

APPLICATION AND FINAL PLAT CHECKLIST

Date March 22, 1989

Name of Proposed Development Northshore Plaza, Phase Three

Name of Developer Gene Burks

Address 603 Wooded Trail Rockwall, Texas Phone 771-6708

Owner of Record same as above

Address _____ Phone _____

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

Address Rt. 11 Box 142-E Sids Road Rockwall, Tx. Phone 771-3036

Total Acreage 0.50 Current Zoning G.R.

Number of Lots/Units 2

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)

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: _____

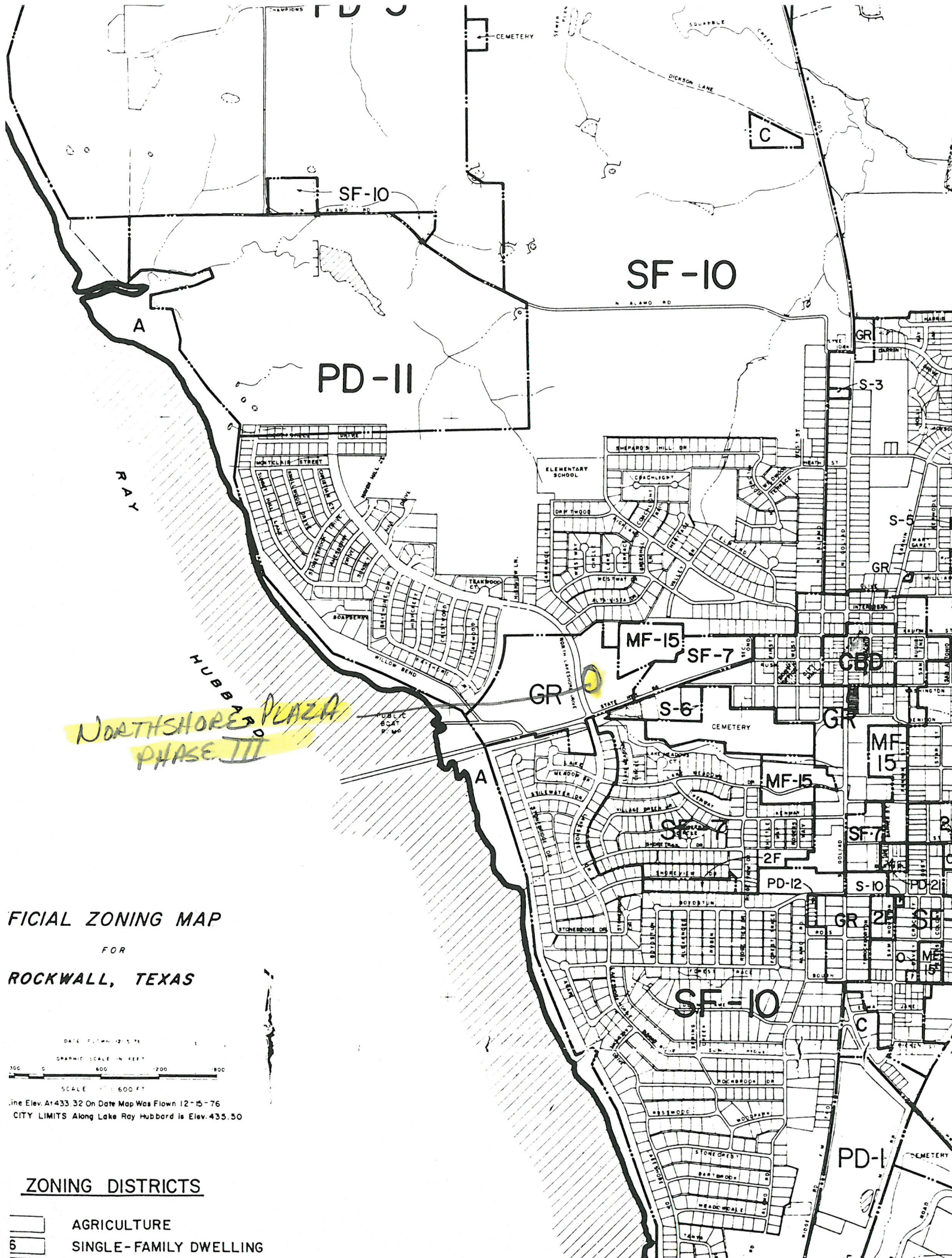
File No.: _____

Date: _____

Fee: _____

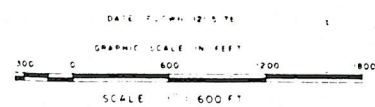
Receipt No.: _____

10/10/10



*NORTHSHORE PLAZA
PHASE III*

**OFFICIAL ZONING MAP
FOR
ROCKWALL, TEXAS**



Line Elev. At 433.32 On Date Map Was Flown 12-15-76
CITY LIMITS Along Lake Ray Hubbard is Elev. 435.50

ZONING DISTRICTS

- AGRICULTURE
- SINGLE-FAMILY DWELLING

DRIVEWAY (W. Rusk Street) NO. 66

Dr. Robert Sparks
Dr. Randall Sparks

Northshore Plaza
Phase Two
Slide "C", Page 23

Lot 1 Block "1"

DRIVE

SHORE

Place Of Beginning

LAKE

NORTH



Dr. Sherman Sparks

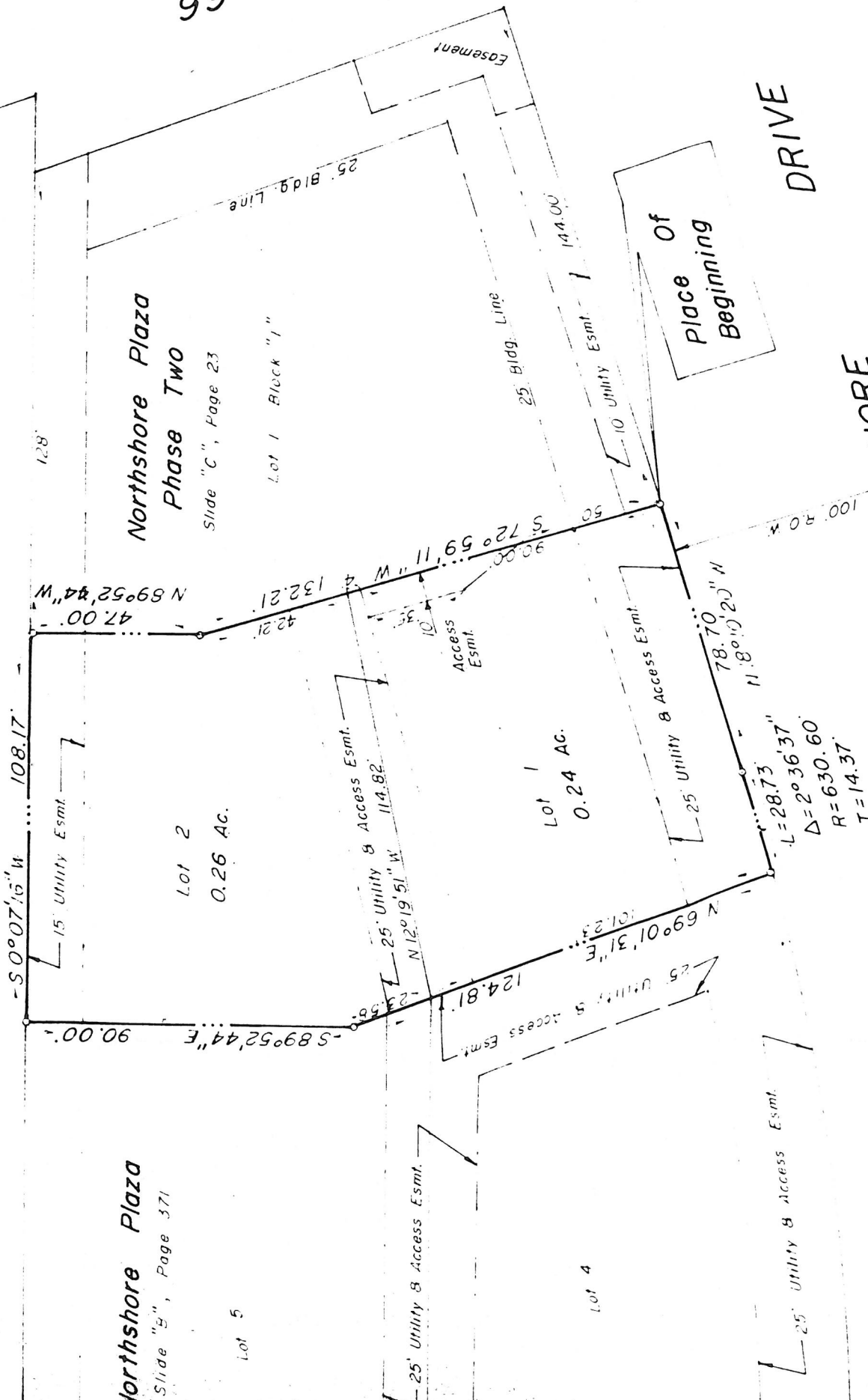
Northshore Plaza
Slide "B", Page 371

Lot 5

Lot 1
0.24 Ac.

Lot 2
0.26 Ac.

Lot 4



25' Utility & Access Esmt.

25' Utility & Access Esmt.

25' Utility & Access Esmt.

25' Utility & Access Esmt.

Access Esmt.

25' Utility & Access Esmt.

15' Utility Esmt.

25' Bldg. Line

25' Bldg. Line

10' Utility Esmt.

100' R.O.W.

L=28.73
D=2°36'37"
R=630.60
T=14.37

S 0°07'16" W 108.17

N 89°52'44" W 47.00

S 72° 59' 11" W 132.21

N 12° 19' 51" W 114.82

N 8° 10' 20" W 78.70

N 69° 01' 31" E 101.23

S 89° 52' 44" E 90.00

124.81

23.58

30.00

50

144.00

128'



CITY OF ROCKWALL

"THE NEW HORIZON"
Rockwall, Texas 75087-3628

(214) 771-1111

No 11535

Northshore Plaza III

Cash Receipt

Name B.P.A. and Assoc. Date 3-8-89

Mailing Address _____

Job Address _____ Permit No. _____

Check 1420 Cash Other

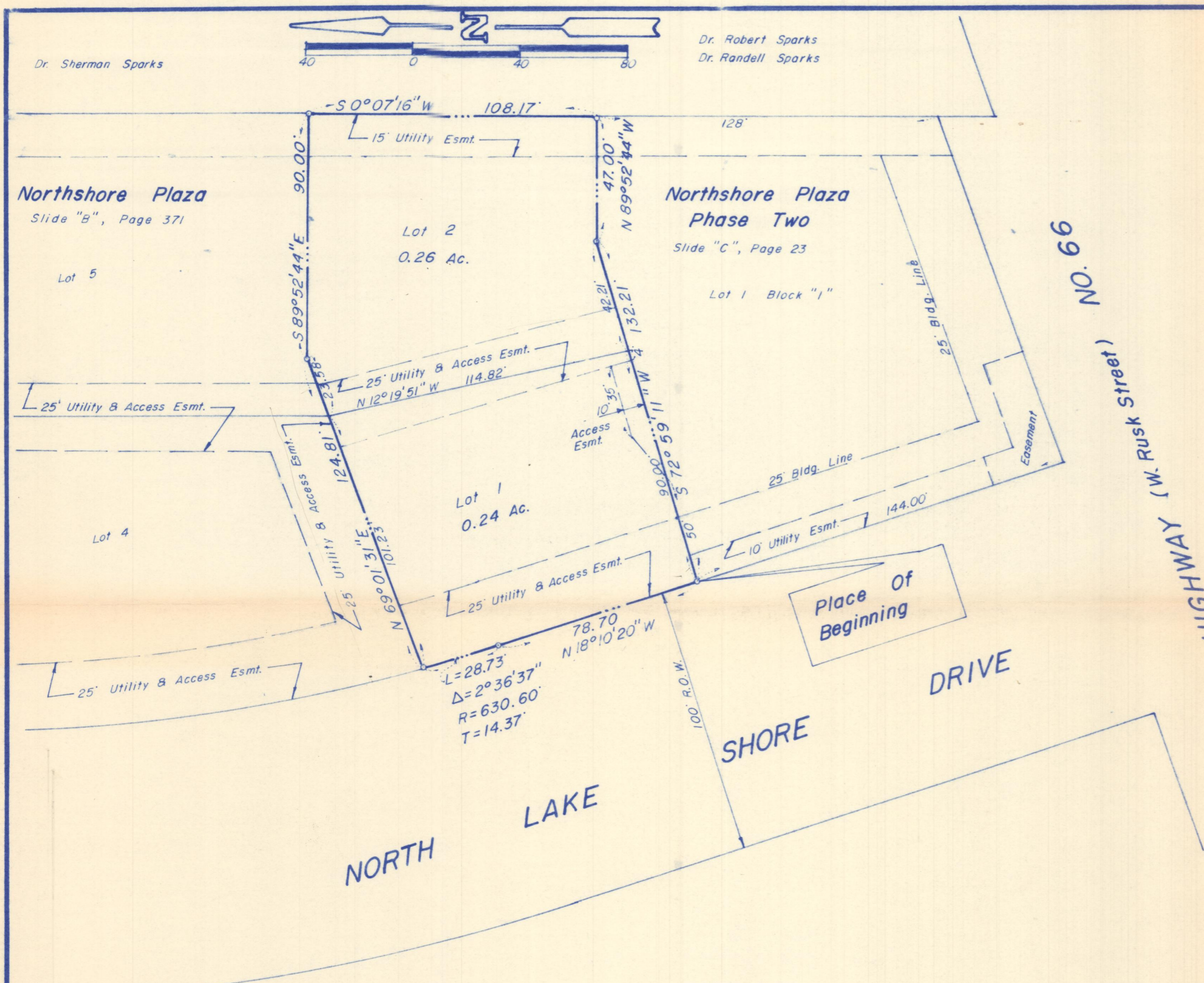
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411		Meter Deposit	02-2201	
Subdivision Plats	01-3412	<u>3500</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

3500

Received by

[Signature]



FINAL PLAT

NORTHSHORE PLAZA, PHASE THREE

CITY OF ROCKWALL

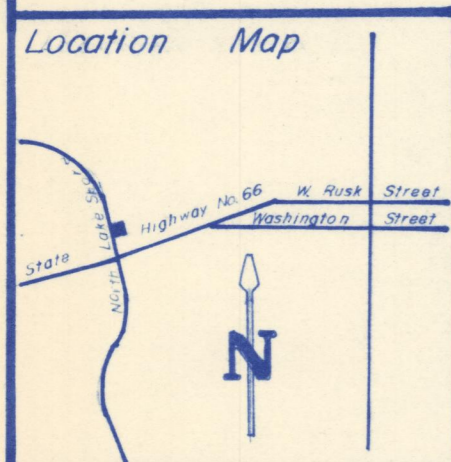
B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS

GENE BURKS OWNER
603 WOODED TRAIL (771-6708) ROCKWALL, TEXAS 75087

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

SCALE 1" = 40'

MARCH 1, 1989



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, GENE BURKS, being owner of a tract of land situated in the County of Rockwall, State of Texas, said tract being more particularly described as follows:
BEING a tract of land situated in the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and also being part of a 1.25 acre tract recorded in Volume 258, Page 589, Deed Records, Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a point on the East line of North Lake Shore Drive, said point being the Northwest corner of Northshore Plaza, Phase Two, an addition to the City of Rockwall as recorded in Slide-C, Page 23, an iron stake for corner;
THENCE, along the East line of North Lake Shore Drive the following:
N.18°10'20"W., a distance of 78.70 feet to the beginning of a curve to the right having a central angle of 2°36'37", a radius of 630.60 feet, an iron stake for corner;
Around said curve a distance of 28.73 feet to the end of said curve, an iron stake for corner;
THENCE, N.69°01'31"E., leaving the said East line of North Lake Shore Drive a distance of 124.81 feet to an iron stake for corner;
THENCE, S.89°52'44"E., a distance of 90.00 feet to an iron stake for corner;
THENCE, S.0°17'16"W., a distance of 108.17 feet to an iron stake for corner;
THENCE, N.89°52'44"W., a distance of 47.00 feet to an iron stake for corner;
THENCE, S.72°59'11"W., a distance of 132.21 feet to the PLACE OF BEGINNING and containing 0.50 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Gene Burks, being owner, does hereby adopt this plat designating the herein above described property as FINAL PLAT of NORTHSHORE PLAZA, PHASE THREE, 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 my hand at Rockwall, Texas, this _____ day of _____ A.D. 1989.

By _____
Gene Burks Owner

STATE OF TEXAS

BEFORE me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared GENE BURKS 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. 1989.

My Commission Expires _____

Notary public in and for the State of Texas

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 # 1744

STATE OF TEXAS

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. 1989.

My Commission Expires _____

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

APPROVED

City Manager

Chairman Planning and Zoning Commission

I hereby certify that the above foregoing plat of NORTHSHORE PLAZA, PHASE THREE, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____ A.D. 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 _____ A.D. 1989.

MAYOR, CITY OF ROCKWALL

CITY SECRETARY, CITY OF ROCKWALL

PLAT REVIEW

* Preliminary Plat

* Final Plat

* Name of Proposed Subdivision Northshore Phase III

* Location of Proposed Subdivision Northshore / SA-66

* Name of Subdivider Carne Banks

* Date Submitted 2/20 Date of Review _____

* Total Acreage 15 No. of Lots 2

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>	_____	<u>✓</u>	_____
* 4. Is the subdivision name acceptable?	<u>✓</u>	_____	_____
5. Comments:			

Planning and Zoning

Retail Commercial

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

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 _____ _____ _____ ✓

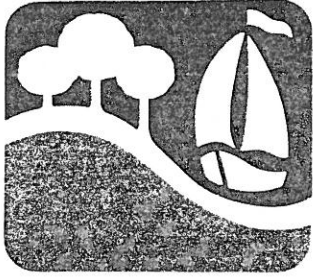
- | | | | |
|---|--------|-------|--------|
| i. Does the drainage conform to City regulations and specifications? | _____ | _____ | _____✓ |
| j. Do the water and sewer plans conform to City regulations and specifications? | _____ | _____ | _____✓ |
| k. Is there adequate fire protection existing or 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>Julie Good</u>	<u>3/8/89</u>	<u>45 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"

March 14, 1989

Mr. Gene Burks
603 Wooded Trail
Rockwall, TX 75087

Dear Mr. Burks:

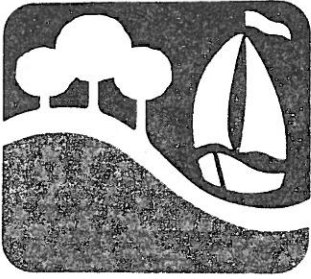
On March 9, 1989, the Planning and Zoning Commission recommended approval of a final plat for Northshore Plaza, Phase III. On Monday, March 20, 1989, the Rockwall City Council will consider approval of the final plat. The meeting is at 7:00 P.M. in City Hall, 205 W Rusk. As the applicant, it is important that you are represented at this meeting. Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols". The ink is dark and the signature is fluid and legible.

Mary Nichols
Administrative Assistant

cc/ B.L.S. & Associates



CITY OF ROCKWALL
"THE NEW HORIZON"

March 23, 1989

Mr. Gene Burks
603 Wooded Trail
Rockwall, TX 75087

Dear Mr. Burks:

On March 20, 1989, the Rockwall City Council approved a final plat for Northshore Plaza, Phase III. Executed copies of the plat have been received by this office and upon being signed by the necessary City officials will be filed of record at the County Clerk's Office. Please feel free to contact me if you have any questions.

Sincerely

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

PLANNING AND ZONING ACTION SHEET

Applicant Caene Bucks Case No. 89-10-FP

Property Description Northshore Phase III

Case Subject Matter Final Plat

CASE ACTION

Date to P&Z 3/9 Approved Disapproved Tabled

Conditions _____

Date to City Council 3/20 _____

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