

City of Rockwall, Texas

Date: April 21, 1986

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision Airport Village

Name of Subdivider Ben Heckathorn

Address P. O. Box 10727, Ft. Worth, TX 76114 Phone (214)223-5504

Owner of Record Ben Heckathorn

Address P. O. Box 10727, Ft. Worth, TX 76114 Phone (214)223-5504

Name of Land Planner/Surveyor/Engineer The A. E. Group, Inc.

Address 2100 N. Hwy. 360, #202, Grand Prairie, TX 75050 Phone (214)641-3277

Total Acreage 16.7937 Current Zoning None (ETJ Area)

No. of Lots/Units 118 Signed _____

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not
Shown on Plat Applicable

I. General Information

X _____

A. Vicinity map

X _____

B. Subdivision Name

X _____

C. Name of record owner, subdivider,
land planner/engineer

X _____

D. Date of plat preparation, scale and
north point

II. Subject Property

X _____

A. Subdivision boundary lines

X _____

B. Identification of each lot and block
by number or letter

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

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- | | | |
|---------------|---------------|--|
| <u> X </u> | <u> </u> | C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization. |
| <u> </u> | <u> X </u> | D. Proposed land uses, and existing and proposed zoning categories |
| <u> X </u> | <u> </u> | E. Approximate acreage |
| <u> </u> | <u> X </u> | F. Typical lot size; lot layout; smallest lot area; number of lots |
| <u> X </u> | <u> </u> | G. Building set-back lines adjacent to street |
| <u> X </u> | <u> </u> | H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable |
| <u> X </u> | <u> </u> | I. Location of City limit lines, contiguous or within plat area |
| <u> </u> | <u> </u> | J. Location and sizes of existing utilities |
| <u> X </u> | <u> </u> | K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction |

III. Surrounding Area

- | | | |
|---------------|---------------|---|
| <u> </u> | <u> </u> | A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats. |
| <u> </u> | <u> X </u> | B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area. |

Taken by: _____

File No. _____

Date: _____

Fee: _____

Receipt: _____

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

That I, Charles L. Crouch, 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, in accordance with the subdivision regulations of the City of Rockwall, and the County of Rockwall, Texas.

Charles L. Crouch
Registered Professional Engineer # 21503
Registered Public Surveyor # 2574

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Charles L. Crouch, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ DAY OF _____, 1986, A.D.

Notary Public, State of Texas
Commission Expires: _____

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS BEN HECKATHORN, TRUSTEE is the owner of a tract of land in the County of Rockwall (City of Rockwall Extraterritorial Jurisdiction) said tract being described as follows:

BEING 16.7937 acres of land in the N. Butler Survey, Abstract No. Rockwall County Texas, said tract also being part of a tract of land conveyed to E.W. Hall by deed recorded in Volume 18, Page 169 Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set for a corner in the North line of a County Road, said point being the Southeast corner of a 4.000 acre tract conveyed to Mary Hall Keene by Deed Recorded in Volume 172, Page 202, Deed Records of Rockwall County, Texas;

THENCE: North 01 05'56" West, leaving said North line of County Road, a distance of 659.13 ft. to an iron rod set for corner;

THENCE: North 88 49'57" East, a distance of 401.76 ft. to an iron rod set for corner;

THENCE: South 64 15'00" East, a distance of 796.69 ft. to an iron rod found for corner;

THENCE: South 71 32'29" East, a distance of 137.96 ft. to an iron rod found for corner;

THENCE: South 74 34'50" East, a distance of 235.82 ft. to an iron rod found for corner in the West line of Airport Road;

THENCE: South 77 15'47" East, a distance of 242.89 ft. to an iron rod found for corner in the West line of Airport Road;

THENCE: South 03 38' 28" East, along said Airport Road, a distance of 131.42 ft. to a fence post for corner in the intersection of the West line of said Airport Road and the said North line of County Road;

THENCE: South 88 59'44" West, leaving said West line of Airport Road, a distance of 1710.25 ft. along said North line of County Road to the Point of Beginning and containing 16.7937 Acres (731,532 Sq. Ft.) of land.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS: That Ben Heckathorn, Trustee, being the owner, does hereby adopt this plat, designating the property described above as AIRPORT VILLAGE, an addition to the County of Rockwall (City of Rockwall Extraterritorial Jurisdiction), Texas, and do hereby dedicate to the public use forever, the road right-of-way shown on the attached plat, and do hereby reserve all easements shown for the purpose indicated. Said easements are hereby for the use and accommodation of the utilities designated. Said Utility Companies and or the City of Rockwall shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of construction, reconstruction, inspection, 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 specific ingress and egress easement shall be reserved for the use of any and all Tenants Public Utility Companies, County and City of Rockwall Public Services including any and all Public Safety Vehicles and Personnel. Access to this easement may be controlled by the owner with gates guards or electronic means.

This plat is adopted subject to all platting ordinances of the County of Rockwall and Extraterritorial Jurisdiction approval of the City of Rockwall.

WITNESS MY HAND AT _____ TEXAS THIS _____ DAY OF _____, 1986, A.D.

Ben Heckathorn

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, The undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ben Heckathorn, 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 purposes and considerations therein expressed, as an act of his trusteeship, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 1986.

Notary Public, State of Texas
Commission Expires: _____

FILE PLAT
AIRPORT VILLAGE
IN THE N. BUTLER SURVEY
ABSTRACT No. 20, ROCKWALL COUNTY, TEXAS
AN ADDITION TO THE COUNTY OF ROCKWALL, TEXAS

OWNER

BEN HECKATHORN, TRUSTEE

P.O. BOX 10727
FORT WORTH, TEXAS 76114

DEVELOPER

GALLAGHER CONSTRUCTION CO.

Ph. (214) 233-5504
P.O. BOX 1027
DESOTO, TEXAS 75115

ENGINEER / SURVEYOR

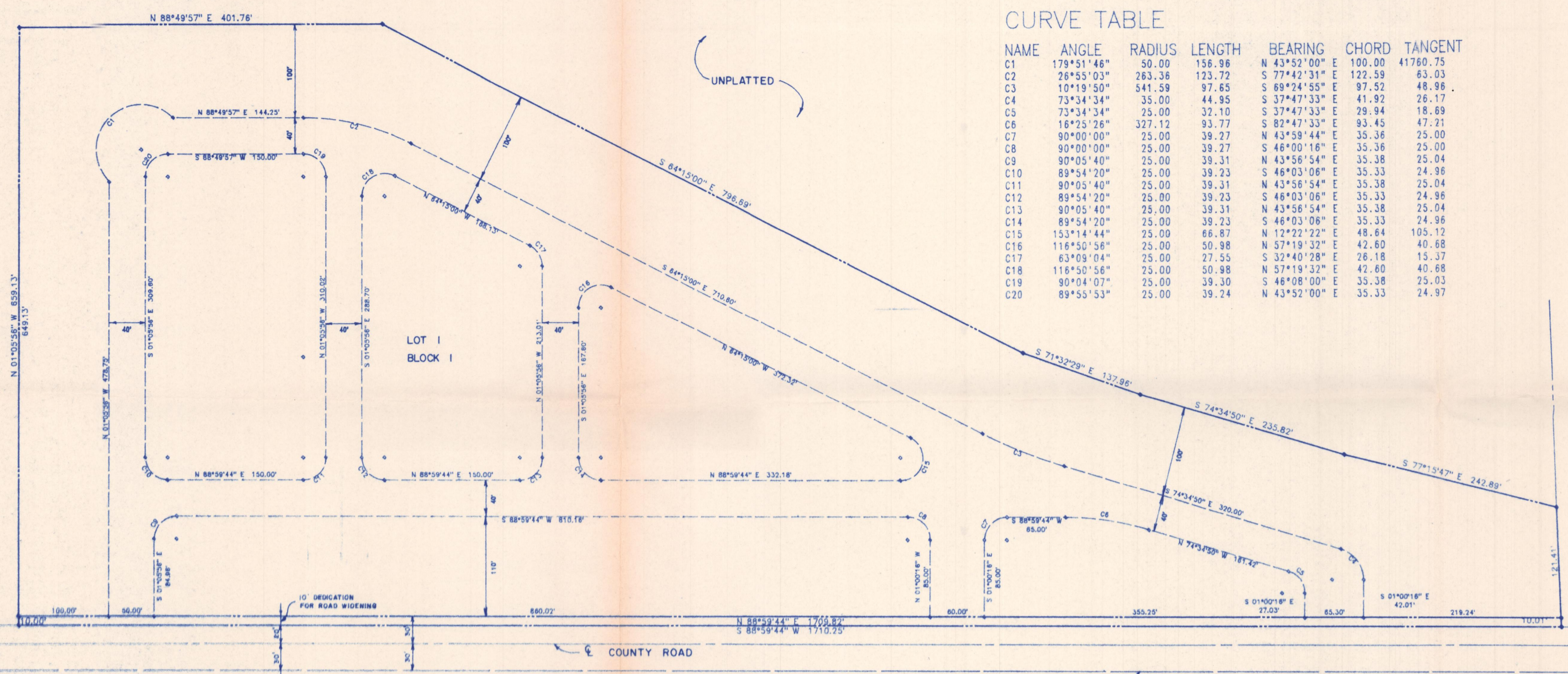
THE A. E. GROUP, INC.

Architects and Engineers

SUITE 202 Ph (214) 641-3277
2100 NORTH HIGHWAY NO. 360
GRAND PRAIRIE, TEXAS 75050

CURVE TABLE

NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	179°51'46"	50.00	156.98	N 43°52'00" E	100.00	41760.75
C2	28°53'03"	263.36	123.72	S 77°42'31" E	122.59	63.03
C3	19°19'50"	841.59	97.65	S 89°24'55" E	97.52	48.86
C4	73°34'34"	25.00	44.85	S 37°47'33" E	41.92	26.17
C5	73°34'34"	25.00	37.10	S 37°47'33" E	29.94	18.69
C6	18°25'26"	327.12	93.77	S 87°47'33" E	93.40	47.91
C7	90°00'00"	25.00	39.27	N 43°58'44" E	35.36	25.00
C8	90°00'00"	25.00	39.27	S 46°00'18" E	35.36	25.00
C9	90°05'40"	25.00	39.31	N 43°58'54" E	35.38	25.04
C10	89°54'20"	25.00	39.23	S 46°03'08" E	35.33	24.86
C11	89°05'40"	25.00	39.31	N 43°58'54" E	35.38	25.04
C12	89°54'20"	25.00	39.23	S 46°03'08" E	35.33	24.86
C13	90°05'40"	25.00	39.31	N 43°58'54" E	35.38	25.04
C14	89°54'20"	25.00	39.23	S 46°03'08" E	35.33	24.86
C15	153°14'44"	25.00	66.87	N 12°22'22" E	48.64	105.12
C16	118°50'58"	25.00	50.98	N 57°19'32" E	42.80	40.88
C17	63°09'04"	25.00	27.55	S 32°40'28" E	28.18	15.37
C18	118°50'58"	25.00	50.98	N 57°19'32" E	42.80	40.88
C19	90°04'07"	25.00	39.30	S 46°08'00" E	35.38	25.03
C20	89°55'53"	25.00	39.24	N 43°52'00" E	35.33	24.97



BOUNDARY, ROAD DEDICATION and ACCESS EASEMENT

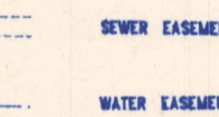
CITY OF ROCKWALL MAINTENANCE CENTER & RECREATION COMPLEX

AIRPORT PROPERTY

S 03°38'28" E 131.42'

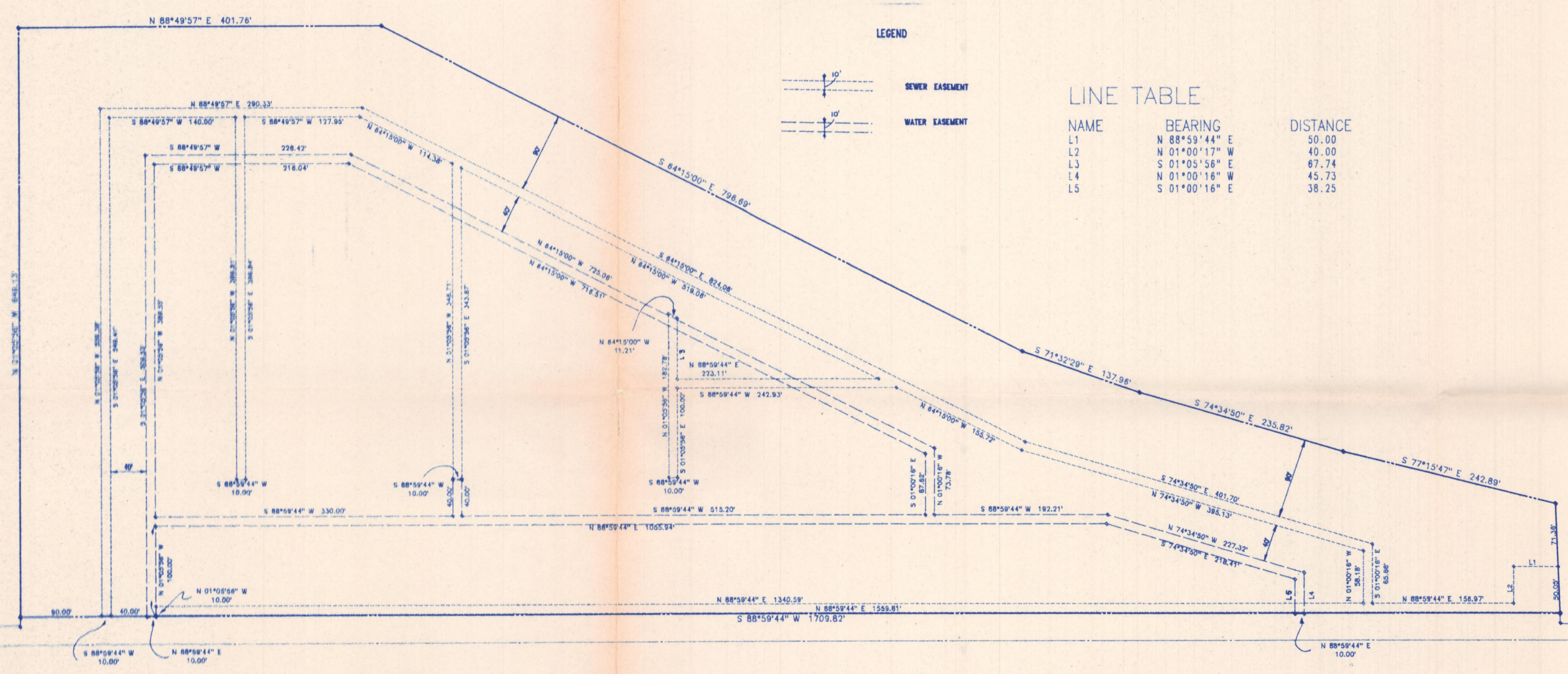


LEGEND



LINE TABLE

NAME	BEARING	DISTANCE
L1	N 88°53'44" E	50.00
L2	N 01°00'17" W	40.00
L3	S 01°05'58" E	67.74
L4	N 01°00'16" W	45.73
L5	S 01°00'16" E	38.25



WATER & SEWER EASEMENT TO THE CITY OF ROCKWALL

APPROVALS:

CITY OF ROCKWALL
EXTRATERRITORIAL JURISDICTION

PRELIMINARY PLAT:

REVIEWED FOR PRELIMINARY APPROVAL:

CHAIRMAN _____ DATE _____
PLANNING & ZONING COMMISSION
APPROVED FOR PREPARATION OF FINAL PLAT:

MAYOR _____ DATE _____
CITY OF ROCKWALL

FINAL PLAT:

RECOMMENDED FOR FINAL APPROVAL

CHAIRMAN _____ DATE _____
PLANNING & ZONING COMMISSION
APPROVED FOR FILING:

MAYOR _____ DATE _____
CITY OF ROCKWALL
ATTESTED BY _____
CITY SECRETARY

COUNTY OF ROCKWALL
APPROVED FOR FILING:

THIS THE _____ DAY OF _____, 1986
BY COMMISSIONERS COURT OF ROCKWALL COUNTY

COUNTY JUDGE _____ DATE _____

pat 86-39-P

BEN HECKATHORN
ATTORNEY AT LAW
RED OAK STATE BANK BUILDING
OVILLA ROAD & HWY. I-35
P.O. Box 547
RED OAK, TEXAS 75154
214-223-8333

April 11, 1986

Ms. Julie Couch
Assistant City Manager
205 West Rusk
Rockwall, Texas 75087

RE: Airport Village
Ord 85-68

Dear Ms. Couch:

Your letter dated April 8, 1986, to Mr. Charles Crouch regarding the above referenced permit has been forwarded to my office.

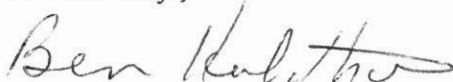
Evidently there is some misunderstanding on my part as to the method of procedure in this matter. The property is not in the city limits of Rockwall. The jurisdiction of the City of Rockwall is extra-territorial in nature and consequently the "zoning" ordinances do not apply. The only ordinances of the City that are applicable pertain to the development of the property and not its zoning.

The contemplated annexation of the property by the City does not in any manner give the City authority over zoning or sub-division of the property.

This property was acquired and development procedures initiated long prior to any action by the City to annex. The City and County acknowledged the intended use of the property and notified me by letter that I should comply with the development ordinances in effect at that time. Zoning was not then and is not now a matter of discretion by the City.

Mr. Crouch, Mr. Jerry Gallagher (the contractor), and I will be in Rockwall the week of April 14, 1986, and will come to the City offices to secure the requested permit and discuss any other requirements to our proceeding with the development.

Sincerely,



Ben Heckathorn

cc: Mr. Charles Crouch
Mr. Jerry Gallagher



The A.E. Group, Inc.

April 21, 1986

Ms. Julie Couch
Assistant City Manager
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

Re: Airport Village Mobile Home Park

Dear Ms. Couch,

As Agent for the Owner and Developer of the above referenced project, I hereby request the review of the attached plat for an ETJ approval of a county subdivision.

The items which were submitted to Mr. Ed Heath at an earlier date, should be satisfactory as Preliminary Engineering drawings to show method of service. If you require any additional items, please call me.

Cordially,

Charles L. Crouch, P.E.

attachment

CLC:pc

BEN HECKATHORN
ATTORNEY AT LAW
RED OAK STATE BANK BUILDING
OVILLA ROAD & HWY. I-35
P.O. Box 547
RED OAK, TEXAS 75154
214-223-8333

April 25, 1986

Ms. Julie Couch
Assistant City Manager
205 West Rusk
Rockwall, Texas 75087

Re: Airport Village

Dear Ms. Couch:

I wish to thank you and Mr. Bill Eisen for meeting with Mr. Crouch, Mr. Gallagher, Mr. Rutledge and myself on April 6, 1986. I feel the meeting established the procedures to be undertaken in the development of this project.

I have received a copy of the Preliminary Plot of the above referenced property as prepared by Mr. Charles Crouch, the Architect and Engineer for the project. He has informed me that the commission will meet on May 8, 1986.

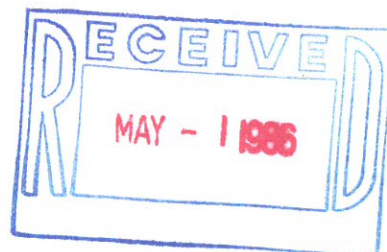
We are continuing to comply with the Rockwall County rules and regulations by seeking approval from the City of Rockwall under its "Extraterritorial Jurisdiction" by complying with the City development ordinances. There were no ordinances in effect when we commenced our project but are complying with the one passed on December 12, 1985. The mobile home development will be an asset to the City if and when it is annexed by the City.

Very truly yours,



Ben Heckathorn

BH:smr



ORDINANCE NO. 86-30

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF ROCKWALL, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL INHABITANTS AND OWNERS OF PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING INHABITANTS BY ALL THE ACTS, ORDINANCES, AND REGULATIONS OF SAID CITY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, after development and presentation of a service plan for said territory and after holding public hearings required within the times prescribed under the provisions of Article 970a of the Revised Civil Statutes of the State of Texas; and

WHEREAS, the following described territory is land adjoining the present City Limits of the City of Rockwall, and the members of the City Council of the City of Rockwall have concluded that said area should be annexed and made a part of the City of Rockwall, Texas,

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

Section 1. That the following described territory which is contiguous to the City Limits of the City of Rockwall, Texas, be, and the same is hereby, annexed into the City of Rockwall, Texas, and the boundary limits of the City of Rockwall be, and the same are hereby, extended to include the following described territory within the City Limits, and the same hereafter shall be included within the territorial limits of said City, and the inhabitants thereof hereafter shall be entitled to all rights and privileges of other citizens of the City and shall be bound by all the acts, ordinances and regulations of said City. That the territory annexed hereby is more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Section 2. That it is not the intention of the City of Rockwall to annex any territory not legally subject to being annexed by said City, and should any portion of the territory not be subject to legal annexation of the City of Rockwall, such fact will not prevent the City from annexing said territory which is described in Exhibit "A" and is subject to legal annexation, it being the intention of the City of Rockwall to annex only such territory as may be legally annexed by it within the limits of such area.

Section 3. 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 4. This ordinance shall take effect immediately from and after its passage as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 28th day of April, 1986.

APPROVED:



Mayor

ATTEST:

BY: Jennifer S. Jarrett

1st reading 4/21/86

2nd reading 4/28/86

EXHIBIT "A"

PROPERTY DESCRIPTION:

BEING a tract of land situated in the Nathan Butler Survey Rockwall County, Texas, said tract also being part of a tract of land conveyed to E. W. Hall by deed recorded in Volume 18, Page 169, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for corner in the North line of County Road, said point being the Southeast corner of a 4.00 acre tract conveyed to Mary Hall Keene by deed recorded in Volume 172, Page 202, Deed Records, Rockwall County, Texas;

THENCE North 1 deg. 5 min. 56 sec. West, leaving said North line of County Road, a distance of 659.13 feet to an iron rod set for corner;

THENCE North 88 deg. 49 min. 57 sec. East, a distance of 401.76 ft. to an iron rod set for corner;

THENCE South 64 deg. 15 min. East, a distance of 796.69 ft. to an iron rod found for corner;

THENCE South 71 deg. 32 min. 29 sec. East, a distance of 137.96 ft to an iron rod found for corner;

THENCE South 74 deg. 34 min. 50 sec. East a distance of 235.82 feet to an iron rod found for corner;

THENCE South 77 deg. 15 min. 47 sec. East, a distance of 242.89 ft. to an iron rod found for corner in the West line of Airport Road;

THENCE South 3 deg. 36 min. 28 sec. East, along said Airport Road, a distance of 131.42 ft. to a fence post for corner in the intersection of the West line of said Airport Road and the said North line of County Road;

THENCE South 88 deg. 59 min. 44 sec. West, leaving said West line of Airport Road, a distance of 1,710.25 ft. along said North line of County Road to the Point of Beginning and containing 16.7937 acres (731,532 sq. ft.) of land.

PROPOSED
SERVICE PLAN

16.7937 ACRES ON AIRPORT ROAD

Police and fire protection will be available to the above described tract upon annexation and the provision of adequate access to the undeveloped tract. Solid waste collection will be available at the time of annexation and construction of adequate streets.

Adequate street access, water facilities, and wastewater facilities will be made available to the above tract that do not currently have such at the time the property develops. Such facilities will be provided at the developer's expense consistent with current City policies.

This Service Plan is proposed as a part of an Ordinance annexing the above described area.