

APPLICATION AND FINAL PLAT CHECKLIST

Date March 12, 1991

Name of Proposed Development TRIBBEY ADDITION

Name of Developer WALTER J. TRIBBEY

Address RT. 2/BOX 30/ SHOUTEAU, OKLAHOMA Phone 918-476-8935
74337

Owner of Record same as above

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer B.L.S. & ASSOCIATES, INC.

Address 965 SIDS ROAD ROCKWALL, TEXAS Phone 214-771-3036
75087

Total Acreage 3.655 Current Zoning COMMERCIAL

Number of Lots/Units 1

Signed *Bob O. Brown*

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

- | | | |
|-------|-------|---|
| _____ | _____ | 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: _____

Date: _____

Receipt No.: _____

File No.: _____

Fee: _____

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.

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(19)

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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 _____

(16) 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

(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

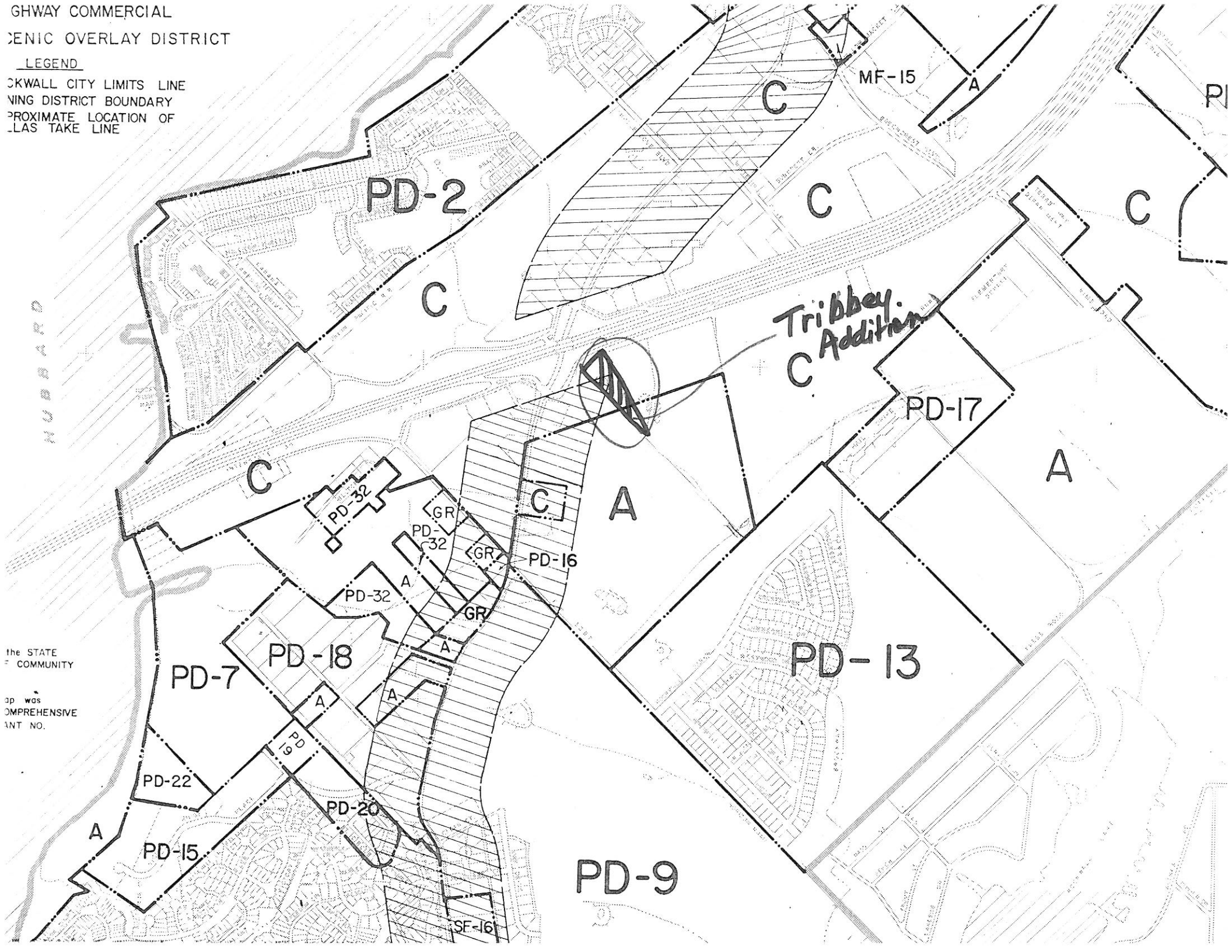
This instrument was acknowledged before me on the _____ day of _____ by _____.

Notary Public
My Commission Expires _____

HIGHWAY COMMERCIAL
ZONING OVERLAY DISTRICT

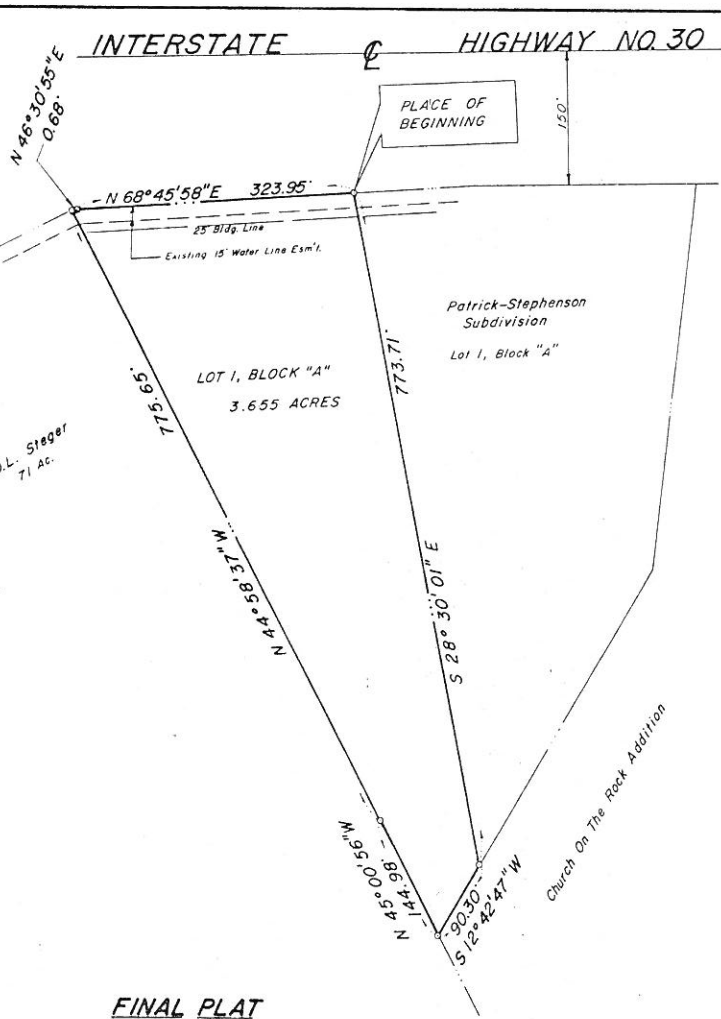
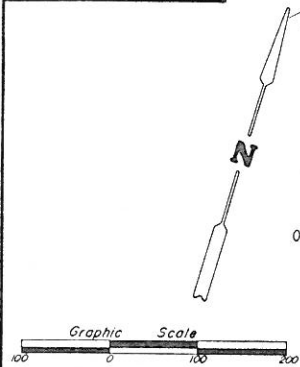
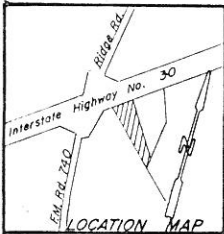
LEGEND

- OKWALL CITY LIMITS LINE
- ZONING DISTRICT BOUNDARY
- APPROXIMATE LOCATION OF
LAS TAKE LINE



the STATE
COMMUNITY

ap was
COMPREHENSIVE
PLAN NO.



FINAL PLAT

TRIBBEY ADDITION
CITY OF ROCKWALL
JAMES SMITH SURVEY ABSTRACT NO. 200
ROCKWALL COUNTY, TEXAS
WALTER J. TRIBBEY OWNER
RT. 2 BOX 30 (918-476-8935) SHOUTEU, OKLAHOMA 74337
B.L.S. & ASSOCIATES, INC. SURVEYORS
965 SIDS ROAD / P.O. BOX 65 (214-771-3036) ROCKWALL, TEXAS 75087

SCALE 1" = 100' MARCH 12, 1991

OWNERS CERTIFICATE
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS, Walter J. Tribbey is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
 BEING, a tract of land situated in the JAMES SMITH SURVEY, ABSTRACT NO. 200, City of Rockwall, Rockwall County, Texas, and also being part of that tract as recorded in Volume 94, Page 172, Deed Records, Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING, at a point on the Southerly line of Interstate Highway No. 30, said point being the Northwest corner of Patrick-Stephenson Subdivision to the City of Rockwall, an iron stake for corner;
 THENCE, S. 28°30'01"E., leaving the said Southerly line of Interstate Highway No. 30, a distance of 773.71 feet to the Southwest corner of the Patrick-Stephenson Subdivision, an iron stake for corner;
 THENCE, S. 12°42'47"W., along the property line of the Church On The Rock Addition, a distance of 90.30 feet to an iron stake for corner;
 THENCE, N. 45°00'56"W., a distance of 144.98 feet to an iron stake for corner;
 THENCE, N. 44°58'37"W., a distance of 775.65 feet to a point on the Southerly line of Interstate Highway No. 30, an iron stake for corner;
 THENCE, along the said Southerly line of Interstate Highway No. 30, the following:
 N. 46°30'55"E., a distance of 0.68 feet to an iron stake for corner;
 N. 68°45'58"E., a distance of 323.95 feet to the PLACE OF BEGINNING and containing 3.655 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT, Walter J. Tribbey, being owner does hereby adopt this plat designating the herein above described property as TRIBBEY 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 right-of-way and 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 systems on any of the right-of-way and easements 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 establishments of 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. 1991.

By _____
 Walter J. Tribbey 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 Walter J. Tribbey, 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. 1991.
 My Commission Expires _____
 Notary Public in and for the State Of Texas

SURVEYORS CERTIFICATION
 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 properly placed under my personal supervision.
 Bob O. Brown, Registered Professional Land Surveyor # 1744
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 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 therein expressed.
 Given under my hand and seal of office this _____ day of _____ A.D. 1991.
 My Commission Expires _____
 Notary Public in and for the State of Texas

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 TRIBBEY ADDITION to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____ A.D. 1991.
 WITNESS our hand this _____ day of _____ A.D. 1991
 Mayor _____ City Secretary _____

2143

88-1001/1119

8-21 19 91

\$ 35.00 DOLLARS

B.L.S. AND ASSOCIATES, INC.
ROUTE 1, SIDS ROAD PH. 214-771-3036
ROCKWALL, TEXAS 75087

PAY TO THE ORDER OF City of Rockwall

TRIBBY ADDITION

Bob O'Brien

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED.

⑈002143⑈ ⑆11910018⑆ 0020487⑈

First National Bank of Rowlett

8900 Highway 66, P.O. Box 1359, Rowlett, Texas 75088 • (214) 475-4500

City of Rockwall Planning and Zoning Applicant Receipt

Date 3/21/91

Applicant Bruce Fence Phone _____

Address _____

Development _____

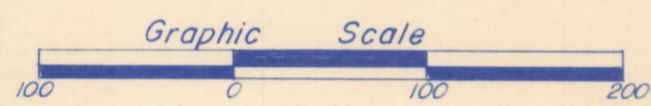
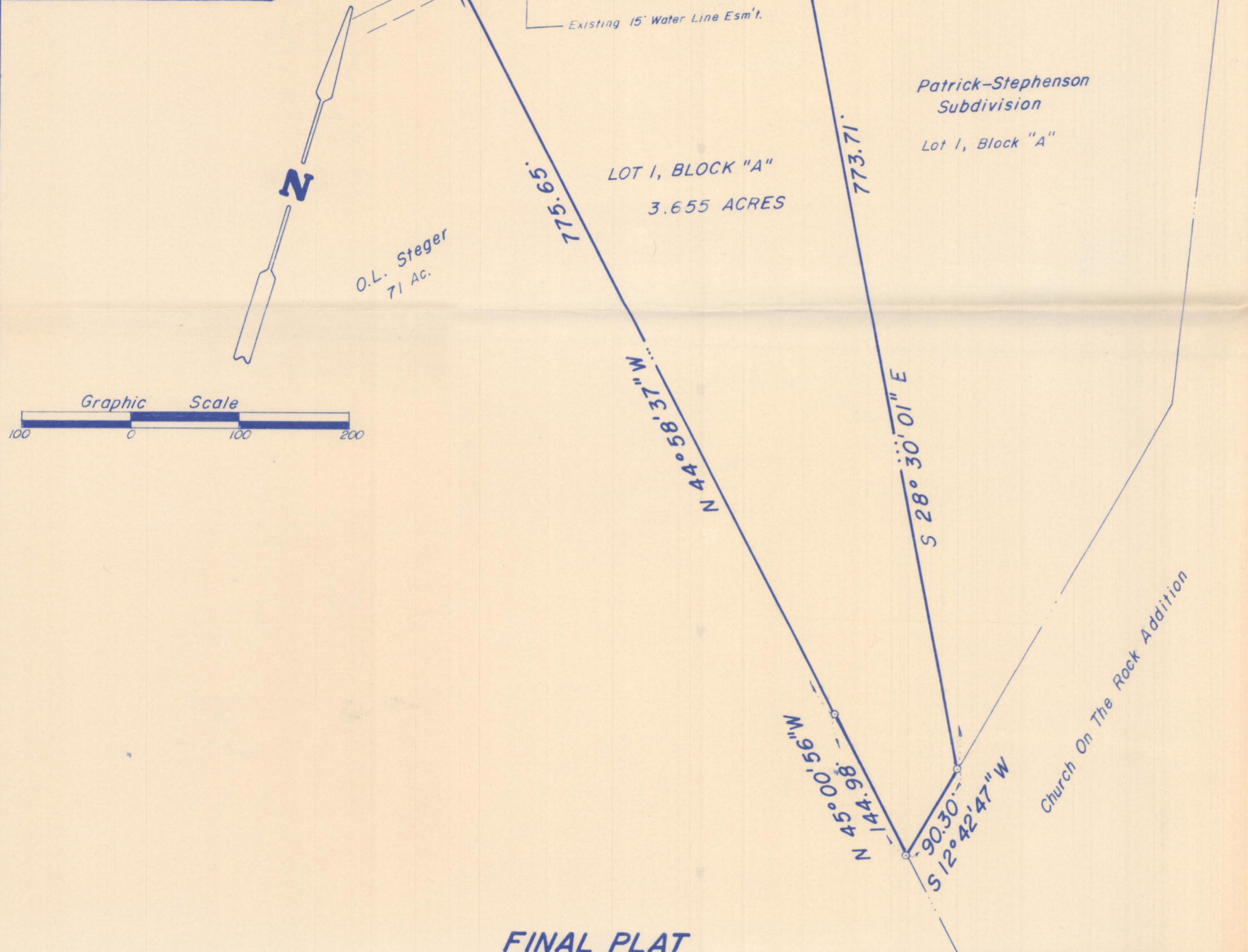
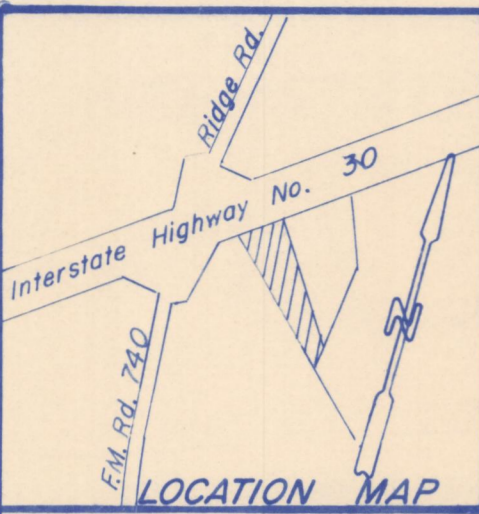
The following items have been received on this date by the City of Rockwall Administrative Office:

- _____ Site Plan Application
- _____ Prel. Plat Application
- Final Plat Application
- _____ Zone Change Application
- _____ Sign Board Application
- _____ Board of Adj. Application
- _____ Front Yard Fence Application
- _____ CUP Application
- _____ () sets/site plans - Submission # _____
- _____ () sets/prel. plats - Submission # _____
- () sets/final plats - Submission # _____
- _____ () sets/executed final plats/mylars
- _____ () sets/engineer drawings - Submission # _____
- Filing fee \$ 35.00
- _____ Other _____

Council 4/15/91
7:00 P.M.

With this application, you are scheduled to appear before the
Planning & Zoning Commission
on April 11, 1991
at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

Received By: Mary Nichols



FINAL PLAT

TRIBBEY ADDITION
CITY OF ROCKWALL
JAMES SMITH SURVEY ABSTRACT NO. 200
ROCKWALL COUNTY, TEXAS

WALTER J. TRIBBEY OWNER
RT. 2 BOX 30 (918-476-8935) SHOUTEU, OKLAHOMA 74337

B.L.S. & ASSOCIATES, INC. SURVEYORS
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 THENCE, N.45°00'56"W., a distance of 144.98 feet to an iron stake for corner;
 THENCE, N.44°58'37"W., a distance of 775.65 feet to a point on the Southerly line of Interstate Highway No. 30, an iron stake for corner;
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 N.46°30'55"E., a distance of 0.68 feet to an iron stake for corner;
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 WITNESS my hand at Rockwall, Texas this _____ day of _____ A.D. 1991.

By _____
 Walter J. Tribbey 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 Walter J. Tribbey, 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. 1991.

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

SURVEYORS CERTIFICATION

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 properly placed under my personal supervision.

Bob O. Brown, Registered Professional Land Surveyor # 1744

STATE OF TEXAS
 COUNTY OF ROCKWALL
 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 therein expressed.

Given under my hand and seal of office this _____ day of _____ A.D. 1991.

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

RECOMMENDED FOR FINAL APPROVAL

City Manager _____ Date _____

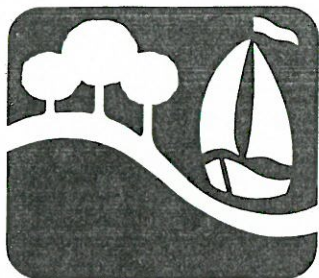
APPROVED:

Chairman Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of the TRIBBEY ADDITION to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____ A.D. 1991.

WITNESS our hand this _____ day of _____ A.D. 1991

 Mayor City Secretary



CITY OF ROCKWALL
"THE NEW HORIZON"

April 1, 1991

Mr. Walter J. Tribbey
Rt 2, Box 30
Shouteau, Oklahoma 74337

Dear Mr. Tribbey:

We have received your application and filing fee in the amount of \$35.00 for a final plat on the Tribbey Addition.

Your application will be considered by the Planning and Zoning Commission on Thursday, April 11, 1991, at 7:30 P.M. in City Hall, 205 W. Rusk. The Commission is a recommending body who will forward their recommendation to the City Council for consideration on Monday, April 15, 1991, at 7:00 P.M. in City Hall, 205 W. Rusk. It is important that you or your designated representatives be present at both of these meetings. Lack of representation on your part could delay the approval process.

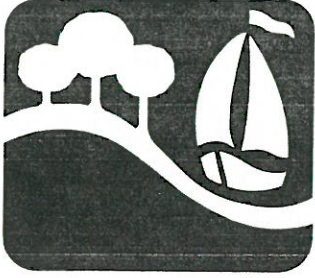
Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
City Secretary

cc/Bob Brown, B.L.S. & Associates
965 Sids Road, Rockwall



CITY OF ROCKWALL
"THE NEW HORIZON"

April 25, 1991

Mr. Walter J. Tribbey
Rt 2. Box 30
Shouteau, OK 74337

Dear Mr. Tribbey:

On April 15, 1991, the Rockwall City Council approved a final plat for the Tribbey Addition. This office must file the final plat with the office of the County Clerk within 120 days of the approval date or the plat becomes void. Please submit 11 executed blue line copies and two executed mylars (three if you want one returned) not later than 90 days from the date of this letter. We cannot guarantee timely filing of plats received at that time.

Please feel free to call me if you have any questions.

Sincerely,

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

Mary Nichols
City Secretary

cc/B.L.S. & Associates
P.O. Box 65

CITY OF ROCKWALL
Planning and Zoning Agenda

91-9

Agenda Date: April 11, 1991

Agenda No: IV. A.

Agenda Item: Discuss and Consider Approval of a Final Plat for the Tribbey Addition

Item Generated By: Applicant, Walter Tribbey

Action Needed: Consider approval of the final plat.

Background Information:

We have received a request for a final plat for the Burly Fence location. This site is currently vacant and the property owner would like to begin completing the steps that may be necessary to reoccupy the site. The property is not platted nor is it site planned. Depending on the occupant and what they may need to do to the structure the property may have to have both of these steps completed. The owner would like to go ahead and plat the property. This will formally create a building site for the existing building. If the future occupant needs to make changes to the structure that require the issuance of a building permit the site will have to be site planned as well.

Attachments:

1. Location Map
2. Plat

Agenda Item: Final Plat Tribbey Addition

Item No: IV. A.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: April 15, 1991

Agenda No: VI. A.

Agenda Item: Discuss and Consider Approval of a Final Plat for the Tribbey Addition

Item Generated By: Applicant, Walter Tribbey

Action Needed: Consider approval of the final plat.

Background Information:

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The Planning and Zoning Commission will consider this item on Thursday night. We will forward their recommendation on Friday.

Attachments:

1. Location Map
2. Plat

Agenda Item: Final Plat Tribbey Addition

Item No: VI. A.