

APPLICATION AND FINAL PLAT CHECKLIST

Date August 23, 1990

Name of Proposed Development Strange-Denson Addition

Name of Developer Patricia Strange Denson

Address 711 Sherman Rockwall, Texas Phone 771-8245

Owner of Record Patricia Strange Denson

Address 711 Sherman Rockwall, Texas Phone 771-8245

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

Address 965 Sids Road Rockwall, texas Phone 771-3036

Total Acreage 0.152 Current Zoning S F 7

Number of Lots/Units 1

Signed *Marilyn Blaughter*

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.



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

(214) 771-1111

Cash Receipt

N:

Name Pat Denson Date _____

Mailing Address _____

Job Address 711 Shuman Permit No. _____

Check

Cash

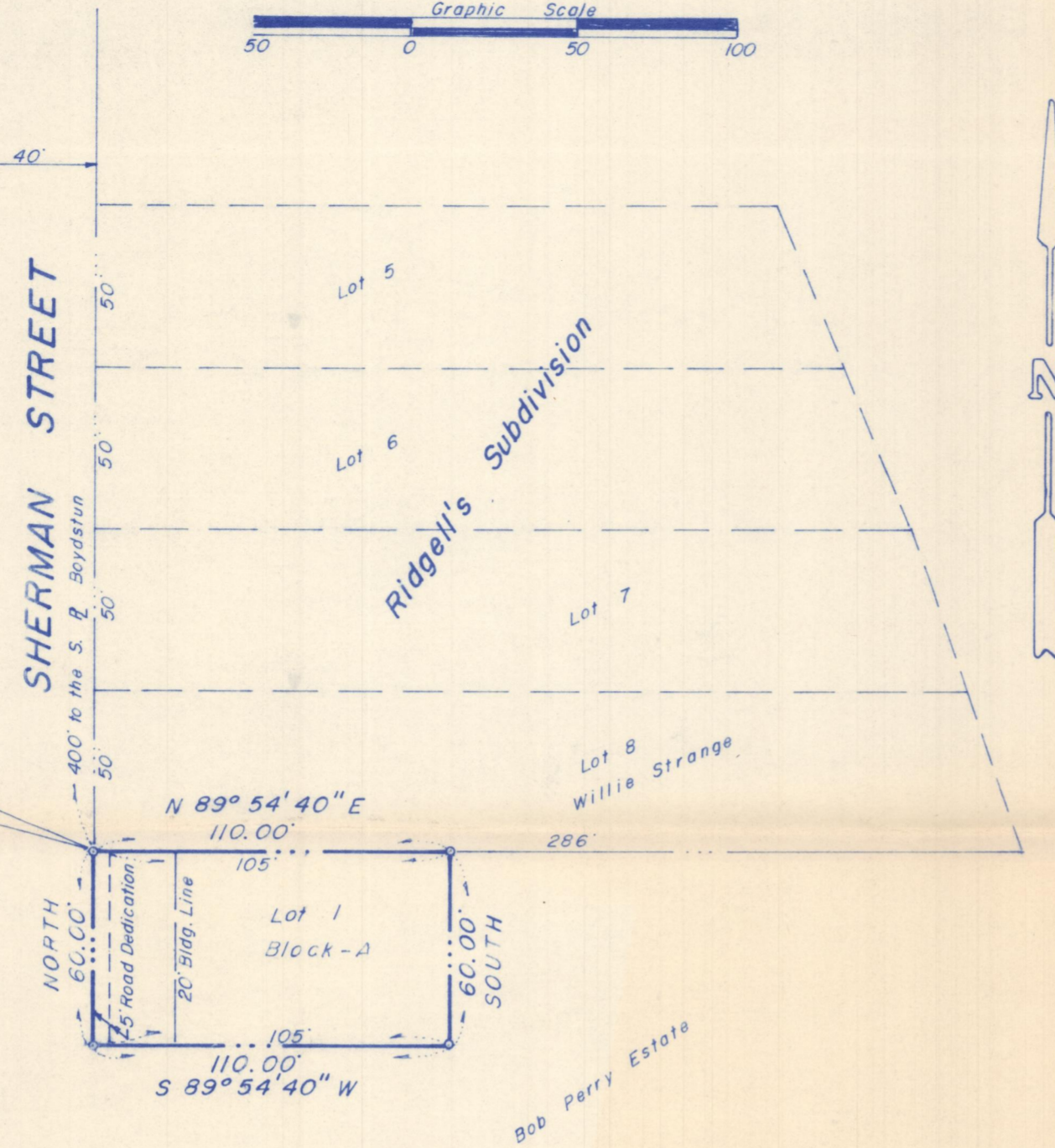
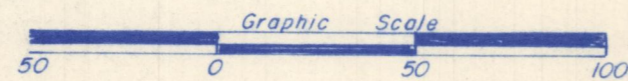
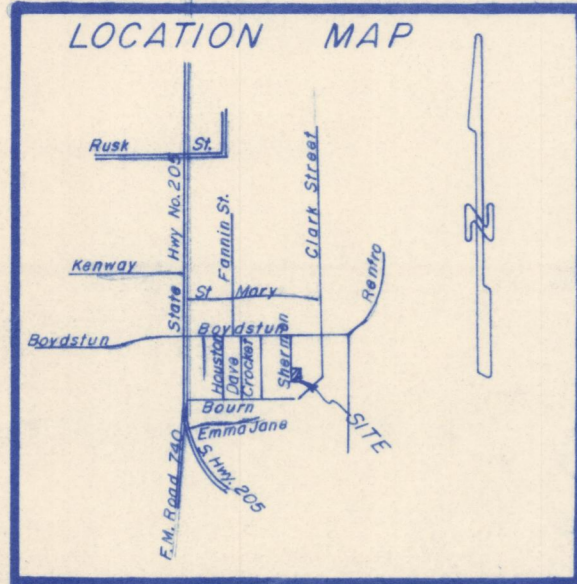
Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
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	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	35 00	Portable Meter Deposit	02-2202
Subdivision Plats	01-3412		Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Penalties	20-3117
Misc. Income	01-3819		Hanger Rent	20-3406
Sale of Supplies	01-3807		Tie Down Fees	20-3407
Marina Lease	08-3810		Land Lease	20-3804
Cemetery Receipts	10-3830		Sale of Supplies	20-3807
PID	13-3828		Airport Cred. Cd.	20-1132
Street	14-3828		Fuel Sales	20-3809
Hotel/Motel Tax	15-3206			
TOTAL OF COLUMN			TOTAL OF COLUMN	

TOTAL DUE

35 00

Received By [Signature]



FINAL PLAT

STRANGE-DENSON ADDITION

CITY OF ROCKWALL

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

PATRICIA STRANGE DENSON OWNER
711 SHERMAN STREET (214-771-8245) ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. SURVEYORS
965 SIDS ROAD (214-771-3036) ROCKWALL, TEXAS 75087

SCALE 1" = 50' AUGUST 16, 1990

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Patricia Strange Denson, being owner of a tract of land situated in the City of Rockwall, 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 being that tract as recorded in Volume 392, Page 123, Deed Records, Rockwall County, Texas and being more particularly described as follows: BEGINNING at a point on the East line of Sherman Street, said point being the Southwest corner of Ridgell's Subdivision, a 1/2" iron stake found for corner;
THENCE, N 89° 54' 40" E., leaving the East line of Sherman Street, a distance of 110.00 feet to a 1/2" iron stake set for corner;
THENCE, South, a distance of 60.00 feet to a 1/2" iron stake set for corner;
THENCE, S. 89° 54' 40" W., a distance of 110.00 feet to a 1/2" iron stake set for corner;
THENCE, North, along the East line of Sherman Street, a distance of 60.00 feet to the PLACE OF BEGINNING and containing 0.152 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Patricia Strange Denson, being owner does hereby adopt this plat designating the herein above described property as, Strange-Denson 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 my hand at Rockwall, Texas, this _____ day of _____ A.D. 1990.

By _____
Patricia Strange Denson Owner

STATE OF TEXAS
County of Rockwall
Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Patricia Strange Denson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration herein expressed.

Given under my hand and seal of office this _____ day of _____ A.D. 1990.

Notary Public in and for the State of Texas _____ My Commission Expires _____

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Kenneth E. 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.

Kenneth E. Brown, Registered Professional Land Surveyor # 2062

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me the undersigned Notary Public in and for the State of Texas, on this day personally appeared Kenneth E. 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. 1990.

Notary Public in and for the State of Texas _____ My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL APPROVED

City Manager Chairman Planning and Zoning Commission

I hereby certify that the above foregoing plat of Strange-Denson Addition to the City of Rockwall, Texas, was approved by the City Council of Rockwall, Texas, on the _____ day of _____ A.D. 1990.

WITNESS our hand this _____ day of _____ A.D. 1990.

Mayor City Secretary

Marilyn Slaughter
997 Holli Ln.
Rockwall, TX 75087

August 24, 1990

City of Rockwall
205 Rusk
Rockwall, Texas 75087

Attn: Planning and Zoning

RE: Wavier of escrow requirement for street improvement

Dear Sir,

Please consider waving the escrow requirement for the street improvement for Pat Denson, who is plating a one lot subdivision located at 713 Sherman Street. Mrs. Denson owns this property and would like to build her personal residence. The property is zoned SF 7. On behalf of Mrs. Denson thank you for considering this request.

Sincerely,



Marilyn Slaughter
Slaughter Construction, Inc.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: September 13, 1990

Agenda No: IV. D.

Agenda Item: P&Z 90-24-FP - Discuss and Consider Recommending Approval of a Final Plat for the Strange/Denson Addition and Waiver of Escrow Fees

Item Generated By: Applicant, Pat Denson

Action Needed: Take action on the plat and the waiver request.

Background Information:

We have received a request for a final plat to create a building site on Sherman Street. At one time a number of years ago there was a house on this site that apparently burned down. The owner would like to construct a new structure. The property had never been platted and they are now completing that process. The lot is substandard in that it only contains 6,300 sq. ft. rather than 7,000sq. ft. as required by the zoning ordinance. They have made application to the Board of Adjustment and any approval should be subject to that approval. The plat provides for the dedication of 5 feet of ROW for Sherman.

The applicant has requested a waiver to the escrow requirements in conjunction with the plat. Other requests for residential one lot subdivisions have been approved by the Commission and Council in the past.

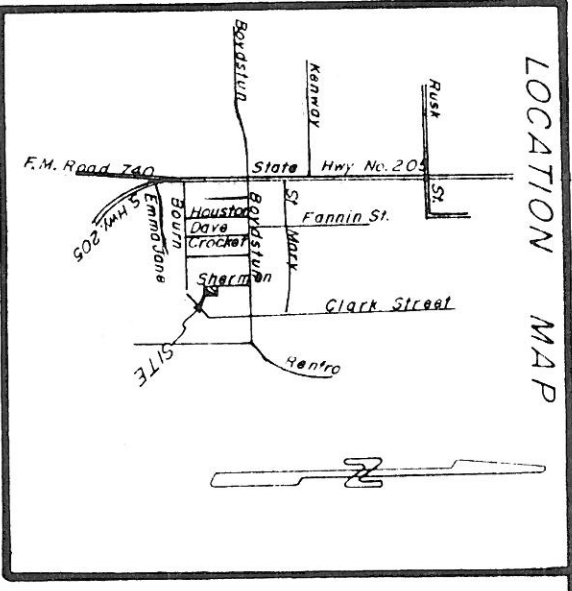
Attachments:

1. Plat
2. Location Map

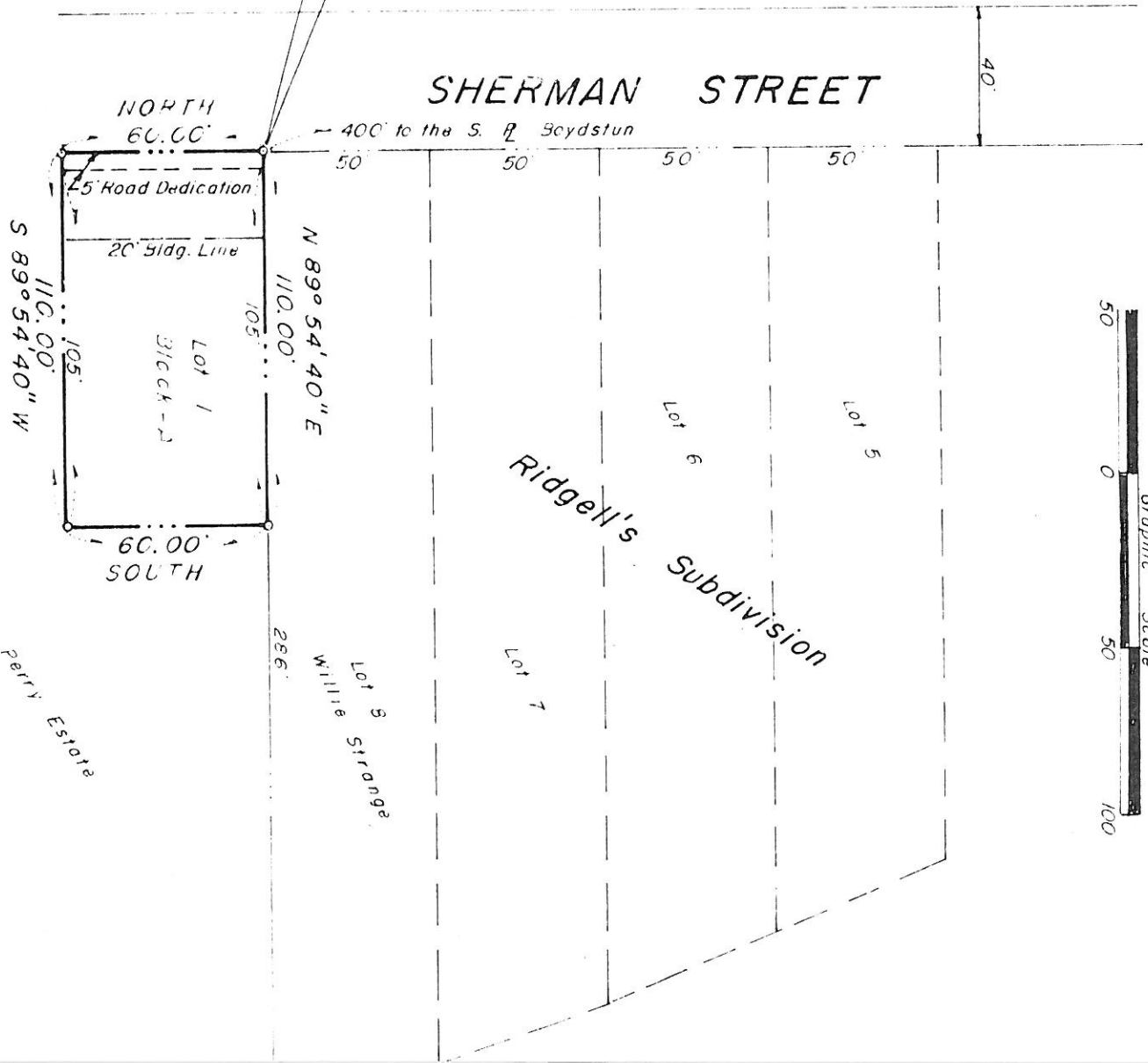
Agenda Item: Strange Denson Plat

Item No: IV. D.

LOCATION MAP



PLACE OF BEGINNING



**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: September 17, 1990

Agenda No: VI. A.

Agenda Item: P&Z 90-24-FP - Discuss and Consider Approval of a Final Plat for the Strange/Denson Addition and Waiver of Escrow Fees

Item Generated By: Applicant, Pat Denson

Action Needed: Take action on the plat and the waiver request.

Background Information:

The Commission has recommended approval of the plat, subject to the approval of the variance by the Board of Adjustment. The Commission has also recommended approval of the waiver from the escrow requirements.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 17, 1990

Agenda No: VI. A.

Agenda Item: P&Z 90-24-FP - Discuss and Consider Approval of a Final Plat for the Strange/Denson Addition and Waiver of Escrow Fees

Item Generated By: Applicant, Pat Denson

Action Needed: Take action on the plat and the waiver request.

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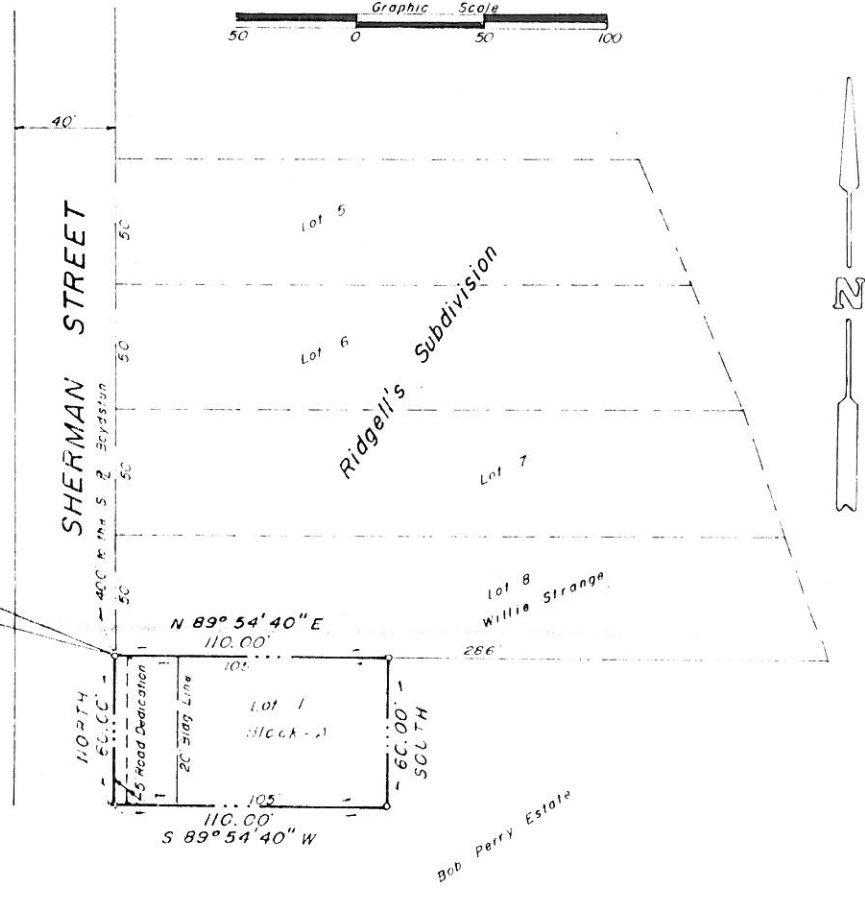
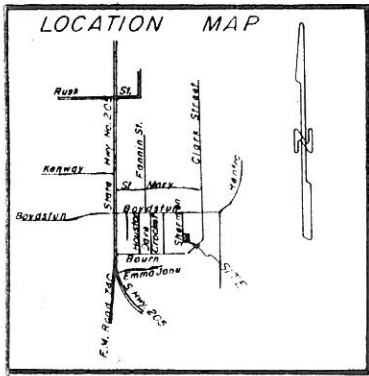
The Commission will consider this item at their meeting on Thursday. We will forward their recommendation to you on Friday.

Attachments:

1. Plat
2. Location Map

Agenda Item: Strange/Denson Plat

Item No: VI. A.



PLACE OF BEGINNING

FINAL PLAT

STRANGE-DENSON ADDITION

CITY OF ROCKWALL

B.F. BOYDSTUN SURVEY

ABSTRACT NO. 14

ROCKWALL COUNTY, TEXAS

PATRICIA STRANGE DENSON
211 SHERMAN STREET (214-771-8245)

OWNER
ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC.
965 SIDS ROAD (214-771-3036)

SURVEYORS
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SCALE 1" = 50'

AUGUST 16, 1990