

APPLICATION AND FINAL PLAT CHECKLIST

Date 12-6-90

Name of Proposed Development FRANKLIN HALL ADDITION

Name of Developer _____

Address _____ Phone _____

Owner of Record FRANKLIN HALL

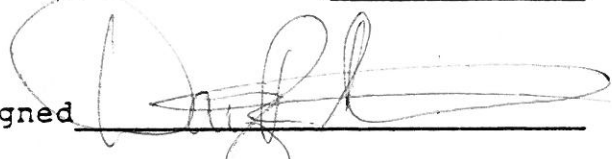
Address PO Box 413 Rockwall, TX Phone 475-8066

Name of Land Planner/Surveyor/Engineer DOUG CONNALLY

Address 11837 J. Rd Ct #122 Dallas Phone 437-0191

Total Acreage 0.2006 Current Zoning _____

Number of Lots/Units 1

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

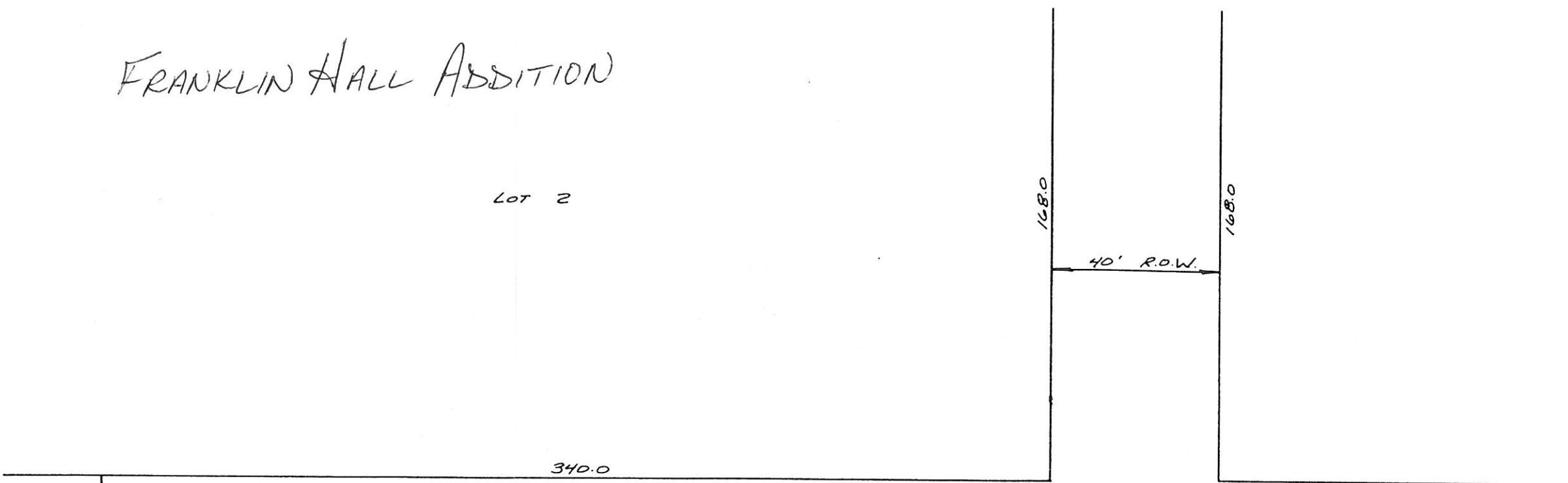
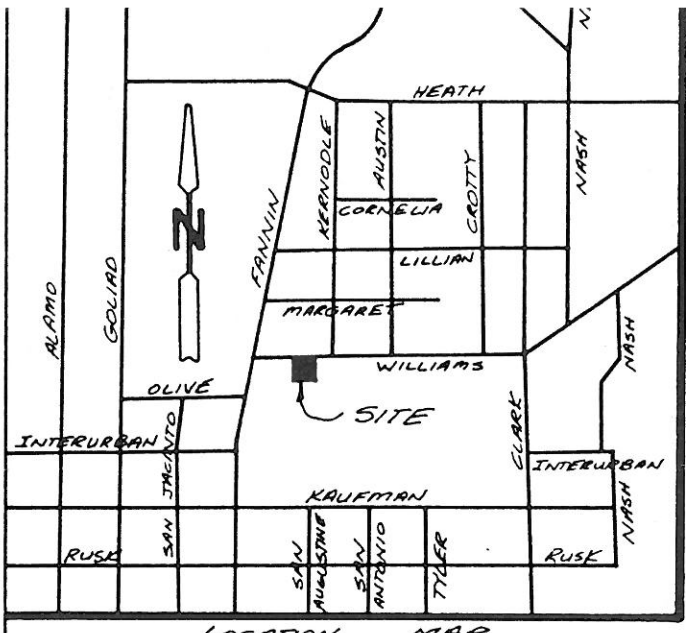
<u>Provided or</u>	<u>Not</u>
<u>Shown on Plat</u>	<u>Applicable</u>

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

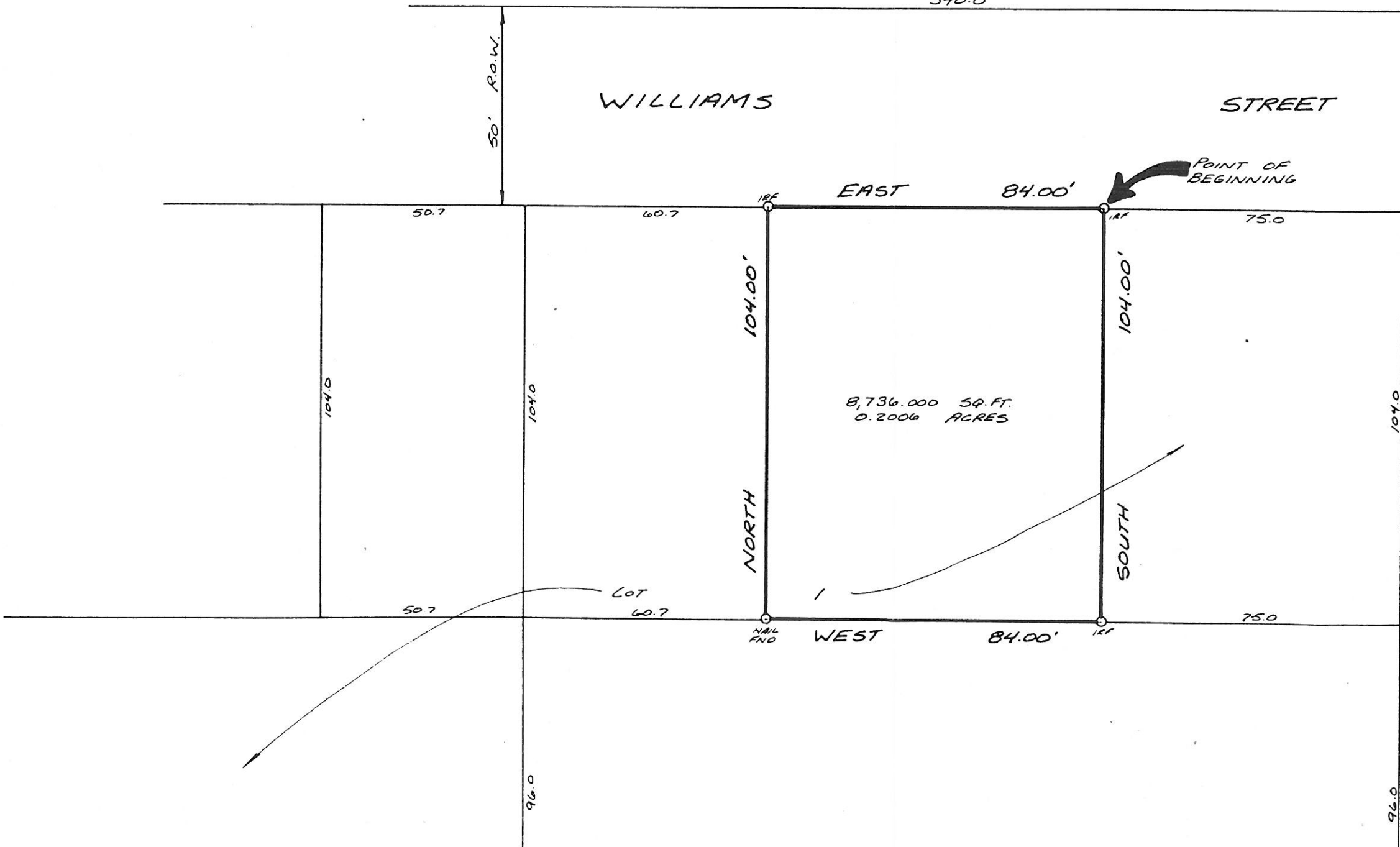
2. Location of the development by City, County and State

FRANKLIN HALL ADDITION

LOT 2



WILLIAMS STREET



KERNODLE STREET



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

(214) 771-1111

Cash Receipt

Name F. W. Haas Date _____

Mailing Address _____

Job Address _____ Permit No. _____

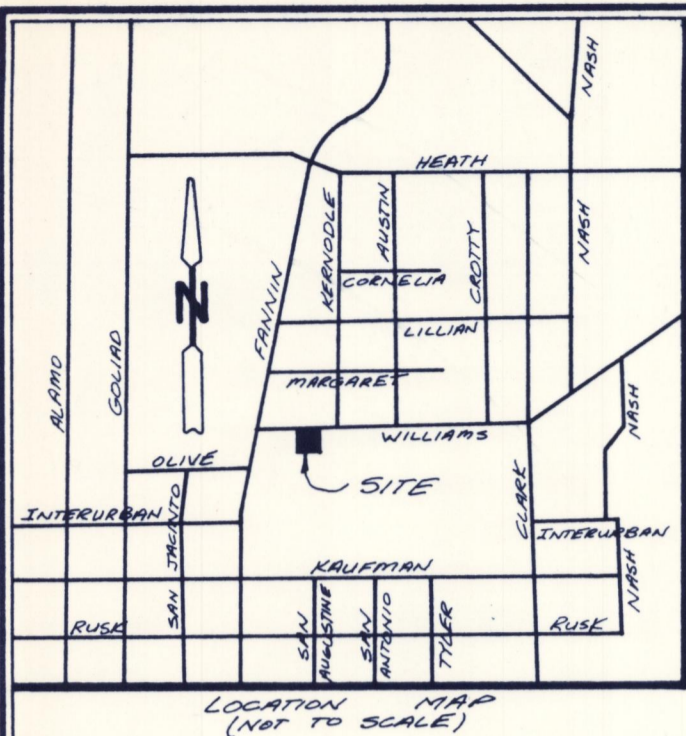
Check 1576 Cash Other

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		Portable Meter Deposit	02-2202
Subdivision Plats	01-3412	<u>35.00</u>	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	

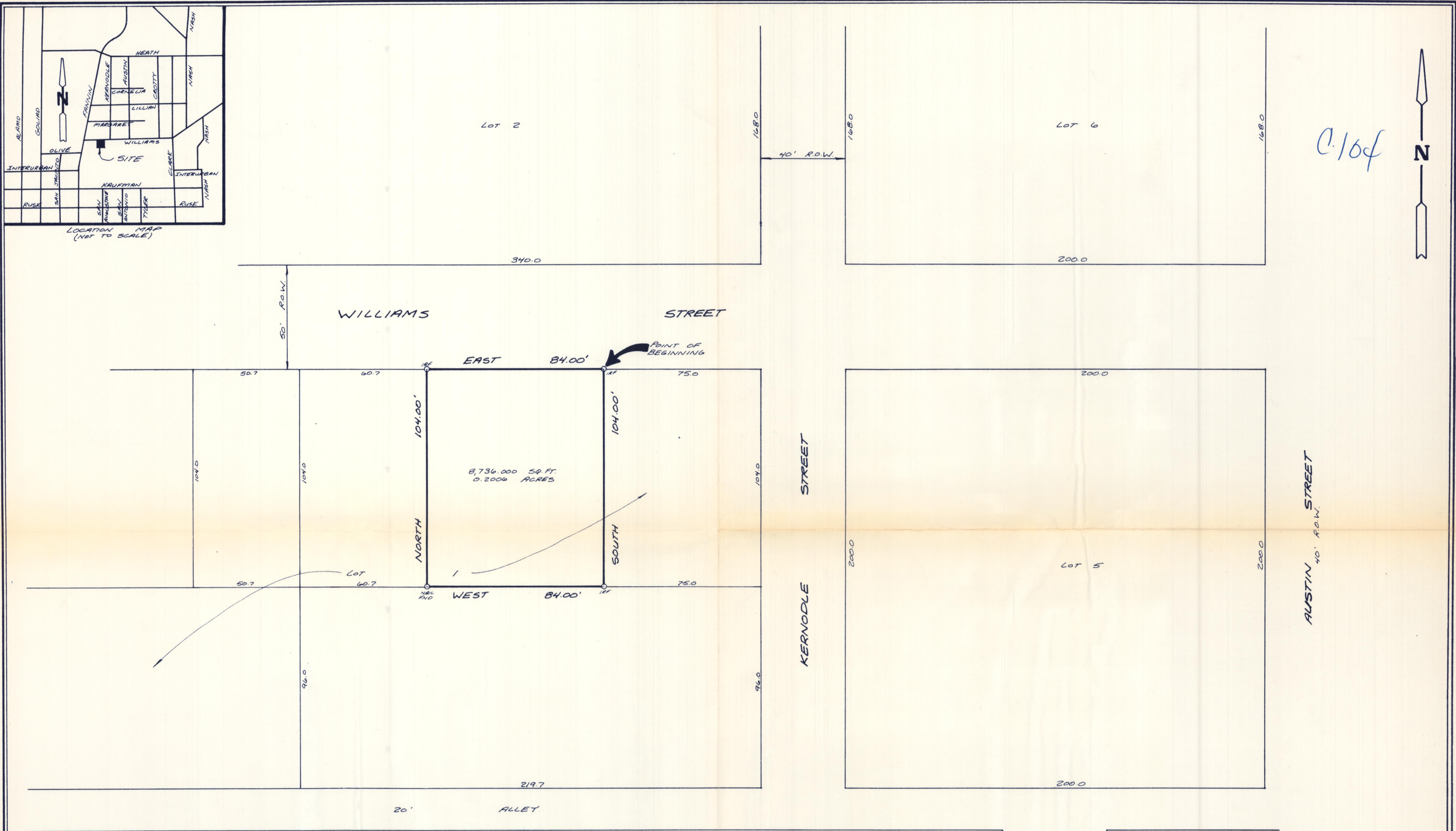
TOTAL DUE

35.00

Received By _____



LOCATION MAP
(NOT TO SCALE)



C.104



<p>FRANKLIN HALL ADDITION LOT 1-A, BLOCK 1 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS</p>		<p>DOUG CONNALLY & ASSOC., INC. 11837 JUDD COURT #122 DALLAS, TEXAS 75243 PHONE: (214) 437-0191 FAX: (214) 437-2842</p>			
<p>OWNER FRANKLIN H. HALL P.O. Box 413 ROCKWALL, TEXAS 75087 475-8066</p>	<p>Scale: 1" = 30'</p>	<p>Date: 12-4-90</p>	<p>Job No. 90-2371</p>	<p>G.F. No. -</p>	<p>Drawn By: T.O.</p>

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Franklin H. Hall, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, being a part of Lot 1, Block 1 of the FARMERS AND MERCHANTS NATIONAL BANK ADDITION, and being the same property described in a certain deed from T.S. Atkinson, Sr. et al to W.W. Sellers, by deed dated January 26, 1924, of record in Volume 23, Page 707, Deed Records of Rockwall County, Texas, and the same property described in a certain deed from Lannie Stimson et al to Roy Whitlock and wife, Louise Whitlock dated October 8, 1953 of Record in Volume 49, Page 409 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING 75.0 feet West from the Northeast corner of said Lot 1, Block 1 of said Addition, and being in the South R.O.W. line of Williams Street, same being the Northwest corner of a lot sold by Thos E. Keahey and wife to H.B. Lofland;

THENCE: South, a distance of 104.00 feet to an iron rod found for corner;
THENCE: West, a distance of 84.00 feet to a nail found for corner;
THENCE: North, a distance of 104.00 feet to an iron rod found for corner in the South R.O.W. line of Williams Street;
THENCE: East, along said South R.O.W. line of Williams Street, a distance of 84.00 feet to the POINT OF BEGINNING and containing 8,736.000 square feet or 0.2006 acres of land.

NOW, THEREFORE, KNOW ALL MEN BE THESE PRESENTS:

THAT Franklin H. Hall being the owner, does hereby adopt this plat designating the hereinabove described property as FRANKLIN HALL ADDITION, 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. 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 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 grade of streets in the subdivision. 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.

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.

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 _____
Franklin H. Hall

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, by Franklin H. Hall

Notary Public
My Commission Expires _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Doug Connally, 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.

Registered Professional Surveyor No. 3935

STATE OF TEXAS
COUNTY OF ROCKWALL

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

Notary Public
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____

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 Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____

Mayor, City of Rockwall _____
City Secretary
City of Rockwall

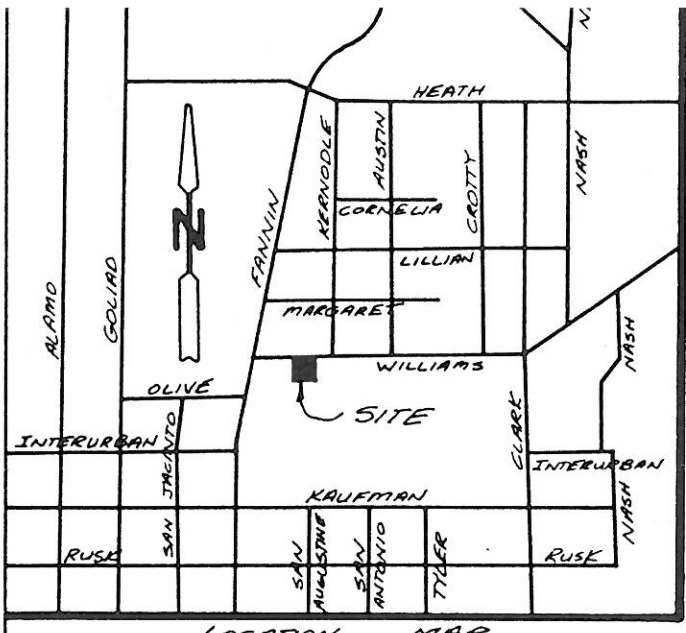
C-105

2 OF 2

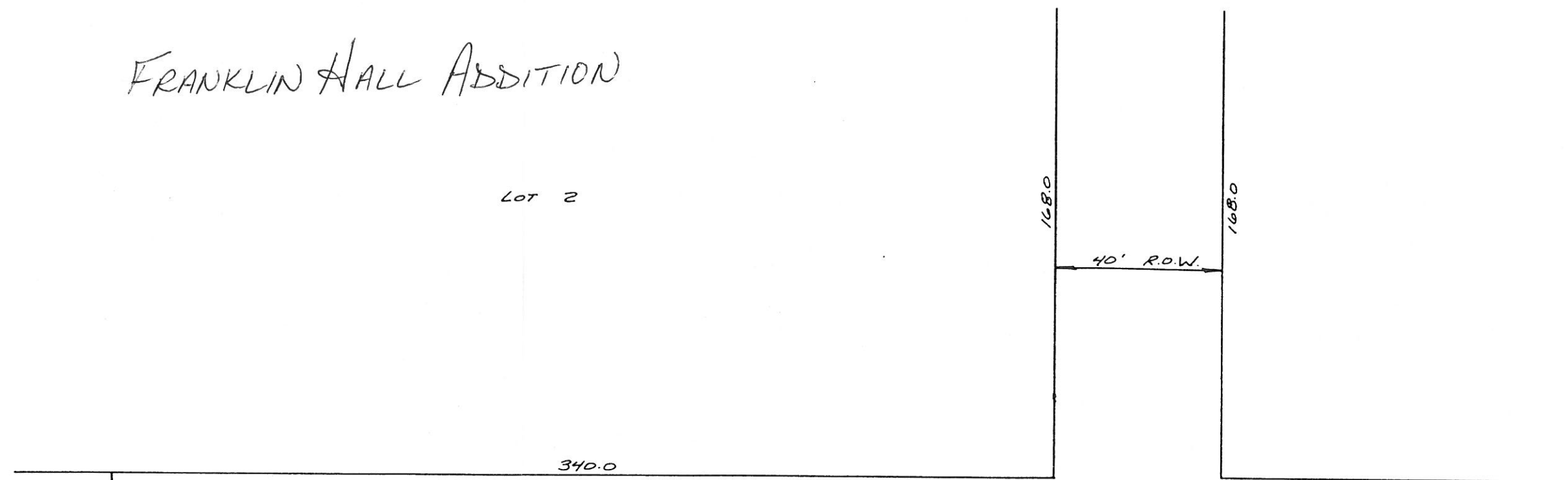
FRANKLIN HALL ADDITION Lot 1-A, Block 1 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS OWNER FRANKLIN H. HALL P.O. Box 413 ROCKWALL, TEXAS 75087 475-8066		DOUG CONNALLY & ASSOC., INC. 11837 JUDD COURT #122 DALLAS, TEXAS 75243 PHONE: (214) 437-0191 FAX: (214) 437-2842	
Scale: 1" = 30'	Date: 12-4-90	Job No. 90-2371	G.F. No. -
		Drawn By: T.O.	

FRANKLIN HALL ADDITION

LOT 2



LOCATION MAP
(NOT TO SCALE)



WILLIAMS STREET

EAST 84.00'

POINT OF BEGINNING

NORTH 104.00'

SOUTH 104.00'

8,736.000 SQ. FT.
0.2006 ACRES

WEST 84.00'

KERNODLE STREET



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: December 13, 1990

Agenda No: III. C.

Agenda Item: P&Z 90-39-FP - Discuss and Consider Recommending Approval of a Final Plat for the Franklin Hall Addition

Item Generated By: Applicant, Franklin Hall

Action Needed: Consider approving the final plat.

Background Information:

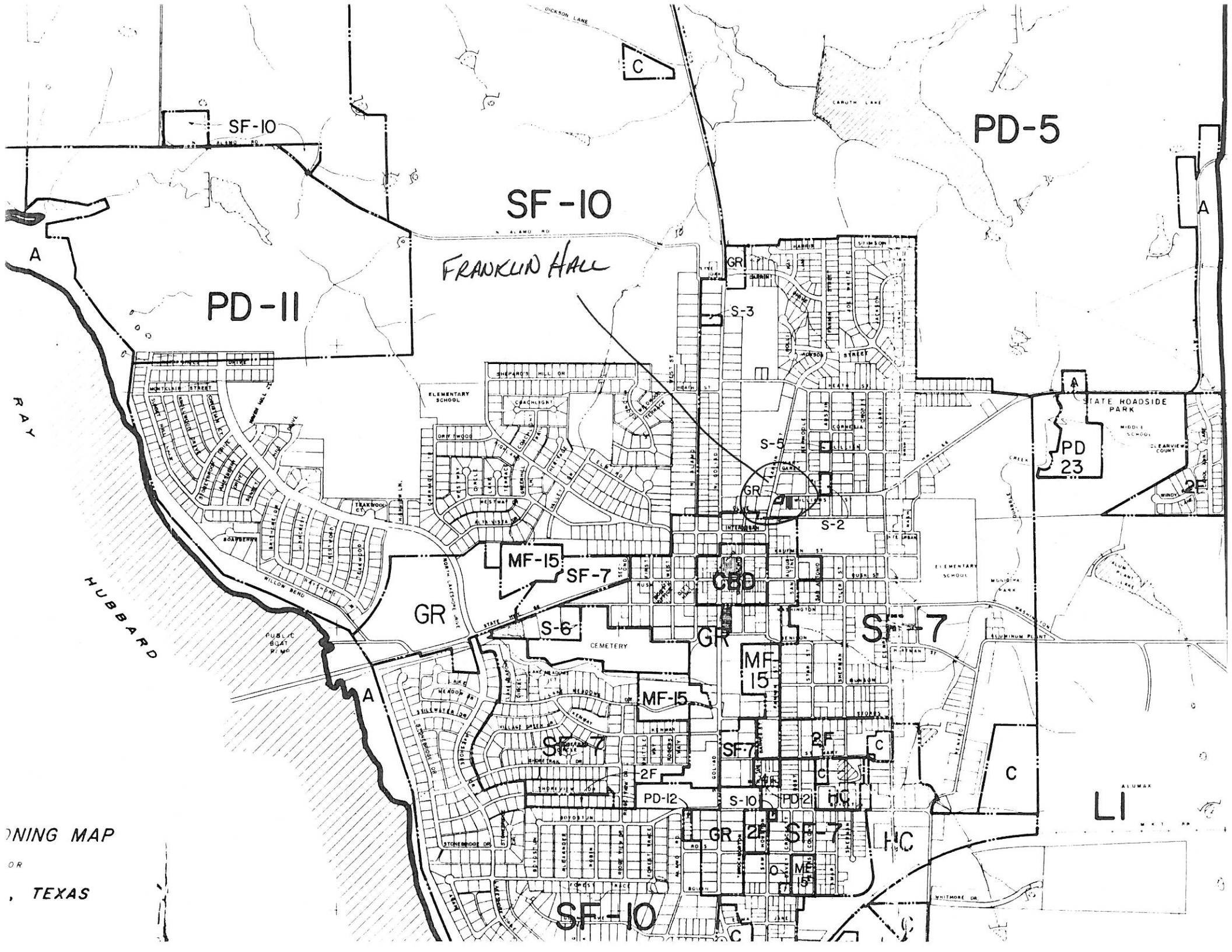
Mr. Hall is in the process of building his home at this location and he discovered when he submitted for his building permit that the lot has never been platted separately. Our current ordinances require that building permits not be issued unless the building is on a separate lot in residential areas. He has submitted a plat for the property that meets our requirements. He is located on Williams Street/ Hwy. 66 so we cannot require him to escrow any funds for improvement of Hwy. 66. The plat meets all of our requirements and we would recommend approval.

Attachments:

1. Location Map
2. Plat

Agenda Item: Hall Final Plat

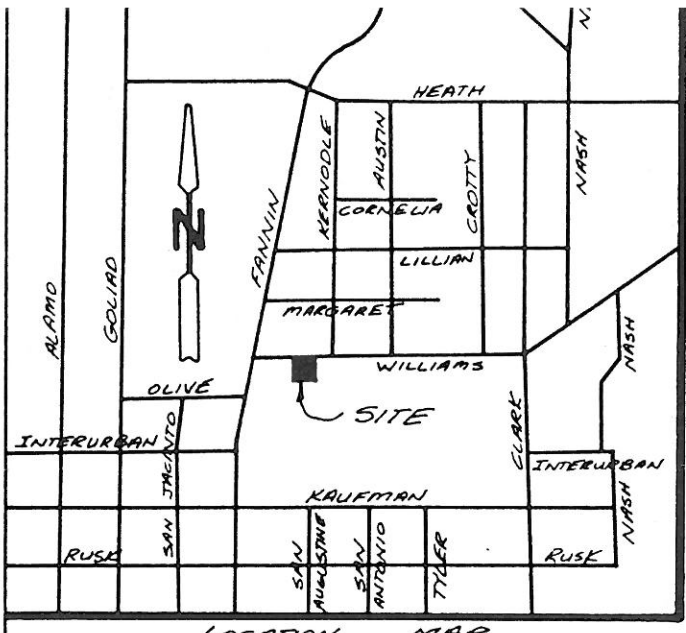
Item No: III. C.



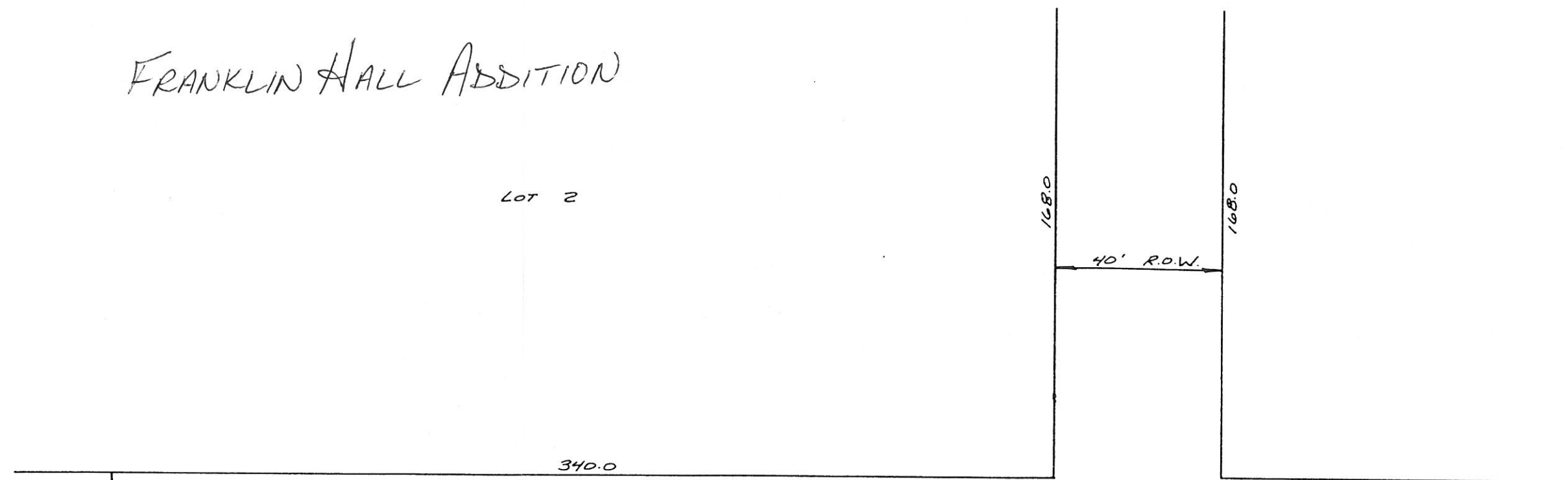
ONING MAP
OR
TEXAS

FRANKLIN HALL ADDITION

LOT 2



LOCATION MAP
(NOT TO SCALE)



WILLIAMS STREET

EAST

84.00'

POINT OF BEGINNING

NORTH

104.00'

SOUTH

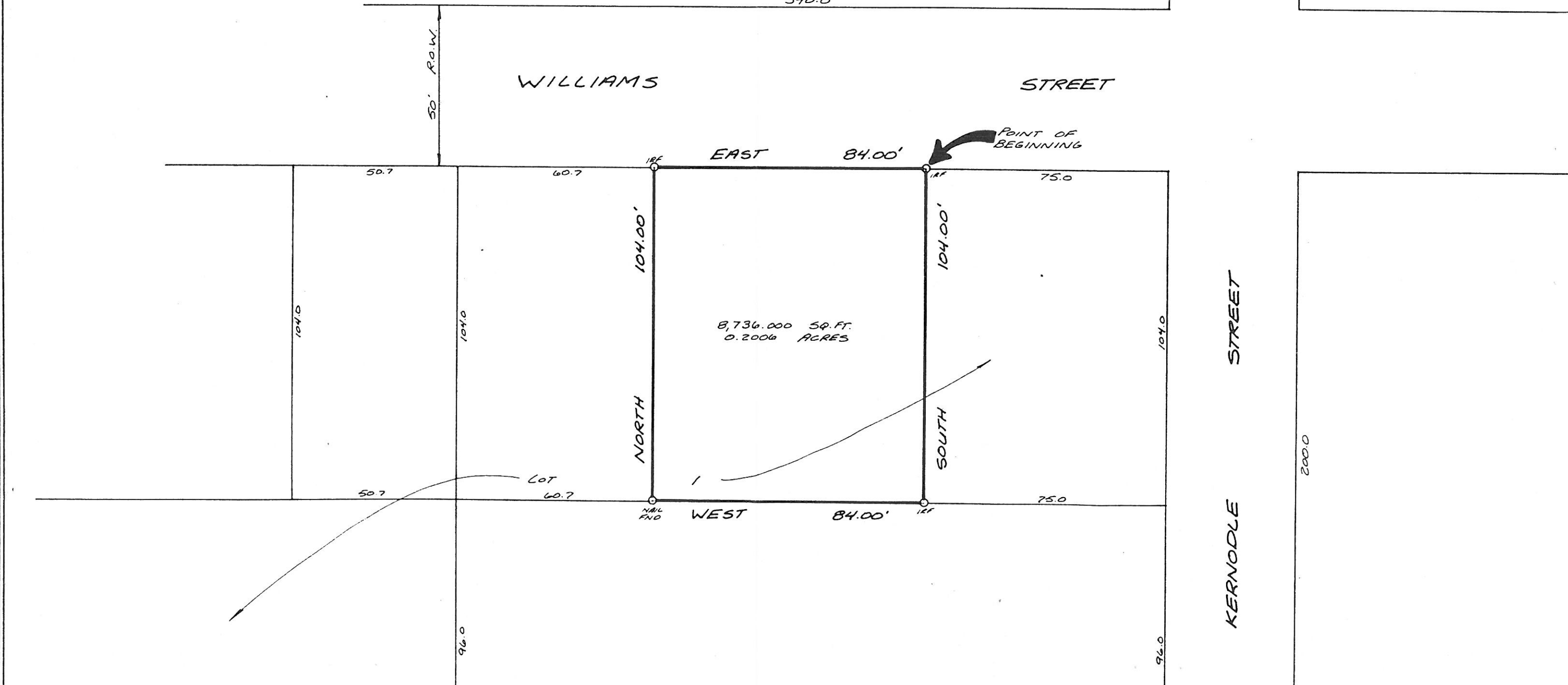
104.00'

WEST

84.00'

8,736.000 SQ. FT.
0.2006 ACRES

LOT



**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: December 17, 1990

Agenda No: VI. B.

Agenda Item: Discuss and Consider Approval of a Final Plat for the Franklin Hall Addition Located on Williams Street

Item Generated By:

Action Needed:

Background Information:

Mr. Hall is in the process of building his home at this location and he discovered when he submitted for his building permit that the lot has never been platted separately. Our current ordinances require that building permits not be issued unless the building is on a separate lot in residential areas. He has submitted a plat for the property that meets our requirements. He is located on Williams Street/Hwy 66 so we cannot require him to escrow any funds for improvement of Hwy 66. The plat meets all of our requirements and we would recommend approval.

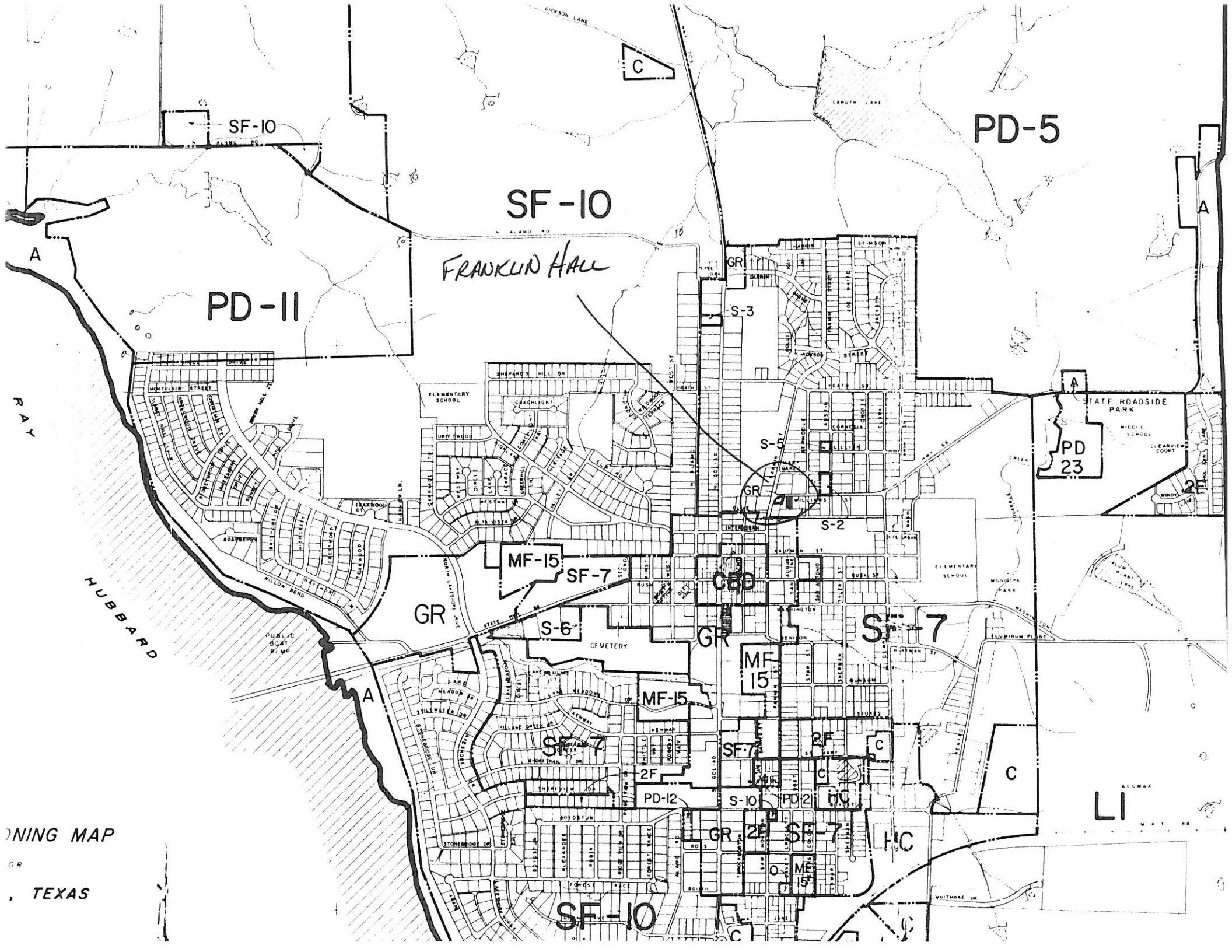
The Commission will consider this plat at their meeting Thursday night.

Attachments:

1. Location Map
2. Plat

Agenda Item: Consider Final Plat for Franklin Hall Addition on Williams St.

Item No: VI. B.



SF-10

PD-5

SF-10

FRANKLIN HALL

PD-11

PD 23

MF-15

SF-7

CBD

SF-7

S-6

MF-15

SF-7

PD-12

S-10

PD-21

GR

SF-7

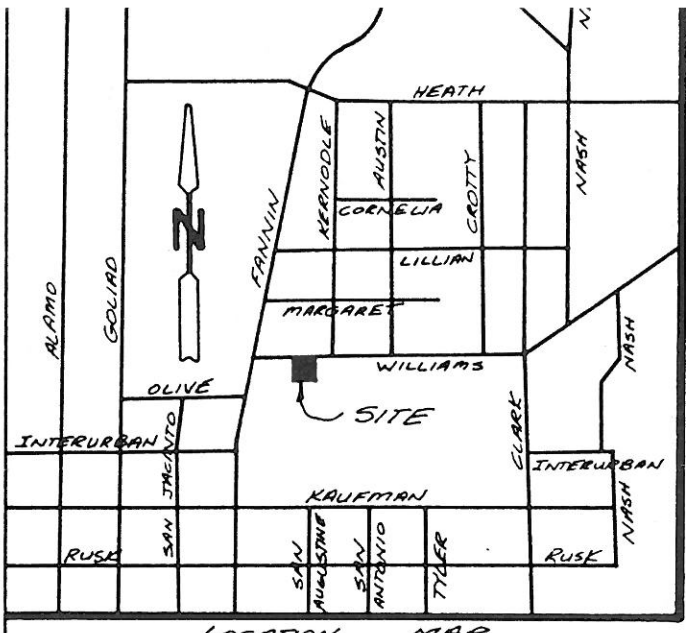
HC

SF-10

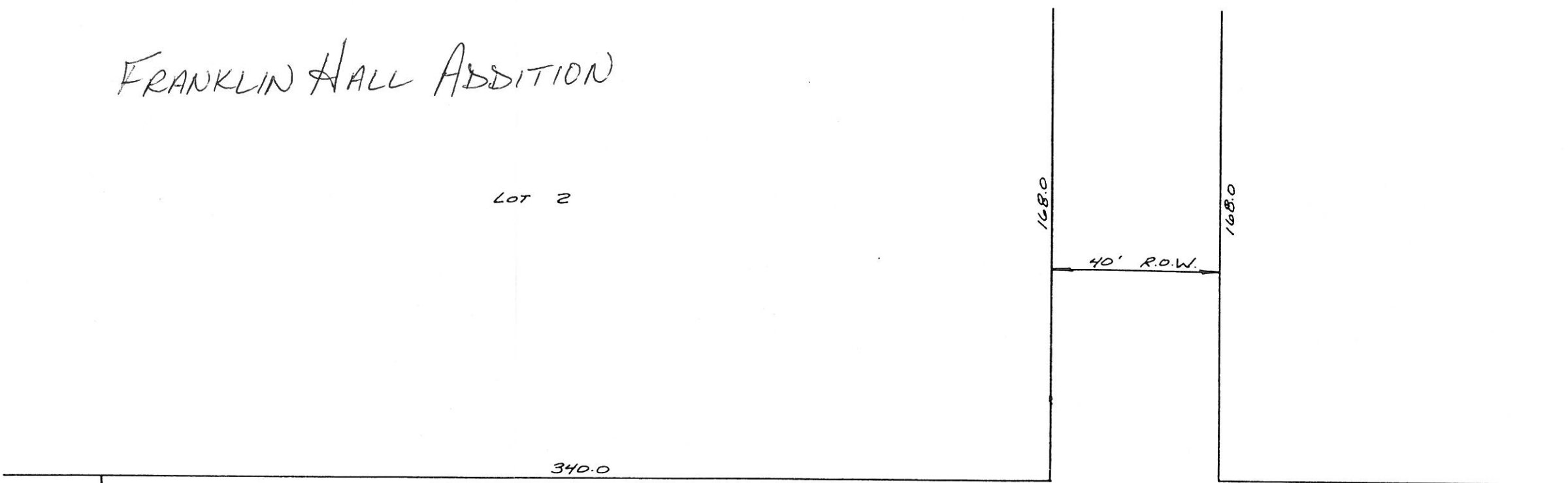
PLANNING MAP
FOR
FRANKLIN HALL, TEXAS

FRANKLIN HALL ADDITION

LOT 2



LOCATION MAP
(NOT TO SCALE)



WILLIAMS STREET

EAST 84.00'

POINT OF BEGINNING

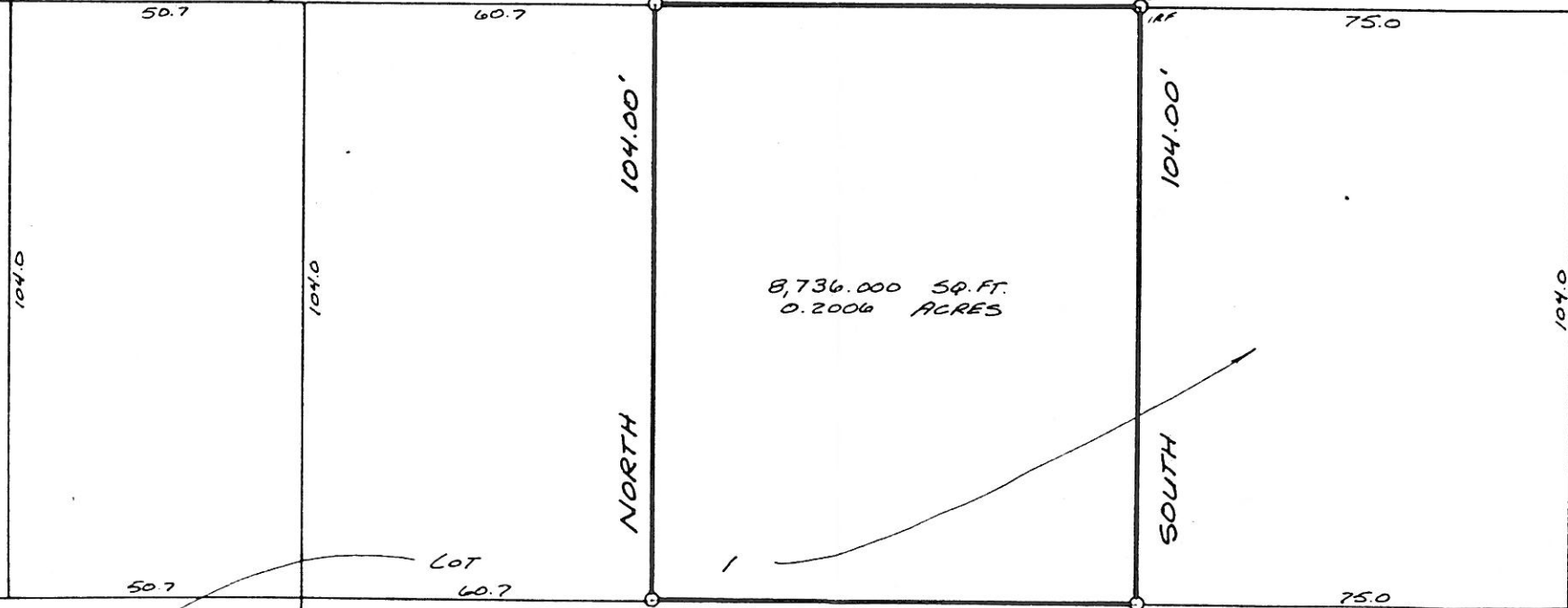
NORTH 104.00'

SOUTH 104.00'

8,736.000 SQ. FT.
0.2006 ACRES

WEST 84.00'

KERNODLE STREET



LOT 1

NAIL END

ICE