

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 11-20-85

Name of Proposed Development Patrick-Stephenson Subdivision

Name of Developer John Patrick and Michael A. Stephenson

Address 303 I.H. 30 East Rockwall Texas Phone 722-1001

Owner of Record John Patrick and Michael A. Stephenson

Address 303 I.H. 30 East Rockwall Texas Phone 722-1001

Name of Land Planner/Surveyor/Engineer B.L.S. and Associates Inc.

Address 304 W. Rusk, P.O. Box 65, Rockwall Tx Phone 722-3036

Total Acreage 4.247

Current Zoning Commercial

Number of Lots/Units 1

Signed B.L.S. Brown

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The final plat shall be submitted on a drawing which is 18 inches by 24 inches.

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

INFORMATION

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
_____	_____	1. Title or name of development written and graphic scale, north point, date of plat and key map
_____	_____	2. Location of the development by City, County and State
_____	_____	3. Location of development 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

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
_____	_____	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
_____	_____	6. Approved name and right-of-way width of each street, both within and adjacent to the development
_____	_____	7. Locations, dimensions and purposes of any easements or other rights-of-way
_____	_____	8. Identification of each lot or site and block by letter and building lines or residential lots
_____	_____	9. Record owners of contiguous parcels of un subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
_____	_____	10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
_____	_____	11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
_____	_____	12. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades
_____	_____	13. Instrument of dedication or adoption signed by the owner or owners
_____	_____	14. Space for signatures attesting approval of the plat
_____	_____	15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

<u>Provided or</u> <u>Shown on Plat</u>	<u>Not</u> <u>Applicable</u>
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16. Compliance with all special requirements developed in preliminary plat review

17. Waiver of drainage liability by the City due to development's design

18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.

ENGINEERING DRAWINGS CHECKLIST

Date: November 20, 1985

Name of Proposed Subdivision Patrick-Stephenson Subdivision
Name of Subdivider John Patrick and Michael A. Stephenson
Address 303 I.H. No. 30 East, Rockwall, Texas Phone 722-1001
Owner of Record John Patrick and Michael A. Stephenson
Address 303 I.H. 30 East, Rockwall Texas Phone 722-1001
Name of Land Planner/Surveyor/Engineer R. Delta Engineers Inc.
Address 317 N. Shiloh Garland, Texas Phone 494-5031
Total Acreage 4.247 Current Zoning Commercial
Number of Lots/Units 1 Signed Bob J. Brown

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 show 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.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	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

Information
Sufficient
for Review

Item

WATER DISTRIBUTION

1. *Demanded* 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

Date Submitted: _____

Sent to Engineer: _____

Engineering Approval: _____

P & Z Approval: _____

City Council Approval: _____

Pre-Construction: _____

As Built Submitted: _____

Case No: _____

Fee Paid: _____

Availability Pd: _____

INTERSTATE HIGHWAY NO. 3

℄

N 68° 45' 58" E 129.85
N 71° 25' E 261.63

15 WATER LINE E.S.V.
25 S

PLACE OF BEGINNING

BURLY FENCE

LOT 1, BLOCK A
4.247 AC.

773.71'

439.66'

S 11° 14' 20" E

388.65'

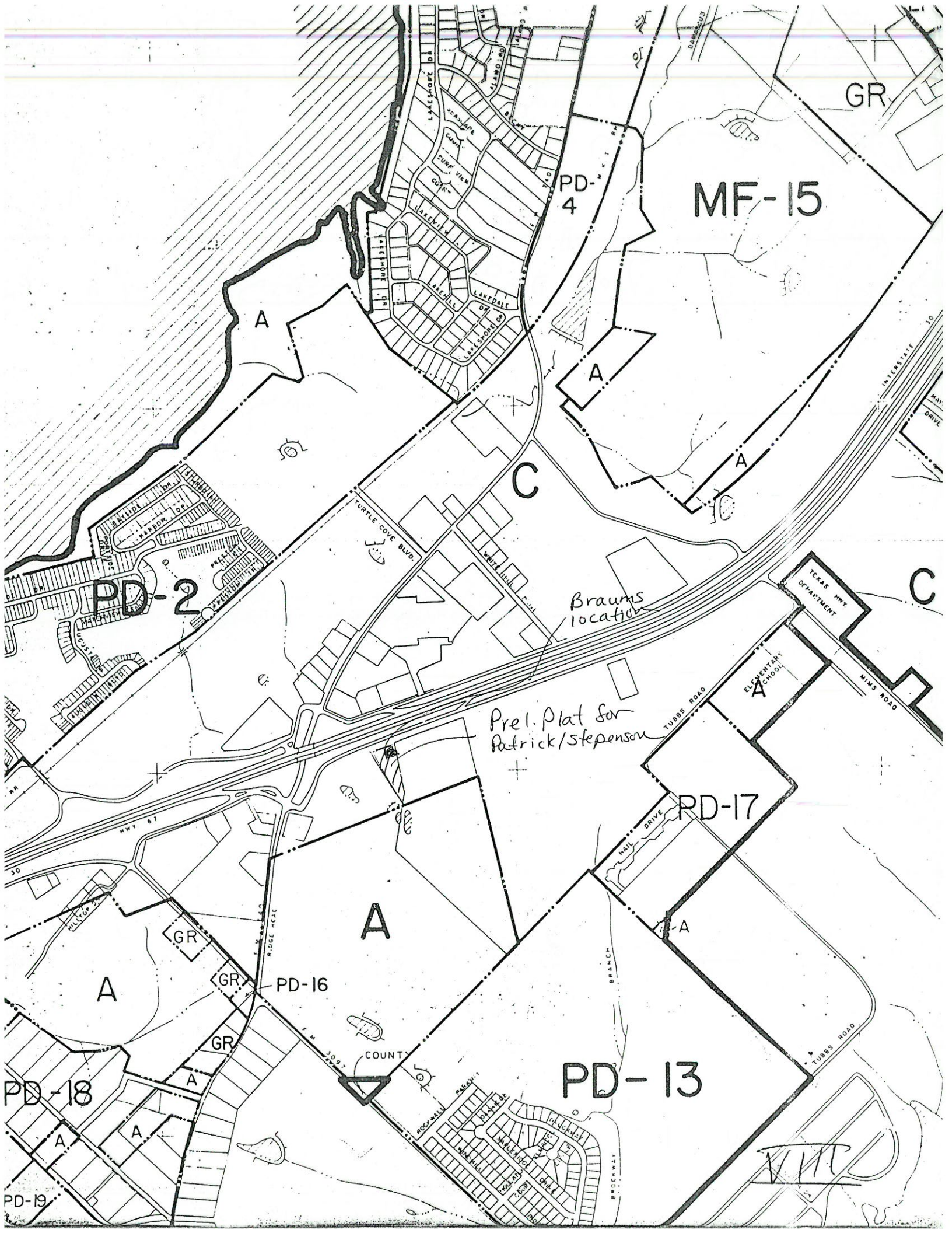
N 28° 30' 01" W

S 12° 42' 47" W

O. L. STEGER

CHURCH ON THE ROCK

VILL



GR

MF-15

PD-4

A

A

A

C

C

PD-2

Braums location

Prel. Plat for Patrick/stepenson

A

PD-17

A

GR

GR

PD-16

GR

COUNTY

A

PD-13

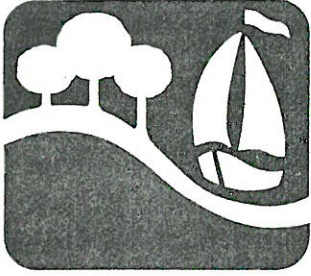
PD-18

A

A

PD-19

VTC



CITY OF ROCKWALL

"THE NEW HORIZON"

February 19, 1986

Bob O. Brown
B.L.S. and Associates, Inc.
P. O. Box 65
Rockwall, Texas 75087

Re: Patrick/Stephenson Subdivision - Final Plat

Dear Mr. Brown:

On February 10, 1986, the Rockwall City Council approved the final plat on the Patrick/Stephenson Subdivision located on the South I-30 Service Road. You have 100 days from the date of approval to return the signed final plats to this office for recording at the County.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Julie Couch".

Julie Couch
Assistant City Manager

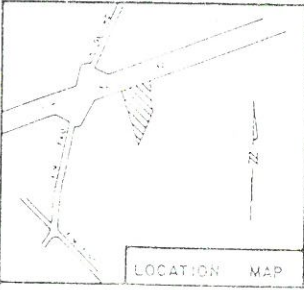
CC: John Patrick
Michael Stephenson
Bldg. Insp. Dept.

JC/mmp

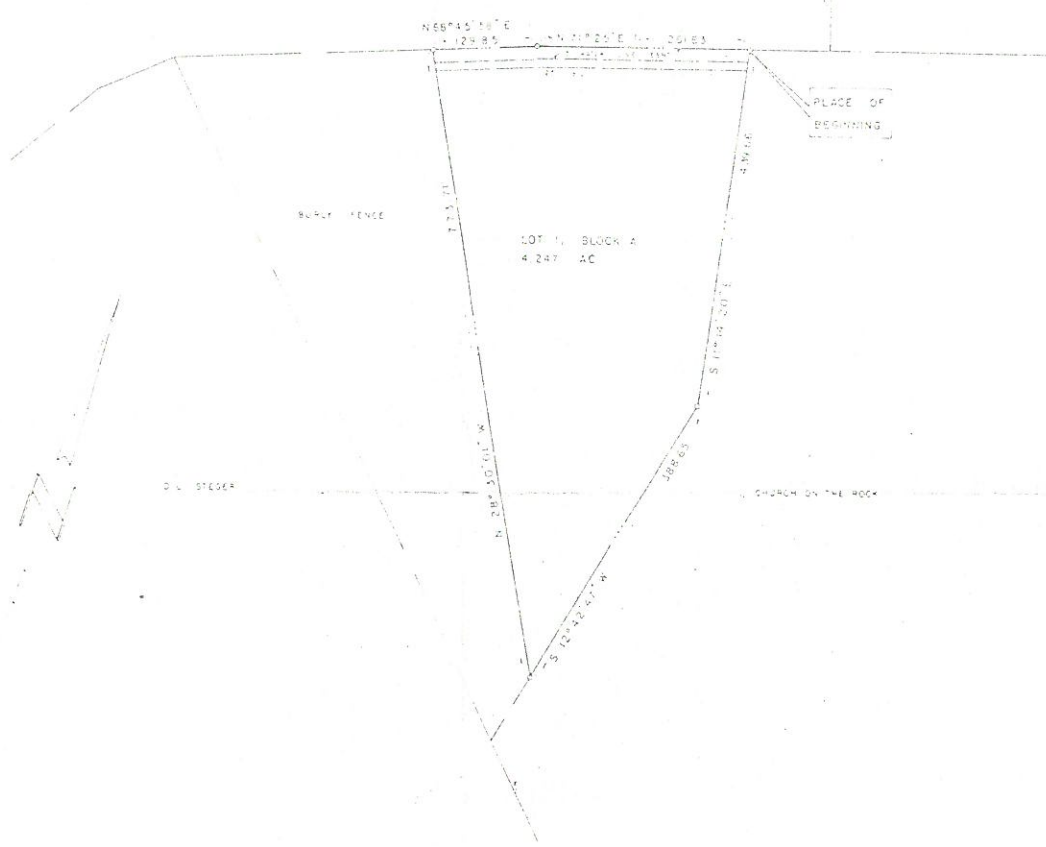
Agenda Notes
P&Z - 1/16/86

II-C. Consider Approval of a Final Plat on the Patrick/Stephenson Subdivision, a One Lot Subdivision Located on the South I-30 Service Road West of Church on the Rock

This is the final plat for the Patrick/Stephenson Subdivision in which Braums is proposing to locate. The plat is not affected by our Thoroughfare Plan and has been submitted to our engineers for review. They have approved the engineering for the subdivision. The plat does meet all of our minimum requirements and is attached.



INTERSTATE HIGHWAY NO. 30



FINAL PLAT

PATRICK - STEPHENSON SUBDIVISION

CITY OF ROCKWALL

JAMES SMITH SURVEY ABSTRACT NO. 200

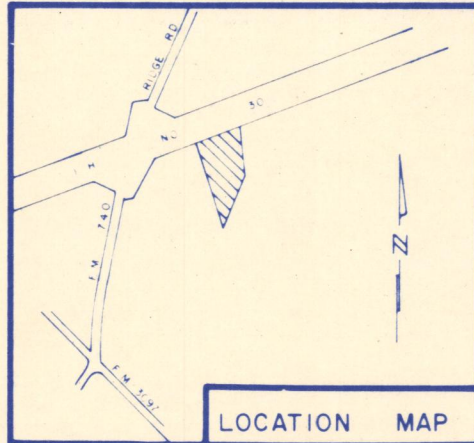
ROCKWALL COUNTY, TEXAS

OWNERS

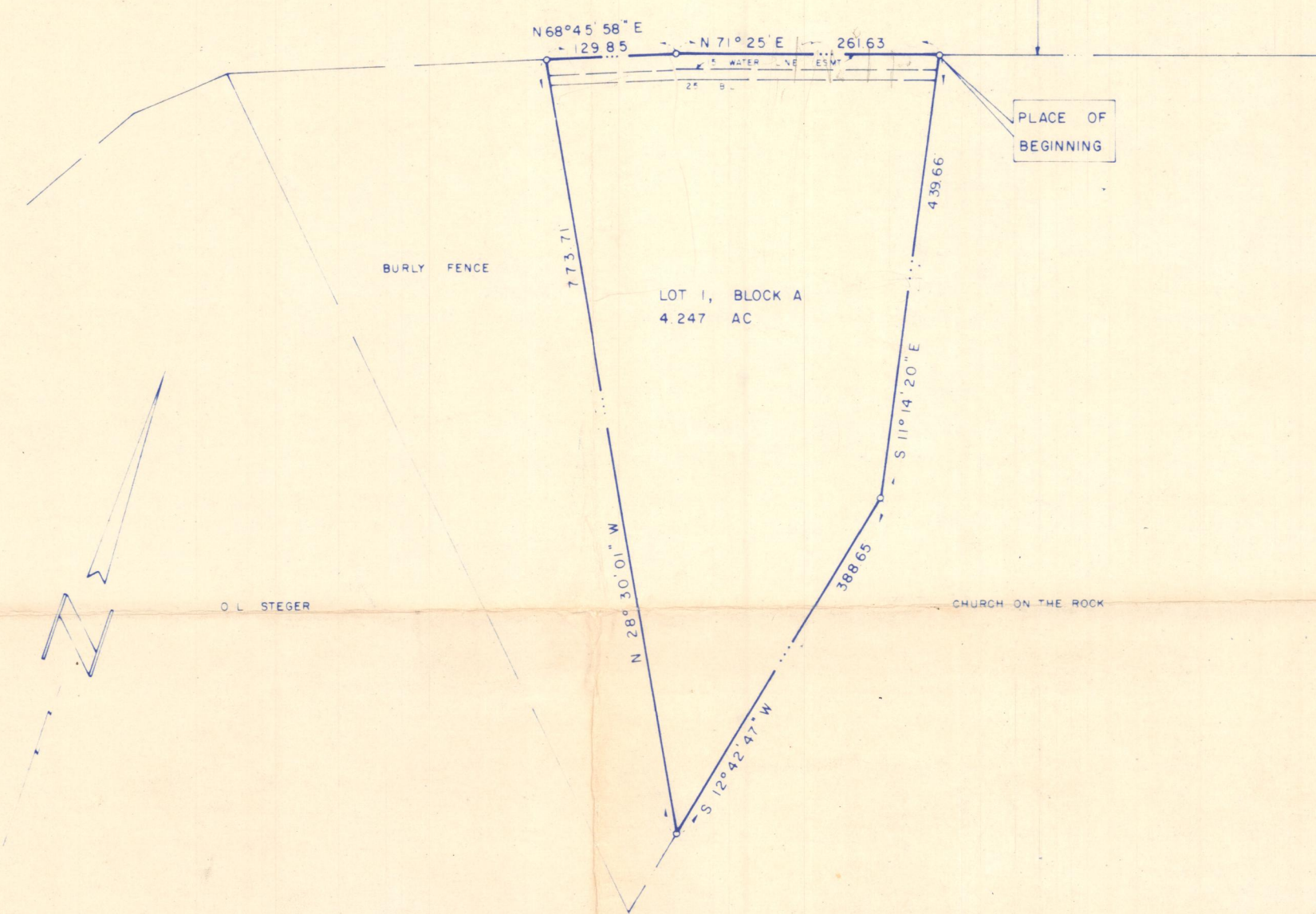
MICHAEL A. STEPHENSON & JOHN PATRICK
 202 L.H. NO. 30 EAST ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS
 202 W. RUSH, P.O. BOX 85 ROCKWALL, TEXAS 75087

SCALE 1" = 40' DATE 11/1/87



INTERSTATE HIGHWAY NO. 30



FINAL PLAT

PATRICK - STEPHENSON SUBDIVISION

CITY OF ROCKWALL

JAMES SMITH SURVEY ABSTRACT NO. 200
ROCKWALL COUNTY, TEXAS

OWNERS

MICHAEL A. STEPHENSON & JOHN PATRICK
303 I.H. NO. 30 EAST ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS
304 W. RUSK, P.O. BOX 65 ROCKWALL, TEXAS 75087

SCALE 1" = 100'

NOVEMBER 8, 1985

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Michael A. Stephenson and John Patrick, are the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the James Smith Survey, Abstract No. 200, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being Northeast corner of said Tract, an iron stake for corner.

THENCE, S. 11° 14' 20" E., leaving the South line of Interstate Highway No. 30, a distance of 439.66 feet to an iron stake for corner.

THENCE, S. 12° 42' 47" W., a distance of 388.65 feet to an iron stake for corner.

THENCE, S. 28° 30' 01" W., a distance of 773.71 feet to a point on the South line of Interstate Highway No. 30, an iron stake for corner.

THENCE, along the South line of Interstate Highway No. 30, the following:

N. 68° 45' 58" E., a distance of 129.85 feet to a wooden Right of Way Marker for corner.

THENCE, N. 71° 25' E., a distance of 261.63 feet to the PLACE OF BEGINNING and containing 185,000 square feet or 4.247 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Michael A. Stephenson and John Patrick, being owners, do hereby adopt this plat designating the herein above described property as Patrick-Stephenson Subdivision, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets, and alleys shown thereon and does hereby reserve the right-of-way and 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 the right-of-way and easement strips, and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strip for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 establishments of grades of streets in this addition. (A) 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. (B) 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.

WITNESS my hand at Rockwall, Texas this _____ day of _____ A.D. 1985.

BY Michael A. Stephenson Owner BY John Patrick Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Michael A. Stephenson and John Patrick, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1985.

Notary Public for the State of Texas
My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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.

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 1985.

Notary Public for the State of Texas
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 the Patrick-Stephenson Subdivision, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____ A.D. 1985.

Witness our hand this _____ day of _____ A.D. 1985.

Mayor _____ City Secretary _____