

APPLICATION AND FINAL PLAT CHECKLIST

Date 12-23-88

Name of Proposed Development Terri L. Lamrock Addition

Name of Developer Kenneth Lamrock, Jr.

Address 805 B Aluminum Plant Rd. Phone 722-0229

Owner of Record Same

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS

Address P.O. Box 28355 Dallas 75228 Phone 328-8133

Total Acreage 0.451 Current Zoning _____

Number of Lots/Units 1

Signed [Signature]

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

Provided or Shown on Plat

Not Applicable

✓

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

5. If no engineering is provided show contours of 5 ft. intervals

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

7. Approved name and right-of-way width of each street, both within and adjacent to the development

8. Locations, dimensions and purposes of any easements or other rights-of-way

9. Identification of each lot or site and block by letter and number and building lines

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

✓

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

✓

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

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)

14. Statement of developer responsibility for storm drainage improvements (see wording)

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

16. Space for signatures attesting approval of the plat (see wording)

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit Along with plat a calculation sheet indicating the area of each lot.

21. Attach copy of any proposed deed restrictions for proposed subdivision.

Page 4 of 4

Taken by: _____

File No.: _____

Date: _____

Fee: _____

Receipt No.: _____

OWNER'S CERTIFICATE

(Privately Maintained Common Area)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS _____ (Owner) BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows: (Legal Description)

(15)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ (Owner) being the owner, does hereby adopt this plat designating the hereinabove described property as (Subdivision Name), an addition to the City of Rockwall, Rockwall County, Texas, and does ⁽¹³⁾ hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to _____ (Owner) _____, 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

of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. (14) The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(19)

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 Subdivision Regulations 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, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

(19)

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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND AT _____, Texas, this, the _____ day of _____.

By _____ (Owner or Owner's representative)

_____ (Title)

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____ by _____ (the Owner) (on behalf of the Owner) of the above described property.

Notary Public

My Commission Expires _____

OWNER'S CERTIFICATE

(Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS _____ (Owner) _____, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: (Legal Description)

(15)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ (Owner) _____ being the owner, does hereby adopt this plat designating the hereinabove described property as (Subdivision Name), an addition to the City of Rockwall, Rockwall County, Texas, and does ⁽¹²⁾ hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. No buildings shall be constructed or placed upon, over, or across the utility easements as described

herein. Any public utility shall have the right to remove and keep removed 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 system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The ⁽¹³⁾ City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. ¹⁴ The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(19)

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

Subdivision Regulations 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, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

(19)

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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at _____, Texas, this _____ day
of _____

BY (Owner or Owner's representative)

(Title)

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of
_____, by _____ (the
owner) (on behalf of the owner) of the above described property.

Notary Public
My Commission Expires _____

(17) SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____ (Name) _____, 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.

(Name)
Registered Public Surveyor No. _____

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____ by _____.

Notary Public
My Commission Expires _____



CITY OF ROCKWALL
 "THE NEW HORIZON"
 Rockwall, Texas 75087-3628

No 10844

(214) 771-1111

Cash Receipt

Name Ken Lemrock Jr. Date 12-23-88

Mailing Address _____

Job Address 805 B Aluminia Pt. Rd. Permit No. _____

Check 526 Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411		Meter Deposit	02-2201	
Subdivision Plats	01-3412	<u>35.00</u>	Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street Assessment	25-3828		Fuel Sales	20-3809	

TOTAL OF COLUMN

TOTAL OF COLUMN

TOTAL DUE 35.00 Received by [Signature]

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS Kenneth Lamrock, Jr. and wife, Jerri L. Lamrock are the owners of a tract of land situated in the R. Ballard Survey, Abstract Number 29, City of Rockwall, Rockwall County, Texas, and being that certain tract of land conveyed to Kenneth Lamrock, Jr. and wife Jerri by deed recorded in Volume 211 at Page 147, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 2" iron pipe found at the Southeast corner of said Lamrock tract, said pipe being located 182 feet North of the Southeast corner of that tract of land conveyed to Glen T. Daniel and wife from Gus Hartman and wife by deed recorded in Vol 49 at Page 472, Deed Records, Rockwall County, Texas;
THENCE: North a distance of 180.0 feet to an iron rod for a corner set on the South side of Washington Street;
THENCE: South 77° 33' 07" East a distance of 80.0 feet with the South side of said Washington Street to an iron rod set for a corner on the Southwest side of a public road;
THENCE: South 25° 17' 05" East a distance of 180.0 feet with said public road to an iron rod set for a corner;
THENCE: West a distance of 155.0 feet to the Point of Beginning and Containing 19,644 Square Feet or 0.451 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Kenneth Lamrock, Jr. and wife, Jerri L. Lamrock, are the owners of the above described tract of land, and do hereby adopt this plat, designating the above described property as JERRI LAMROCK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the public use forever the streets shown thereon, and do hereby reserve the easement strips shown on this plat for the purposes 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 and keep removed 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 system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system 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 grade of streets in this subdivision.

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 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.

WITNESS OUR HANDS, at _____, Texas, this the _____ day of _____, 19_____.

Kenneth Lamrock, Jr.

Jerri L. Lamrock

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19_____, by Kenneth Lamrock, Jr. and Jerri L. Lamrock.

Notary Public

Commission expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans, 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.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 19_____, by Harold L. Evans.

Notary Public

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 JERRY LAMROCK ADDITION, an Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____, 19_____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

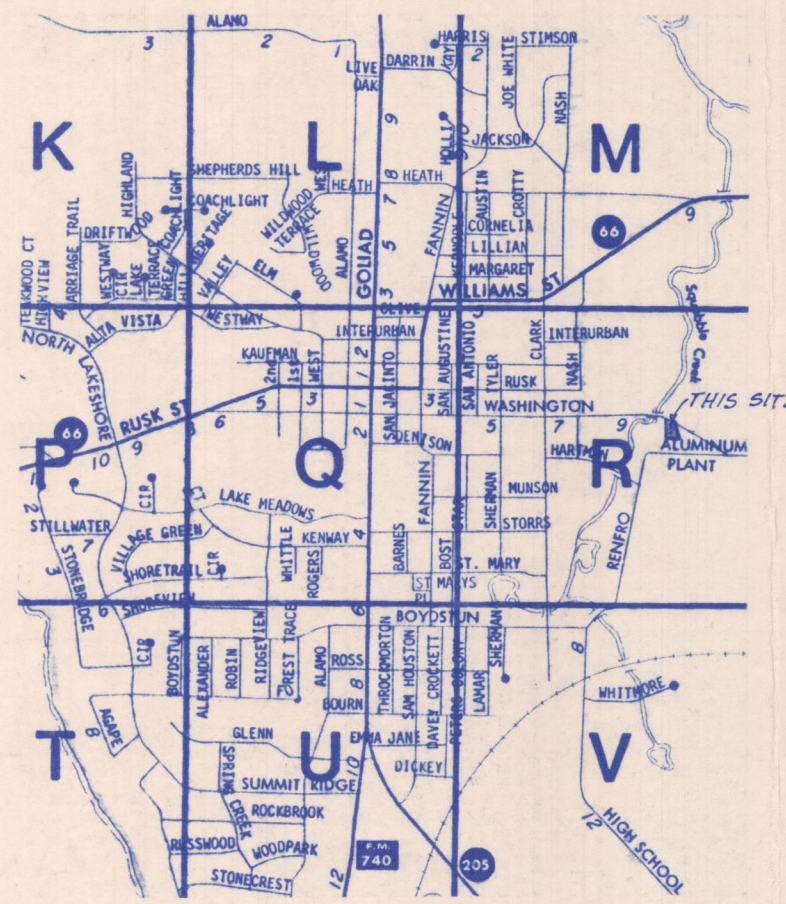
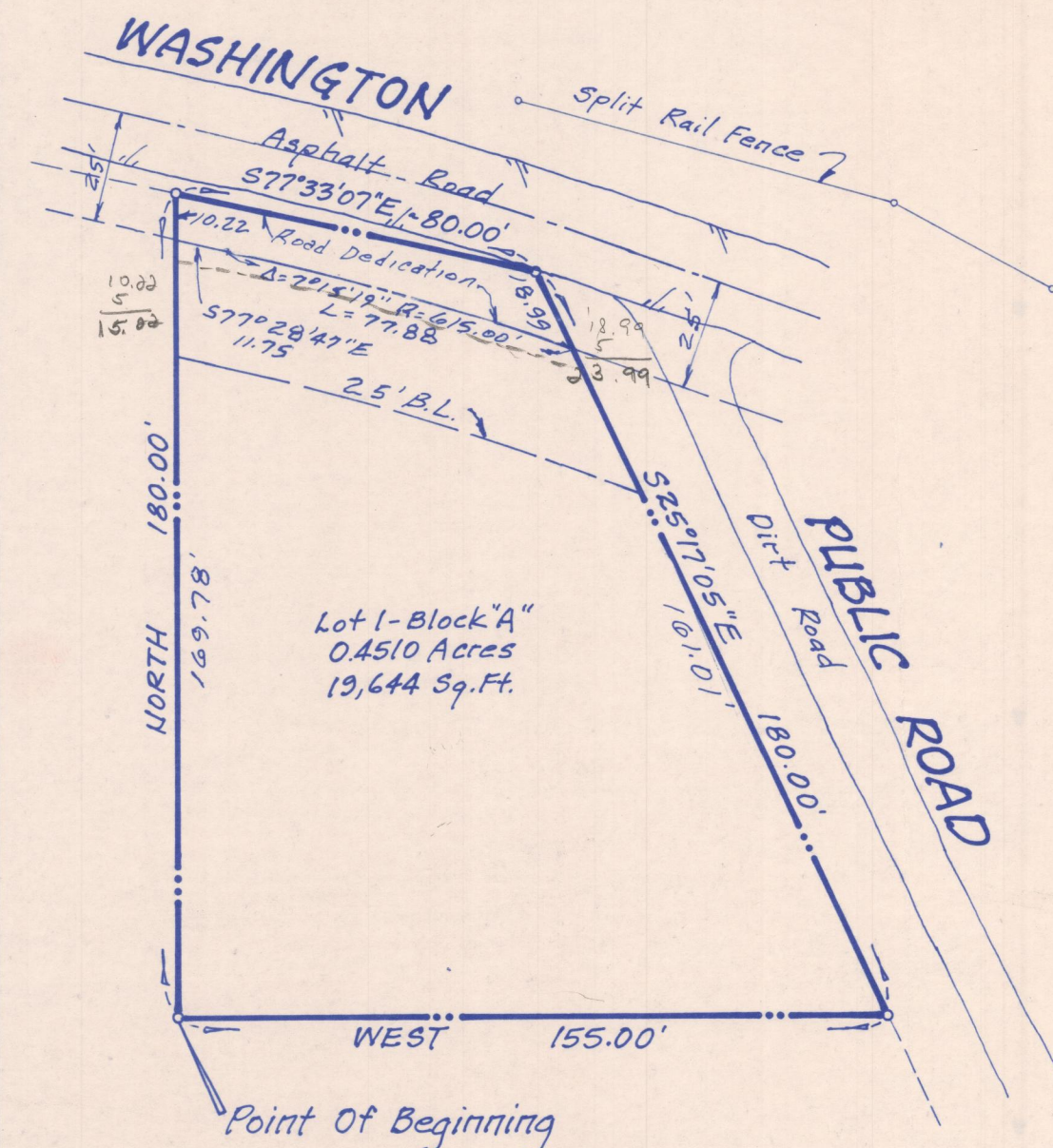
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within ~~thirty (30)~~ ^{120 days} days from said date of final approval.

I hereby certify that the above and foregoing plat of JERRY LAMROCK ADDITION, an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19_____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

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.



VICINITY MAP
Scale: 1" = 2000'

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

SCALE	DATE	JOB NO.
1"=40'	12-22-88	88156

JERRI LAMROCK ADDITION
R. BALLARD SURVEY, ABSTRACT NO. 29
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PLAT REVIEW

* Preliminary Plat

* Final Plat

* Name of Proposed Subdivision Lamrock Addition

* Location of Proposed Subdivision E. Washington St.

* Name of Subdivider Kenneth Lamrock, Jr.

* Date Submitted 12/23/88 Date of Review _____

* Total Acreage 0.4510 * 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 = <u>1" = 40'</u>	_____	_____	_____
* 4. Is the subdivision name acceptable?	<input checked="" type="checkbox"/>	_____	_____
5. Comments:			

*The adjacent property owner
need to be identified*

Planning and Zoning

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

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? *a waiver will be requested* ✓ _____ _____
- 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>
<i>July 6th</i>		<i>45 min</i>

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name: Lamrock Addition

Case No.: 88-60-FP

Application Reviewed..... ✓

File Created..... ✓

Fee paid/receipt in file..... ✓

Issued receipt for application.....

Review Form prepared/initial review completed..... ✓

Circulated review through:

Staff Review.....

Assistant City Manager.....

Community Services.....

Engineering.....

Scheduled for P&Z meeting..... 1/12/89

Prepared notes & supporting documents for P&Z.....

Notified applicant of results of P&Z meeting and date of Council meeting.....

If Approved:

Scheduled for City Council.....

Prepared notes and supporting information for council.....

Notified applicant of results.....

If final plat approved:

Changes required made to plat.....

Copies of plat signed by:

Owner.....

Surveyor.....

Notary.....

Approval dates for P&Z & Council on plats.....

Plats signed by:

P&Z Chairman.....

Mayor.....

City Secretary.....

Mylar filed with County.....

Slide No. recorded on all others.....

Listed in Plat Indexes.....

Added ~~to~~ ^{Plat} to plat map
Copy files with:

Permanent Plat File (Mylar).....

Map update file.....

RISD (residential).....

Inspection Department..... (3 - 1 for Finance ~~and~~ and 1 for Post Office after address assigned)

Street Department.....

~~(3 - 1 for Finance after addresses and 1 for Post Office after addresses)~~

Water and Sewer Department.....

Case File.....

Beta Cable.....

Southwestern Bell.....

Lone Star Gas.....

