

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 2-24-86

Name of Proposed Development K.H.D. Inc., Subdivision

Name of Developer Charles Kenneth Hunt

Address 930 N. Beltline Road, Irving, Texas 75061 Phone 790-0092

Owner of Record same

Address _____ Phone _____

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

Address P.O. Box 65, Rockwall, Texas Phone 722-3036

Total Acreage 1 Current Zoning Commercial

Number of Lots/Units _____

Signed Bob O'Brien

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

- | | | |
|--------------|--------------|---|
| <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 |

<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 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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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 KHD Inc.
Location of Proposed Subdivision I-30 Service Rd.
Name of Subdivider Ken Hunt
Date Submitted 2-24-86 Date of Review 3/3/86
Total Acreage 1.5 acres. Number of Lots 1

Review Checklist

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

Planning and Zoning

1. What is the proposed land use? Light Industrial - office warehouse
2. What is the proposed density? N/A
3. What is existing zoning? L1
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Buffering	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? City Blackland Water	_____	_____	✓
b. Are all lines sized adequately to handle development?			
1. Water - no water from city available	_____	_____	✓
2. Sewer - no sewer available	_____	_____	_____
c. Is additional line size needed to handle future development?			
1. Water - will have to tie on when extended	_____	_____	_____
2. Sewer - will have to tie on when extended	_____	_____	_____
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

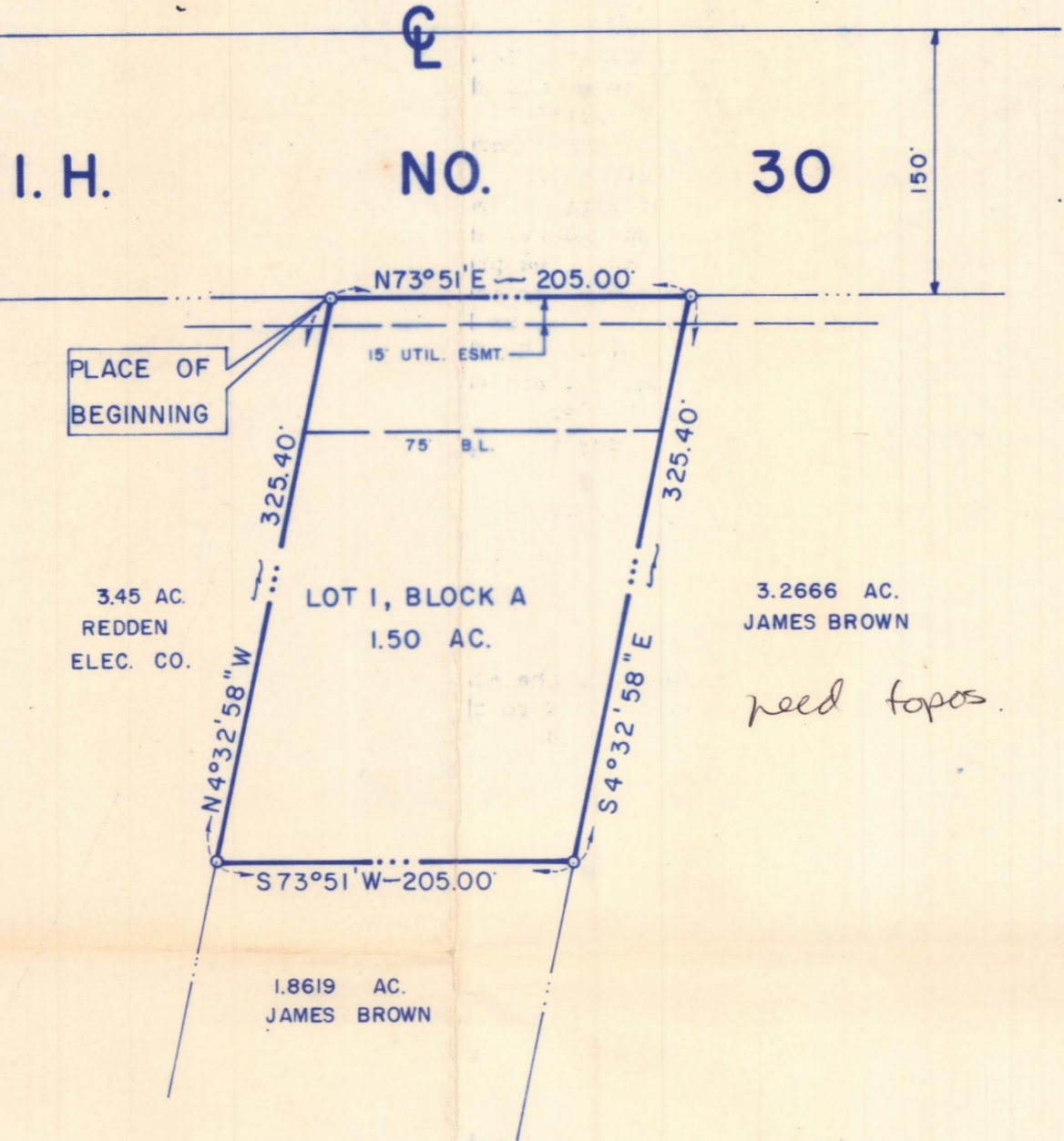
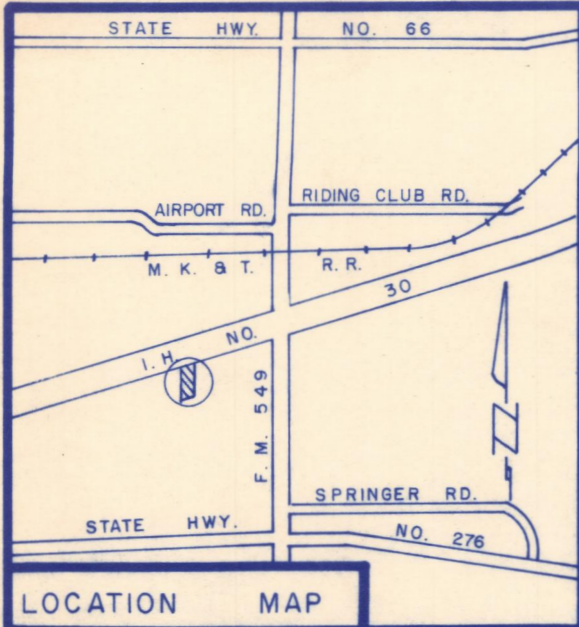
k. Comments:

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>
<u>Julie Couch</u>	<u>3/3/86</u>	<u>1/4 hr.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____



FINAL PLAT

K.H.D. INC. SUBDIVISION
 CITY OF ROCKWALL
 JOHN LOCKHART SURVEY-ABSTRACT NO. 134
 ROCKWALL COUNTY, TEXAS

CHARLES KENNETH HUNT OWNER
 930 N. BELTLINE RD. 790-0092 IRVING, TEXAS 75061

B. L. S. & ASSOCIATES, INC. SURVEYORS
 RT. 1, BOX 142 E., P.O. BOX 65 722-3036 ROCKWALL, TEXAS 75087
 SCALE 1" = 100' FEBRUARY 18, 1986

STATE OF TEXAS
 COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Charles Kenneth Hunt, being the owner 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 John Lockhart Survey, Abstract No. 134, Rockwall county, Texas, and being part of a 38.21 acre tract as recorded in Volume 126, Page 116, Deed Records, 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 N. 73° 51' E., 744.51 feet from the Northwest corner of said 38.21 acre tract, a 1/2" iron stake found for corner.
 THENCE, N. 73° 51' E., along the South line of Interstate Highway NO. 30, a distance of 205.00 feet to a 1/2" iron stake found for corner.
 THENCE, S. 4° 32' 58" E., leaving the South line of Interstate Highway No. 30, a distance of 325.40 feet to a 1/2" iron stake set for corner.
 THENCE, N. 73° 51' 00" W., a distance of 205.00 feet to a 1/2" iron stake set for corner.
 THENCE, N. 4° 32' 58" W., a distance of 325.40 feet to the PLACE OF BEGINNING and containing 1.50 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Charles Kenneth Hunt, being owner does hereby adopt this plat designating the herein described property as K.H.D. Inc., 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 purpose 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 all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with construction, maintenance of 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 strips 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 establishment 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 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 our hand at Rockwall, Texas, this _____ day of _____ A.D. 19__

By _____
 Charles Kenneth Hunt 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 Charles Kenneth Hunt, 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 herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 19__

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 herein expressed.

GIVEN under my hand and seal of office this _____ day of _____ A.D. 19__

Notary Public in and 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 K.H.D. Inc. 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. 19__

WITNESS our hand this _____ day of _____ A.D. 19__

 Mayor

 City Secretary

ORDINANCE NO. _____

KHD

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM AGRICULTURAL CLASSIFICATION TO LIGHT INDUSTRIAL DISTRICT CLASSIFICATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to give Light Industrial District Classification to the tract of land described in Exhibit "A".

Section 2. That the property described in Exhibit "A" will be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall

as heretofore amended, as amended herein by granting of this zoning change, and as amended in the future.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts, and to this end the provisions for this ordinance are declared to be severable.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this day of

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading _____

2nd reading _____

EXHIBIT "A"

DESCRIPTION

BEING, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being part of a 38.21 acre tract as recorded in Volume 126, Page 116, Deed Records, 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 N. 73° 51' E., 744.51 feet from the Northwest corner of said 38.21 acre tract, a ½" iron stake found for corner.

THENCE, N. 73° 51' E., along the South line of Interstate Highway No. 30, a distance of 205.00 feet to a ½" iron stake found for corner.

THENCE, S. 4° 32' 58" E., leaving the South line of Interstate Highway No. 30, a distance of 325.40 feet to a ½" iron stake set for corner.

THENCE, S. 73° 51' 00" W., a distance of 205.00 feet to a ½" iron stake set for corner.

THENCE, N. 4° 32' 58" W., a distance of 325.40 feet to the PLACE OF BEGINNING and containing 1.50 acres of land.

DESCRIPTION

30' Access Easement

BEING, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being part of a 38.21 acre tract as recorded in Volume 126, Page 116, Deed Records, 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 N. 73° 51' E., 918.88 feet from the Northwest corner of said 38.21 acre tract, a point for corner.

THENCE, N. 73° 51' E., along the South line of Interstate Highway No. 30, a distance of 30.63 feet to a ½" iron stake found for corner.

THENCE, S. 4° 32' 58" E., leaving the South line of Interstate Highway No. 30, a distance of 325.40 feet to a ½" iron stake set for corner.

THENCE, S. 73° 51' 00" W., a distance of 30.63 feet to a point for corner.

THENCE, N. 4° 32' 58" W., a distance of 325.40 feet to the PLACE OF BEGINNING, and containing 0.224 acres of land. These descriptions are based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on November 5, 1985.

B. L. S. & ASSOCIATES, INC.

RT. 1 • BOX 142-E • SIDS ROAD • ROCKWALL, TEXAS 75087
ROCKWALL 722-3036 • DALLAS 226-7522

Surveying & Engineering Services



March 5, 1986

Phil Miller
c/o Blackland Water Supply
P.O. Box 215
Fate, Texas 75032

RE: K.H.D. Inc., Subdivision

Dear Sir:

The City of Rockwall, has asked us to contact you about receiving a letter, stating that Kenneth Hunt will be furnished with a water meter for this development, and will be able to set a Fire Hydrant on the existing 6" line along the interstate.

I have contacted Harold Evans, your consulting Engineer, and he sees no problem with this request.

If you have any questions, feel free to contact me.

Sincerely yours

B.L.S. and Associates Inc.

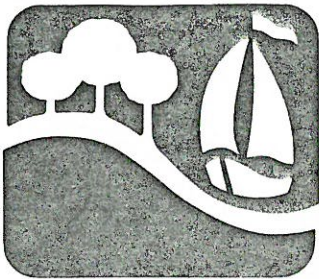
Bob O. Brown

President

BB: jc

Enclosure

copies sent to Ed Heath and Kenneth Hunt



CITY OF ROCKWALL
"THE NEW HORIZON"

April 3, 1986

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

Re: E.L.B. Subdivision - Final Plat
K.H.D., Inc., Subdivision - Final Plat

Dear Mr. Brown:

On March 31, 1986, the Rockwall City Council approved the final plats on the above referenced subdivisions. Please use this letter as notification that you have 100 days from the date of approval to return the signed final plats to this office for recording at the County Courthouse.

If you have any questions, 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. Dept.
JJ/mmp

Agenda Notes
P&Z - 3/13/86

- III. A. P&Z 86-17-FP - Consider Approval of a Request from Ken Hunt for a Final Plat for KHD, Inc., Subdivision, a 1.5 Acre Tract of Land Located on South I-30 Service Road West of FM-549

Action Needed: Approval of denial of final plat.

This is the final plat on the 1.5 acre tract you have reviewed and approved for a preliminary plat and site plan located on the south I-30 Service Road west of FM-549. The property is zoned Light Industrial. It will be served by septic tanks for sewer until sewer is available, and until a City main is extended to serve the property, will be served by the Blackland Water system. He will be required to install a fire hydrant that can be tied onto the Blackland system and will eventually be tied into the City system when it is extended. A copy of the final plat is attached.

- III. C. P&Z 86-13-FP - Consider Approval of a Request from Lindy Barton for a Final Plat on the ELB Subdivision, a One Lot Subdivision Located on Boydstun Street

Action Needed: Approval or denial of final plat.

Lindy Barton is wishing to plat the property adjacent to the YaHoo Cake Company. He is platting the property only to create a building site because utilities are existing. The lot does meet our minimum requirements for Heavy Commercial. A copy of the plat is attached.

- III. D. P&Z 86-24-FP - Consider Approval of a Request from Bill Way for a Final Plat on a Right-of-Way Dedication of Commerce Street

Action Needed: Approval or denial of final plat for road dedication.

Bill Way owns the property south of the Church of Christ and to the east of Bodin Industrial Park with frontage on High School Road. In order to provide access to his property from the I-30 Service Road Mr. Way has dedicated some property to the Church of Christ in turn for which they have agreed to dedicate 60 ft. of right-of-way through their property to tie into his property from the I-30 Service Road. He is proposing to dedicate this right-of-way to the City and build the street up to his property line and will continue the road on through his property and tie it into High School Road when he is ready to develop his property. This road will provide access to the interior property off of I-30 Service Road and provide some circulation back to High School Road. We see no problems with the proposed dedication. A copy of the location map and the plat is attached.