

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 5-27-86

Name of Proposed Development Ya-Hoo Subdivision

Name of Developer I-30/549 Limited *AT Hensley II*

Address 366 W. I-30, Garland, Texas 75093 Phone _____

Owner of Record Same as above

Address _____ Phone _____

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

Address P.O. Box 65, Rockwall, Texas 75087 Phone 722-3036

Total Acreage 3.085 ac.

Current Zoning Agricultural

Number of Lots/Units 1

Signed *Bob D. 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.

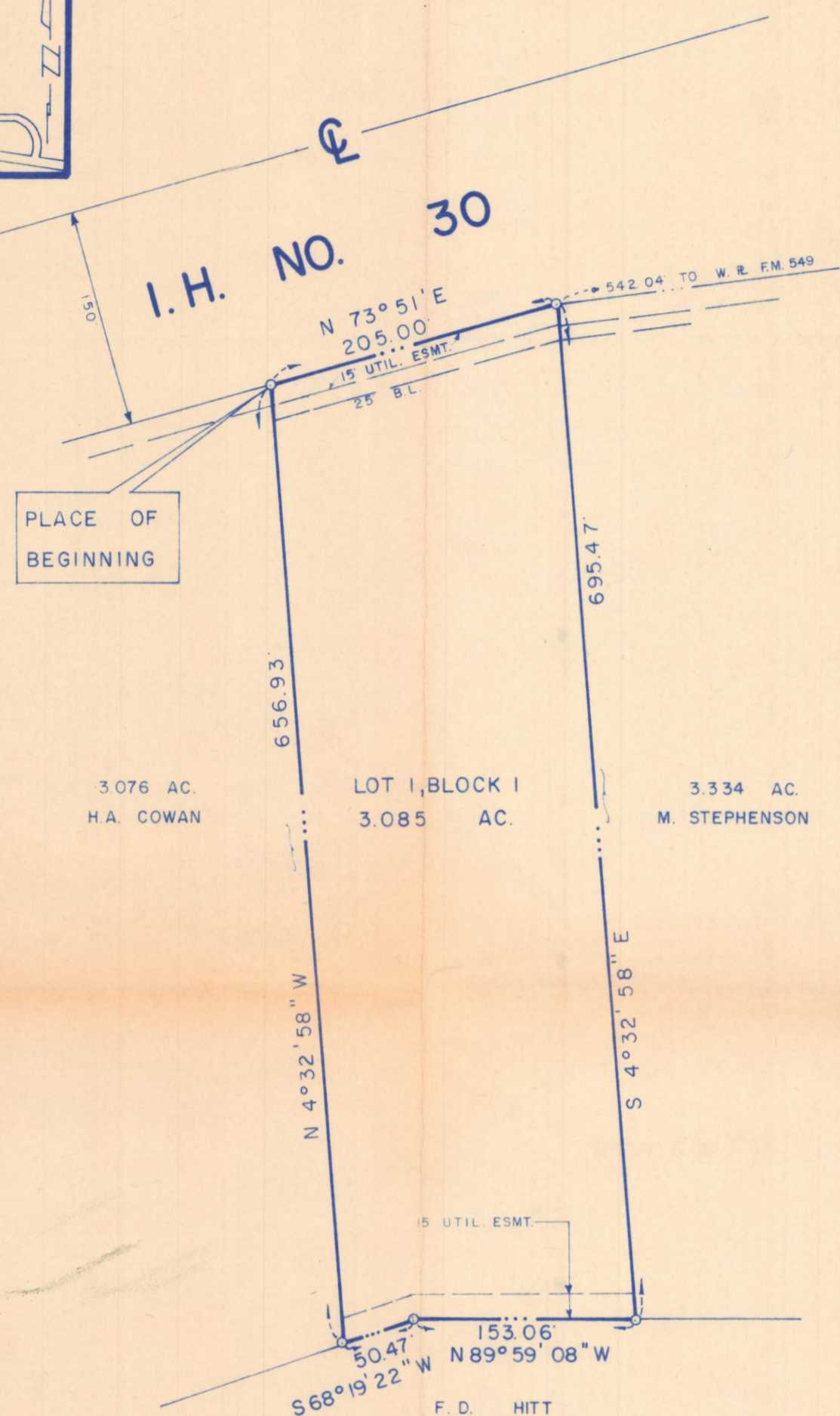
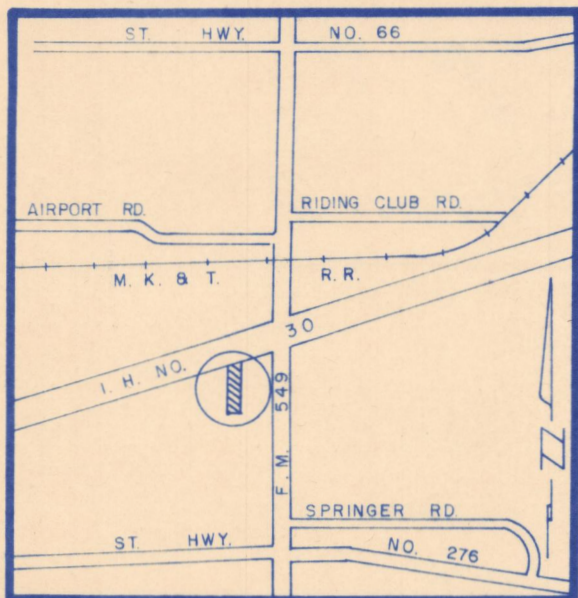
INFORMATION

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
<u>✓</u>	_____	1. Title or name of development written and graphic scale, north point, date of plat and key map
<u>✓</u>	_____	2. Location of the development by City, County and State
<u>✓</u>	_____	3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
<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>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Approved name and right-of-way width of each street, both within and adjacent to the development
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Locations, dimensions and purposes of any easements or other rights-of-way
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Identification of each lot or site and block by letter and building lines or residential lots
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13. Instrument of dedication or adoption signed by the owner or owners
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Space for signatures attesting approval of the plat
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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>
_____	_____ ✓
_____	_____
_____ ✓	_____

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

YA-HOO SUBDIVISION

JOHN LOCKHART SURVEY - ABSTRACT NO. 134

**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

I-30/549 LIMITED OWNER

L.T. HANSEN II MANAGING GENERAL PARTNER

366 W I-30 GARLAND, TEXAS 75043

B.L.S. & ASSOCIATES, INC. SURVEYORS

RT 1, BOX 142 E, P.O. BOX 65 ROCKWALL, TEXAS 75087
SCALE 1" = 100' MAY 23, 1986

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, I-30/549 Limited, 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., a distance of 1,564.51 feet from the Northwest corner of said 38.21 acre tract, an 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 an 1/2" iron stake set for corner.

THENCE, S. 4° 32' 58" E., leaving the South line of Interstate Highway No. 30, a distance of 695.47 feet to an 1/2" iron stake set for corner.

THENCE, N. 89° 59' 08" W., a distance of 153.06 feet to a fence corner post for corner.

THENCE, S. 68° 19' 22" W., a distance of 50.47 feet to an 1/2" iron stake set for corner.

THENCE, N. 4° 32' 58" W., a distance of 656.93 feet to the PLACE OF BEGINNING and containing 3.085 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, I-30/549 Limited, being owner does hereby adopt this plat designating the herein described property as Ya-Hoo 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 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, 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.

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

By _____
L.T. Hansen II 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 L.T. Hansen II, 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 property 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 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 Ya-Hoo 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 _____

MASTERPLAN

June 25, 1986

Mr. Bill Eisen
City Administrator
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

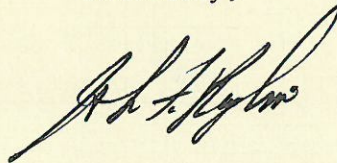
Dear Mr. Eisen:

YAHOO CAKE COMPANY SITE PLAN

Reference is made to the subject site plan and its relationship to the area street system. In particular, a north-south collector street is planned parallel to and west of FM 549 extending southward from I-30 South Service Road.

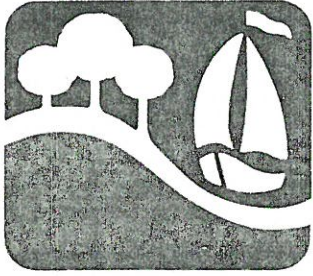
I have examined this plan with respect to the location of the north-south collector. It is my recommendation that this street should not be located along the west property line of the Yahoo Cake Company tract due primarily to its resulting proximity to FM 549. If this collector were located along the west property line of the mobile home sales tract, the separation between it and FM 549 would be better. The street R.O.W. could be split by the north-south property line. This location would not align directly with the proposed southerly termination of the collector, but would require a curvilinear design. After assessing this design, I have concluded that it could be accomplished with simple reverse curves in a manner that would provide a design speed of approximately 25 mph through the curves. This design should be adequate for this particular street since the street is (a) a collector, (b) relatively short in length, and (c) terminates in a tee at the I-30 South Service Road.

Sincerely,



John F. Reglin, P.E.

JFR/m



CITY OF ROCKWALL

"THE NEW HORIZON"

July 11, 1986

Mr. L. T. Hansen, II
I-30/549 Limited
366 West I-30
Garland, Texas 75093

Re: P&Z Case 86-46-Final Plat

Dear Mr. Hansen:

On July 7, 1986, the Rockwall City Council approved the final plat on the YaHoo Subdivision (3.085 acres) located at I-30 and FM-549 with the condition that you meet the required pro rata share of the escrow funds for the water line. 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,

A handwritten signature in cursive script that reads "Jennifer Jarrett".

Jennifer Jarrett
Administrative Aide

CC: Bldg. Insp. Dept.
JJ/mmp