

APPLICATION AND FINAL PLAT CHECKLIST

Date 2-17-89

Name of Proposed Development The Club House Tract 2 Replat of Part of
of The Shores Club House Phase

Name of Developer Shores Recreational, Inc.

Address 1213 Ave. A, Garland, Texas 75046-9005 Phone 272-5524

Owner of Record Shores Recreational, Inc.

Address SAME Phone SAME

Name of Land Planner/Surveyor/Engineer Harold L. Evans and Associates

Address 2331 Gus Thomasson, Suite 102 Dallas Tx Phone 328-8133

Total Acreage 3.3065 Acres Current Zoning PD-3

Number of Lots/Units 5

Signed 

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)

<input checked="" type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input checked="" type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____

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.: _____

Nº 12283



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

(214) 771-1111

Cash Receipt

Name Joe Holt Date 5-19-89

Mailing Address 1213 Avenue A, Garland

Job Address _____ Permit No. _____

Check Cash Other

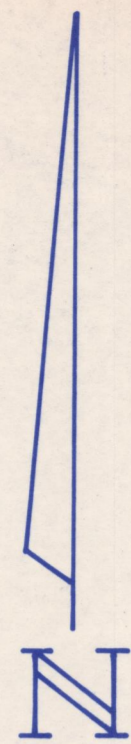
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411		Meter Deposit	02-2201	
Subdivision Plats	01-3412	125.00	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	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE

125.00

Received by

Lisa



The Shores Golf Course

The Shores Golf Course - Phase One

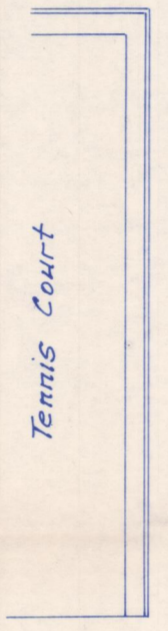
The Shores Club House Phase

Existing 15' Utility Easement

The Shores - Phase One
Block H
Slide A, Page 299

Existing 15' Utility Easement

Utility Easement



The Shores Club House Phase
Slide A, Page 310

Cross-The Retaining Wall

21
23,504 Sq. Ft.

20
23,247 Sq. Ft.

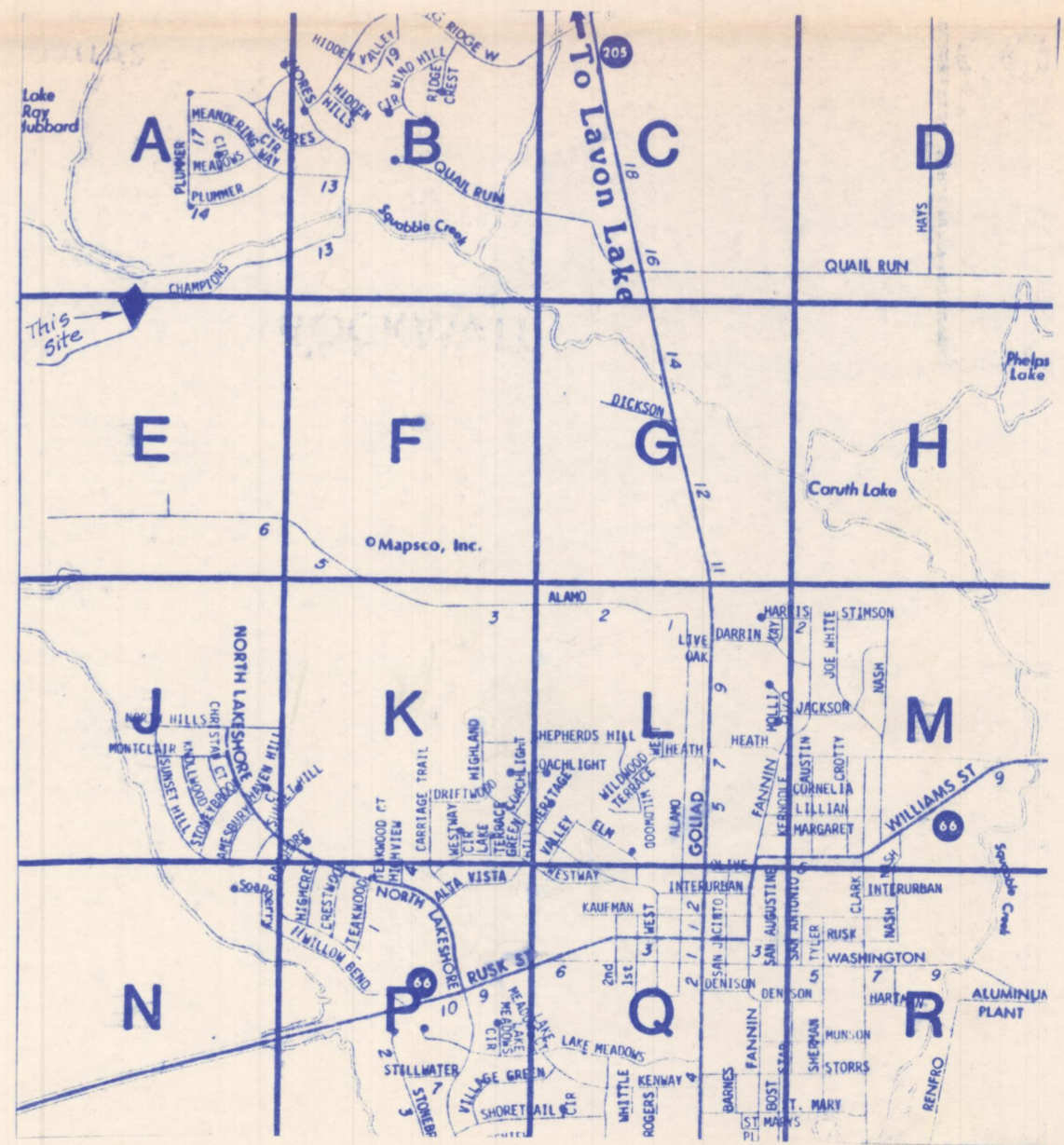
19
23,133 Sq. Ft.

18
21,005 Sq. Ft.

17
16,057 Sq. Ft.

Block H

Point Of Beginning



LOCATION MAP SCALE: 1" = 2000'

1
4

CHAMPIONS DRIVE

Existing 10' Utility Easement

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S30°58'37"W	87.63	25°18'34"	200.00	88.35	44.91
C2	S48°25'10"W	207.83	60°15'41"	207.01	217.72	120.15
C3	S30°58'37"W	109.54	25°18'34"	250.00	110.43	58.13
C4	S48°25'10"W	157.83	60°15'41"	157.01	165.14	91.13
C5	S30°58'37"W	98.58	25°18'34"	225.00	99.39	50.52
C6	S48°25'10"W	182.73	60°15'41"	182.01	191.43	105.84

HAROLD L. EVANS
CONSULTING ENGINEER

2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

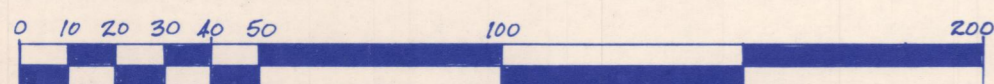
THE CLUB HOUSE TRACT - A REPLAT OF PART
OF THE SHORES CLUB HOUSE PHASE

NATHAN BUTLER SURVEY, ABSTRACT NO. 21

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHORES RECREATIONAL INC. - OWNER
1213 WEST AVENUE A, GARLAND, TEXAS 75047 TEL. 272-5524

SCALE	DATE	JOB NO.
1" = 40'	2-17-89	88149



GRAPHIC SCALE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Shores Recreational, Inc. is the owner of a tract of land situated in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas, and being a part of The Shores Club House Phase, an addition to the City of Rockwall, recorded in Slide A, Page 310, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Southwest corner of Champions Drive, a 50-foot right-of-way, as dedicated by Plat of The Shores, an addition to the City of Rockwall, recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas, and at the Southeast corner of said Club House Phase, said iron rod being on a circular curve to the left, having a central angle of 25° 18' 34", a radius of 200.00 feet, and a chord that bears South 30° 56' 37" West a distance of 87.63 feet;

THENCE: Along said curve and with the South line of said Club House Phase an arc distance of 88.35 feet to an iron rod found at the point of reverse curve of a circular curve to the right, having an angle of 60° 15' 41", a radius of 207.01 feet, and a chord that bears South 48° 25' 10" West a distance of 207.83 feet;

THENCE: Along said curve and with said South line an arc distance of 217.72 feet to an iron rod found for a corner;

THENCE: South 78° 33' 02" West a distance of 268.15 feet continuing with said South line to an iron rod for a corner;

THENCE: North 0° 07' 41" West a distance of 375.84 feet to an iron rod on the South line of a 15-foot wide utility easement;

THENCE: North 80° 29' 09" East a distance of 301.04 feet to an iron rod on the Northeast line of said Club House Phase;

THENCE: South 46° 24' 06" East a distance of 230.98 feet with said Northeast line to the Point of Beginning and Containing 144,033 Square Feet or 3.3065 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Shores Recreational, Inc. being owner does hereby adopt this plat designating the hereinabove described property as The Club House Tract, a Re-plat of part of The Shores Club House Phase, an 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 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. 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 the 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, storm sewers, water, sanitary sewer and alleys, 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, not 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 MY HAND at _____, Texas, this _____ day of _____, 1989.

SHORES RECREATIONAL, INC.

JOE HOLT

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1989, by Joe Holt, the President of Shores Recreational, Inc., on behalf of said corporation.

Notary Public
My Commission Expires _____

SURVEYORS 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 _____, 1989, by Harold L. Evans.

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 plat of The Club House Tract, a Replat of part of The Shores Club House Phase, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1989.

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 _____, 1989.

Mayor, City of Rockwall

City Secretary, City of Rockwall

2
4

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

SCALE	DATE	JOB NO.
	2-17-89	88149

THE CLUB HOUSE TRACT-A REPLAT OF PART OF THE SHORES CLUB HOUSE PHASE
NATHAN BUTLER SURVEY, ABSTRACT NO. 21
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHORES RECREATIONAL INC. - OWNER
1213 WEST AVENUE A, GARLAND, TEXAS 75047 TEL. 272-5524

PLAT REVIEW

* Preliminary Plat

* Final Plat

* Name of Proposed Subdivision Club House Tract 2

* Location of Proposed Subdivision the Shores

* Name of Subdivider Jae Halt

* Date Submitted _____ Date of Review _____

* Total Acreage 3.30 * No. of Lots 5

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?	<u>✓</u>	_____	_____
* 3. Is scale 1" = 100' (Specify scale if different) Scale = <u>1/40</u>	_____	_____	_____
* 4. Is the subdivision name acceptable?	<u>✓</u>	_____	_____
5. Comments:			

Planning and Zoning

1. What is the proposed use?	SF		
2. What is the proposed density?	N/A		
3. What is the existing zoning?	PD-SF		
	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Has a Concept Plan been been Provided and Approved	<input checked="" type="checkbox"/>	<input 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? _____ ✓ _____

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:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Lou</u>	<u>3/7/89</u>	<u>30 min</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

PLANNING AND ZONING ACTION SHEET

Applicant Joe Halt Case No. 89-1-PP
Property Description Shore Club House Phase
Case Subject Matter partial replat

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>3/9</u>	_____	_____	_____
Conditions _____	_____	_____	_____

Date to City Council <u>3/20</u>	_____	_____	_____
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