

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: JAN 15 1986

Name of Proposed Development GOLDEN CREST

Name of Developer PERRY E. BODIN - NUELL PASCHAL

Address P.O. Box 109 ROWLETT, TX. 75088 Phone _____

Owner of Record PERRY E. BODIN - NUELL PASCHAL

Address P.O. Box 109 ROWLETT, TX. 75088 Phone _____

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

Address 2331 GUSTHOMASSON RD. SUITE 102 Phone (214) 328-8133

Total Acreage 49.943

Current Zoning COMMERCIAL

Number of Lots/Units 2

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

Provided or
Shown on Plat

Not
Applicable

✓

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

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>
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<u>✓</u>	<u> </u>
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16. Compliance with all special requirements developed in preliminary plat review

<u>✓</u>	<u> </u>
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17. Waiver of drainage liability by the City due to development's design

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

PLAT REVIEW

 Preliminary Plat
Replat
 Final Plat

Name of Proposed Subdivision Replat - Goldencrest

Location of Proposed Subdivision _____

Name of Subdivider Bodin - Paschal

Date Submitted _____

Date of Review _____

Total Acreage _____

Number of Lots _____

Review Checklist

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

Planning and Zoning N/A

1. What is the proposed land use? _____
2. What is the proposed density? _____
3. What is existing zoning? _____
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	_____	_____	_____
b. Building Line	_____	_____	_____
c. Parking	_____	_____	_____
d. Buffering	_____	_____	_____
e. Site Plan	_____	_____	_____
f. Other	_____	_____	_____
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	_____	_____	_____
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	_____	_____	_____
12. Comments:			

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	_____	✓ _____	_____
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	_____	✓ _____	_____
c. Is any additional right-of-way provided for all streets and alleys?	_____	✓ _____	_____
d. Is any additional right-of-way required?	✓ _____	_____	_____
e. Is there adequate road access to the proposed project?	✓ _____	_____	_____
f. Will escrowing of funds or construction of substandard roads be required? <i>as provided in original plat</i>	✓ _____	✓ _____	_____

Yes No N/A

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

The proposed plat utilizes a 50 wide strip to White Hills - this is less than our minimum requirements

2. Utilities *N/A*

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

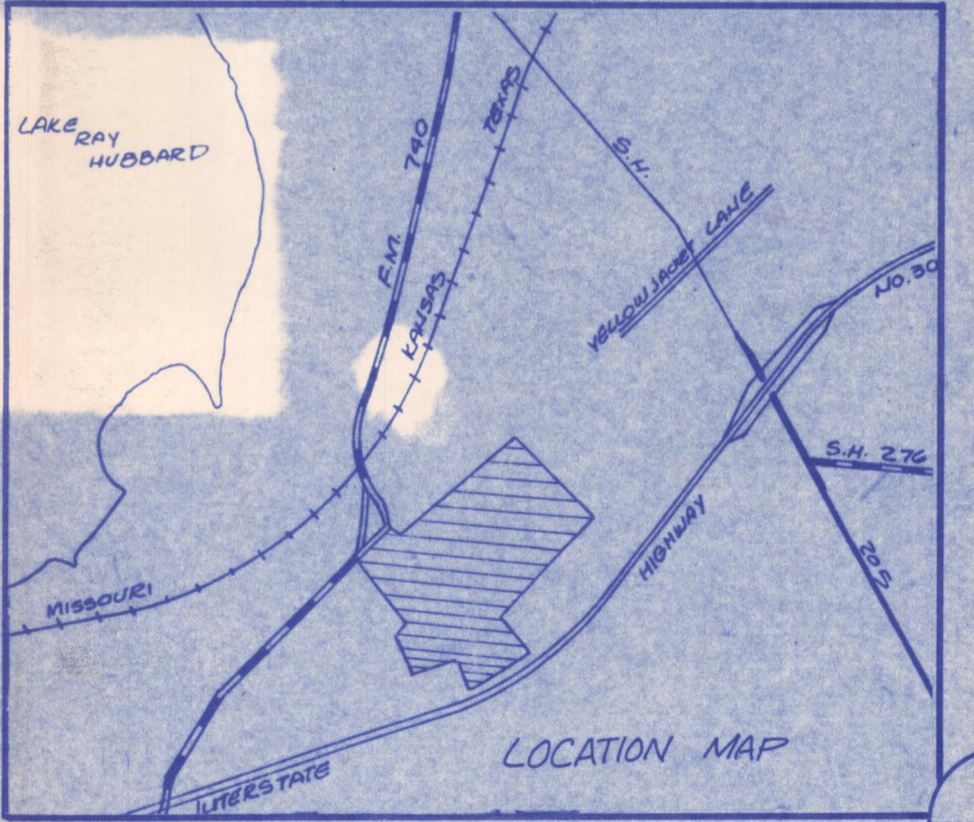
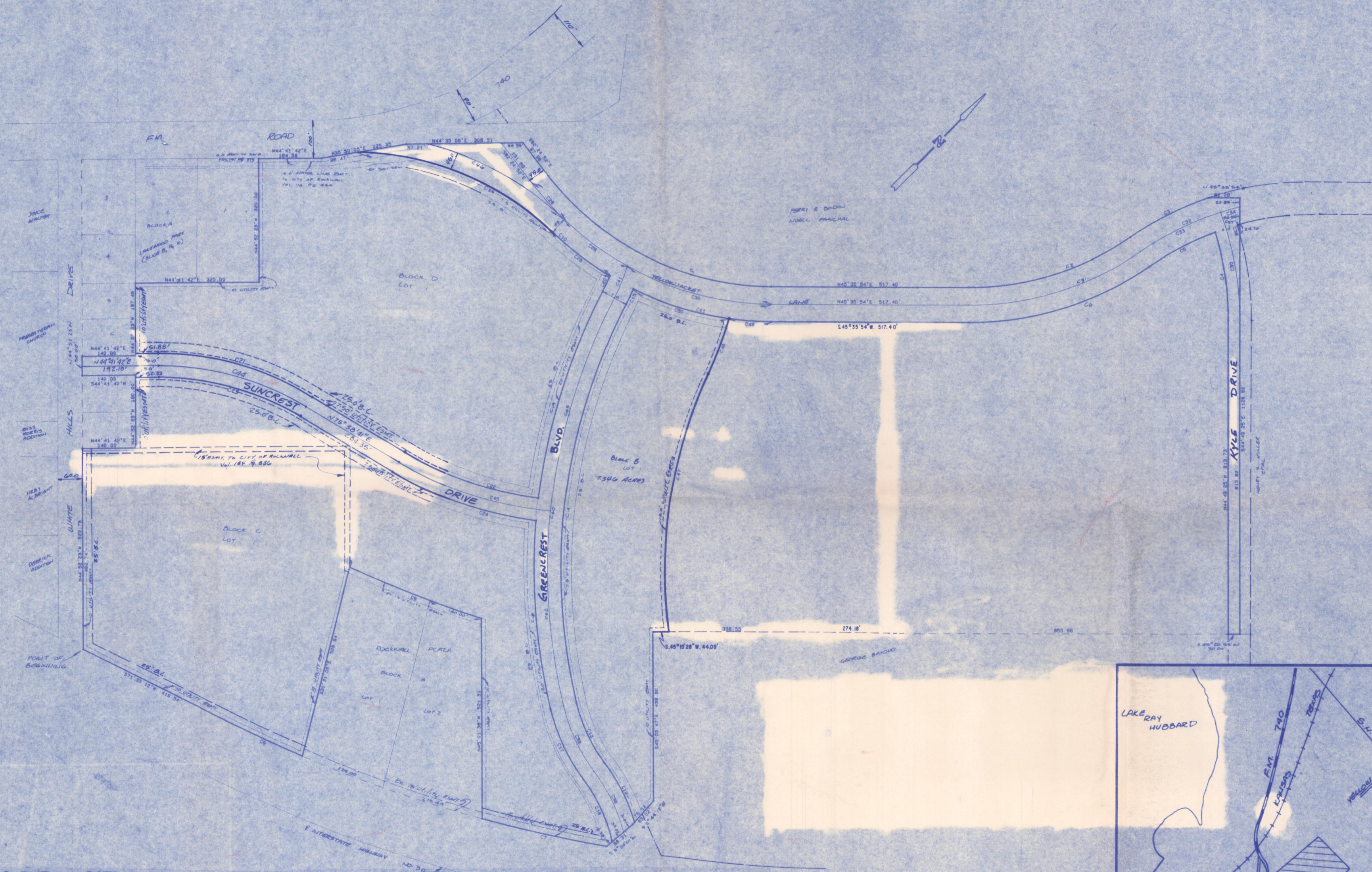
k. Comments:

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>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



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CURVE DATA					CURVE DATA								
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN	NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N71°35'31"E	861.79	51°59'14"	755.00	685.05	368.13	C26	N82°14'02"E	187.55	12°44'36"	845.00	187.94	84.36
C2	N28°28'19"E	444.67	34°15'10"	755.00	451.36	232.85	C27	N71°35'31"E	701.23	51°59'14"	800.00	725.88	390.08
C3	N19°04'50"E	227.46	15°28'12"	845.00	228.15	114.77	C28	S86°54'16"E	125.26	8°58'48"	800.00	125.39	62.82
C4	N53°22'59"W	229.21	17°07'08"	770.00	230.06	115.89	C29	N81°16'18"E	204.24	14°40'03"	800.00	204.80	102.96
C5	S18°39'50"W	192.35	14°38'13"	755.00	192.88	96.37	C30	S59°46'05"E	391.67	28°20'23"	800.00	395.70	201.98
C6	S28°28'19"W	497.67	34°15'10"	845.00	509.18	260.38	C31	N28°28'19"E	471.17	34°15'10"	800.00	478.26	246.52
C7	S57°40'13"W	334.24	5°13'37"	3665.14	334.35	167.29	C32	N21°36'31"E	285.07	20°31'34"	800.00	286.60	144.85
C8	S66°07'49"W	370.24	6°42'21"	3165.14	370.45	185.44	C33	N19°45'02"E	233.87	16°48'36"	800.00	234.71	118.21
C9	S69°49'50"W	220.39	3°26'45"	3665.14	220.42	110.25	C34	N30°00'49"E	51.88	3°42'58"	800.00	51.89	25.95
C10	N86°43'26"E	318.46	21°43'24"	845.00	320.38	162.14	C35	S55°00'47"E	283.05	20°22'44"	800.00	284.54	143.79
C11	N58°20'40"E	372.87	25°29'32"	845.00	375.96	191.14	C36	N61°06'06"W	23.94	1°39'09"	830.00	23.94	11.87
C12	N71°51'15"W	173.40	20°35'42"	485.00	174.33	88.12	C37	N30°47'59"E	6.93	0°31'32"	755.00	6.93	3.46
C13	N70°09'06"W	172.57	24°00'00"	415.00	173.83	88.21	C38	N70°49'16"W	176.83	22°39'41"	450.00	177.98	90.17
C14	N37°37'26"W	1047.08	41°03'20"	1493.00	1069.82	559.04	C39	N70°39'06"W	167.12	24°00'00"	450.00	188.50	95.65
C15	N19°28'54"W	44.41	4°46'16"	533.52	44.43	22.23	C40	N37°37'26"W	1071.62	41°03'20"	1528.00	1094.90	572.14
C16	N69°40'40"W	179.28	24°56'53"	415.00	180.70	91.81	C41	N22°14'35"W	89.56	10°17'37"	498.52	89.56	44.90
C17	N70°09'06"W	201.67	24°00'00"	485.00	203.16	103.09	C42	N48°34'11"W	508.70	19°05'50"	1528.00	511.08	257.95
C18	N49°06'32"W	491.32	18°05'08"	1563.00	493.37	248.75	C43	N28°02'31"W	580.28	21°53'30"	1528.00	583.82	295.51
C19	N27°28'51"W	563.48	20°46'09"	1563.00	566.57	286.43	C44	N60°10'12"E	400.22	30°56'59"	750.00	406.13	207.64
C20	N19°53'12"W	45.13	5°34'51"	463.52	45.15	22.59	C45	N87°57'40"E	426.62	24°37'57"	1000.00	429.92	218.33
C21	N60°10'12"E	416.24	30°56'59"	760.00	421.34	215.95	C46	N73°51'26"E	407.32	29°29'48"	800.00	411.85	210.60
C22	N86°56'09"W	379.84	22°34'56"	970.00	382.31	193.67	C47	N36°06'58"W	680.21	32°25'44"	1218.00	689.38	354.19
C23	N60°10'12"E	384.21	30°56'59"	720.00	388.93	199.33	C48	N23°54'00"W	154.79	7°59'47"	1110.00	154.91	77.58
C24	N86°59'43"E	405.43	22°42'03"	1030.00	408.09	206.76	C49	N49°20'02"E	110.11	7°28'17"	845.00	110.19	55.17
C25	N67°12'15"E	551.00	42°48'10"	755.00	564.02	295.90	C50	N62°04'48"E	264.68	18°01'16"	845.00	265.77	133.99

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

SCALE	DATE	JOB NO.
1"=200'	3-10-87	82114-A

GOLDENCREST
A Replat of
JOHN D. MCFARLAND SURVEY ABST. NO. 195
E.P. GAINS CHISUM SURVEY ABST. NO. 69
OWNERS: PERRY E. BODIN - NUEL PASCHAL
P.O. Box. 109 ROWLETT, TEXAS 75088
CITY OF ROCKWALL, ROCKWALL CO. TEXAS

WHEREAS, Perry E. Bodin and Nuell Paschal are the owners 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 62.696 acre tract of land described as Tract 1 & Tract 2 in deed recorded in Volume 170, Page 60, Deed Records, Rockwall County, Texas, and being all of that 11.1486 acre tract of land described in deed recorded in Volume 176, Page 395, Deed Records, Rockwall County, Texas, and being all of that 5.3488 acre tract of land described in Exhibit A, and all of that 5.0897 acre tract of land described in Exhibit C in deed recorded in Volume 184, Page 811, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the Northerly line of I.H. 30 and the Northeast line of White Hills Drive;
THENCE: North 44° 52' 23" West a distance of 522.75 feet along the Northeast line of White Hills Drive to an iron rod for a corner at the South corner of Lot 2, Block B, of Lakewood Park, as recorded in Slide B, Page 10, Plat Records, Rockwall County, Texas;
THENCE: North 44° 41' 42" East a distance of 140.00 feet to an iron rod for a corner at the East corner of said Lot 2;
THENCE: North 44° 52' 23" West a distance of 190.00 feet to an iron rod for a corner at the North corner of Lot 1, of said Block B;
THENCE: South 44° 41' 42" West a distance of 140.00 feet to an iron rod for a corner at the West corner of said Lot 1 and on the Northeast line of White Hills Drive;
THENCE: North 44° 52' 23" West a distance of 50.00 feet along said Northeast line to an iron rod for a corner at the South corner of Lot 6, Block A, of said Lakewood Park;
THENCE: North 44° 41' 42" East a distance of 140.00 feet to an iron rod for a corner at the East corner of said Lot 6;
THENCE: North 44° 52' 23" West a distance of 187.48 feet to an iron rod for a corner at the South corner of Lot 2, of said Block A;
THENCE: North 44° 41' 42" East a distance of 325.00 feet to an iron rod for a corner at the East corner of Lot 1, of said Block A;
THENCE: North 44° 52' 23" West a distance of 320.00 feet to an iron rod for a corner at the North corner of said Lot 1 and on the Southeast line of F.M. 740;
THENCE: North 44° 41' 42" East a distance of 164.59 feet along said Southeast line to an iron rod at an angle point;
THENCE: North 35° 50' 05" East a distance of 225.35 feet to an iron rod at an angle point;
THENCE: North 44° 35' 08" East a distance of 306.51 feet to an iron rod for a corner;
THENCE: Traversing said 62.696 acre tract as follows: South 82° 24' 52" East a distance of 97.98 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 51° 59' 14", a radius of 755.00 feet, and a chord that bears North 71° 35' 31" East a distance of 661.79 feet; Along said curve an arc distance of 685.05 feet to an iron rod for a corner; North 45° 35' 54" East a distance of 517.40 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 34° 15' 10", a radius of 755.00 feet, and a chord that bears North 28° 28' 19" East a distance of 444.67 feet; Along said curve an arc distance of 451.36 feet to an iron rod at the point of reverse curvature of a circular curve to the right having a central angle of 15° 28' 12", a radius of 845.00 feet, and a chord that bears North 19° 04' 50" East a distance of 227.46 feet; and Along said curve an arc distance of 228.15 feet to an iron rod for a corner on the Northwest line of said 62.696 acre tract;
THENCE: North 45° 35' 54" East a distance of 67.00 feet to an iron rod for a corner at the North corner of said 62.696 acre tract;
THENCE: South 44° 49' 25" East a distance of 1120.80 feet along the Northeast line of said 62.696 acre tract to an iron rod for a corner at the East corner of said tract;
THENCE: South 45° 20' 55" West a distance of 30.00 feet along the Southeast line of said 62.696 acre tract to an iron rod for a corner;
THENCE: Traversing said 62.696 acre tract as follows: North 44° 49' 25" West a distance of 813.73 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 17° 07' 08", a radius of 770.00 feet, and a chord that bears North 53° 22' 59" West a distance of 229.21 feet; Along said curve an arc distance of 230.06 feet to an iron rod for a corner on an intersecting circular curve to the left having a central angle of 14° 38' 13", a radius of 755.00 feet, and a chord that bears South 18° 39' 50" West a distance of 192.35 feet; Along said curve an arc distance of 192.88 feet to an iron rod at the point of reverse curvature of a circular curve to the right having a central angle of 34° 15' 10", a radius of 845.00 feet, and a chord that bears South 28° 28' 19" West a distance of 497.67 feet; Along said curve an arc distance of 505.16 feet to an iron rod for a corner;
THENCE: South 45° 35' 54" West a distance of 517.40 feet to an iron rod for a corner at the point of curvature of a circular curve to the right having a central angle of 07° 28' 17", a radius of 845.00 feet, and a chord that bears South 49° 20' 02" West a distance of 110.11 feet; Along said curve an arc distance of 110.19 feet to an iron rod for a corner on an intersecting curve to the right having a central angle of 07° 59' 47", a radius of 1110.00 feet, and a chord that bears South 23° 54' 00" East a distance of 154.79 feet; Along said curve an arc distance of 154.91 feet to an iron rod for a corner at the point of reverse curvature of a circular curve to the left having a central angle of 32° 25' 44", a radius of 1218.00 feet, and a chord that bears South 36° 06' 58" East a distance of 680.21 feet; Along said curve an arc distance of 689.38 feet to an iron rod for a corner on the Southeast line of said 62.696 acre tract;
THENCE: South 45° 15' 28" West a distance of 44.09 feet along said Southeast line to an iron rod for a corner;
THENCE: South 45° 03' 47" East a distance of 439.80 feet along the Easterly Northeast line of said 62.696 acre tract;
THENCE: South 2° 44' 12" East a distance of 83.02 feet to a broken concrete monument on right-of-way cut-back for I.H. 30;
THENCE: South 5° 24' 01" West a distance of 88.31 feet along said cut-back to a concrete monument on the Northerly line of I.H. 30, said monument being on a circular curve to the right having a central angle of 5° 13' 37", a radius of 3665.14 feet, and a chord that bears South 57° 40' 13" West a distance of 334.24 feet;
THENCE: Along said curve and said Northerly line an arc distance of 334.35 feet to an iron rod for a corner at the East corner of Lot 1, Block A, of Rockwall Plaza, as recorded in Slide B, Page 75, Plat Records, Rockwall County, Texas;
THENCE: North 45° 01' 38" West a distance of 521.51 feet along the Northeast line of said addition to an iron rod for a corner at the North corner of said Lot 1, said iron rod being on a circular curve to the right having a central angle of 6° 42' 21", a radius of 3165.14 feet, and a chord that bears South 66° 07' 49" West a distance of 370.24 feet;
THENCE: Along said curve and the Northwest line of said addition an arc distance of 370.45 feet to an iron rod for a corner at the West corner of Lot 2, Block A, of said addition;
THENCE: South 30° 31' 05" East a distance of 506.64 feet along the Southwest line of said addition to an iron rod for a corner at the South corner of said Lot 2 and on the Northerly line of I.H. 30, said iron rod being on a circular curve to the right having a central angle of 3° 26' 45", a radius of 3665.14 feet, and a chord that bears South 69° 49' 50" West a distance of 220.39 feet;
THENCE: Along said curve and said Northerly line an arc distance of 220.42 feet to a concrete monument for a corner;
THENCE: South 71° 33' 12" West a distance of 419.54 feet continuing along said Northerly line to the Point of Beginning and Containing 49.943 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Perry E. Bodin and Nuell Paschal are the owners of said tract, and do hereby adopt this plat designating the hereinabove described property as a replat of GOLDENCREST, 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 Rockwall, Texas, this 23rd day of March, 1987.

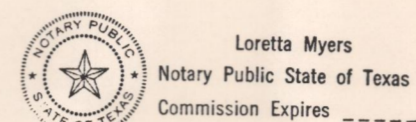
Perry E. Bodin
PERRY E. BODIN

NUELL PASCHAL

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on the 23rd day of March, 1987, by Perry E. Bodin.

Loretta Myers
Notary Public
Commission expires 4/24/89



STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1987, by Nuell Paschal.

Notary Public
Commission expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 12th day of March, 1987, by Harold L. Evans.

Ruth A. Jones
Notary Public
My Commission Expires 4-20-88



RECOMMENDED FOR FINAL APPROVAL

William E. Cline
City Manager

Date: May 4, 1987

Don Smith
Chairman, Planning and Zoning Commission

APPROVED

Date: April 9, 1987

I hereby certify that the above and foregoing plat of a replat of GOLDENCREST, an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of March, 1987.

This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk, 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 16th day of April, 1987.

John J. ...
Mayor, City of Rockwall

Julie Couch
City Secretary, City of Rockwall



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Slide B383-384

A Replat of

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			GOLDENCREST JOHN D. MCFARLAND SURVEY E.P. GAINES CHISUM SURVEY CITY OF ROCKWALL - ROCKWALL COUNTY, TEXAS OWNERS P.O. BOX 109 ROWLETT, TEXAS 75088		
SCALE	DATE	JOB NO.	ABSTRACT NO. 145	ABSTRACT NO. 64	
	3-10-87	B2114-A			

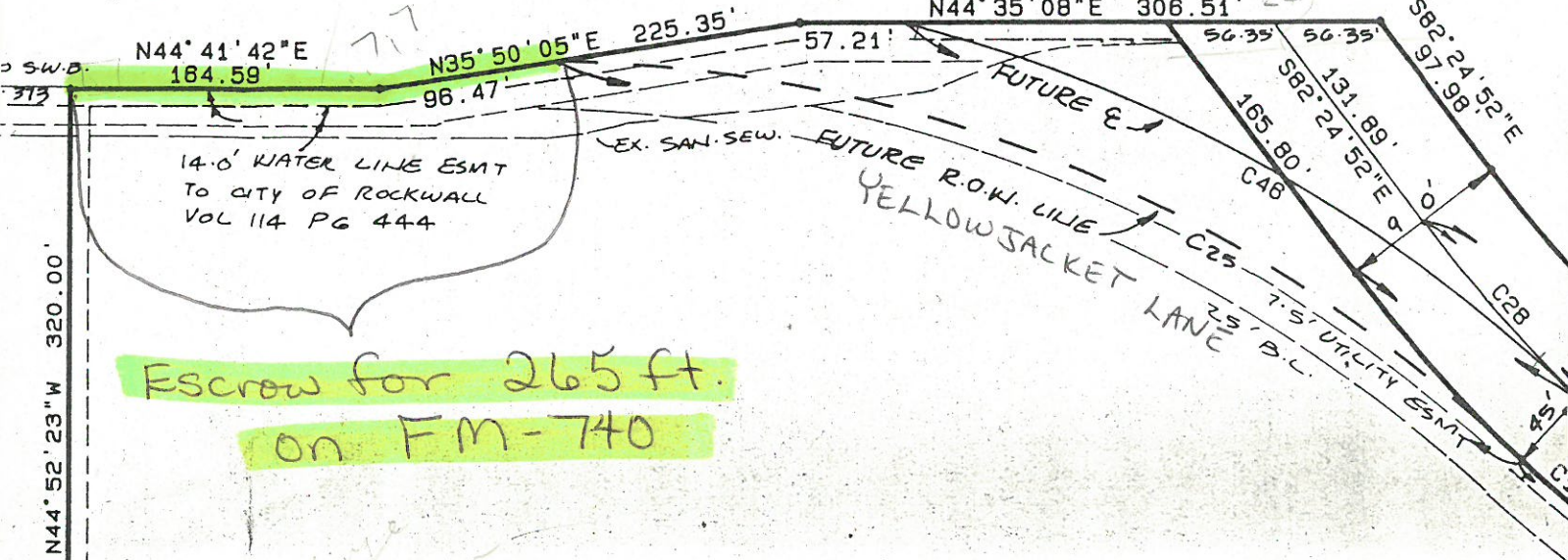
Golden Crest Escrow

1. Curbs and Gutters -		
South side - 815' @ 12.00/ft	=	\$ 9780
North side - 400' @ 12.00/ft	=	4800
2. Earth work	=	2000
3. Sidewalk -		
South side - 815' @ 8.00/ft	=	6500
North side - 400' @ 8.00/ft	=	<u>3200</u>
		26,300
	x 15%	3,945
		<u>\$ 30,245</u>

Original Escrow	55,436.86
Escrow to Remain	<u>30,245.00</u>
Refund	25,191.86

plus interest earned Escrow
 Revised Escrow
 for Golden Crest
 based on
 Revised Policy

ROAD FM-740



Escrow for 265 ft.
on FM-740

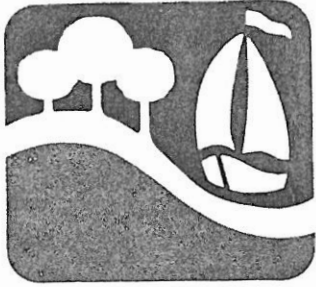
change
Storm Sewer
sidewalk
curb & Gutter
2 in lots

BLOCK D
LOT 1

sidewalk 1.90 lot # 504
c & g # 3180

0.134 in
SI

C19 25' B.C.



CITY OF ROCKWALL
"THE NEW HORIZON"

July 3, 1985

MEMORANDUM

TO: Perry Bodin and Bill Paschal
FROM: Karen Martin, Administrative Assistant *KM*
SUBJECT: Goldencrest final plat

On July 1, 1985, the City Council approved your final plat on the above project with the escrowing of approximately \$5,000 to \$6,000 for lift station improvements, with the dedication of right-of-way and escrowing of funds for paving one half of Kyle Street, with the paving of 4-lane divided Yellowjacket Lane inside the property and two lanes to connect with existing Yellowjacket Lane, and with the option of paving the future alignment of FM-740 with concrete and the temporary alignment of Yellowjacket Lane with asphalt or else dedicating the right-of-way and escrowing the funds for paving the future FM-740 alignment with concrete and paving the temporary Yellowjacket alignment with either asphalt or concrete, and escrowing the funds for an additional 12 ft. of paving on FM-740 for a distance of 265 ft. adjoining the plat. Street improvements are subject to State Highway Department approval. Escrow amounts are due prior to a preconstruction conference. The plat must be signed and filed with the County Clerk by October 29, 1985, or else it will be void.

CC: Harold Evans

Harold L. Evans

Consulting Engineer

2331 Gus Thomasson Road — P.O. Box 28355 — Dallas, Texas 75228 — 214-328-8133

December 5, 1985

Mr. Perry Bodin
c/o Mr. Eddie Kelley
Post Office Box 109
Rowlett, Texas 75088

Dear Perry:

Enclosed herewith are:

1. Cost Estimate Future R.O.W. Yellowjacket.
2. Cost Estimate of 12' of F.M. 740 for 265 Feet.

In conversation with Ed Heath 12-3-85 he stated that the City would require four separate checks for release of construction on Goldencrest.

1. R.O.W. Purchase	\$ 11,257.00
2. Lift Station Improvements	12,500.00
3. Future Paving Yellowjacket & F.M. 740	55,436.86
4. Cost of Appraisal	<u>1,500.00</u>
Total	\$ 80,693.86
Ross Contract	<u>\$1,179,926.57</u>
Sub Total Construction & Escrow	\$1,260,620.43

You will note that this is less than the estimated cost of construction in my estimate dated March 11, 1985, of \$1,371,366.50.

Yours truly,



Harold L. Evans, P.E.

dp

Enclosure

cc: ✓ Mr. Ed Heath

Harold L. Evans

Consulting Engineer

2331 Gus Thomasson Road — P.O. Box 28355 — Dallas, Texas 75228 — 214-328-8133

November 20, 1985

Mr. Perry Bodin
Post Office Box 109
Rowlett, Texas 75088

Re: Cost of Paving Yellowjacket Lane
Future R.O.W., Center Line Length
411.85 Feet, Paving 12' of F.M. 740
for 265 Feet.

Dear Perry:

As you recall the Council approved the plat of Goldencrest subject to several items, one of which was to either pave or escrow funds for future paving of the proposed future alignment of Yellowjacket Lane. The cost of this alignment based on contract prices of the Ross contract is as follows:

1. Excavation	2,000 C.Y.	@ \$ 1.23	\$ 2,460.00
2. Lime Stabilized Base	2,380 S.Y.	@ 1.15	2,737.00
3. Hydrated Lime	32.12 Tons	@ 78.00	2,505.36
4. 6" Thick Reinf. Concrete	2,288 S.Y.	@ 14.75	<u>33,748.00</u>
Sub Total			\$41,450.36
Contingency 15%			<u>6,217.55</u>
Total			\$47,667.91

Paving an additional 12' of F.M. 740 for a length of 265 feet.

1. Excavation	600 C.Y.	@ \$ 1.23	\$ 738.00
2. Lime Base	368 S.Y.	@ 1.15	423.20
3. Hydrated Lime	4.97 Tons	@ 78.00	387.66
4. 6" Thick Reinf. Concrete	353 S.Y.	@ 14.75	<u>5,206.75</u>
Sub Total			\$ 6,755.61
Contingency 15%			<u>1,013.34</u>
Total			\$ 7,768.95

total 55,436.86

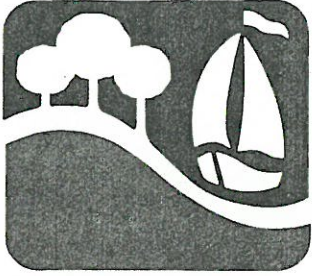
Page 2
Mr. Perry Bodin
November 20, 1985

Yours truly,

Harold L. Evans, P.E.

dp

cc: City of Rockwall
Attn: Ms. Julie Couch



CITY OF ROCKWALL
"THE NEW HORIZON"

May 28, 1986

Mr. Perry E. Bodin
P. O. Box 109
Rowlett, Texas 75088

Dear Mr. Bodin:

On May 5, 1986, the Rockwall City Council voted to approve your request for a vacation of plat and a final plat on the Goldencrest Subdivision. Please note that 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 "Jennifer Jarrett".

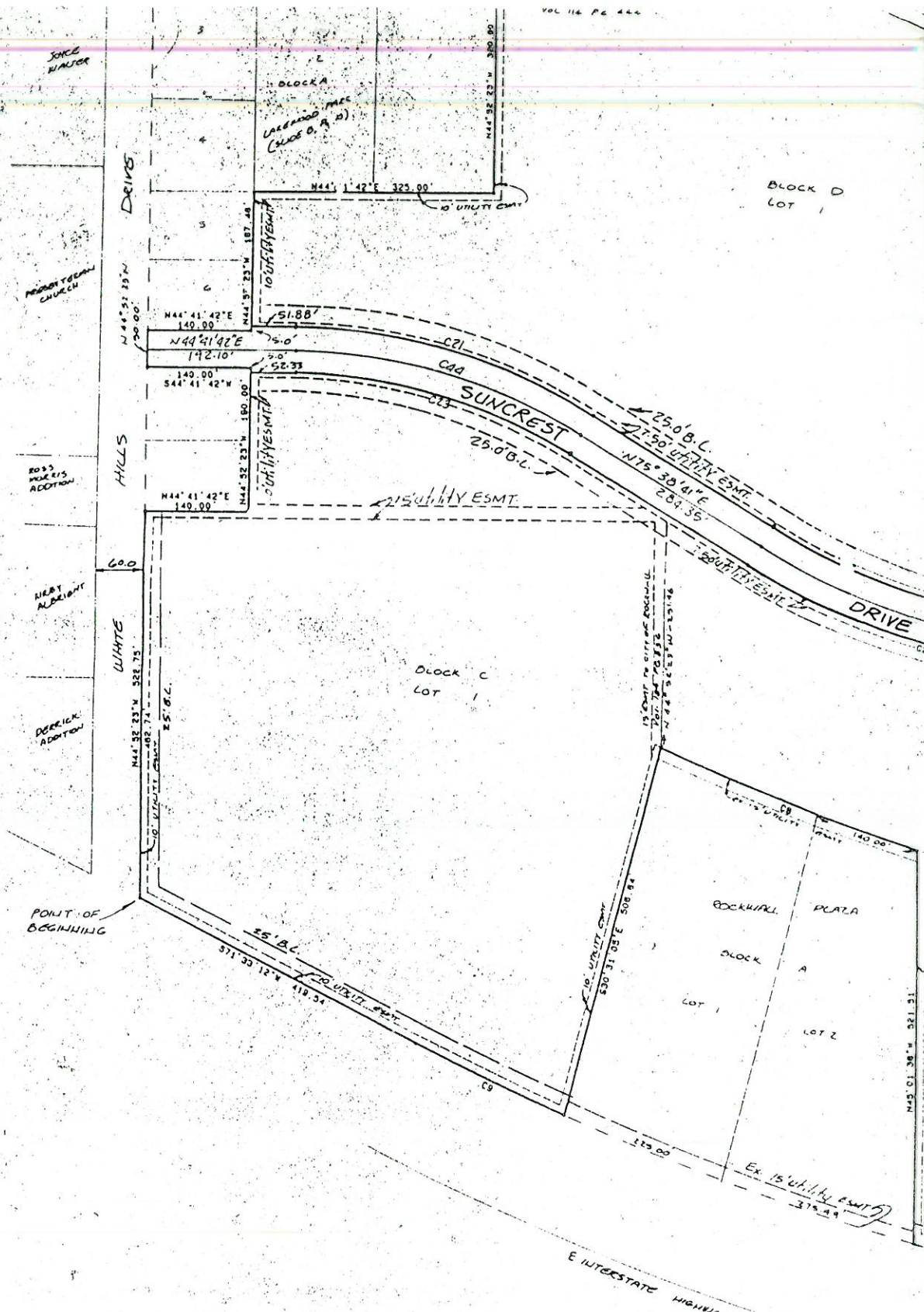
Jennifer Jarrett
Administrative Aide

CC: Bldg. Insp
JJ/mmp

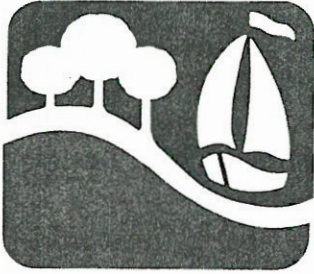
CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N71° 35' 31" E	861.79	51° 59' 14"	755.00	885.05	368.13
C2	N28° 28' 19" E	444.67	34° 15' 10"	755.00	451.36	232.65
C3	N19° 04' 50" E	227.46	15° 28' 12"	845.00	228.15	114.77
C4	N53° 22' 59" W	229.21	17° 07' 08"	770.00	230.06	115.99
C5	S18° 39' 50" W	192.35	14° 38' 13"	755.00	192.88	96.97
C6	S28° 28' 19" W	497.67	34° 15' 10"	845.00	505.16	260.38
C7	S57° 40' 13" W	334.24	5° 13' 37"	3665.14	334.35	167.29
C8	S66° 07' 49" W	370.24	6° 42' 21"	3165.14	370.45	185.44
C9	S69° 49' 50" W	220.39	3° 26' 45"	3665.14	220.42	110.25
C10	N86° 43' 26" E	318.46	21° 43' 24"	845.00	320.38	162.14
C11	N58° 20' 40" E	372.87	25° 29' 32"	845.00	375.96	191.14
C12	N71° 51' 15" W	172.40	20° 25' 20"	845.00	172.40	86.20

NO.	BEARING	CHORD
C26	N82° 14' 02" E	187.55
C27	N71° 35' 31" E	701.23
C28	S86° 54' 16" E	125.26
C29	N81° 16' 18" E	204.24
C30	N59° 46' 05" E	391.67
C31	N28° 28' 19" E	471.17
C32	N21° 36' 31" E	285.07
C33	N19° 45' 02" E	233.87
C34	N30° 00' 49" E	51.88
C35	S55° 00' 47" E	283.05
C36	N61° 06' 06" W	23.94



E INTERSTATE HIGHWAY NO. 30



CITY OF ROCKWALL
"THE NEW HORIZON"

April 28, 1986

file

ok

Perry E. Bodin
P. O. Box 109
Rowlett, Texas 75088

Re: P&Z 86-11-V/FP

Dear Mr. Bodin:

On April 10, 1986, the Rockwall Planning and Zoning Commission recommended approval of your request for a vacation of plat and a replat of the Goldencrest Subdivision.

The Rockwall City Council will consider approval of your request on May 5, 1986, beginning at 7:30 P.M. at the City Hall located at 205 West Rusk.

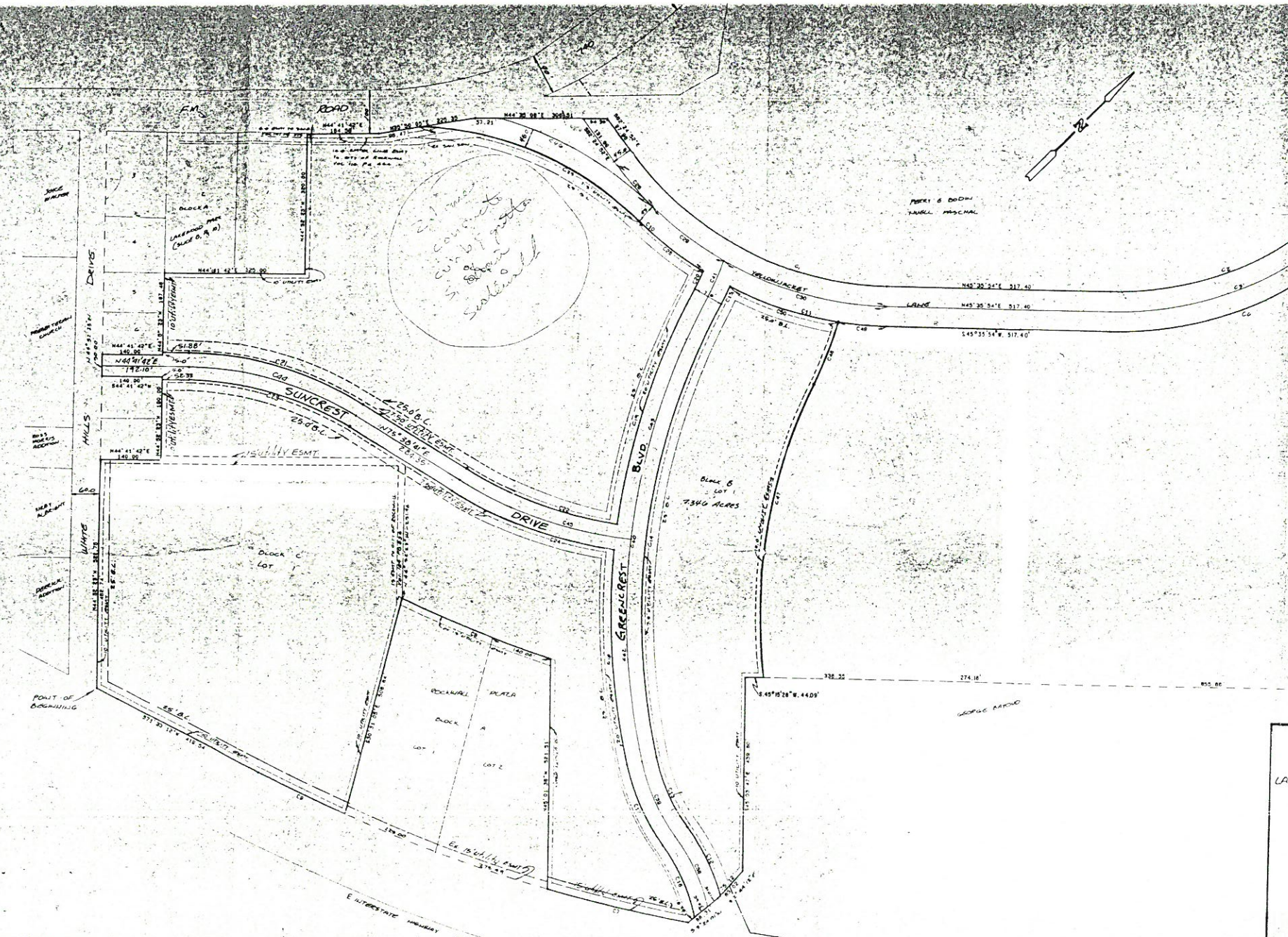
If you have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Sincerely,

Jennifer Jarrett
Administrative Aide

JJ/mmp

COLDENCREST VALATION/REPLAT

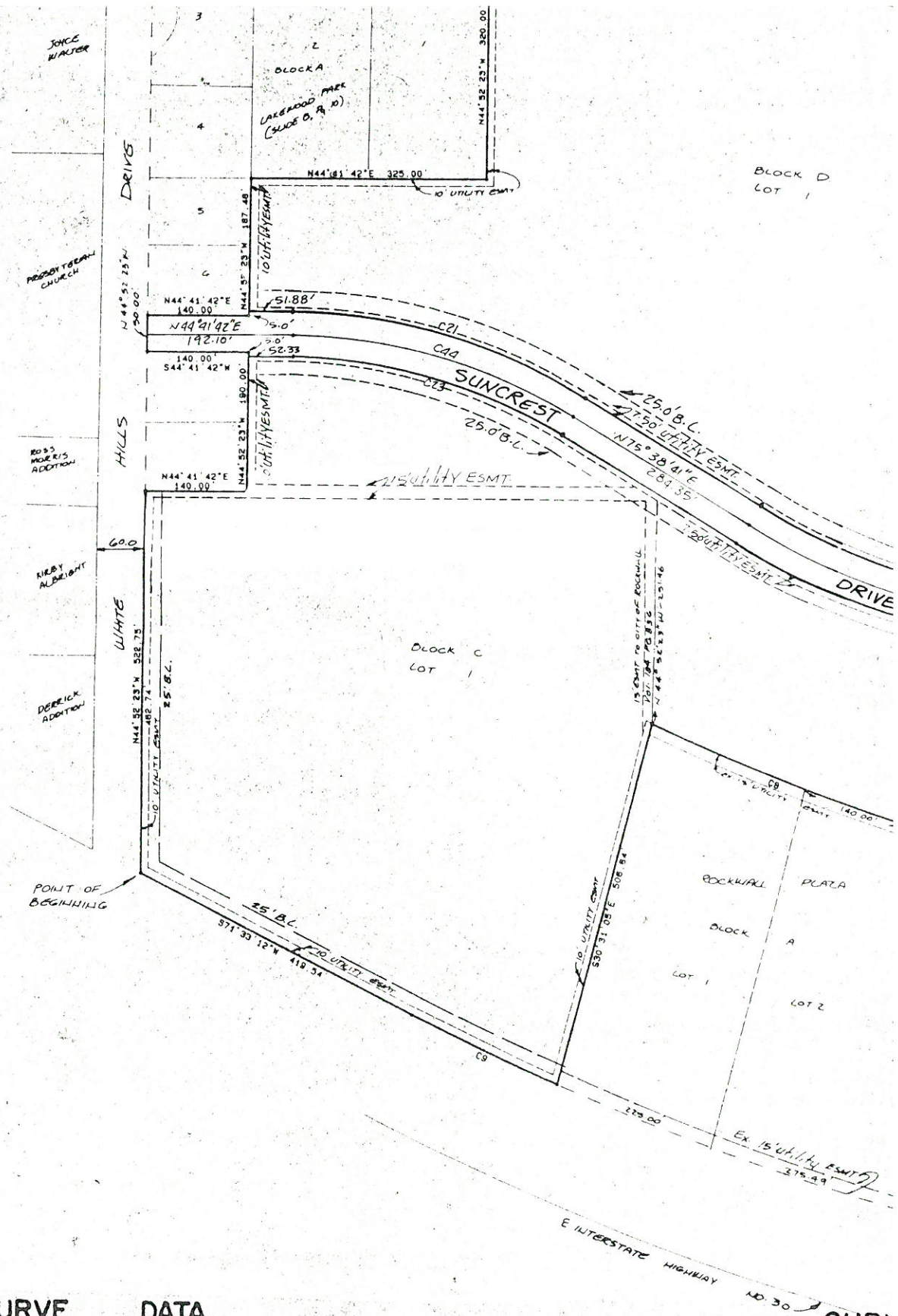


CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N71°35'31"E	861.79	51°59'14"	755.00	685.05	368.13
C2	N28°28'19"E	444.67	34°15'10"	755.00	451.36	232.65
C3	N19°04'50"E	227.46	15°28'12"	845.00	228.15	114.77
C4	N53°22'59"W	229.21	17°07'08"	770.00	230.06	115.39
C5	S18°39'50"W	192.35	14°38'13"	755.00	192.88	96.97
C6	S28°28'10"W	407.67	24°15'10"	755.00	451.36	232.65

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C26	N82°14'02"E	187.55	12°44'36"	845.00	187.94	94.36
C27	N71°35'31"E	701.23	51°59'14"	800.00	725.88	390.08
C28	S86°54'16"E	125.26	8°58'48"	800.00	125.39	62.82
C29	N81°16'18"E	204.24	14°40'03"	800.00	204.80	102.96
C30	N59°46'05"E	391.67	28°20'23"	800.00	365.70	204.00



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N71° 35' 31" E	661.79	51° 59' 14"	755.00	685.05	368.13
C2	N28° 28' 19" E	444.67	34° 15' 10"	755.00	451.36	232.65
C3	N19° 04' 50" E	227.46	15° 28' 12"	845.00	228.15	114.77
C4	N53° 22' 59" W	229.21	17° 07' 08"	770.00	230.06	115.89
C5	S18° 39' 50" W	192.35	14° 38' 13"	755.00	192.88	96.97
C6	S28° 28' 19" W	497.67	34° 15' 10"	845.00	505.16	260.38
C7	S57° 40' 13" W	334.24	5° 13' 37"	3665.14	334.35	167.29
C8	S66° 07' 49" W	370.24	6° 42' 21"	3165.14	370.45	185.44
C9	S69° 49' 50" W	220.39	3° 26' 45"	3665.14	220.42	110.25
C10	N86° 43' 26" E	318.46	21° 43' 24"	845.00	320.38	162.14
C11	N58° 20' 40" E	372.87	25° 29' 32"	845.00	375.96	191.14
C12	N71° 51' 15" W	173.40	20° 35' 42"	485.00	174.33	88.12

CURV

NO.	BEARING	CHORD
C26	N82° 14' 02" E	187.55
C27	N71° 35' 31" E	701.23
C28	S86° 54' 16" E	125.26
C29	N81° 16' 18" E	204.24
C30	S59° 46' 05" E	391.67
C31	N28° 28' 19" E	471.17
C32	N21° 36' 31" E	285.07
C33	N19° 45' 02" E	233.87
C34	N30° 00' 49" E	51.88
C35	S55° 00' 47" E	283.05
C36	N61° 06' 06" W	263.94
C37	N30° 07' 50" E	5.00

PLANNING AND ZONING ACTION SHEET

Applicant Bodis/Paschall Case No. 86-11-V/FP

Property Description Coldencrest

Case Subject Matter Vacation/Replat

Second Review

CASE ACTION

Date to P&Z March 12 X _____ _____

Conditions _____

Date to City Council March 16 X _____ _____

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