

OWNERS CERTIFICATE

WHEREAS, Garland Memorial Hospital Foundation, is the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, and the J.D. McFarland Survey, Abstract No. 145, Rockwall County, Texas, and being a part of that 10.00 acre tract out of the McFarland Survey conveyed to Kirby Albright, George Roland, and B.J. Kirby by deed dated August 11, 1969, and recorded in Volume 88, Page 245, Deed Records, Rockwall County, Texas, and being a part of that 30.23 acre tract out of said McFarland Survey, and a part of that 17.53 acre tract out of the Chisum Survey, and a part of that 46.36 acre tract less 9.12 acres off the Southwest side thereof, all conveyed to Kirby Albright, George Roland, and B.J. Kirby by deed dated August 12, 1969, and recorded in Volume 88, Page 242, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most Easterly corner of said 30.23 acre tract; Thence: South 45° 20' 55" West along the Southeast line of the said 30.23 acre tract a distance of 885.66 feet to a point for a corner; Thence: South 45° 51' 23" West continuing along said Southeast line a distance of 40.18 feet to the Point of Beginning of this tract;
THENCE: South 45° 51' 23" West continuing along said Southeast line a distance of 234 feet to a point for a corner;
THENCE: South 45° 15' 28" West continuing along said Southeast line a distance of 338.55 feet to a point for a corner and the beginning of a circular curve to the right, said curve having a chord bearing of North 36° 06' 58" West, a central angle of 32° 25' 44", and a radius of 1218.00 feet;
THENCE: In a Northwesterly direction with said circular curve to the right, an arc distance of 689.38 feet to a point for a corner and the point of reverse curvature of a circular curve to the left, said circular curve having a chord bearing of North 23° 54" West, a central angle of 7° 59' 47" and a radius of 1110 feet;
THENCE: In a Northwesterly direction with said circular curve to the left, an arc distance of 154.91 feet to a point for a corner and the beginning of a circular curve to the left, said circular curve having a chord bearing of North 49° 10' 02", a central angle of 7° 28' 17", and a radius of 845 feet;
THENCE: In a Northeasterly direction with said circular curve to the left, an arc distance of 110.19 feet to a point for a corner;
THENCE: North 45° 35' 54" East a distance of 310.43 feet to a point for a corner;
THENCE: South 44° 24' 06" East a distance of 809.97 feet to the Point of Beginning and Containing 10 Acres (435,600 Square Feet) of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Garland Memorial Hospital Foundation, is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as ROCKWALL MEMORIAL HOSPITAL, 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 easements strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this addition.

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 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 _____, Texas, this _____ day of _____, 1985.

GARLAND MEMORIAL HOSPITAL FOUNDATION

Terry R. Andris, Administrator

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1985, by Terry R. Andris.

Notary Public
My 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 _____, 1985, by Harold L. Evans.

Notary Public
My 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 ROCKWALL MEMORIAL HOSPITAL, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1985.

This approval shall be invalid unless the approval Plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS MY HAND this _____ day of _____, 1985.

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.
	8-20-85	85/06

Rockwall Memorial Hospital	
J.D. McFarland Survey Abstract No. 145	
City of Rockwall	Rockwall County, Texas
Garland Memorial Hospital Foundation 425 State Street	OWNERS GARLAND 78,75040

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 8-26-85

Name of Proposed Subdivision Rockwall Memorial Hospital

Name of Subdivider Garland Memorial Hospital Foundation

Address 925 State St., Garland, TX. Phone 272-0810

Owner of Record Garland Memorial Hospital Foundation

Address 925 State St., Garland, TX. Phone 272-0810

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

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

Total Acreage 10.0 Current Zoning _____

Number of Lots/Units 1 Signed _____

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
<u>✓</u>	_____	1. Title or name of subdivision, written and graphic scale, north point, date of plat, and key map
<u>✓</u>	_____	2. Location of the subdivision by City, County and State
_____	<u>✓</u>	3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark
<u>✓</u>	_____	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines
<u>✓</u>	_____	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

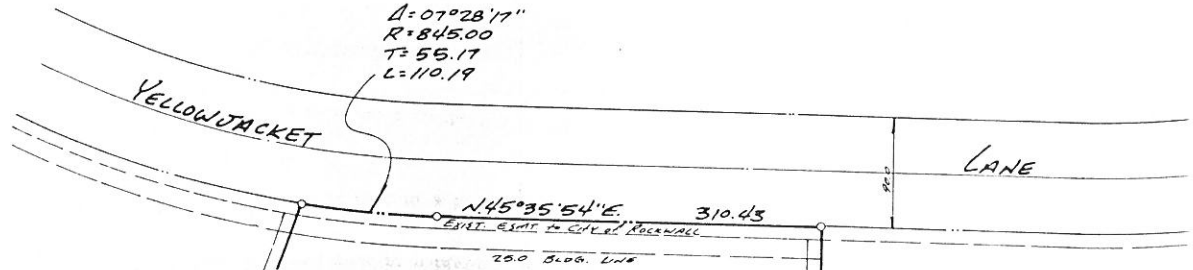
APPLICATION AND
FINAL PLAT CHECKLIST

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

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page
10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
11. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
12. The designation of the entity responsible for the operation and maintenance of any commonly held property, and a waiver releasing the City of such responsibility; a waiver releasing the City for damages in establishment or alteration of grades
13. An instrument of dedication or adoption signed by the owner or owners
14. Space for signatures attesting approval of the plat
15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
16. Complies with all special requirements developed in preliminary plat review

PERRY E. BOON
Nuell Paschal

$\Delta = 07^{\circ}28'17''$
 $R = 845.00$
 $T = 55.17$
 $L = 110.19$



$\Delta = 07^{\circ}59'47''$
 $R = 1110.00$
 $T = 77.58$
 $L = 154.91$

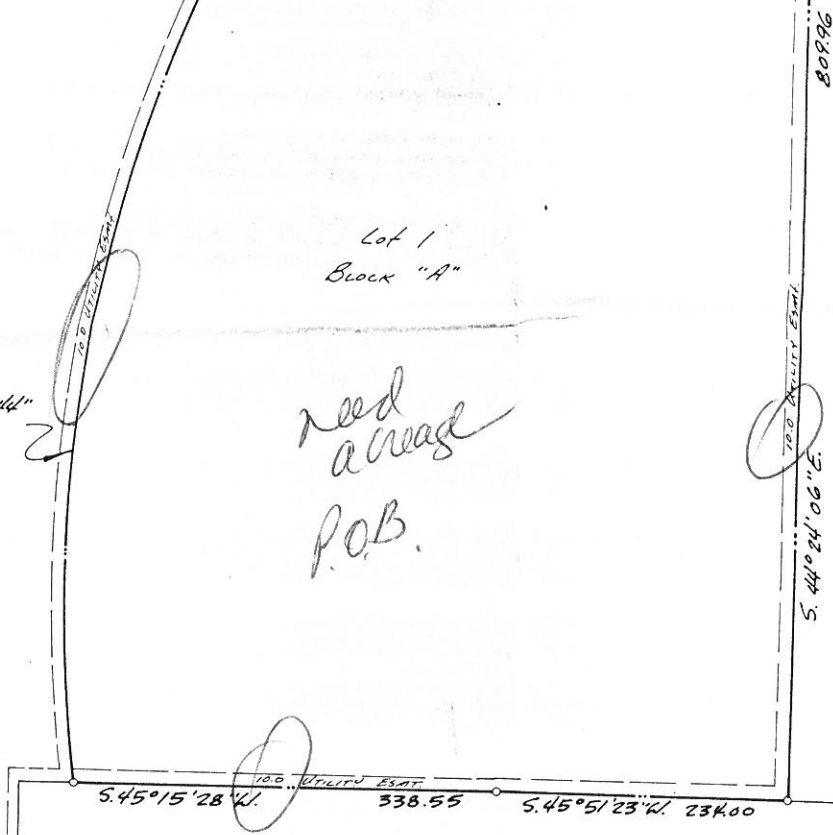
Lot 1
Block B
GOLDENREST

Lot 1
Block "A"

need
a road
P.O.B.

$\Delta = 32^{\circ}25'44''$
 $R = 1218.00$
 $T = 354.19$
 $L = 689.38$

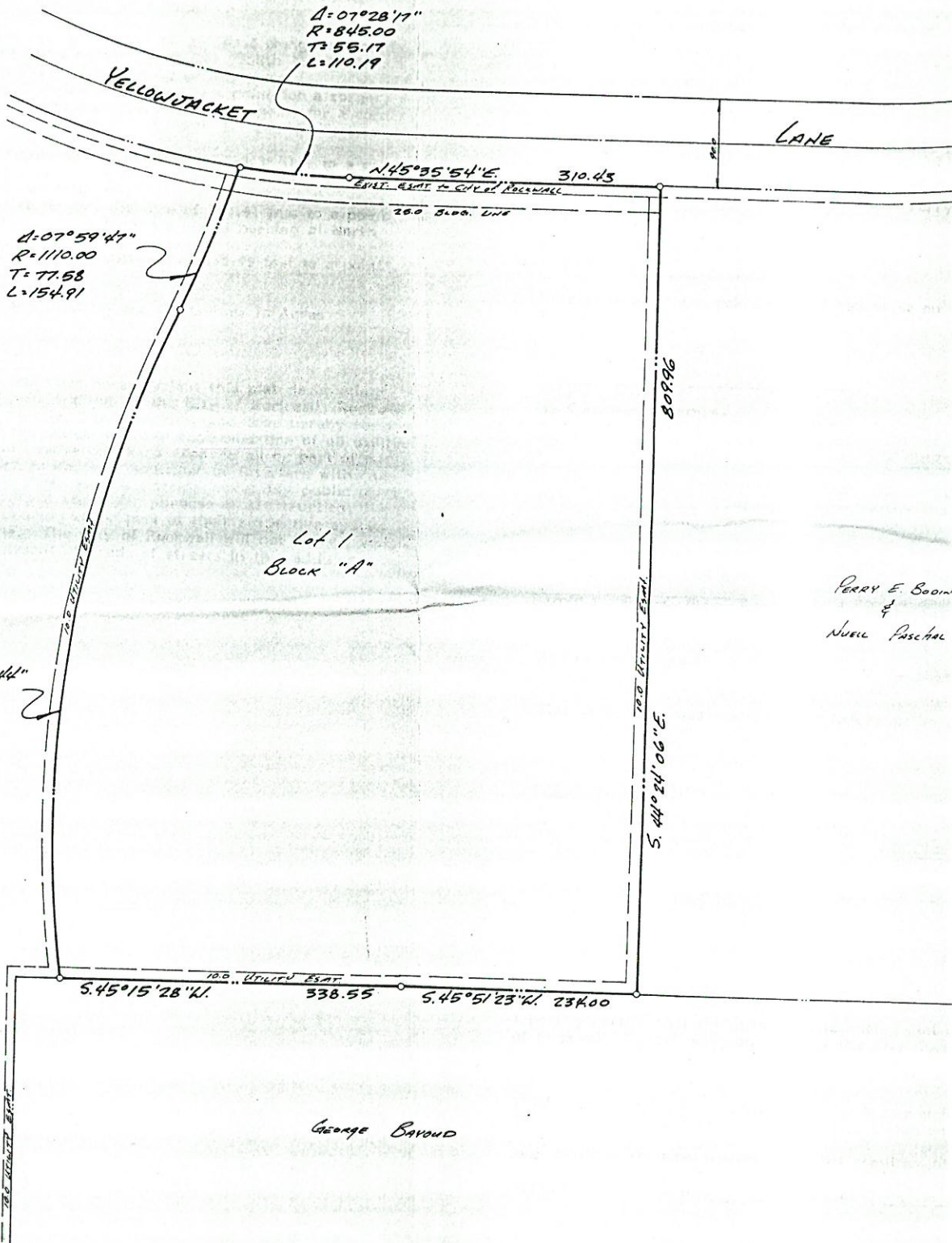
PERRY E. BOON
Nuell Paschal



GEORGE BAYARD

HAROLD L. EVANS
CONSULTING ENGINEER

PERRY E. BOON
&
NUCEL PASCHAL



HAROLD L. EVANS
CONSULTING ENGINEER

PLANNING AND ZONING ACTION SHEET

Applicant: Garland Memorial Hosp. Case No. 85-71-FP

Property Description 10 acre tract on Yellowjacket off FM-740

Case Subject Matter Final plat on tract

CASE ACTION

Date to P&Z: October 10, 1985 ✓ Approved _____ Disapproved _____ Tabled _____

Conditions: approved as submitted

*see site plan file
for details
(85-57-CUP)*

Date to City Council Oct. 15, 1985 ✓ Approved _____ Disapproved _____ Tabled _____

Conditions: _____

Ordinance No. _____ Date: _____

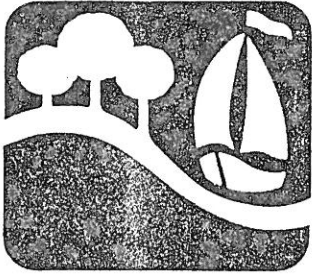
ITEMS IN FILE

Zoning Cases

Plat/Site Plan Cases

- _____ Application
- _____ Site Plan
- _____ Filing Fee
- _____ Notice to Paper
- _____ Notice to Residents
- _____ List of Residents Notified
- _____ Residents' Responses
- _____ Consultant's Review

- ✓ Application
- ✓ Filing Fee
- ✓ Plat/Plan
- N/A Engineer's Review
- N/A Consultant's Review
- ✓ agenda notes
- _____ minutes
- _____ (File no County)
- ✓ correspondence



CITY OF ROCKWALL
"THE NEW HORIZON"

October 21, 1985

Mr. Terry Andris
Memorial Hospital
925 State Street
Garland, Texas 75040

Dear Mr. Andris:

As you are aware, the Rockwall City Council gave final approval to your site plan and final plat on October 15, 1985. You have 100 days from the date of approval to return the signed file plats to this office for recording at the County. In addition, I need to have four additional copies of the revised site plan submitted to my office for proper filing.

If you have any questions, don't hesitate to contact me.

Sincerely,

Julie Couch
Assistant City Manager

CC: J. E. Hildreth

Agenda Notes
City Council - 10/15/85

- V. Consider Approval of a Landscape Plan and Final Plat for Rockwall Memorial Hospital Located on Yellowjacket Lane

Action Needed: 1. Approve or deny the landscape plan.
2. Approve or deny final plat.

The hospital site is now ready to final plat and they have submitted their detailed landscaping plan as required. A copy of each is attached. They are proposing to construct a 6 ft. buffer consisting of berms and masonry wall screening along the length of this property line to comply with our requirement.

The Planning and Zoning Commission has recommended approval.

The Council then considered approval of a landscape plan and final plat for Rockwall Memorial Hospital located on Yellowjacket Lane. Couch explained the item. She stated that both the landscape plan and the final plat had been recommended for approval by the Planning and Zoning Commission with the following stipulations:

1. That the service entrance be removed.
2. That the buffer along the east property line be specified.

She said that the hospital had indicated that they would erect a buffer consisting of a six foot masonry fence and berm.

Fox made a motion that the landscape plan and the final plat for Rockwall Memorial Hospital be approved as corrected. Bullock seconded the motion. The motion was voted on and passed unanimously.

Welborn commended the hospital and the landscape architect on the landscape plan. Davis stated for the record that he did not feel that the City should get involved in telling developers what kind of trees to plant.

Davis abstained on the next matter and left the Council Chamber at this point.

The Council then considered approval of a final plat for Windmill Ridge, Phase 3A on FM-3097 submitted by Centennial Homes. Tuttle asked what the escrow requirement on the road previously discussed by Vice Chairman Smith of the Planning and Zoning Commission was. Couch estimated \$250,000. Tuttle stated that he had no problem with approval provided that there was enough property left to ensure that the money for the road would be placed in escrow.

Gournay made a motion that the final plat for Windmill Ridge Phase 3A be approved. Bullock seconded the motion. The motion was voted on and passed unanimously. Davis was out of the Council Chamber and abstained from discussing or voting on the matter.

The Council then considered approval of an assignment of concession for Rockwall Fishing Marina. Davis returned to the Council Chambers. Eisen explained the transfer of the assignment. He stated that it was the recommendation of the Staff that the assignment be approved with the stipulations shown therein.

Gournay made a motion that the approval of the assignment agreement of the concession for Rockwall Fishing Marina be approved. Eubanks seconded the motion. The motion was voted on and passed unanimously.

The Council then considered approval of bids for street materials and hauling. Eisen recommended the award of all bids to Jayroe Sand and Gravel. Eubanks made a motion to award the bid to Jayroe Sand and Gravel for street materials and hauling. Fox seconded the motion. The motion was voted on and passed unanimously.

Council Minutes *10/15/85*

Agenda Notes
P&Z - 10/10/85

IX. Consider Approval of a Landscape Plan and Final Plat for Rock-wall Memorial Hospital Located on Yellowjacket Lane

The hospital site is now ready to final plat and they have submitted their detailed landscaping plan as required. A copy of each is attached. The site plan does not show a required screening wall along the east property line. They are proposing to construct a 6 ft. masonry wall along the length of this property line to comply with our requirement.

PZ MINUTES

10/10/85

in excess of 250 sq. ft. or 15 ft. in height or if the structure does not contain the same materials as the main building, or portable storage buildings in excess of 120 sq. ft. or 10 ft. in height as an accessory to a residential use on the same lot." The definition of portable buildings would be amended to read that they may or may not have foundation.

Norm Seligman then stated an amendment to his motion that the ordinance would also be amended to provide that accessory buildings shall only be constructed on a lot provided a building permit has been issued for construction of the main structure. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then continued the public hearing and considered approval of a modification to the preliminary plan of The Shores, PD-3 for a private club. Mrs. Couch indicated that The Shores has recently been bought by some new owners and, although no one was present at the meeting, she indicated that they might want to table the public hearing and action on this item until the next regular meeting in order to provide the new owners time to review the situation. Hank Crumbley made a motion that the public hearing be continued until the next regular meeting on November 14th at 7:30 P.M. Norm Seligman seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of revisions to the site plan for Lakewood Office Park located on FM-740 north of White Hills Drive. Mrs. Couch explained that the applicant wished to add an additional 3,000 sq. ft. building to the site and that it met all the City's standards with the addition. After a brief presentation by Rick Burgy, the applicant, Norm Seligman made a motion to approve the site plan as submitted. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of the landscape plan and final plat for Rockwall Memorial Hospital located on Yellowjacket Lane. Terry Andris, with the Rockwall Memorial Hospital, explained to the Commission that they had submitted their landscape plan as requested and their final plat. The Vice Chairman indicated that the Planning and Zoning Commission had been pleased with the details submitted on the landscape plan. Teddy Carlaw indicated she would like to see a variety of trees provided, not just one form of tree. The landscape architect for the project indicated that they would try to work in as many varieties as possible once they were completely sure as to what existing trees would be able to stay on the site. Norm Seligman pointed out that the revised site plan needed to reflect the removal of the parking lot entrance along Yellowjacket Lane that had been disapproved at the preliminary plan. After a brief discussion, Norm Seligman made a motion that the landscape plan and final plat be approved as submitted with the stipulation that they look at the kind of trees they might want to plant when they begin construction of the landscaping and with the stipulation that the site plan be corrected. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.



BOARD OF DIRECTORS

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CHARLES R. EVERETT, M.D.

ADMINISTRATOR

TERRY R. ANDRIS

ASSISTANT ADMINISTRATOR

GARY D. BROCK

October 24, 1985

Ms. Julie Couch
Assistant City Manager
City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

Dear Ms. Couch:

Herewith are seven sets of blueprints plus two mylar copies for the Rockwall Memorial Hospital project.

If you have any questions, please give me a call.

Sincerely,



Terry R. Andris
Administrator

TRA/lg



CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

002184

(214) 722-1111

Metro 226-7885

Cash Receipt

205 West Rusk

Name Garland Memorial Hosp Date 10-15-85

Mailing Address _____

Job Address _____ Permit No. _____

Check 824 Cash Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	3201		RCH	00-3211	
Beverage Tax	3204		Blackland	00-3214	
Building Permit	3601		Water Tap	00-3311	
Fence Permit	3602		10% Fee	00-3311	
Electrical Permit	3604		Sewer Tap	00-3314	
Plumbing Permit	3607		Reconnect Fees	00-3318	
Mechanical Permit	3610		Water Availability	33-3835	
Zoning, Planning, Board of Adj.	3616		Sewer Availability	33-3836	
Subdivision Platf <i>French draw</i>	3619	35.00	Meter Deposit	00-2201	
Sign Permits	3628		Portable Meter Deposit	00-2202	
Health Permits	3631		Misc. Income	00-3819	
Garage Sales	3625		Extra Trash	00-1129	
Misc. Permits	3625				
Misc. Licenses	3613				
Misc. Income	3819				
TOTAL GENERAL			TOTAL WATER		

TOTAL DUE 35.00 Received by [Signature]