

APPLICATION AND  
FINAL PLAT CHECKLIST

DATE: JAN 14 1986

Name of Proposed Development HARBOR LANDING

Name of Developer ROCKWALL SOUTH JOINT VENTURE

Address P.O. BOX 1234 GREENVILLE, TX. Phone (214) 455-3082

Owner of Record ROCKWALL, SOUTH JOINT VENTURE

Address P.O. BOX 1234 GREENVILLE, TX. Phone (214) 455-3082

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

Address 2331 GUS THOMASSON Rd. Suite 102 Phone (214) 328-8133

Total Acreage 6.2355 Current Zoning Residential

Number of Lots/Units 21 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 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>	
<u>✓</u>	<u>_____</u>	1. Title or name of development written and graphic scale, north point, date of plat and key map
<u>✓</u>	<u>_____</u>	2. Location of the development by City, County and State
<u>✓</u>	<u>_____</u>	3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
<u>✓</u>	<u>_____</u>	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

Provided or Shown on Plat	Not Applicable	
✓	_____	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 unsubdivided 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 Shown on Plat</u>	<u>Not Applicable</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.



PLAT REVIEW

         Preliminary Plat

Final Plat

Name of Proposed Subdivision Harbor Landing Phase I

Location of Proposed Subdivision Chandler's Landing

Name of Subdivider Rockwall South Joint Venture

Date Submitted 1-14-86 Date of Review         

Total Acreage 6.1 Number of Lots 21

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checket? (attach copy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Were the proper number of copies submitted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Is scale 1" = 100' (Specify scale if different <u>        </u> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Comments			

Planning and Zoning

1. What is the proposed land use?  
SF
2. What is the proposed density? N/A
3. What is existing zoning? SF - PD
4. Is the plan zoned properly?
5. Does the use conform to the Land Use Plan?
6. Is this project subject to the provisions of the Concept Plan Ordinance?
7. Has a Concept Plan been provided and approved?
8. Does the plan conform to the Master Park Plan? ?

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Comments:			

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Is any additional right-of-way required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Is there adequate road access to the proposed project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
g. Do proposed streets and alleys align with adjacent right-of-way?	_____	_____	_____✓
h. Do the streets and alleys conform to City regulations and specifications?	_____✓	_____	_____
i. Comments			

2. Utilities

a. Does the Plan conform to the Master Utility Plan?	_____	_____	_____
b. Are all lines sized adequately to handle development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
c. Is additional line size needed to handle future development?			
1. Water	_____	_____	_____
2. Sewer	_____	_____	_____
d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	_____	_____	_____
e. Are all necessary easements provided?	_____	_____	_____
f. Do all easements have adequate access?	_____	_____	_____
g. Are any offsite easements required?	_____	_____	_____
h. Have all appropriate agencies reviewed and approved plans?			
1. Electric	_____	_____	_____
2. Gas	_____	_____	_____
3. Telephone	_____	_____	_____
i. Does the drainage conform to City regulations and specifications?	_____	_____	_____
j. Do the water and sewer plans conform to City regulations and specifications?	_____	_____	_____

Yes      No      N/A

k. Comments:

General Requirements

1. Has the City Engineer reviewed and approved the plan?
2. Does the final plat conform to the City's Flood Plain Regulations?
3. Does the final plat conform to the preliminary plat as approved?
4. Staff Comments:

_____	_____	_____
_____	_____	_____
_____	_____	_____

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



ENGINEERING DRAWINGS CHECKLISTDate: JAN 14 1986

Name of Proposed Development HARBOR LANDING

Name of Developer ROCK WALL SOUTH JOINT VENTURE

Address P.O. BOX. 1234 GREENVILLE, TX. Phone (214) - 455-3082


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Address 2331 GUS THOMASSON RD. suite 182 Phone (214) - 328-8133  
Dallas, TX. 75228

Total Acreage 6.2355 Current Zoning Residential

Number of Lots/Units 21 Signed 

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 will 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

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
✓		<u>UTILITY PLAN:</u>
✓		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.
✓		<u>STREETS SYSTEM:</u>
✓		1. Paving plan shall show plan of existing and proposed street improvements.
✓		2. Paving plan shall show paving width and street classification with standard curve data.
✓		3. Paving profile shall show existing ground grade and the proposed grade of the right and left curb and the existing and proposed utilities.
✓		4. Paving details shall comply with the Standard Details for the City of Rockwall.
✓		<u>STORM DRAINAGE SYSTEM:</u>
✓		1. A map showing the entire watershed on which the project is located shall be included on the drainage map as an insert. 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

Information Included on Plans	Information Sufficient for Review	Item
<u>✓</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.
<u>✓</u>	_____	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.
<u>✓</u>	_____	4. The direction of storm water flow on the site shall be shown on the drainage area map, with a "Q" shown at locations where flow enters inlets, channels or other structures.
<u>✓</u>	_____	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.
<u>✓</u>	_____	6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
<u>✓</u>	_____	7. Where the storm drainage facilities tie into existing facilities, the plans shall show how this project will affect those existing facilities.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>	
✓		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.	
✓		<u>WATER DISTRIBUTION SYSTEM:</u>	
		1. The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves (gate and flush) and location of fire hydrants and services.	
✓		2. Summary calculations pertaining to the water demand of the development, including appropriate fire flows, shall be shown in tabular form on the water plan sheet.	
✓		3. The plans shall identify the source of water supply.	
✓		4. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the approved Water Distribution Plan.	
✓		<u>SANITARY SEWER SYSTEM</u>	
✓		1. The plans shall show existing and proposed wastewater collection improvements, including location of manholes, cleanouts, and services.	
✓		2. The calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, 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.	

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
<u>✓</u>	_____	3. Where proposed facilities tie into existing facilities, the plans shall show the flowline of the existing facilities and how the proposed facilities affect the system.
<u>✓</u>	_____	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.
<u>✓</u>	_____	5. The details of the wastewater collection system shall comply with the Standard Details of the City of Rockwall.
<u>✓</u>	_____	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: \_\_\_\_\_

P & Z Approval: \_\_\_\_\_

City Council Approval: \_\_\_\_\_

Pre-Construction: \_\_\_\_\_

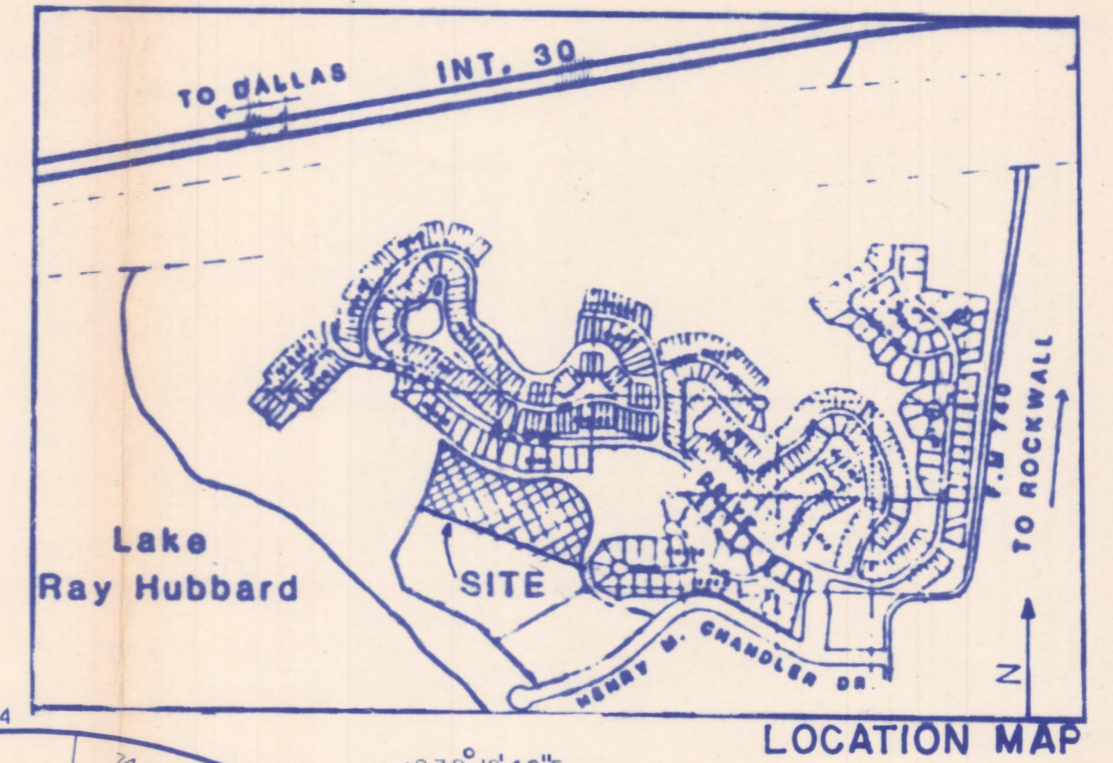
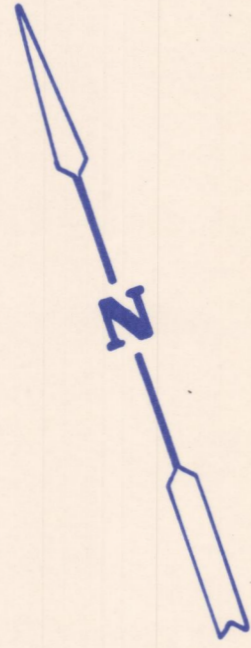
As Built Submitted: \_\_\_\_\_

Case No.: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Availability Paid: \_\_\_\_\_





CHANDLERS LANDING PHASE 9 SECTION I

GREENBELT

GREENBELT

POINT OF BEGINNING

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S75°25'44"E	95.95	29°08'32"	190.70	96.99	49.57
C2	S70°13'15"E	138.09	32°42'01"	245.27	139.98	71.96
C3	S81°47'21"E	178.72	55°50'15"	188.72	183.91	100.00
C4	S74°27'38"E	179.67	70°29'43"	155.66	191.52	110.00
C5	S09°05'16"E	155.69	80°15'01"	155.10	163.10	90.00
C6	S03°59'24"W	125.62	34°05'43"	214.24	127.49	85.69
C7	S01°40'58"E	20.61	8°47'17"	134.50	20.63	10.34
C8	S04°21'30"W	59.95	20°52'13"	165.50	60.28	30.48
C9	S21°47'08"E	22.65	73°09'28"	19.00	24.26	14.10
C10	S84°02'11"E	278.94	51°20'37"	321.94	288.49	154.74
C11	S44°20'07"E	75.45	130°44'44"	41.50	94.70	90.53
C12	S02°36'09"W	55.97	36°52'12"	88.50	56.95	29.50
C13	N88°57'45"W	86.40	253°44'23"	41.50	183.79	55.33
C14	S01°51'39"E	24.33	8°25'56"	165.50	24.36	12.20
C15	S04°21'30"W	48.72	20°52'13"	134.50	48.99	24.77
C16	S21°47'08"E	81.26	156°29'51"	41.50	113.35	199.50
C17	S80°49'11"E	289.82	44°54'37"	352.94	276.84	145.87
C18	S41°07'07"E	97.03	124°18'44"	54.87	119.04	103.87
C19	S09°15'00"W	79.30	30°39'13"	150.00	80.25	41.11
C20	S04°21'30"W	54.34	20°52'13"	150.00	54.84	27.83
C21	S84°02'11"E	292.37	51°20'37"	337.44	302.38	182.19
C22	S80°49'11"E	257.78	44°54'37"	337.44	264.48	139.48
C23	N73°30'31"E	37.87	6°26'00"	337.44	37.89	18.98
C24	S44°20'07"E	47.27	130°44'44"	26.00	59.33	56.72
C25	S41°07'07"E	124.44	124°18'44"	70.37	152.67	133.21

FUTURE DEVELOPMENT  
ROCKWALL SOUTH JOINT VENTURE

LOCATION MAP

CHANDLERS LANDING PHASE 7

FINAL PLAT



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

SCALE	DATE	JOB NO.
1" = 50'	1-9-86	84186

**HARBOR LANDING**  
EDWARD TEAL SURVEY ABSTRACT NO.207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TX.

ROCKWALL SOUTH JOINT VENTURE P.O. BOX 1234 GREENVILLE, TX.	OWNER PHONE 214-455-3082
---	-----------------------------

144295

WHEREAS, Rockwall South Joint Venture is the owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207 in the City of Rockwall, Rockwall County, Texas, and said tract being a part of a 285.2916 acre tract of land conveyed to Clarke-Frates Corporation by deed as recorded in Volume 102, Page 895 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the most Southerly Southeast corner of Cutter Hill, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas, said commencing point being on the City of Dallas Take Line for Lake Ray Hubbard and also being North 46° 18' 55" West a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6;  
THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North 54° 39' 29" East a distance of 54 feet to an iron rod for a corner;  
THENCE: North 74° 47' 07" East along the Southeast line of Cutter Hill, Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Slide A, Page 285 of the Deed Records of Rockwall County, Texas, a distance of 75.94 feet to an iron rod for a corner;  
THENCE: North 33° 38' 08" East continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 320.50 feet to an iron rod for a corner and the Point of Beginning;  
THENCE: North 33° 38' 08" East a distance of 42.50 feet to an iron rod for a corner;  
THENCE: North 14° 47' 36" East a distance of 191.50 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a chord bearing of South 75° 25' 44" East, a central angle of 29° 08' 32" and a radius of 190.70 feet;  
THENCE: In an Easterly direction with said curve to the left, an arc distance of 96.99 feet to an iron rod for a corner;  
THENCE: East, a distance of 20 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 36° 07' 46" and a radius of 245.27 feet;  
THENCE: In an Easterly direction with said curve to the right, an arc distance of 154.66 feet to an iron rod for a corner;  
THENCE: South 53° 52' 14" East a distance of 67.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of 55° 50' 15" and a radius of 188.72 feet;  
THENCE: In an Easterly direction with said curve to the left, an arc distance of 183.91 feet to an iron rod for a corner;  
THENCE: North 70° 17' 31" East a distance of 74.68 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 70° 29' 43" and a radius of 155.66 feet;  
THENCE: In an Easterly direction with said curve to the right, an arc distance of 191.52 feet to an iron rod for a corner;  
THENCE: South 39° 12' 46" East a distance of 10.38 feet to an iron rod for a corner and the beginning of a circular curve to the right, said curve having a central angle of 60° 15' 01" and a radius of 155.10 feet;  
THENCE: In a Southerly direction with said curve to the right, an arc distance of 163.10 feet to an iron rod for a corner;  
THENCE: South 21° 02' 15" West a distance of 130.62 feet to an iron rod for a corner and the beginning of a circular curve to the left, said curve having a central angle of 34° 05' 43" and a radius of 214.24 feet;  
THENCE: In a Southerly direction with said curve an arc distance of 127.49 feet to an iron rod for a corner;  
THENCE: North 71° 44' 55" West a distance of 173.95 feet to an iron rod for a corner;  
THENCE: North 77° 11' 52" West a distance of 323.50 feet to an iron rod for a corner;  
THENCE: North 58° 21' 52" West a distance of 360.50 feet to the Point of Beginning and Containing 6.2355 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT Rockwall South Joint Venture, being owner, does hereby adopt this plat designating the hereinabove described property as Harbor Landing, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Rockwall South Joint Venture, its successors and assigns, and further reserving its private easement for itself, its successors and assigns, at all times hereafter for ingress and egress to and from the herein described tract. Any and all private roads construction on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Rockwall South Joint Venture, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way endanger or interfere with construction, maintenance and efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Rockwall South Joint Venture, its successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from, or occasioned by the establishment of grades 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 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 MY HAND, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

ROCKWALL SOUTH JOINT VENTURE

BY: \_\_\_\_\_  
Jim Peters, Trustee

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1986, by Jim Peters, as Trustee of Rockwall South Joint Venture.

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

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1986, 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 Harbor Landing, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1986.

This approval shall be invalid unless the approved 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 OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 1986.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary, City of Rockwall

2  
7

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

SCALE	DATE	JOB NO.
	1-9-86	84186

HARBOR LANDING  
EDWARD TEAL SURVEY ABSTRACT NO.207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TX.  
ROCKWALL SOUTH JOINT VENTURE OWNER  
P.O. BOX 1234 GREENVILLE, TX. PHONE 214-455-3082



WAIVER

The undersigned has this date filed a final plat with the City of Rockwall for submission to the Planning and Zoning Commission and thereafter to the City Council of the City of Rockwall. The undersigned has previously filed with the City of Rockwall a Preliminary Plat which as of this date has not been submitted to and approved (conditionally or otherwise) by the City Council of the City of Rockwall.

In consideration for the acceptance of this final plat for filing prior to the approval of the Preliminary Plat by the governing body, the undersigned does hereby WAIVE any statutory or other requirement that the governing body consider and act upon this final plat within thirty (30) days from the filing date thereof.

DATED this 14<sup>th</sup> day of January, 1986.

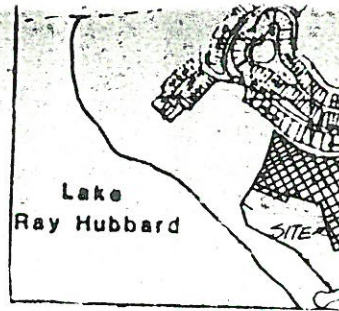
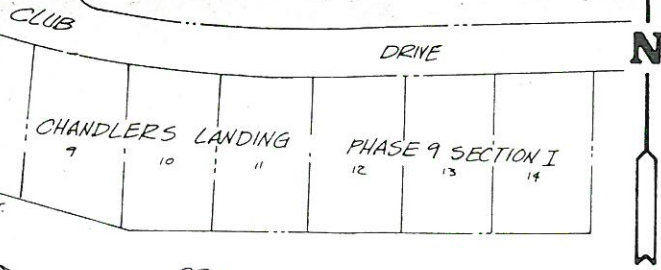
APPLICANT:

Rockwell South H. Venture

By: [Signature]

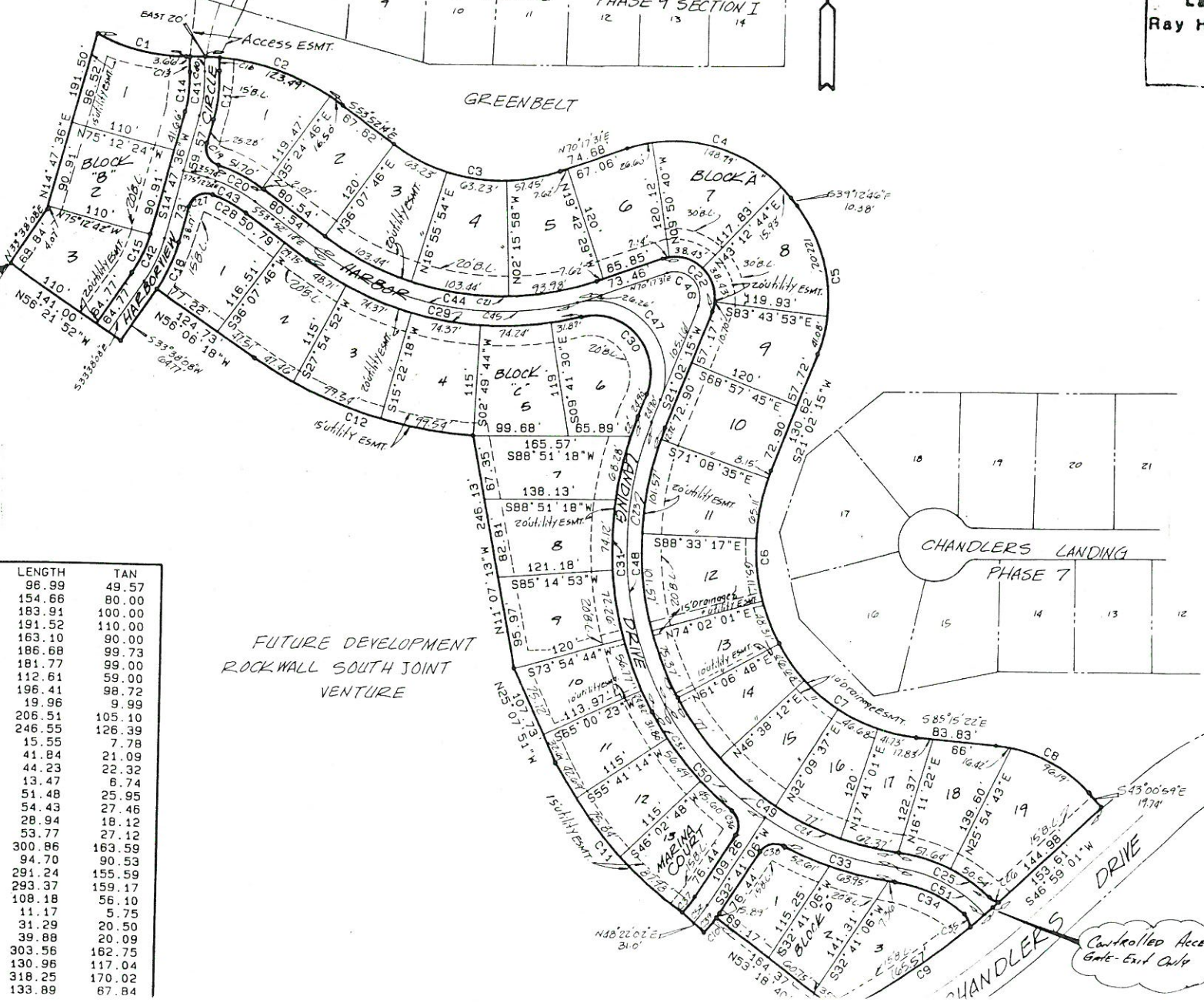
Title: Cons. Engr -

GREENBELT



GREEN BELT

Point of Beginning

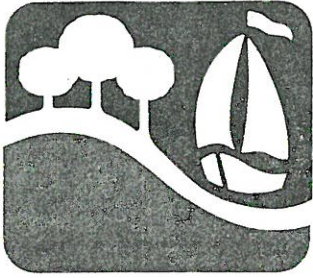


CURVE DATA

CHORD	DELTA	RADIUS	LENGTH	TAN
0.95	29° 08' 32"	190.70	96.99	49.57
2.11	36° 07' 46"	245.27	154.66	80.00
3.72	55° 50' 15"	188.72	183.91	100.00
3.67	70° 29' 43"	155.66	191.52	110.00
5.69	60° 15' 01"	155.10	163.10	90.00
0.83	49° 55' 27"	214.24	186.68	99.73
4.52	56° 22' 10"	184.75	181.77	99.00
0.07	42° 14' 23"	152.74	112.61	59.00
5.89	14° 22' 21"	782.99	196.41	98.72
1.95	6° 54' 33"	165.50	19.96	9.99
1.71	26° 14' 58"	450.75	206.51	105.10
1.54	31° 03' 58"	454.72	246.55	126.39
1.54	5° 23' 00"	165.50	15.55	7.78
0.67	17° 49' 18"	134.50	41.84	21.09
0.03	18° 50' 32"	134.50	44.23	22.32
0.47	5° 44' 21"	134.50	13.47	6.74
0.27	17° 49' 18"	165.50	51.48	25.95
0.18	18° 50' 32"	165.50	54.43	27.46
0.22	87° 16' 45"	19.00	28.94	18.12
0.53	18° 36' 54"	165.50	53.77	27.12
0.10	55° 50' 15"	308.72	300.86	163.59
0.45	130° 44' 44"	41.50	94.70	90.53
0.11	49° 55' 27"	334.24	291.24	155.59
0.18	55° 09' 24"	304.75	293.37	159.17
0.27	37° 27' 11"	165.50	108.18	56.10
0.01	33° 40' 27"	19.00	11.17	5.75
0.87	94° 20' 56"	19.00	31.29	20.50
0.73	16° 59' 13"	134.50	39.88	20.09
0.56	51° 11' 49"	339.72	303.56	162.75
0.08	126° 06' 17"	59.50	130.96	117.04
0.28	49° 55' 27"	365.24	318.25	170.02
0.00	22° 50' 51"	335.75	133.89	67.84

FUTURE DEVELOPMENT  
ROCK WALL SOUTH JOINT  
VENTURE

Controlled Access  
Gate-Exit Only



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

Jim Peters  
Box 1234  
Greenville, Texas 75401

May 19, 1986

Re: Final Plat for Harbor Landing, Phase I

Dear Mr. Peters:

Last week you submitted a final plat document to the City for Phase I, Harbor Landing. The City's subdivision ordinance requires that a final plat submission shall include engineering drawings on all streets and utilities required to serve the subdivision. Your submission was incomplete because these required engineering drawings were not included. The City cannot accept this plat document for consideration until the submission is complete. We are herewith returning your plats. The deadline for submitting final plats with all required information is 30 days prior to the Planning and Zoning meeting at which you plan to appear.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Bill Eisen".

Bill Eisen  
City Manager

PLANNING AND ZONING ACTION SHEET

Applicant Rockwell South Joint Venture Case No. 86-6-FP  
Property Description Harbor Landing  
Case Subject Matter Final Plat

CASE ACTION

Date to P&Z 2-13-86 Approved Disapproved Tabled  
Conditions \_\_\_\_\_

Date to City Council \_\_\_\_\_  
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