

APPLICATION AND  
FINAL PLAT CHECKLIST

DATE: JAN. 27, 1987

Name of Proposed Development REPLAT OF LOT 13 BLOCK "C" & LOTS 1, 2 & 3 BLOCK "D"  
OF HARBOR LANDING PHASE ONE

Name of Developer ROCKWALL SOUTH JOINT VENTURE

Address P.O. BOX 1234 GREENVILLE Phone (214) 455-3082  
TEXAS

Owner of Record ROCKWALL SOUTH JOINT VENTURE

Address P.O. BOX 1234 GREENVILLE TX. Phone (214) 455-3082

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS & ASSOCIATES CONSULTING  
ENGINEERS

Address 2331 GUST THOMASSON RD. SUITE 102 Phone (214) 328-8133  
DALLAS, TX. 75228

Total Acreage 0.9068 ACRES Current Zoning RESIDENTIAL

Number of Lots/Units 4 Signed Jim Peters - Owner  
By Van R. Hall - Esq.

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>	<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>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	9. Record owners of contiguous parcels of un subdivided 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 type="checkbox"/>	<input checked="" type="checkbox"/>	11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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>
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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.







**CURVE DATA**

CURVE NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN.
1	S55°17'54"W	165.26'	12°06'56"	782.99'	165.57'	83.10'
2	N49°32'41"W	87.84'	11°10'58"	450.75'	87.98'	44.13'
3	S63°59'54"E	230.16'	40°05'24"	335.75'	234.93'	122.50'
4	S66°39'37"E	80.37'	34°45'58"	134.50'	81.61'	42.11'
5	S26°35'11"E	14.66'	45°22'53"	19.00'	15.05'	7.94'

STATE OF TEXAS  
COUNTY OF ROCKWALL

**OWNER'S CERTIFICATE**

WHEREAS, Rockwall South Joint Venture is the owner of a tract of land situated in the Edward Teal Survey, Abstract No. 207 in The City of Rockwall, Rockwall County, Texas, and said tract being all of Lot 13, Block "C" and Lots 1, 2 and 3, Block "D" and all of Marina Court of Harbor Landing Phase One, an addition to The City of Rockwall, Rockwall County, Texas, Recorded in Slide B, Page 302, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

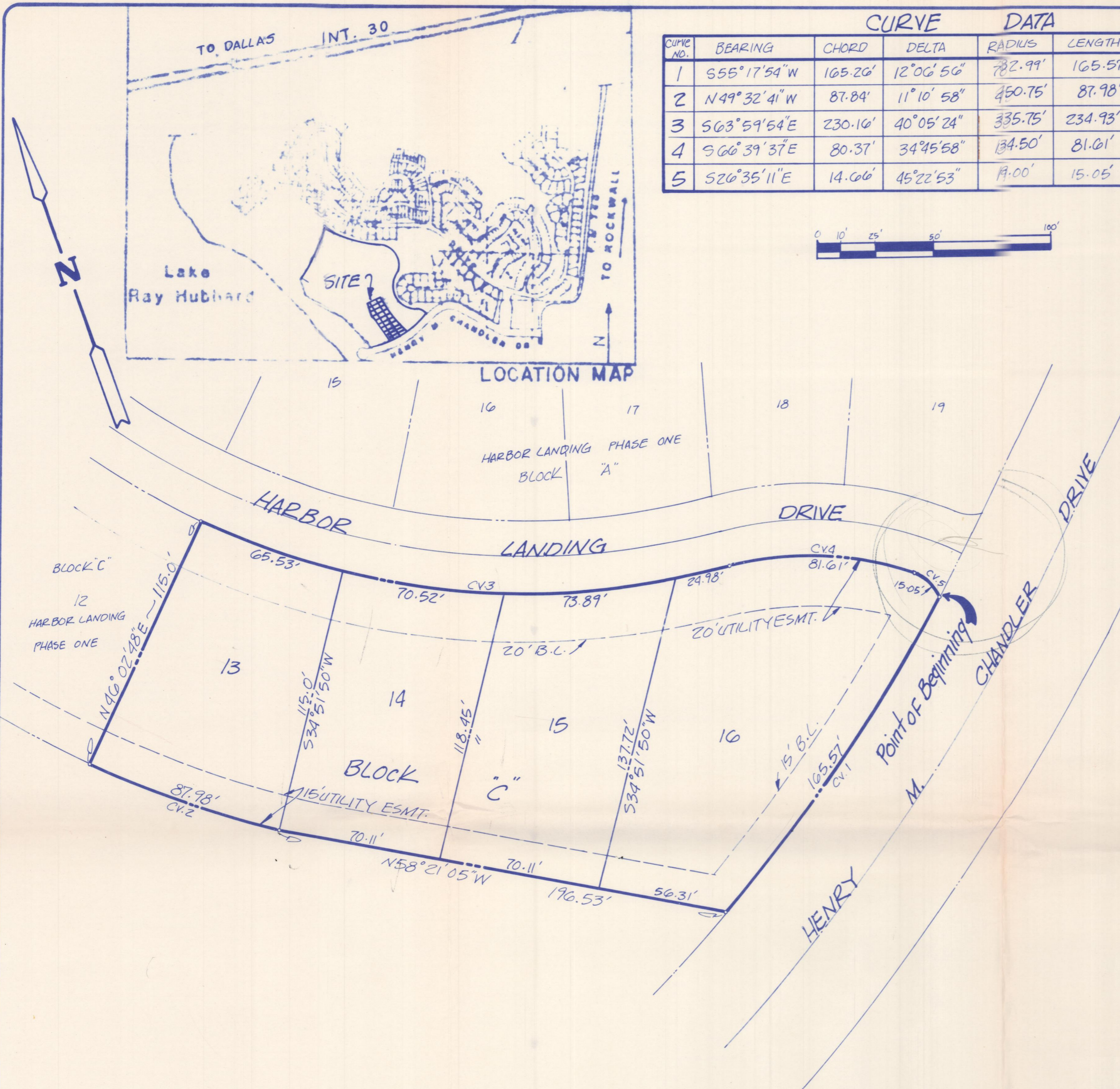
BEGINNING at an iron rod for a corner at the intersection of the southerly right-of-way line of Harbor Landing Drive with the Northwesterly right-of-way line of Henry M. Chandler Drive, said point also being on a circular curve to the Right having a central angle of 12° 06' 56" and a radius of 782.99 feet, and a chord that bears South 55° 17' 54" West a distance of 165.26 feet;  
 THENCE: Along said Northwesterly line of Henry M. Chandler Drive with said curve to the Right, an arc distance of 165.57 feet to an iron rod for a corner;  
 THENCE: North 58° 21' 05" West a distance of 196.53 to an iron rod for a corner; and the beginning of a circular curve to the Right, said curve having a central angle of 11° 10' 58" and a radius of 450.75 feet;  
 THENCE: In a Northwesterly direction with said curve to the Right, an arc distance of 87.98 feet to an iron rod for a corner;  
 THENCE: North 46° 02' 48" East a distance of 115.00 to the point on Southerly line of Harbor Landing Drive to an iron rod for a corner; said point also being on a circular curve to the Left, said curve having a central angle of 40° 05' 24" and a radius of 335.75 feet, and a chord that bears South 63° 59' 54" East a distance of 230.16 feet;  
 THENCE: Along said Southerly line of Harbor Landing Drive with said curve to the Left, an arc distance of 234.93 feet to an iron rod for a corner at the point of reverse curvature of a circular curve to the Right, said curve having a central angle of 34° 45' 58" and a radius of 134.50 feet, and a chord that bears South 66° 39' 37" East a distance of 80.37 feet;  
 THENCE: Along said Southerly line of Harbor Landing Drive with said curve to the Right, an arc distance of 81.61 feet to an iron rod for a corner at the point of compound curvature of a circular curve to the Right, said curve having a central angle of 45° 22' 53" and a radius of 19.00 feet, and a chord that bears South 26° 35' 11" East a distance of 14.66 feet;  
 THENCE: Along said Southerly line of Harbor Landing Drive with said curve to the Right, and arc distance of 15.05 feet to the Point of Beginning and containing 0.9068 acres (39,500 square feet) of land.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT Rockwall South Joint Venture, being owner, does hereby adopt this plat designating the hereinabove described property as a replat of Lot 13, Block "C" and Lots 1, 2, and 3, Block "D" of Harbor Landing Phase One, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Rockwall South Joint Venture, its successors and assigns, and further reserving its private easement for itself, its successors and assigns, at all times hereafter for ingress and egress to and from the herein described tract. Any and all private roads construction on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Rockwall South Joint Venture, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way endanger or interfere with construction, maintenance and efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Rockwall South Joint Venture, its successors and assigns, will be responsible for maintenance of all private streets and drives. 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.

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.



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**REPLAT OF LOT 13 BLOCK "C" & LOTS 1, 2 & 3 BLOCK "D" OF**

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

SCALE	DATE	JOB NO.
1" = 40'	1-23-87	84186

**HARBOR LANDING PHASE ONE**  
EDWARD TEAL SURVEY ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TX.

ROCKWALL SOUTH JOINT VENTURE P.O. BOX 1234 GREENVILLE, TX.	OWNER Tele. (214) 455-3082
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TELEPHONE POST  
N07724



WITNESS MY HAND, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

ROCKWALL SOUTH JOINT VENTURE

By: Jim Peters, Trustee

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1987, by Jim Peters,  
as Trustee of Rockwall South Joint Venture.

Notary Public

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, Dan E. Jenson, 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 super-  
vision.

Dan E. Jenson Registered Public Surveyor No. 2402

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1987, by Dan  
E. Jenson.

Notary Public

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 replat of Lot 13, Block "C" and Lots 1, 2 and 3  
Block "D" of Harbor Landing Phase One, an addition to the City of Rockwall, Texas, was  
approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of  
\_\_\_\_\_, 1987.

This approval shall be invalid unless the approved plat for such addition is recorded in the  
office of the County Clerk of 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 OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

Mayor, City of Rockwall

City Secretary, City of Rockwall

REPLAT OF LOT 13 BLOCK "C" & LOTS 1, 2 & 3 BLOCK "D" OF

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1" = 40'	1-23-87	84186

HARBOR LANDING PHASE ONE
EDWARD TEAL SURVEY ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TX.
ROCKWALL SOUTH JOINT VENTURE P.O. BOX 1234 GREENVILLE, TX.
OWNER Tele. (214) 455-3082

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PLANNING AND ZONING ACTION SHEET

Applicant Jim Peters Case No. P+287-11-FP  
Property Description Harbor Landing Phase I  
Case Subject Matter replat

withdrawn 3/9/87

CASE ACTION

Date to P&Z March 12 Approved Disapproved Tabled  
Conditions \_\_\_\_\_

Date to City Council \_\_\_\_\_  
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
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number
- Applicant Receipts