

APPLICATION AND FINAL PLAT CHECKLIST

Date 2-18-88 2-18-88

Name of Proposed Development Promise Land Addition

Name of Developer John and Lynelle C. Yingling

Address 1002 Woburn Unit 1 Box 1 Garland, Texas 75043 Phone 214-278-6557

Owner of Record same as above

Address _____ Phone _____

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

Address Rt. 1 Box 142 Sids Road Rockwall, Texas 75087 Phone 771-3036

Total Acreage 5.00 Current Zoning P.D. 5

Number of Lots/Units 1

Signed Lynelle C. Yingling

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" x 24".

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>
----------------------------------	-----------------------

X _____

1. Title or name of development, written and graphic scale, north point, date of plat and key map

X _____

2. Location of the development by City, County and State

- | | | |
|----------|----------|---|
| _____ | <u>X</u> | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark |
| <u>X</u> | _____ | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines |
| _____ | <u>X</u> | 5. If no engineering is provided show contours of 5 ft. intervals |
| <u>X</u> | _____ | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |
| <u>X</u> | _____ | 7. Approved name and right-of-way width of each street, both within and adjacent to the development |
| <u>X</u> | _____ | 8. Locations, dimensions and purposes of any easements or other rights-of-way |
| <u>X</u> | _____ | 9. Identification of each lot or site and block by letter and number and building lines |
| <u>X</u> | _____ | 10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page |
| <u>X</u> | _____ | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development |
| <u>X</u> | _____ | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording) |

- | | | |
|--------------|--------------|--|
| <u> X </u> | _____ | 13. 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 (see wording) |
| _____ | <u> X </u> | 14. Statement of developer responsibility for storm drainage improvements (see wording) |
| <u> X </u> | _____ | 15. Instrument of dedication or adoption signed by the owner or owners (see wording) |
| <u> X </u> | _____ | 16. Space for signatures attesting approval of the plat (see wording) |
| <u> X </u> | _____ | 17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording) |
| <u> X </u> | _____ | 18. Compliance with all special requirements developed in preliminary plat review |
| <u> X </u> | _____ | 19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording) |
| <u> X </u> | _____ | 20. Submit Along with plat a calculation sheet indicating the area of each lot. |
| _____ | <u> X </u> | 21. Attach copy of any proposed deed restrictions for proposed subdivision. |

Page 4 of 4

Taken by: _____

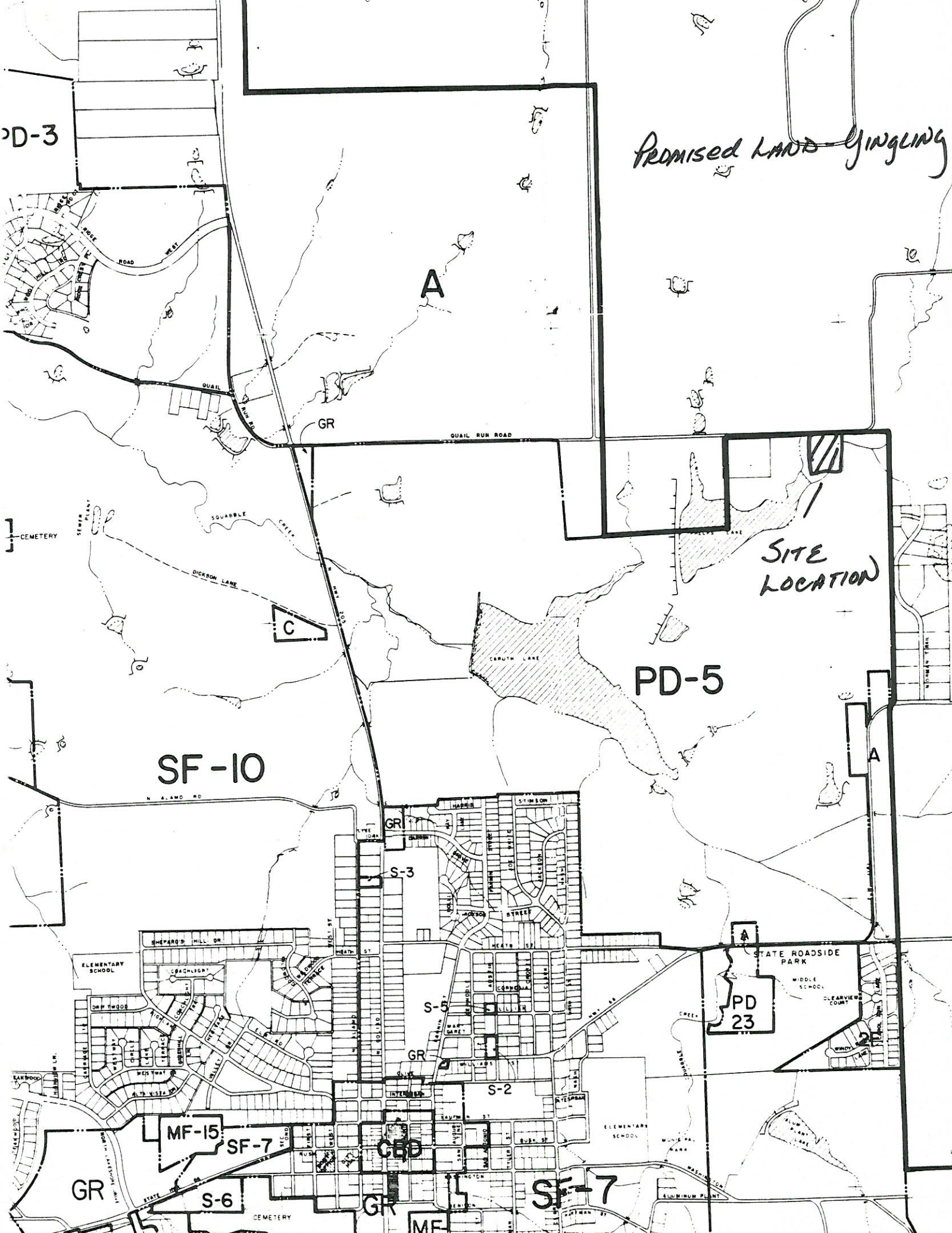
File No.: _____

Date: _____

Fee: _____

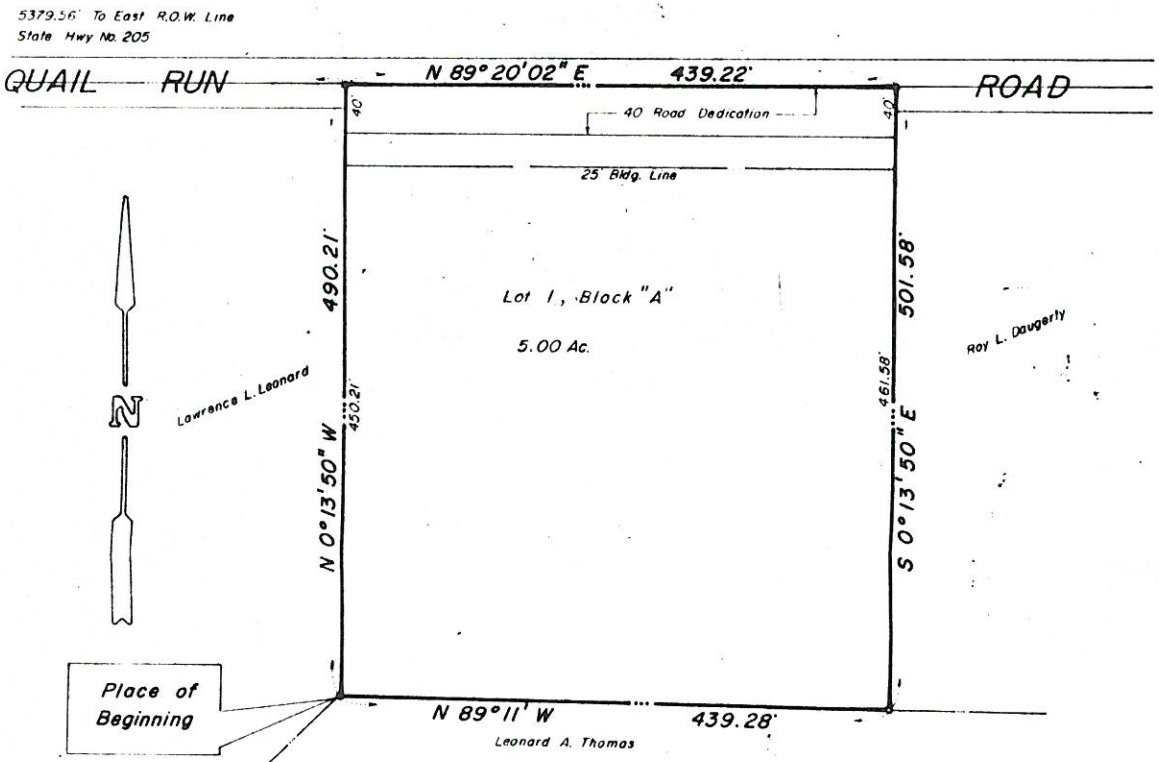
Receipt No.: _____

Promised Land - Yingling





FINAL PLAT



FINAL PLAT

PROMISE LAND ADDITION

CITY OF ROCKWALL

S.S. McCURRY SURVEY, ABSTRACT NO. 146

ROCKWALL COUNTY, TEXAS

JOHN & LYNELLE C. YINGLING (278-6557) OWNER
1002 WOBURN UNIT 1 BOX 1 GARLAND, TEXAS 75043

B.L.S. & ASSOCIATES, INC. SURVEYORS
RT. 1 BOX 142 SIDS ROAD (771-3036) ROCKWALL, TEXAS 75087

SCALE 1"=100

FEBRUARY 17, 1988

City of Rockwall
Planning and Zoning Applicant Receipt

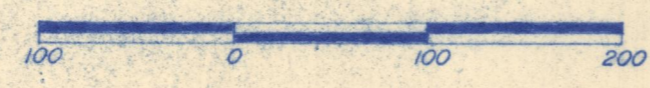
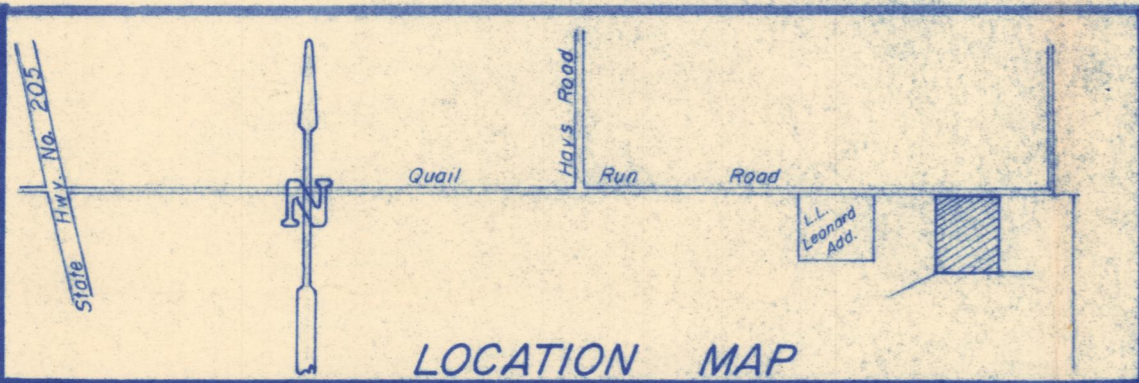
Date 2/18/88
Applicant Bob Brown Phone _____
Address Yingking final plat
Development _____

The following items have been received on this date by the City of Rockwall Administrative Office:

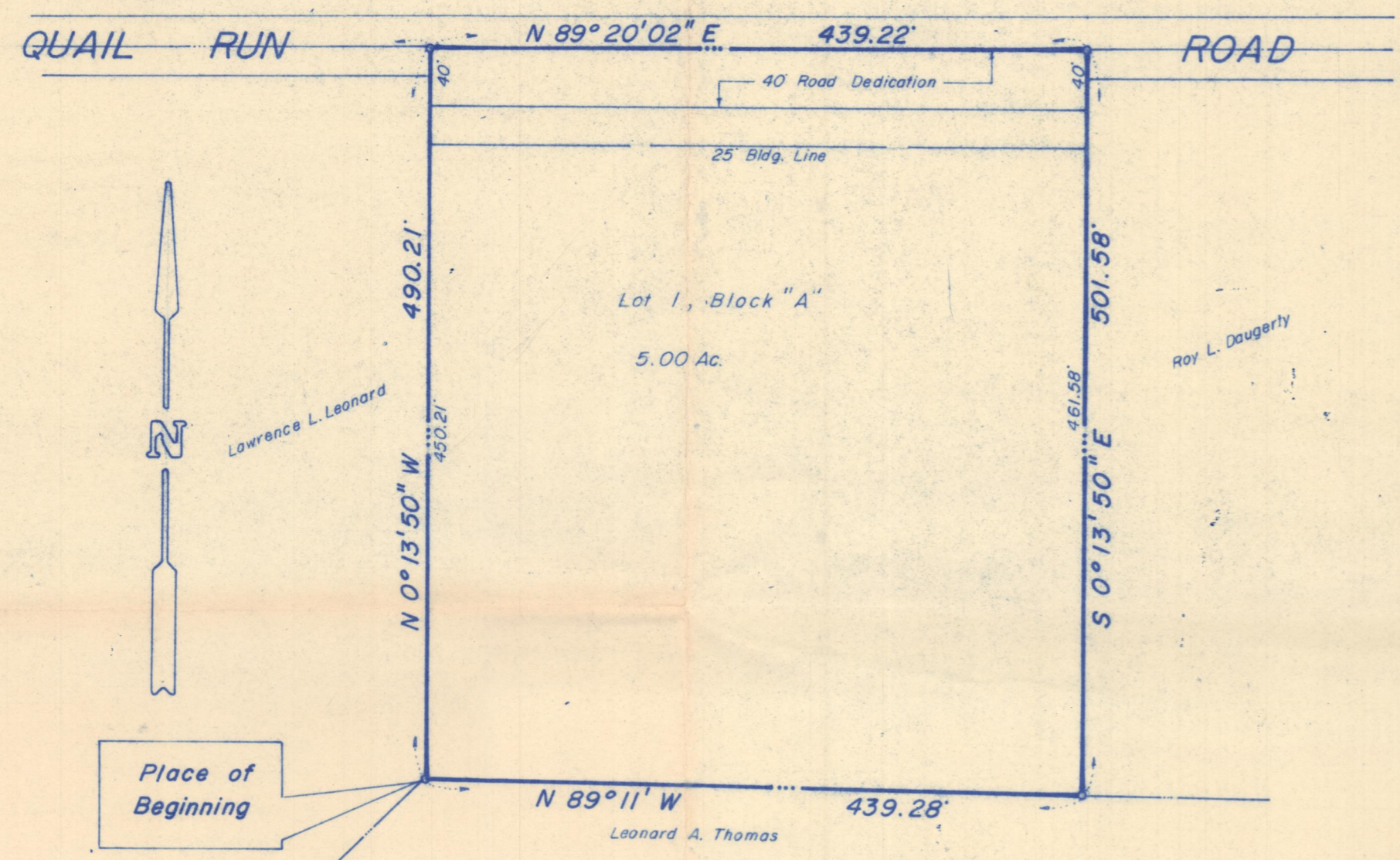
- _____ Site Plan Application
- _____ Prel. Plat Application
- _____ Final Plat Application
- _____ Zone Change Application
- _____ Sign Board Application
- _____ Board of Adj. Application
- _____ Front Yard Fence Application
- _____ CUP Application
- _____ () sets/site plans - Submission # _____
- _____ () sets/prel. plats - Submission # _____
- X () sets/final plats - Submission # _____
- _____ () sets/executed final plats/mylars
- _____ () sets/engineer drawings - Submission # _____
- X Filing fee \$ 35.00
- _____ Other _____

With this application, you are scheduled to appear before the
P&Z Commission
on 3/10/88,
at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

Received By: Mary Nichols



5379.56' To East R.O.W. Line
State Hwy No. 205



FINAL PLAT

PROMISE LAND ADDITION

CITY OF ROCKWALL

S.S. McCURRY SURVEY, ABSTRACT NO. 146

ROCKWALL COUNTY, TEXAS

JOHN & LYNELLE C. YINGLING (278-6557) OWNER
1002 WOBURN UNIT 1 BOX 1 GARLAND, TEXAS 75043

B.L.S. & ASSOCIATES, INC. SURVEYORS
R.T. 1 BOX 142 SIDS ROAD (771-3036) ROCKWALL, TEXAS 75087

SCALE 1"=100'

FEBRUARY 17, 1988

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, John R. and Lynelle C. Yingling, being owners 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 S.S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being part of a 10.00 acre tract recorded in Volume 270, Page 207, Deed Records of Rockwall County, Texas, and being more particularly described as follows;

Beginning at the southeast corner of said 10.00 acre tract, a fence corner post for corner;
Thence, N.0°13'50"W., along a fence line, a distance of 490.21 feet to a iron stake for corner;
Thence, N.89°20'02"E., along the center of Quail Run Road, a distance of 439.22 feet to a iron stake for corner;
Thence, S.0°13'50"E., leaving said Road, a distance of 501.58 feet to a iron stake for corner;
Thence, N.89°11'W., along the south line of said 10.00 acre tract, a distance of 439.28 feet to the PLACE OF BEGINNING and containing 5.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That John R. and Lynelle C. Yingling, being owners, does hereby adopt this plat designating the herein aboved described property as PROMISE LAND ADDITION, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and do 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 any 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. 1988.

By _____ John R. Yingling Owner
By _____ Lynelle C. Yingling Owner

STATE OF TEXAS

Before Me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared John R. and Lynelle C. Yingling, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ A.D. 1988.

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 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. 1988.

Notary Public for the State of Texas

My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL:

APPROVED

City Manager

Chairman Planing and Zoning Commission

I hereby certify that the aboved foregoing plat of PROMISE LAND ADDITION to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the

_____ day of _____ A.D. 1988

WITNESS our hand this

_____ day of _____ A.D. 1988.

Mayor

City Secretary

PLAT REVIEW

* Preliminary Plat

* Final Plat

* Name of Proposed Subdivision Promised Land

* Location of Proposed Subdivision Quail Run Road

* Name of Subdivider Lynette Yingling

* Date Submitted 2/22/88 Date of Review _____

* Total Acreage 5 * No. of Lots 1

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted and checklist? (attach copy)	_____	_____	_____
* 2. Were the proper number of copies submitted?	_____	_____	_____
* 3. Is scale 1" = 100' (Specify scale if different) Scale = _____	_____	_____	_____
* 4. Is the subdivision name acceptable?	_____	_____	_____
5. Comments:			

Planning and Zoning

- | | | | |
|---|------------|------------|------------|
| 1. What is the proposed use? | | | |
| 2. What is the proposed density? | _____ | | |
| 3. What is the existing zoning? | _____ | | |
| | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
| 4. Is the plan zoned properly?
<i>app is being considered</i> | _____ | ✓
_____ | _____ |
| 5. Does the use conform to the Land Use Plan? | ✓
_____ | _____ | _____ |
| 6. Is this tract taken out of a larger tract | ✓
_____ | _____ | _____ |
| 7. Will the development landlock another property? | _____ | ✓
_____ | _____ |
| 8. Is this project subject to the provisions of the Concept Plan Ordinance? | _____ | ✓
_____ | _____ |
| 9. Has a Concept Plan been been Provided and Approved | _____ | _____ | ✓
_____ |
| 10. Does the plan conform to the Master Park Plan? | ✓
_____ | _____ | _____ |
| 11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance? | | | |
| a. Lot Size | ✓
_____ | _____ | _____ |
| b. Building Line | ✓
_____ | _____ | _____ |
| c. Parking | _____ | _____ | ✓
_____ |
| d. Buffering | _____ | _____ | ✓
_____ |
| e. Site Plan | _____ | _____ | ✓
_____ |
| f. Other | _____ | _____ | ✓
_____ |
| 12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review) | _____ | ✓
_____ | _____ |

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation? _____ ✓
14. Comments: _____

Yes No N/A

Engineering

1. Streets and Traffic

- a. Does the plan conform to the Master Thoroughfare Plan? ✓ _____
- b. Is adequate right-of-way provided for any major thoroughfares or collectors? ✓ _____
- c. Is any additional right-of-way provided for all streets and alleys? ✓ _____
- d. Is any additional right-of-way required? ✓ _____
- e. Is there adequate road access to the proposed project? ✓ _____
- f. Will escrowing of funds or construction of sub-standard roads be required? _____ ✓ _____
- 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. Are the street names acceptable? _____ ✓
- j. Is a traffic analysis needed? _____ ✓
- k. Comments:

2. Utilities

- a. Does the Plan conform to the Master Utility Plan? _____
- b. Are all lines sized adequately to handle development?
 - 1. Water _____ ✓
 - 2. Sewer _____ ✓
- c. Is additional line size needed to handle future development?
 - 1. Water _____ ✓
 - 2. Sewer _____ ✓
- 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 off site easements required? _____ ✓
- h. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric _____ ✓
 - 2. Gas _____ ✓
 - 3. Telephone _____ ✓
 - 4. Cable _____ ✓

- i. Does the drainage conform to City regulations and specifications?
- j. Do the water and sewer plans conform to City regulations and specifications?
- k. Is there adequate fire protection existing or planned?
- l. Comments:

_____	_____	_____
_____	_____	_____
_____	✓	_____

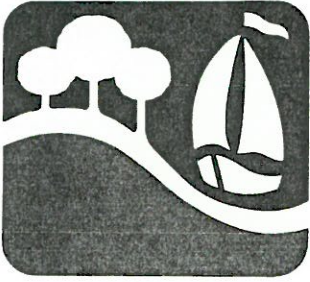
General Requirements

- 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>Julia Lomb</u>	<u>2/23/88</u>	<u>30 min</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>



CITY OF ROCKWALL
"THE NEW HORIZON"

14 March, 1988

Mr. John Yingling
Mrs. Lynelle Yingling
1002 Woburn, Unit 1, Box 1
Garland, Texas 75043

Dear Mr. and Mrs. Yingling:

On March 10, 1988, the Planning and Zoning Commission recommended approval of a final plat for the Promise Land Addition. On March 21, 1988, the City Council will hold a public hearing at 7:00 P.M. in City Hall, 205 West Rusk, to consider approval of your request for a change in zoning from "PD-5" to "SF-10" Single Family and approval of a preliminary plat.

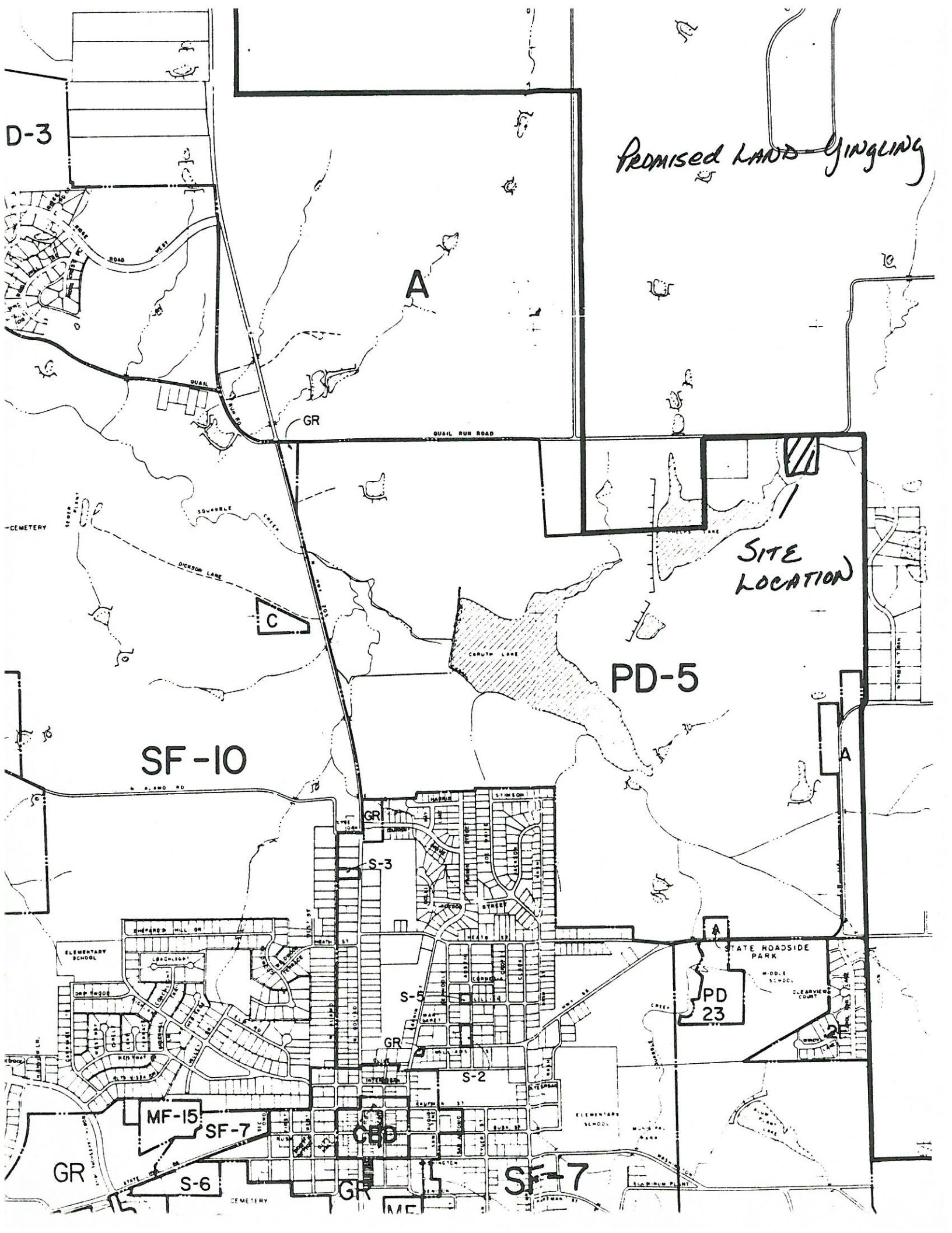
Please submit seven copies of the preliminary plat folded to fit in an 8-1/2 x 11 envelope not later than Wednesday, March 16th. We have an adequate number of copies of the final plat which will be considered by the Council on April 4, 1988. Feel free to contact me if you have any questions.

Sincerely,

Mary A. Nichols

Mary Nichols
Administrative Aide

CC: B.L.S. and Assoc.
MN/mmp



PROMISED LAND YINGLING

SITE LOCATION

SF-10

PD-5

PD 23

MF-15

SF-7

SF-7

A

C

A

D-3

GR

GR

S-3

GR

GR

GR

S-6

GR

MC

STATE ROADSIDE PARK

MIDDLE SCHOOL

CLEARVIEW COURT

ELEMENTARY SCHOOL

MIDDLE SCHOOL

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY

CEMETERY