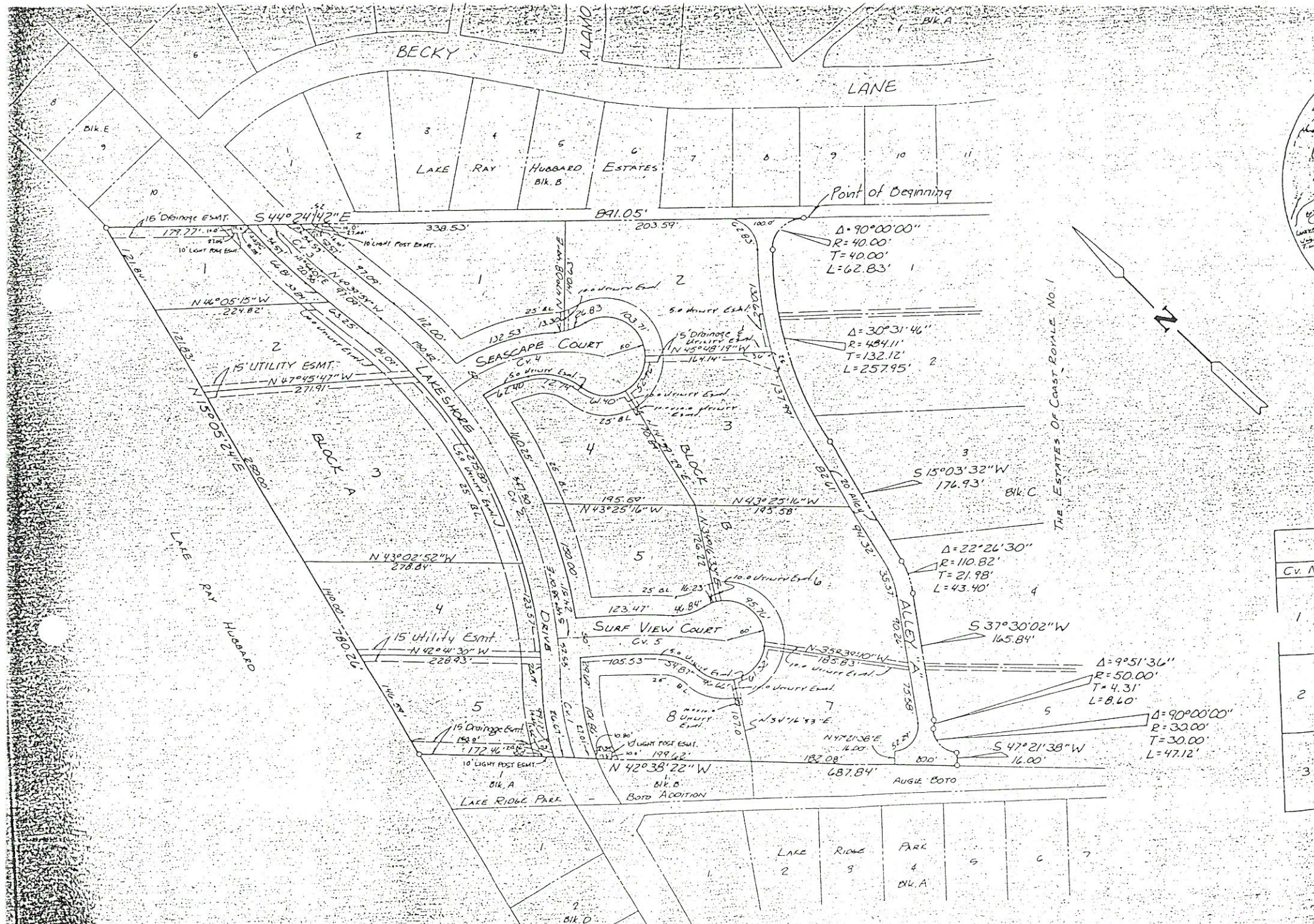
■ August 30, 1985
■
■

Subject: Estates of Coast Royale No. 2, Replat

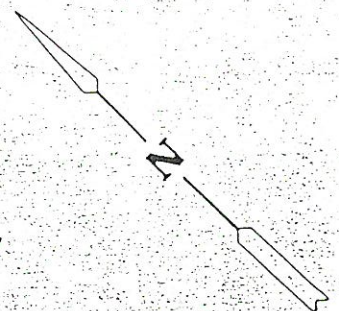
>
On August 29, 1985, the Planning and Zoning Commission recommended approval of a replat of the above property. The case will be scheduled for the City Council on September 9th. Please submit 7 additional unsigned copies of the plat for distribution to the City Council by September 5th.


Karen Martin

CC: Harold Evans



THE ESTATES OF COAST ROYALE No. 1



Point of Beginning
 $\Delta = 90^{\circ}00'00''$
 $R = 40.00'$
 $T = 40.00'$
 $L = 62.83'$

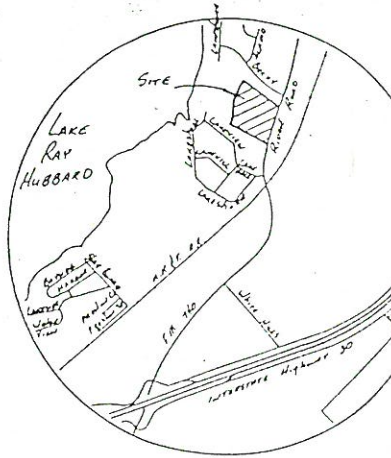
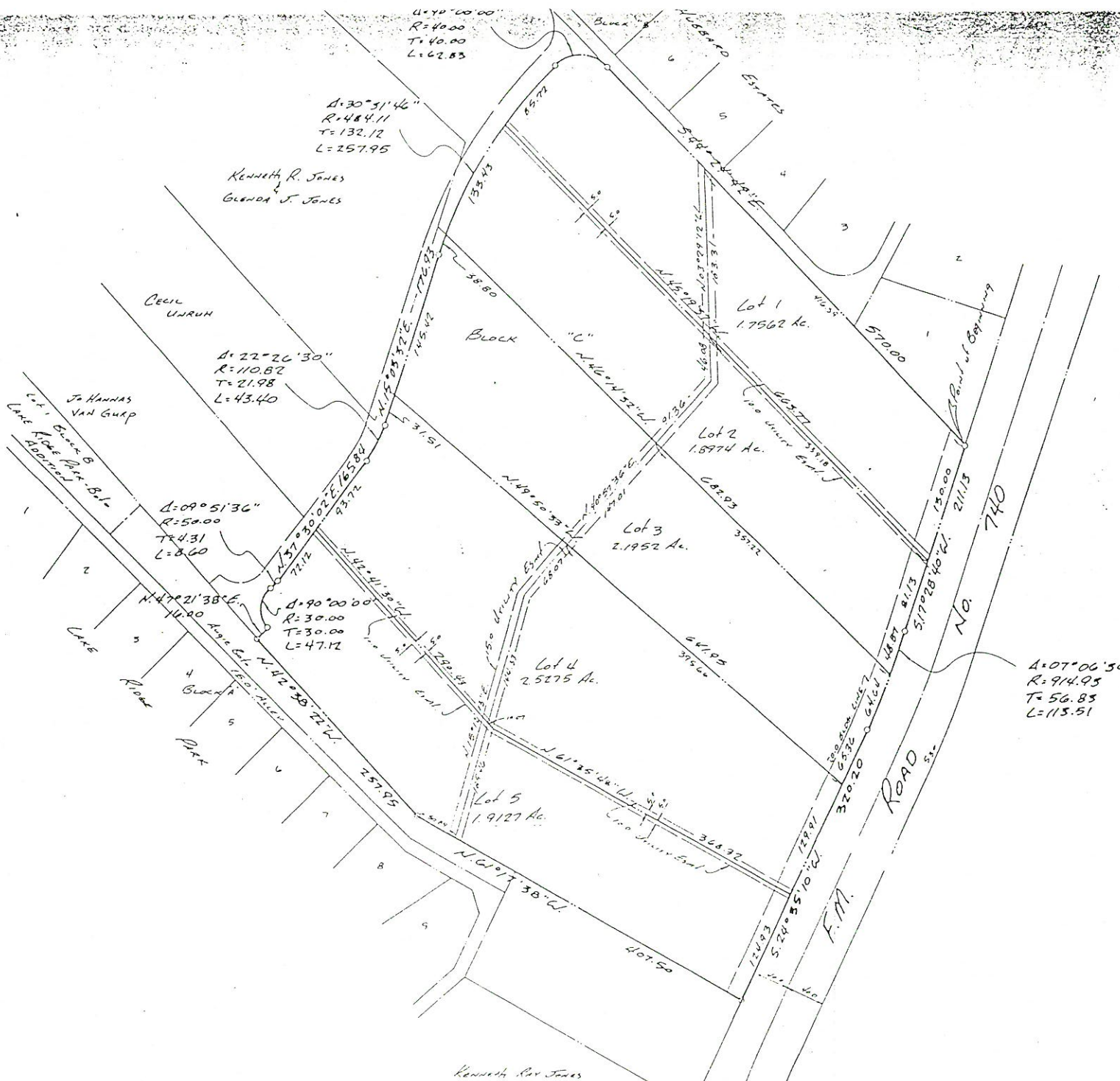
$\Delta = 30^{\circ}31'46''$
 $R = 484.11'$
 $T = 132.12'$
 $L = 257.95'$

$\Delta = 22^{\circ}26'30''$
 $R = 110.82'$
 $T = 21.98'$
 $L = 43.40'$

$\Delta = 9^{\circ}51'36''$
 $R = 50.00'$
 $T = 4.31'$
 $L = 8.60'$

$\Delta = 90^{\circ}00'00''$
 $R = 30.00'$
 $T = 30.00'$
 $L = 47.12'$

Cv. A	1
	2
	3



Location Map

Kenneth Ray Jones