

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 4-18-86

Name of Proposed Development Richard Harris Sub.No. 5

Name of Developer Richard Harris

Address 2604 Ridge Road, Rockwall, Texas Phone 722-5746

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 0.319 acres Current Zoning S.F. 7

Number of Lots/Units 1 Signed *Bob 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

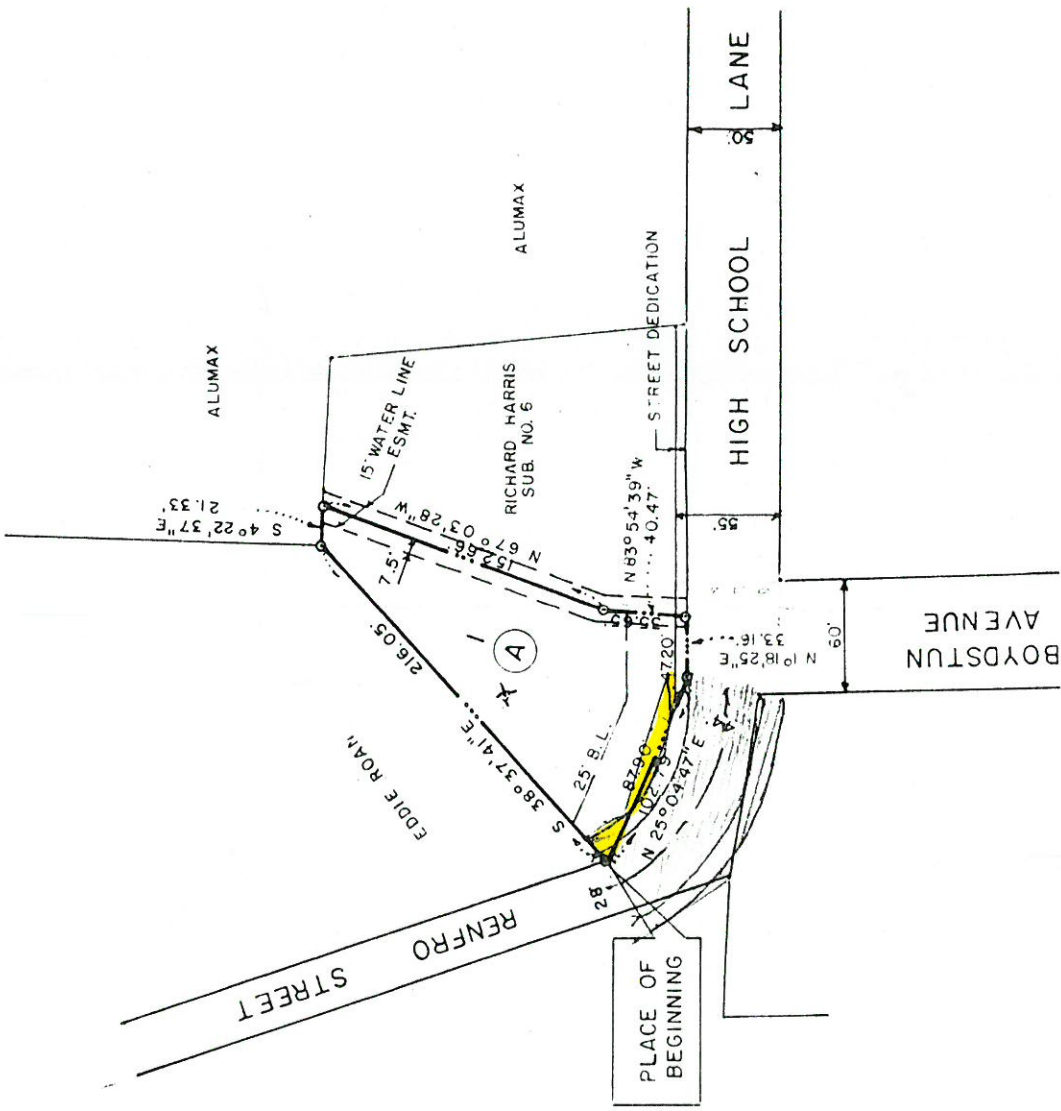
<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
_____	_____	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
_____	_____	6. Approved name and right-of-way width of each street, both within and adjacent to the development
_____	_____	7. Locations, 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 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</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

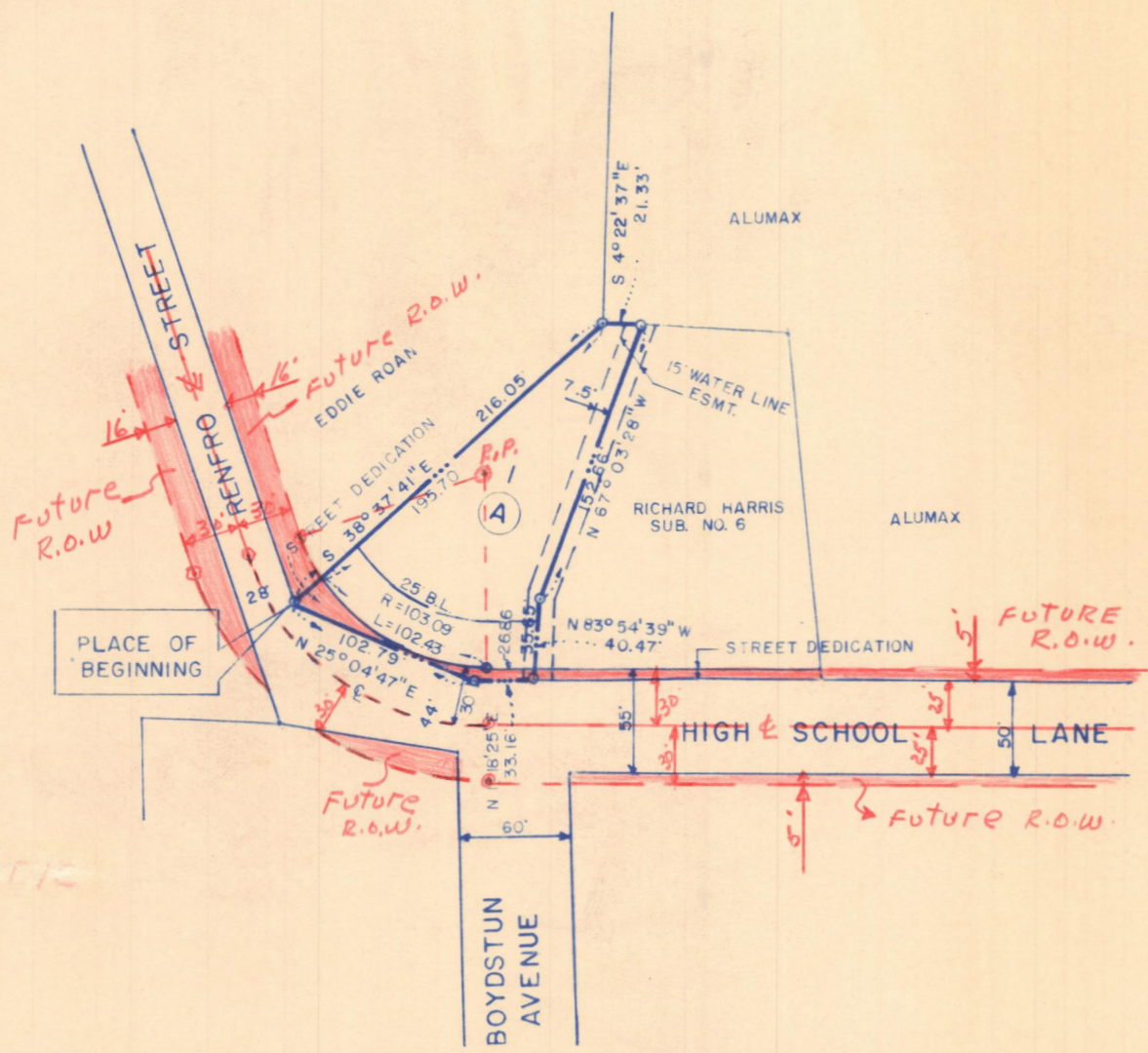
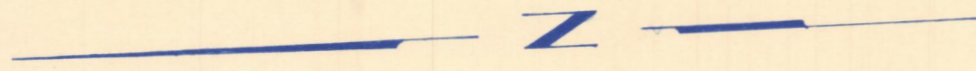
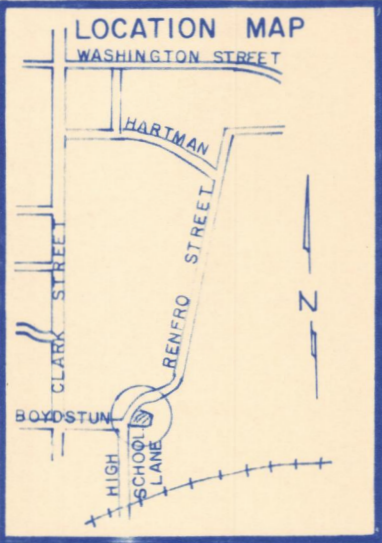
18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.



FINAL PLAT

RICHARD HARRIS SUBDIVISION NO. 5

ROCKWALL, TEXAS



FINAL PLAT

RICHARD HARRIS SUBDIVISION NO. 5

ROCKWALL, TEXAS

R. BALLARD SURVEY ABSTRACT NO. 29
ROCKWALL COUNTY, TEXAS

RICHARD HARRIS OWNER

2604 RIDGE ROAD PHONE 722-5746 ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES INC. SURVEYORS

RT. 1 BOX 142-E P.O. BOX 65 PHONE 722-3036 ROCKWALL, TEXAS 75087

SCALE 1" = 100' APRIL 21, 1986

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Richard Harris, 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 R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, and also being part of a 0.535 acre tract as recorded in Volume 130, Page 545, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the South line of Renfro Street, said point being the North corner of said 0.535 acre tract, an iron stake for corner.

THENCE, S. 38° 37' 41" E., leaving the South line of Renfro Street, a distance of 216.05 feet to an iron stake for corner.

THENCE, S. 4° 22' 37" E., a distance of 21.33 feet to an iron stake for corner.

THENCE, N. 67° 03' 28" W., a distance of 152.66 feet to an iron stake for corner.

THENCE, N. 83° 54' 39" W., a distance of 40.47 feet to a point on High School Lane, an iron stake for corner.

THENCE, N. 1° 18' 25" E., along the East line of High School Lane, a distance of 33.16 feet to an iron stake for corner.

THENCE, N. 25° 04' 47" E., along the Southeast line of Renfro Street, a distance of 102.79 feet to the PLACE OF BEGINNING and containing 0.319 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Richard Harris, being owner does hereby adopt this plat designating the herein described property as Richard Harris Subdivision No. 5, 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 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 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 guarantee that any building within such plat shall be approved, authorized or permit therefore issued, not 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 our hand at Rockwall Texas, this _____ day of _____ A.D. 19__

By _____
Richard Harris 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 Richard Harris, 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:

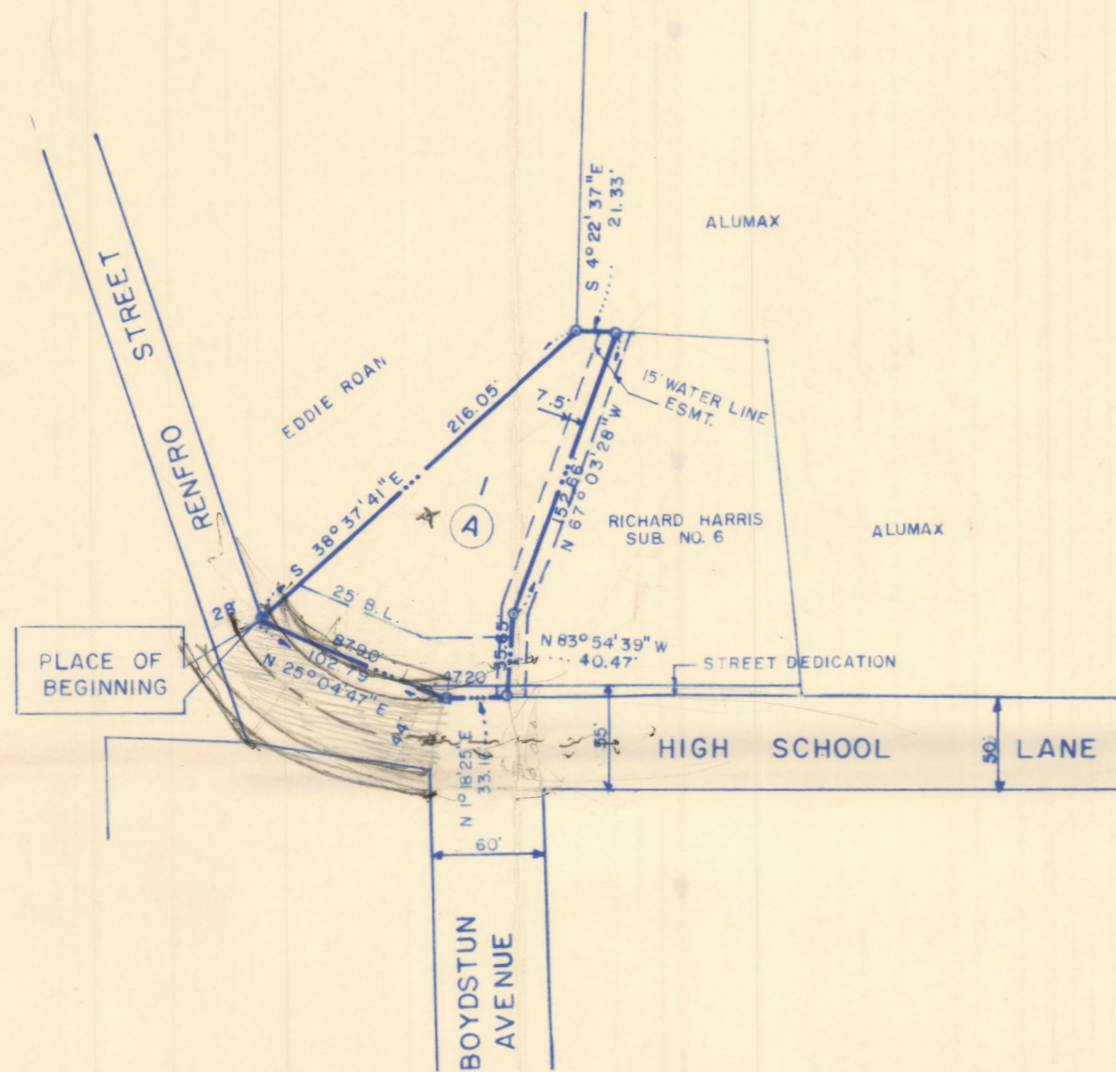
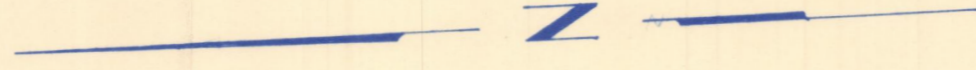
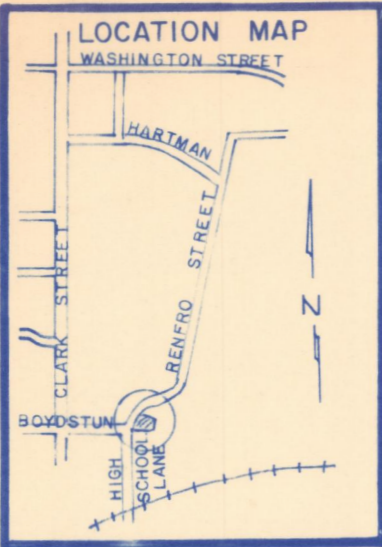
Chairman Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of the Richard Harris Subdivision No. 5, 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 _____



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ROCKWALL, TEXAS

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WITNESS our hand at Rockwall Texas, this _____ day of _____ A.D. 19__

By _____
Richard Harris 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 Richard Harris, 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 Richard Harris Subdivision No. 5, 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

May 5, 1986

Julie Couch
Rockwall City Staff
City of Rockwall
205 W. Rusk
Rockwall, Texas 75087

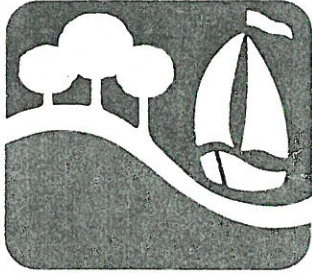
Per plats of Richard Harris Subdivision No. 5 and No. 6 of which Bob Brown has furnished copies to you, I agree to do the following:

On Subdivision #5 we are going to build a brick house. We will agree to pay for curb and gutter on Renfro Street if the City of Rockwall will extend the rock and asphalt to our curb and gutter, as we see no reason to escrow any fees for that as it is residential.

On Subdivision #6 at some future date we will probably build a commercial building on it and High School Drive has already been asphalted and widened and it is our understanding that 5 to 6 inches of hot mix was used. We would ask the City to waive the escrow fees on this small amount of frontage which is 150.82 ft, since the street has been fixed. At the time we take out a building permit to build a building we would curb and gutter and extend the city's asphalt to the new curb and gutter.

Sincerely,


Richard Harris



OK

CITY OF ROCKWALL
"THE NEW HORIZON"

June 12, 1986

Mr. Richard Harris
2604 Ridge Road
Rockwall, TX 75087

Re: Richard Harris Subdivison No. 5 & No. 6 - Final Plat

Dear Mr. Harris:

On 6-9-86 the Rockwall City Council approved the final plat on the Richard Harris Subdivision No. 5 & No. 6 located on High School Road, with the condition that a curb and gutter be installed at these locations when a structure is built and tie the street to the curb. 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 should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Jennifer L. Jarrett
Administrative Aide

cc: Bldg. Insp. Dept.

- IV. B. P&Z 86-37-PP - Consider Approval of a Request from Richard Harris for a Final Plat on Richard Harris Subdivision No. 5, a One Lot Residential Subdivision Located on High School Road
- C. P&Z 86-36-PP - Consider Approval of a Request from Richard Harris for a Final Plat on Richard Harris Subdivision No. 6 a One Lot Commercial Subdivision Located on High School Road

Action Needed: Approval or denial of final plats on Richard Harris No. 5 and Richard Harris No. 6

We have received two one lot subdivisions adjacent to each other located on High School Drive at the intersection of High School, Renfro and Boydston. One of the lots is zoned "SF-7" and is proposed for residential use. The other lot is a Heavy Commercial lot which will be used for heavy commercial purposes. The lots as proposed do meet all of our minimum requirements for their respective zoning districts. The applicant is requesting a waiver from the escrowing requirements for High School Drive. High School and Renfro are shown on the Thoroughfare Plan as a collector street. He is proposing to dedicate the necessary amount of right-of-way to provide for the ultimate 60 ft. of right-of-way in both lots. He is asking for a waiver on the residential lot because it is a single lot residential subdivision, as others we have seen in the past. He is proposing to install curb and gutter at this location when he does build a structure if the City will tie the street to the curb.

On Richard Harris No. 6, he is requesting a waiver from the escrowing requirements for paving for the same reason Don Cameron requested a waiver on the Lofland Industrial Park. The City recently completed an improvement to High School Road which began in front of this lot owned by Richard Harris. Mr. Harris is willing to provide curb and gutter for this lot and pay for the extension of the street to the curb and gutter when he builds a building on the lot. Copies of the plats are included.

As was mentioned at the meeting, there is going to be an odd shape of dedication on Subdivision No. 5 due to the conflicting alignments of Renfro and High School. The plat included in the packet includes the original dedication. We are still working with the surveyor to determine exactly what amount of right-of-way needs to be provided on this lot. We will have that information for you at the meeting Thursday night.

Agenda Notes

City Council - 6/9/86

- V. B. Consider Approval of a Request from Richard Harris for a Final Plat on Richard Harris Subdivision #5, a One (1) Lot Residential Subdivision Located on High School Road
- C. Consider Approval of a Request from Richard Harris for a Final Plat on Richard Harris Subdivision #6, a One (1) Lot Commercial Subdivision Located on High School Road

Action Needed: Approval or denial of final plats on Richard Harris # 5 and Richard Harris #6

We have received two one lot subdivisions adjacent to each other located on High School Drive at the intersection of High School, Renfro and Boydston. One of the lots is zoned "SF-7" and is proposed for residential use. The other lot is a Heavy Commercial lot which will be used for heavy commercial purposes. The lots as proposed do meet all of our minimum requirements for their respective zoning districts. The applicant is requesting a waiver from the escrowing requirements for High School Drive. High School and Renfro are shown on the Thoroughfare Plan as a collector street. He is proposing to dedicate the necessary amount of right-of-way to provide for the ultimate 60 ft. of right-of-way in both lots. He is asking for a waiver on the residential lot because it is a single lot residential subdivision, as others we have seen in the past. He is proposing to install curb and gutter at this location when he does build a structure and tie the street to the curb.

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The Planning and Zoning Commission has recommended approval of the two plats but did not grant his request for a waiver to the street escrowing requirements.