

APPLICATION AND FINAL PLAT CHECKLIST

Date 12/7/90

Name of Proposed Development Replat of Lots 13 & 14, Block H of Northshore Phase 2 B

Name of Developer _____

Address _____ Phone _____

Owner of Record John Horvath + Steven Wilde

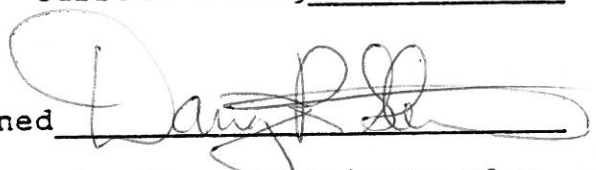
Address 609 Christaw Ct 771-2819 607 Christaw Ct 771-8192 Phone _____

Name of Land Planner/Surveyor/Engineer DAVID CONWALL

Address 11837 Judd Ct #122 Dallas Phone 437-0191

Total Acreage 0.5143 Current Zoning _____

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".

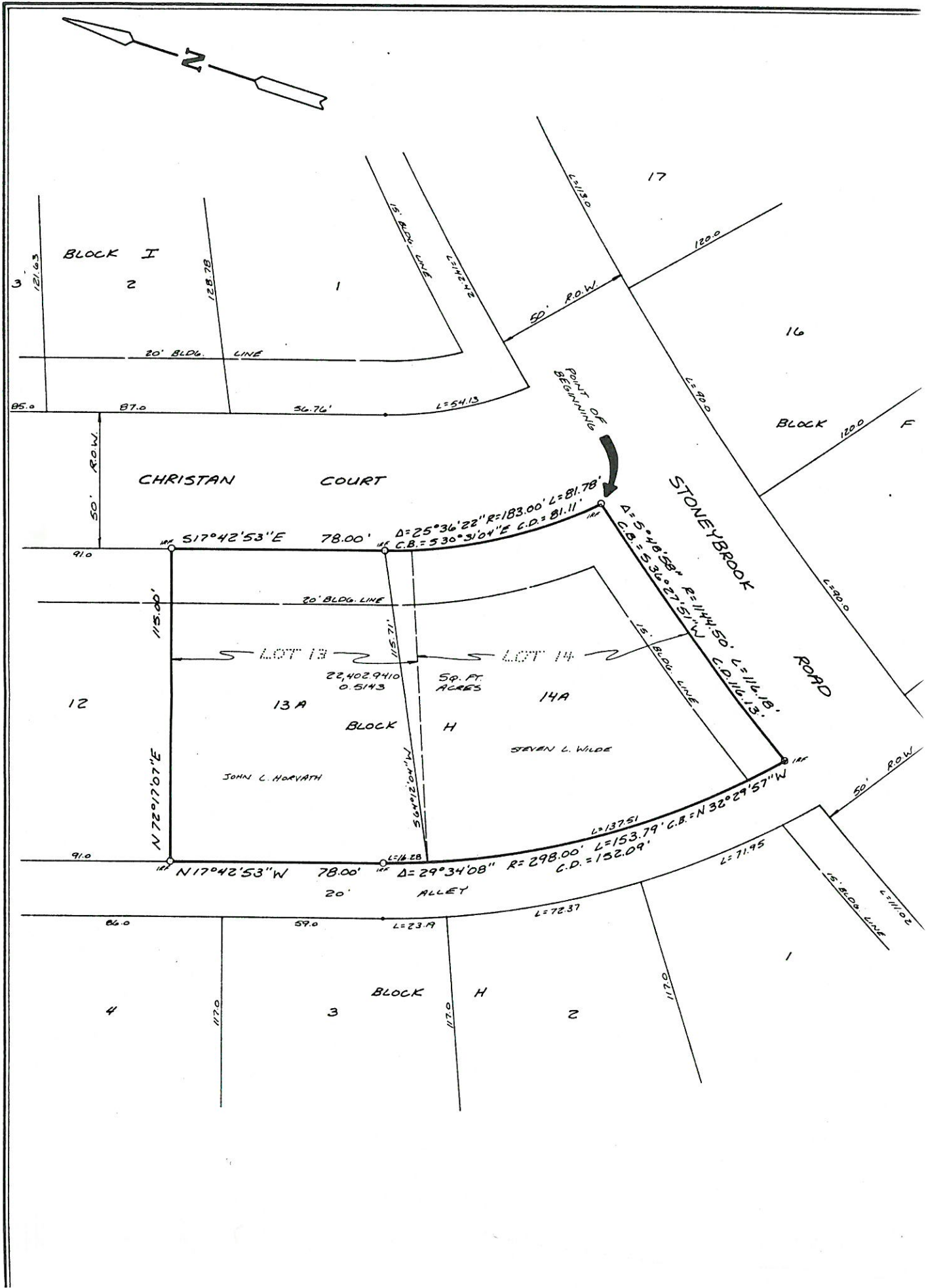
The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

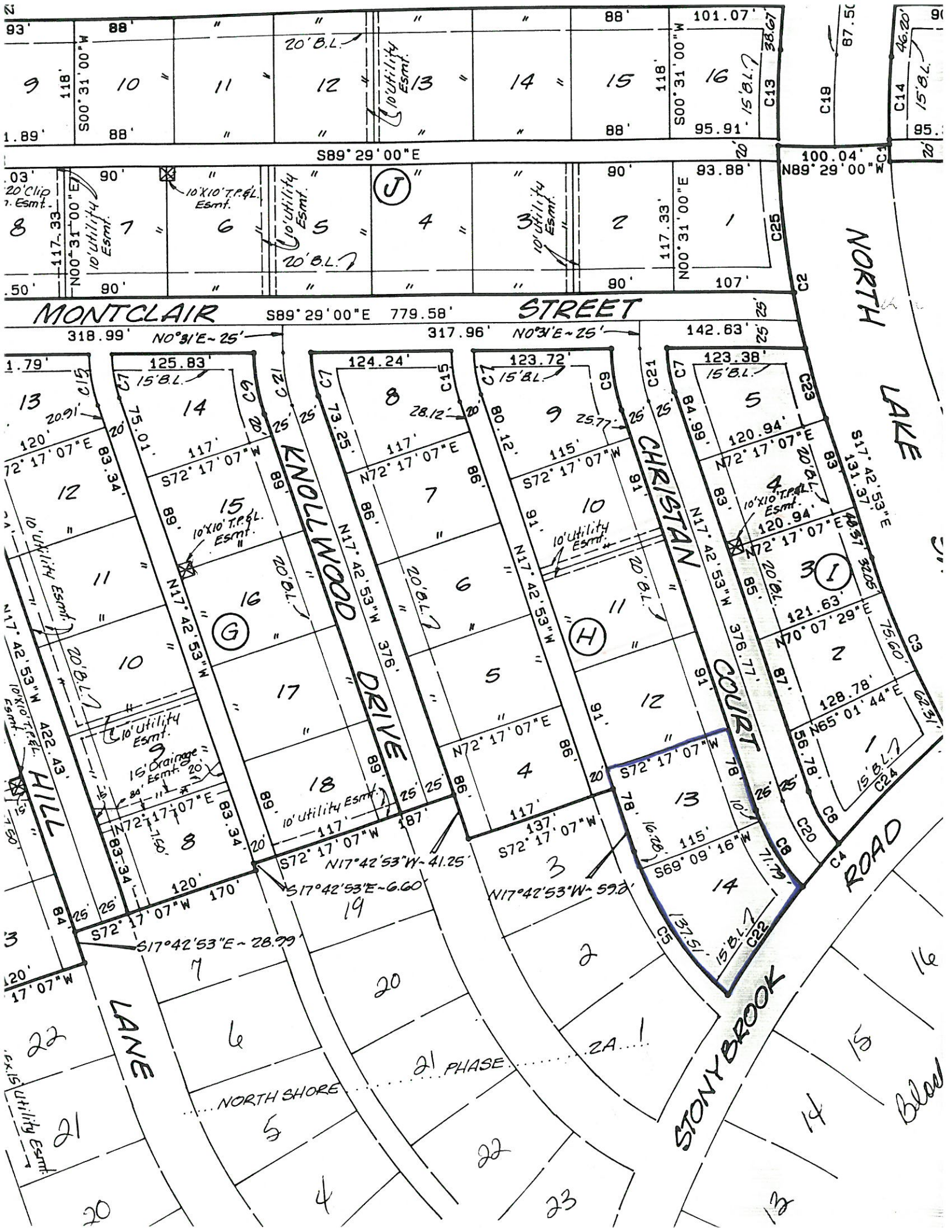
INFORMATION

<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





MONTCLAIR STREET

NORTH LAKE ROAD

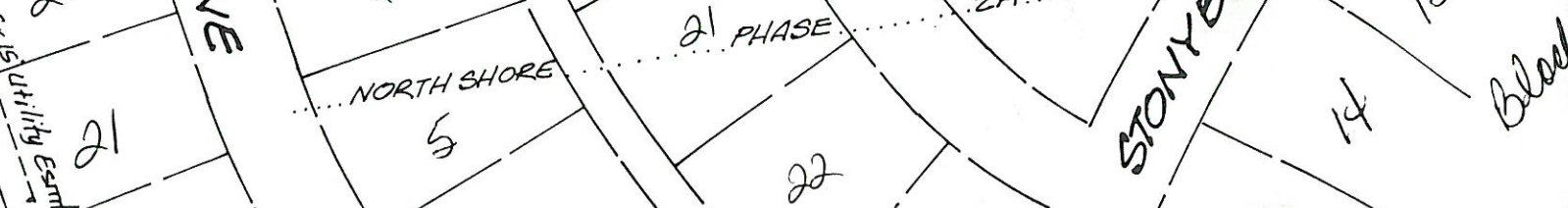
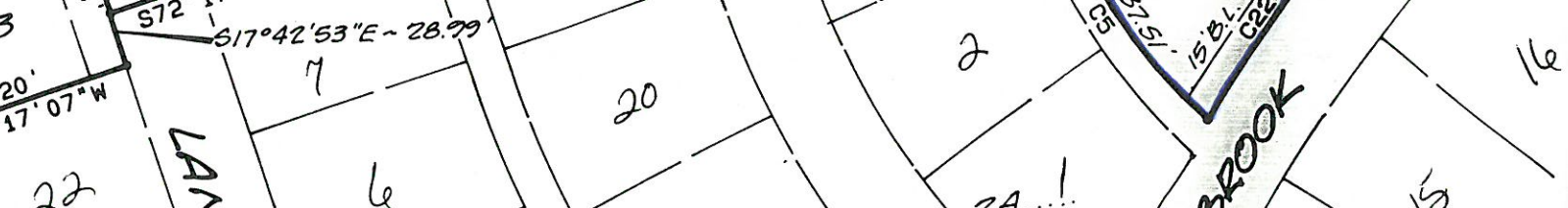
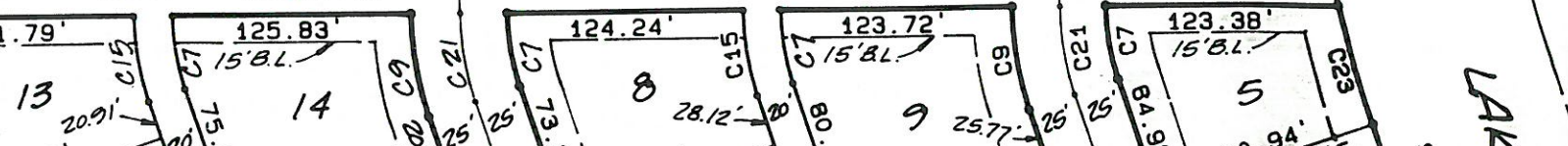
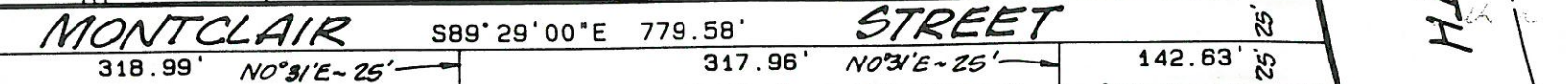
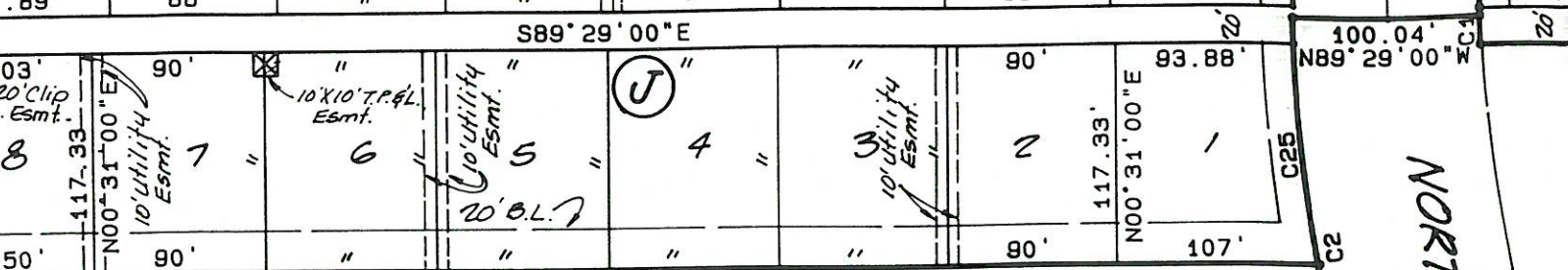
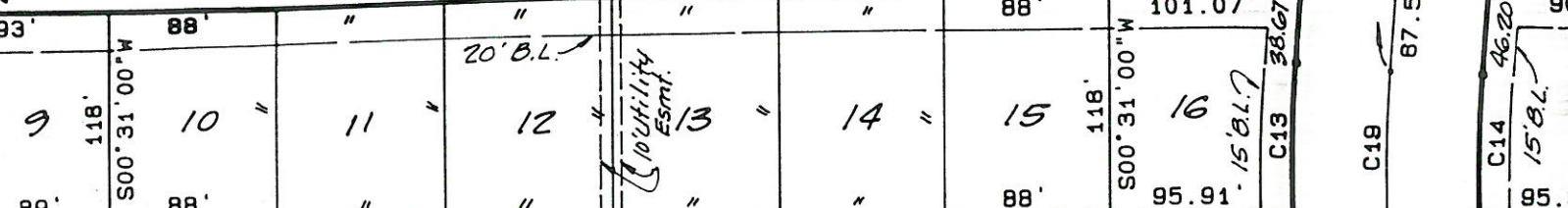
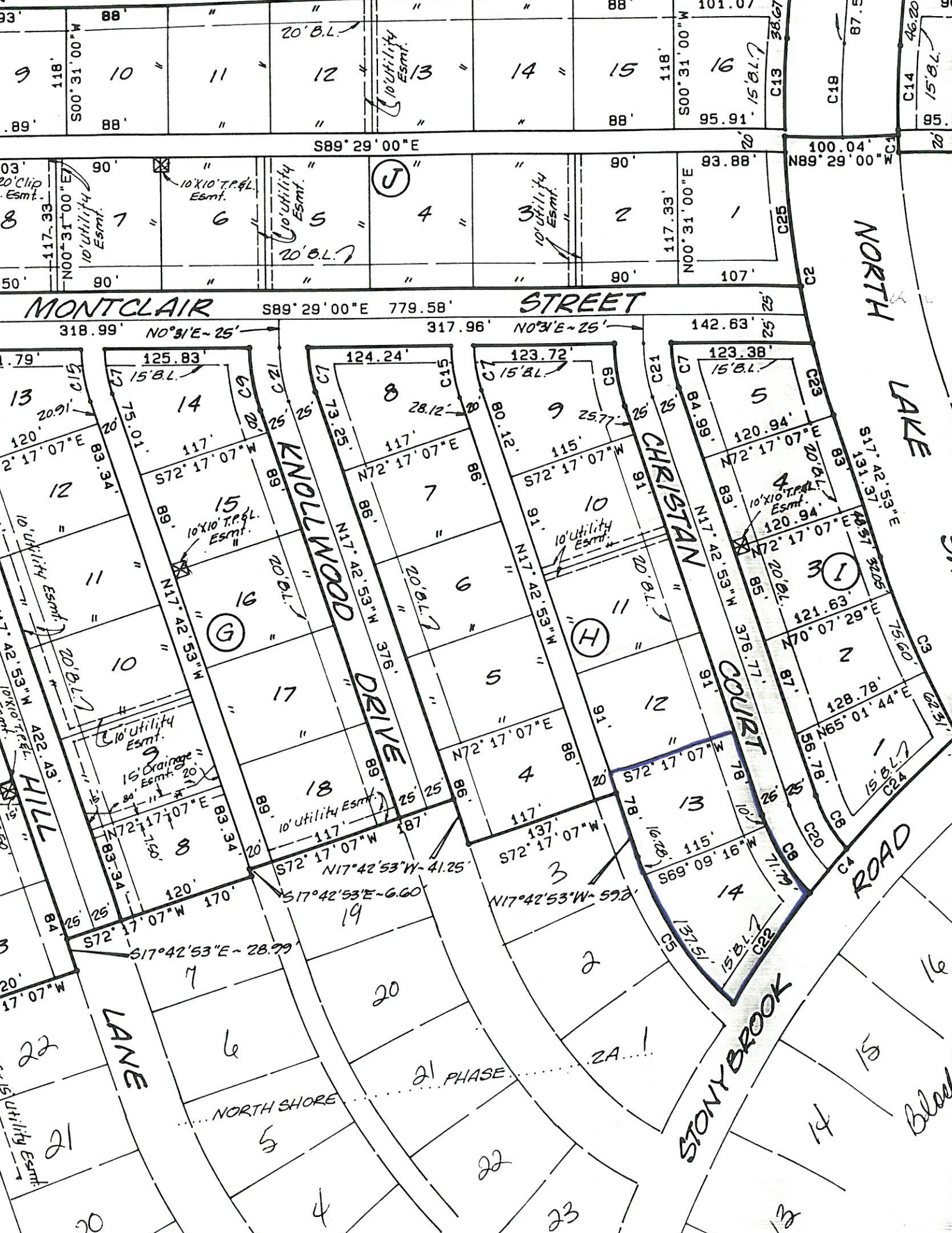
KNOLLWOOD DRIVE

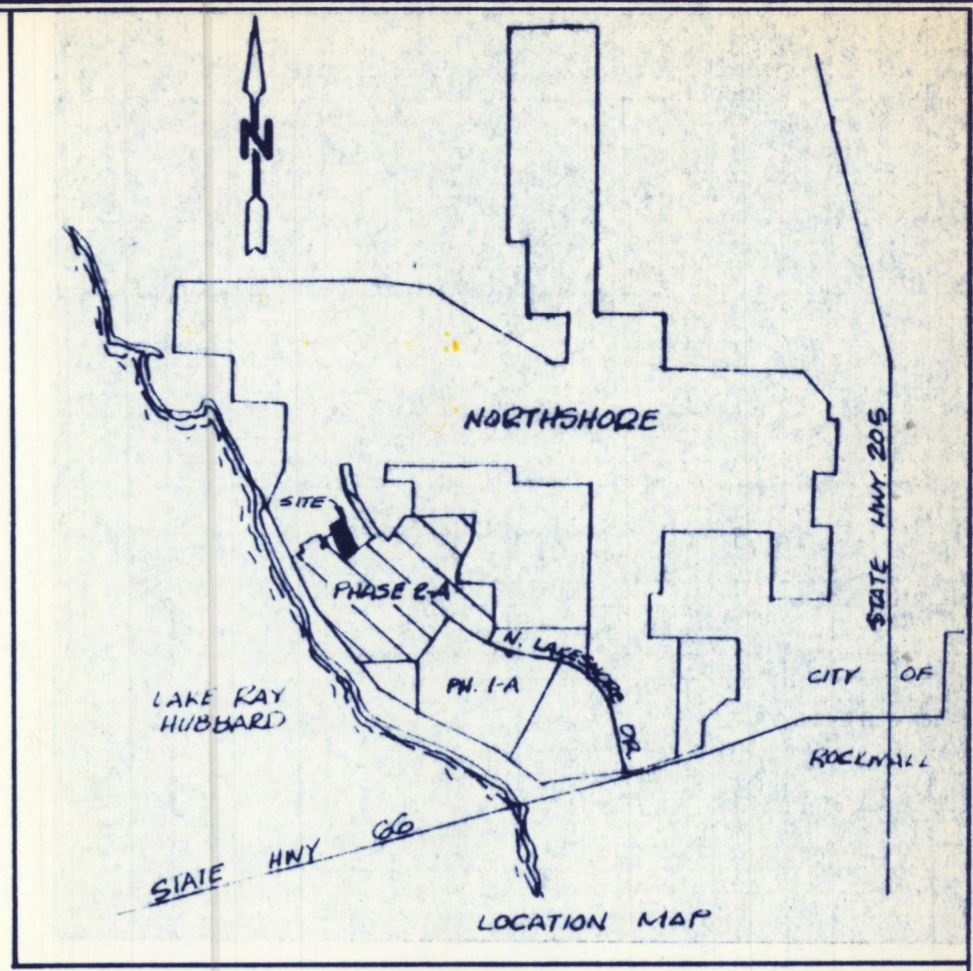
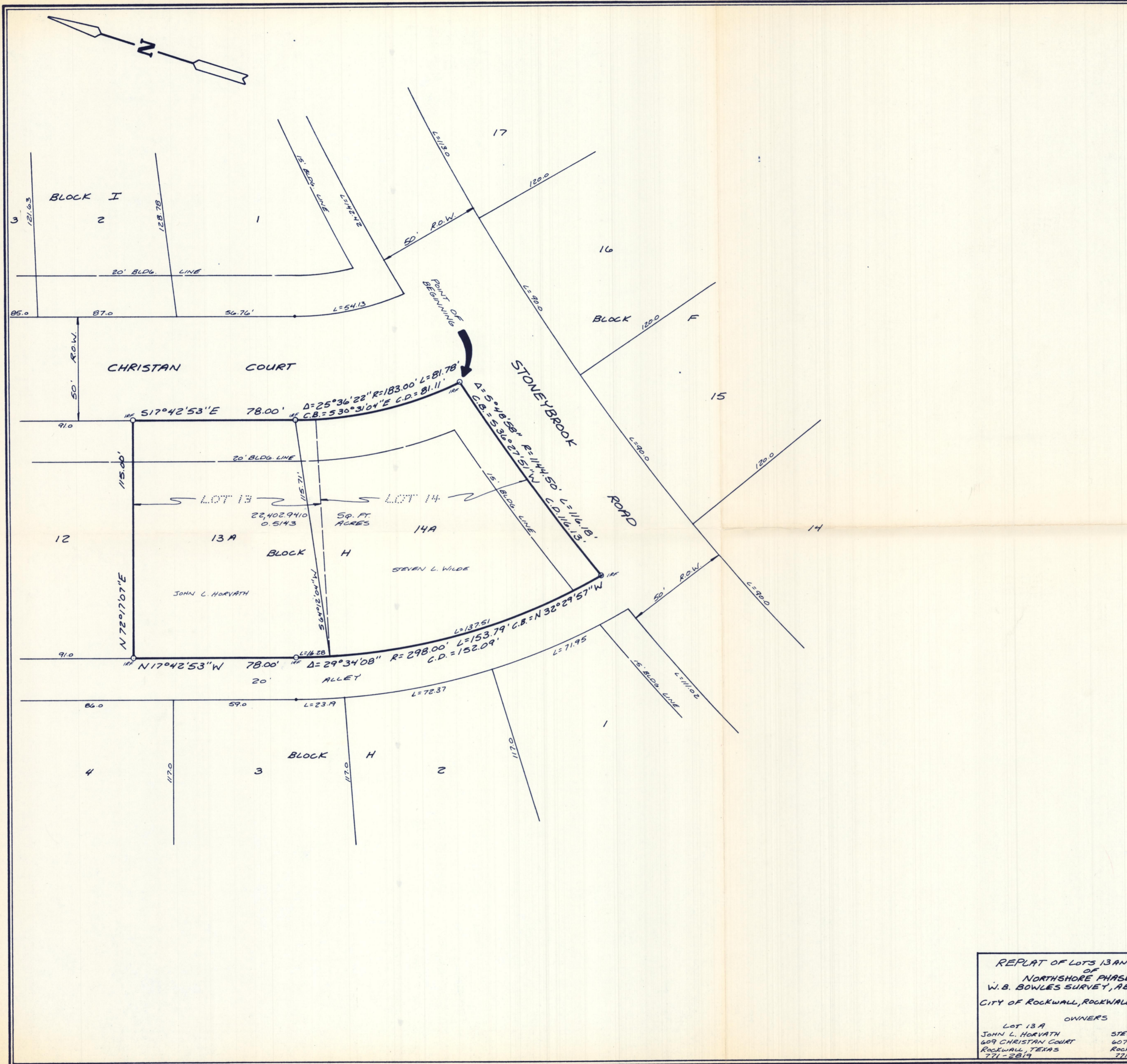
CHRISTIAN COURT

COURT

STONY BROOK ROAD

HILL LANE





Darcy Stewart

REPLAT OF LOTS 13 AND 14, BLOCK H OF NORTHSHORE PHASE 2B W.B. BOWLES SURVEY, ABST. No. 12 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Lot 13A OWNERS
JOHN L. HORVATH
609 CHRISTAN COURT
ROCKWALL, TEXAS
771-2819

Lot 14A
STEVEN L. WILDE
607 CHRISTAN COURT
ROCKWALL, TEXAS
771-8122

DOUG CONNALLY & ASSOC., INC.
11837 JUDD COURT #122
DALLAS, TEXAS 75243
PHONE: (214) 437-0191
FAX: (214) 437-2842

Scale:	Date:	Job No.	G.F. No.	Drawn By:
1"=30'	12-3-90	90-2336	-	T.O.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS John L. Horvath and Steven L. Wilde are the owners of a tract of land situated in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the W.B. BOWLES SURVEY, ABSTRACT NO. 12, in the City of Rockwall, Rockwall County, Texas, and being all of Lots 13 and 14, Block H of NORTSHORE PHASE 2B, an Addition to the City of Rockwall, according to the plat thereof recorded in Slide B, Pages 324-325 Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 14, Block H of said Addition, said corner being the intersection of the West R.O.W. line of Christan Court (a 50' R.O.W.) and the Northwest R.O.W. line of SPANET BROOK Road (a 50' R.O.W.) and being in a curve to the left, having a radius of 1144.50 feet, a central angle of 5 deg. 48 min. 58 sec., a chord bearing of South 36 deg. 27 min. 51 sec. West, a chord distance of 116.13 feet;

THENCE: Along said curve to the left and said Northwest R.O.W. line of SPANET BROOK Road, an arc length of 116.18 feet to an iron rod found for corner in the East R.O.W. line of a 20 foot alley and the intersection of a curve to the right, having a radius of 298.00 feet, a central angle of 29 deg. 34 min. 08 sec., a chord bearing of North 32 deg. 29 min. 57 sec. West, a chord distance of 152.09 feet;

THENCE: Along said curve to the right and the East R.O.W. line of said 20 foot alley, an arc length of 153.79 feet to an iron rod found for corner;

THENCE: North 17 deg. 42 min. 53 sec. West, continuing along said East line of a 20 foot alley, a distance of 78.00 feet to an iron rod found for corner and the common corner of Lots 12 and 13, Block H of said Addition;

THENCE: North 72 deg. 17 min. 07 sec. East, along the common line of Lots 12 and 13, Block H, a distance of 115.00 feet to an iron rod found in the West R.O.W. line of Christan Court;

THENCE: South 17 deg. 42 min. 53 sec. East, along said West R.O.W. line of Christan Court, a distance of 78.00 feet to an iron rod found and the beginning of a curve to the left, having a radius of 183.00 feet, a central angle of 25 deg. 36 min. 22 sec., a chord bearing of South 30 deg. 31 min. 04 sec. East, a distance of 81.11 feet;

THENCE: Along said curve to the left, an arc length of 31.78 feet to the POINT OF BEGINNING and containing 22,402.9410 square feet or 0.5143 acres of land.

NOW, THEREFORE, KNOW ALL MEN BE THESE PRESENTS:

THAT John L. Horvath and Steven L. Wilde being the owners, does hereby adopt this plat designating the hereinabove described property as REPLAT OF LOTS 13 and 14, BLOCK H of NORTSHORE PHASE 2B, 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 _____
John L. Horvath

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, by John L. Horvath

Notary Public
My Commission Expires _____

WITNESS MY HAND at _____, Texas, this _____ day of _____

BY _____
Steven L. Wilde

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, by Steven L. Wilde

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.

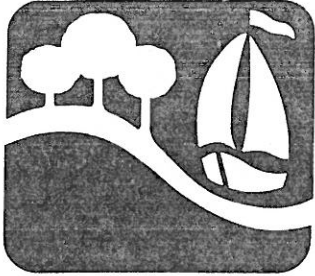
WITNESS OUR HANDS, this _____ day of _____

Mayor, City of Rockwall City Secretary
City of Rockwall

Doug Stewart

2 OF 2

REPLAT OF LOTS 13 AND 14, BLOCK H OF NORTSHORE PHASE 2B W.B. BOWLES SURVEY, ABST. No. 12 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		DOUG CONNALLY & ASSOC., INC. 11837 JUDD COURT #122 DALLAS, TEXAS 75243 PHONE: (214) 437-0191 FAX: (214) 437-2842				
OWNERS LOT 13A JOHN L. HORVATH 609 CHRISTIAN COURT ROCKWALL, TEXAS 771-2819 LOT 14A STEVEN L. WILDE 607 CHRISTIAN COURT ROCKWALL, TEXAS 771-8192		Scale: 1"=30'	Date: 12-3-90	Job No. 90-2386	G.F. No. -	Drawn By: T.O.



CITY OF ROCKWALL
"THE NEW HORIZON"

April 1, 1991

Mr. John Horvath
609 Christian Court
Rockwall, TX 75087

Dear Mr. Horvath:

On Thursday, April 11, 1991, the Rockwall Planning and Zoning Commission will hold a public hearing at 7:30 P.M. in City Hall, 205 W. Rusk, to consider a recommendation regarding the proposed replat of Lots 13 and 14, Block H, Northshore Phase 2B. The Rockwall City Council will hold a public hearing on Monday, April 15, 1991, at 7:00 P.M. in City Hall to consider approval of the request.

It is important that you or your designated representative be present at both of these meetings. Lack of representation on your part could delay the approval process.

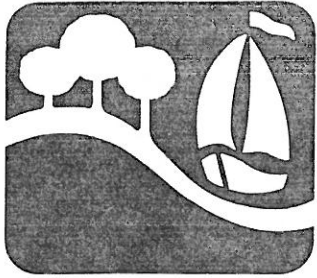
Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
City Secretary

cc/Doug Stewart
Doug Connally & Assoc. Inc
11837 Judd Court #122
Dallas, TX 75243



CITY OF ROCKWALL
"THE NEW HORIZON"

April 1, 1991

Mr. Steven Wilde
607 Christian Court
Rockwall, TX 75087

Dear Mr. Wilde:

On Thursday, April 11, 1991, the Rockwall Planning and Zoning Commission will hold a public hearing at 7:30 P.M. in City Hall, 205 W. Rusk, to consider a recommendation regarding the proposed replat of Lots 13 and 14, Block H, Northshore Phase 2B. The Rockwall City Council will hold a public hearing on Monday, April 15, 1991, at 7:00 P.M. in City Hall to consider approval of the request.

It is important that you or your designated representative be present at both of these meetings. Lack of representation on your part could delay the approval process.

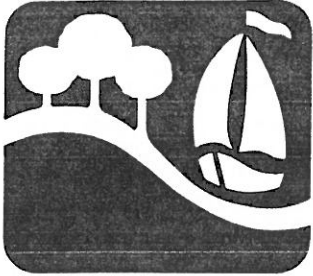
Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
City Secretary

cc/Doug Stewart
Doug Connally & Assoc. Inc
11837 Judd Court #122
Dallas, TX 75243



CITY OF ROCKWALL
"THE NEW HORIZON"

April 25, 1991

Mr. Doug Connally
11837 Judd Court Suite 122
Dallas, TX 75243

Dear Mr. Connally:

On April 15, 1991, the Rockwall City Council approved a replat of lots 13 and 14, Block H, Northshore Phase 2B. 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,

Mary Nichols

Mary Nichols
City Secretary

ROCKWALL COUNTY ABSTRACT & TITLE COMPANY

PHILIP L. HAIL, OWNER

709 W. RUSK
P.O. Box 723
ROCKWALL, TEXAS 75087

771-5336
722-5336
FAX 214 771-8803

June 17, 1991

John L. Horvath
609 Christan Court
Rockwall, Texas 75087

Re: Replat of Lots 13&14,
Block H, Northshore Phase 2-B
TF# 15901

Dear Mr. Horvath:

Pursuant to our verbal contract, the platting requirements by the city have been met and plats are ready to be signed. Your signature is the only signature remaining.

Please come by and sign the plats.

Yours truly,

ROCKWALL COUNTY ABSTRACT & TITLE COMPANY



Philip L. Hail
President

PLH/rk

cc: City of Rockwall
Julie Couch

State Board of Insurance
Joseph A. Soane, Jr.
Title Insurance Division

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date:

91-10
April 11, 1991

Agenda No: III. F.

Agenda Item:

Hold Public Hearing and Consider Approval of a Replat of Two Lots on Northshore

Item Generated By:

Applicants

Action Needed:

Hold public hearings and take any necessary action.

Background Information:

We have received a request for a replat in the Northshore, Phase 2B for two existing lots. The same builder originally owned both of these lots. The house built on Lot 14A was built too close to the side lot line. The builder sold a portion of lot 13A to the buyer of lot 14A without formally replatting. The transfer of the property without replatting has caused title problems and both of the current lot owners want to replat the lots to reflect what they own. Lot 13A did not meet the lot size requirements with the transfer and the BOA has granted a variance for this. We have no problems with the replat.

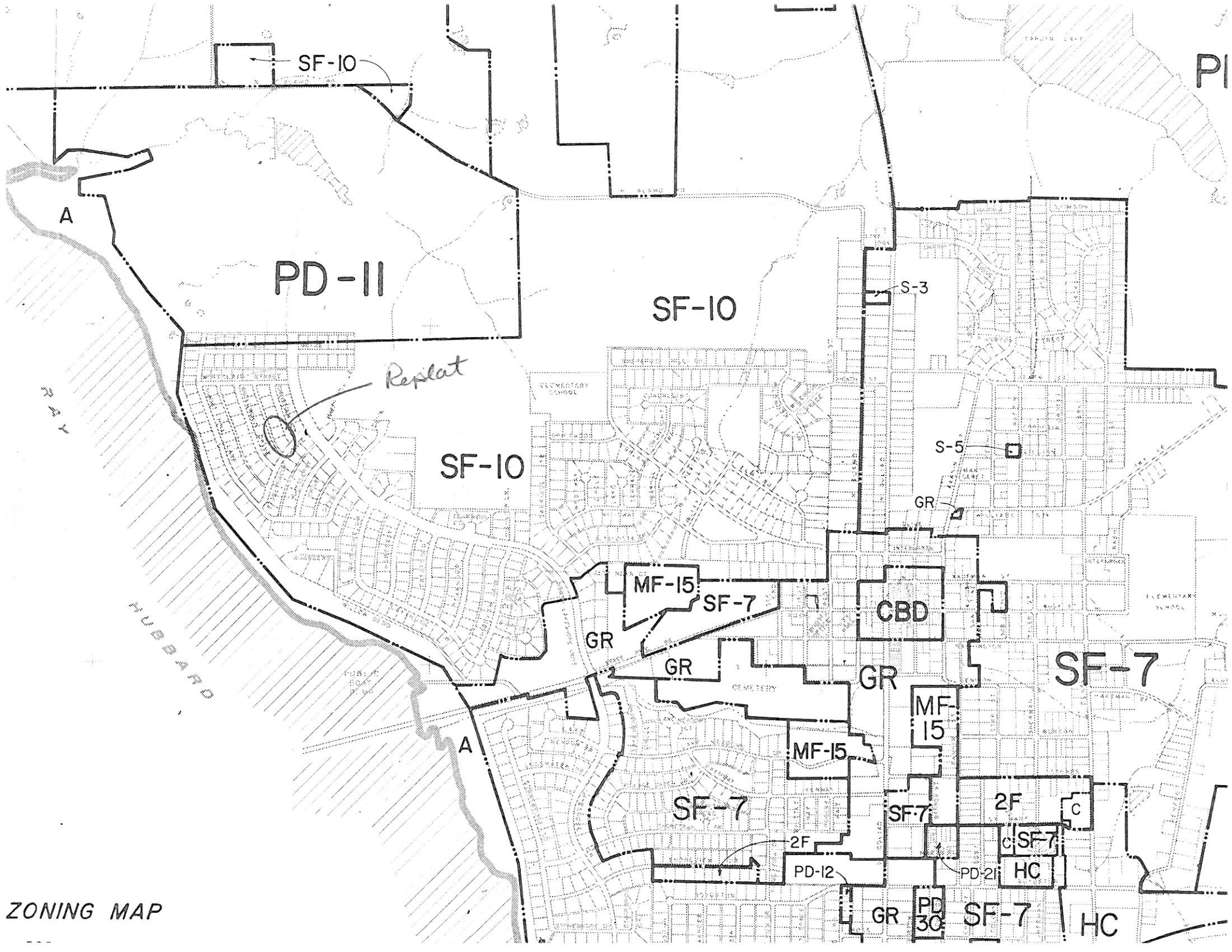
Attachments:

1. Location Map
2. Plat

Agenda Item:

Replat in Northshore

Item No: III. F.



SF-10

A

PD-II

SF-10

Replat

SF-10

S-3

S-5

GR

MF-15

SF-7

CBD

GR

GR

GR

SF-7

A

MF-15

MF-15

SF-7

SF-7

2F

c

2F

PD-12

PD-21

c SF-7

HC

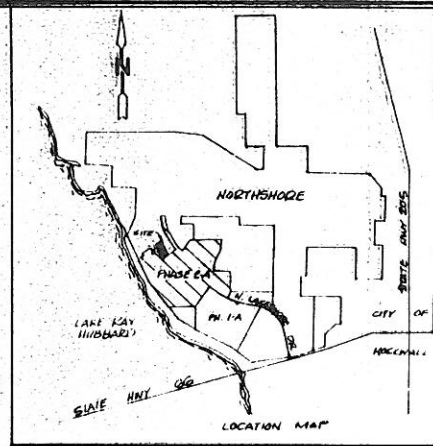
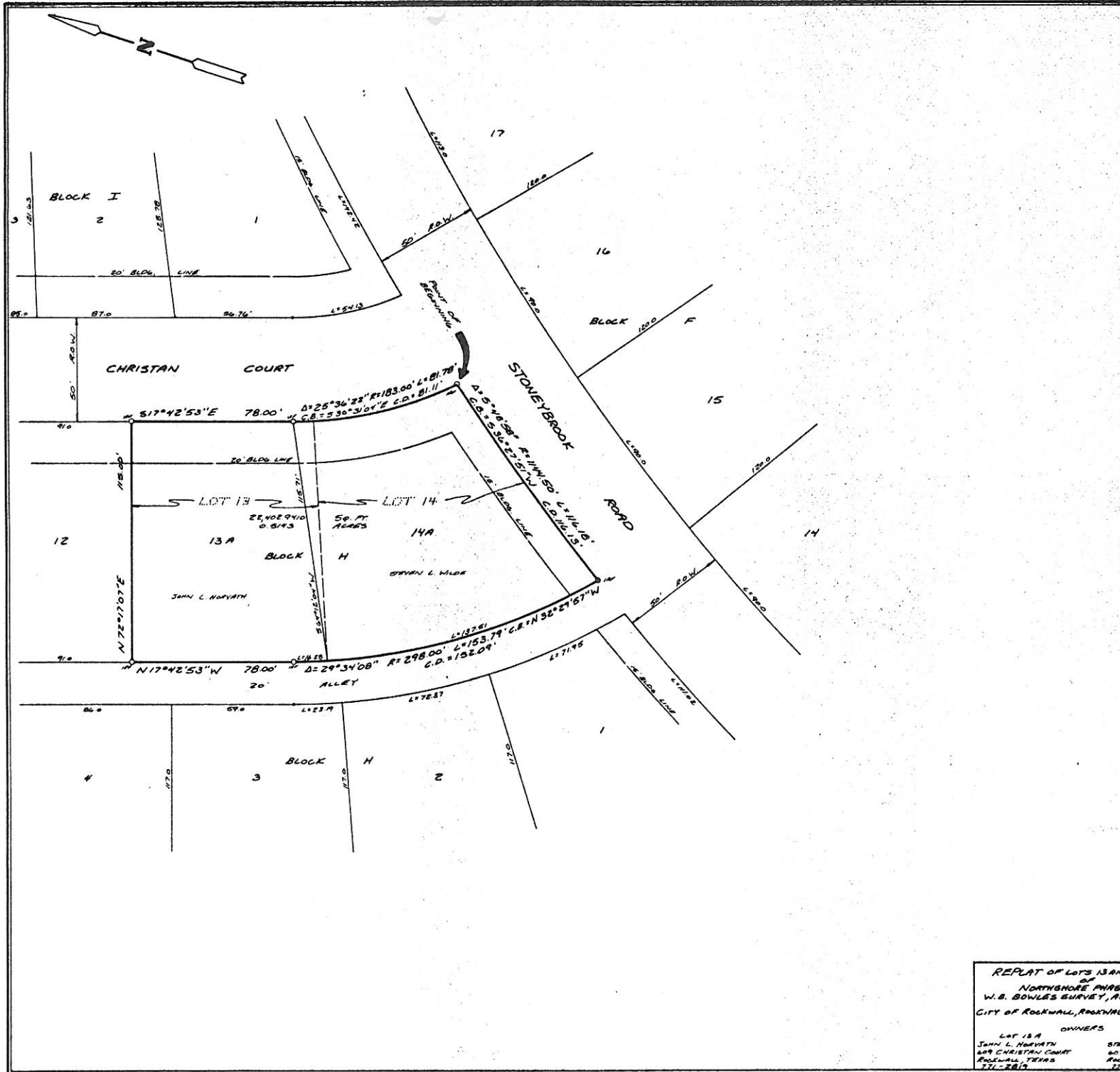
GR

PD-30

SF-7

HC

ZONING MAP



1
OF
2

REPLAT OF LOTS 13 AND 14, BLOCK H OF NORTHSHORE PHASE 2B W.B. BOWLES SURVEY, ABAT. No. 12 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		DOUG CONNALLY & ASSOC., INC 11837 JUDD COURT #122 DALLAS, TEXAS 75243 PHONE: (214) 437-0191 FAX: (214) 437-2842	
LOT 13A JOHN L. HADWATH 609 CHRISTAN COURT ROCKWALL, TEXAS TTL-2813	LOT 14A STEVEN L. WILDE 609 CHRISTAN COURT ROCKWALL, TEXAS TTL-2813	Scale: 1" = 30' Date: 12-3-90	Job No. 90-2336 O.F. No. - Drawn By: T.O.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: April 15, 1991

Agenda No: V. H.

Agenda Item: Hold Public Hearing and Consider Approval of a Replat of Two Lots on Northshore

Item Generated By: Applicants, Lot Owners

Action Needed: Hold public hearings and take any necessary action.

Background Information:

We have received a request for a replat in the Northshore, Phase 2B for two existing lots. The same builder originally owned both of these lots. The house built on Lot 14A was built too close to the side lot line. The builder sold a portion of lot 13A to the buyer of lot 14A without formally replatting. The transfer of the property without replatting has caused title problems and both of the current lot owners want to replat the lots to reflect what they own. Lot 13A did not meet the lot size requirements with the transfer and the BOA has granted a variance for this. We have no problems with the replat.

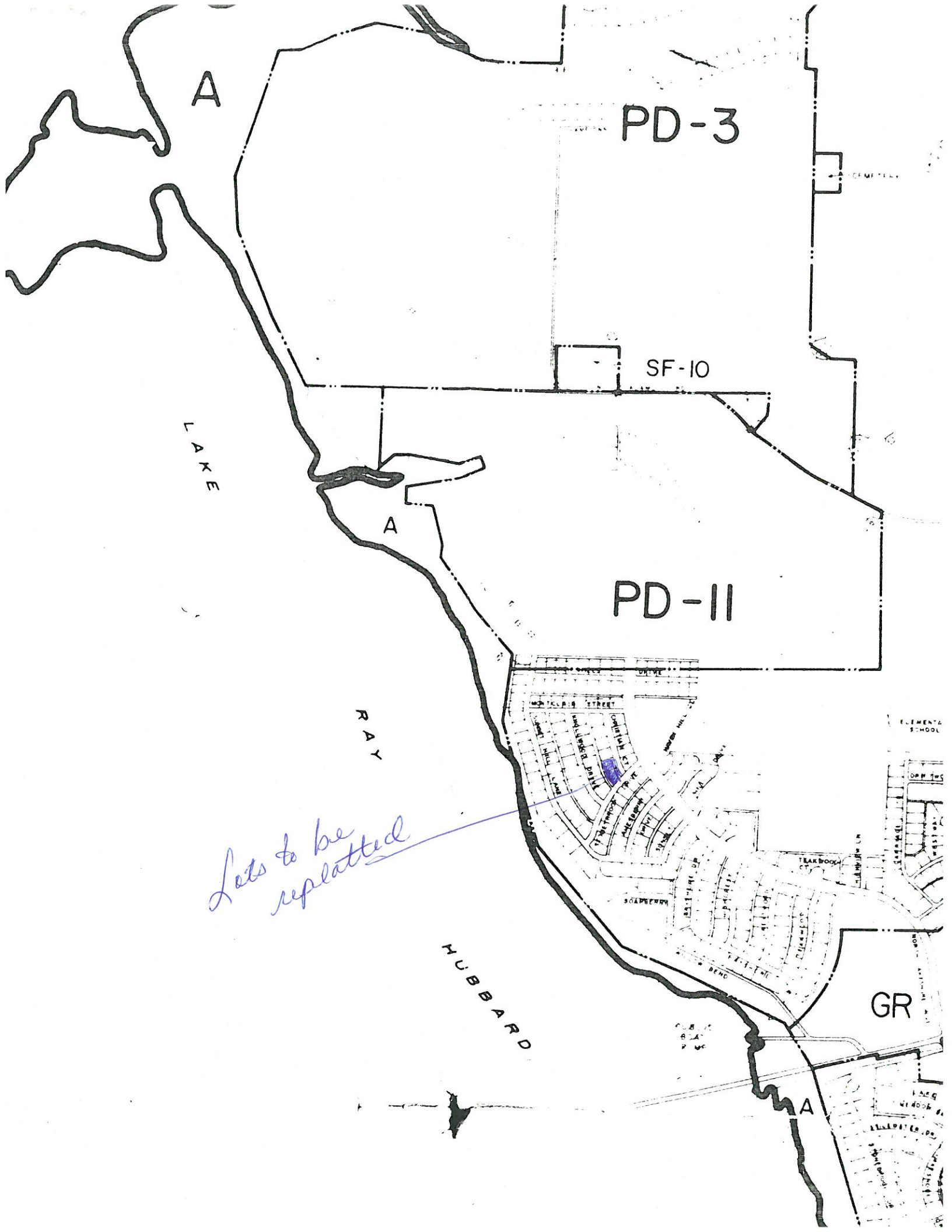
The Commission will consider approval of this request on Thursday night. We will forward their recommendation to you on Friday night.

Attachments:

1. Location Map
2. Plat

Agenda Item: Replat in Northshore

Item No: V. H.



A

PD-3

LAKE

SF-10

A

PD-II

RAY

Lots to be replatted

HUBBARD

GR

A

ELEMENTARY SCHOOL

OPEN TWO

TEARWOOD CT

WILSON STREET

WILSON STREET

WILSON STREET

WILSON STREET

WILSON STREET

WILSON STREET

WILSON STREET

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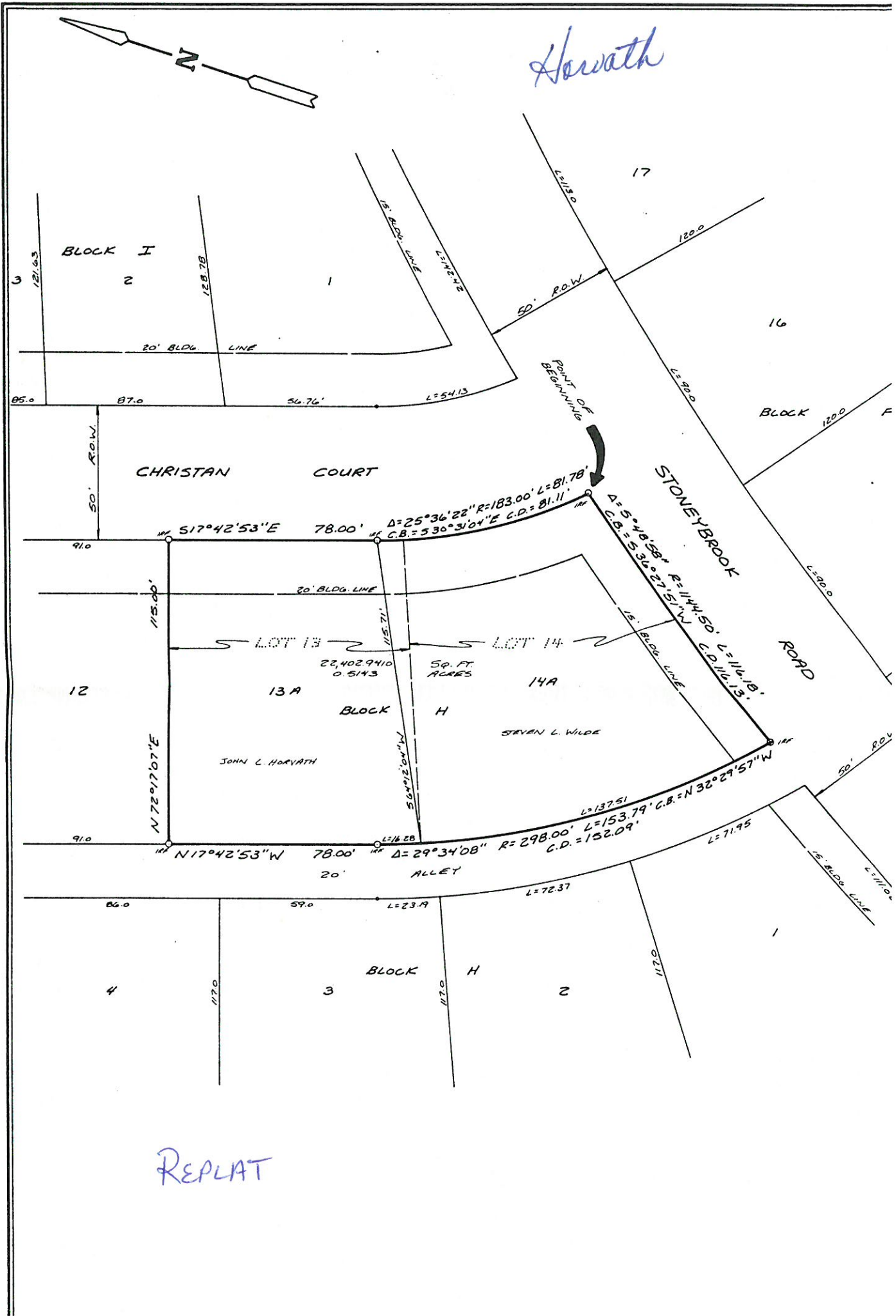
WILSON STREET

WILSON STREET

WILSON STREET

WILSON STREET

Horvath



BLOCK I

CHRISTAN COURT

STONEYBROOK ROAD

LOT 13

LOT 14

BLOCK H

JOHN L. HORVATH

SEVEN L. WILDE

ALLEY

BLOCK H

REPLAT

121.63

BLOCK I

2

1

20' BLDG. LINE

85.0

87.0

56.76'

L=54.13

50' ROW

91.0

S 17°42'53"E 78.00'

Δ=25°36'22" R=183.00' L=81.78'
C.B.=530°31'04"E C.D.=81.11'

20' BLDG. LINE

115.00'

LOT 13

22,402.9410
0.5143

Sq. Ft.
ACRES

LOT 14

12

13A

14A

BLOCK H

N 72°17'07"E

91.0

N 17°42'53"W 78.00'

L=16.28

20'

ALLEY

L=137.51

Δ=29°34'08" R=298.00' L=153.79' C.B.=N 32°29'57"W
C.D.=152.09'

86.0

59.0

L=23.19

L=72.37

4

117.0

3

117.0

2

BLOCK H

117.0

17

120.0

16

BLOCK

120.0

ROAD

50' ROW

L=20.0

L=71.95

L=71.95

L=71.95

L=71.95

L=71.95

L=71.95

L=71.95

L=71.95

L=71.95

L=71.95

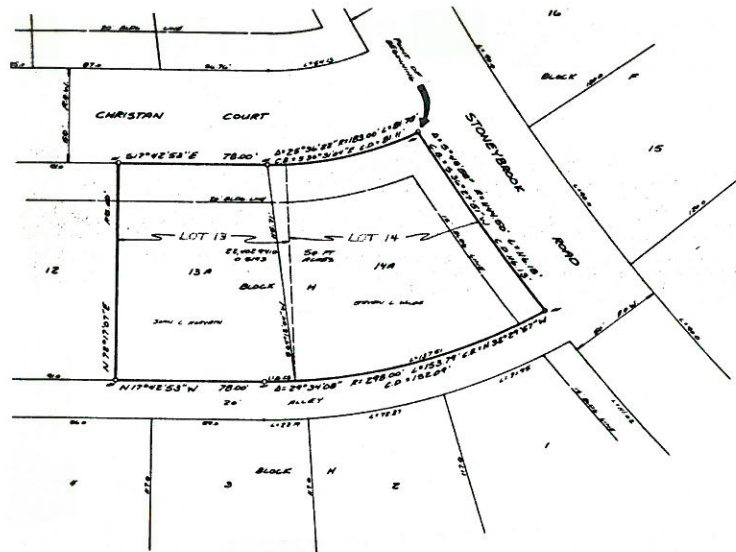


CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, April 11, 1991, in Rockwall City Hall, 205 W. Rusk, at 7:30 P.M. and the Rockwall City Council will hold a public hearing on Monday, April 15, 1991, in City Hall at 7:00 P.M. to consider approval of a request from Doug Stewart for a replat of Lots 13 and 14, Block H, Northshore Phase 2B, to shift the center lot line. As an interested property owner, you are encouraged to either attend these meetings or let the Commission and Council know your feelings in writing by returning the form below to: City Secretary, 205 W. Rusk, Rockwall, TX 75087.



P&Z 91-10-FP REPLAT OF LOTS 13, 14, BLOCK H, NORTHSORE 2B

I am in favor of the request for the reasons listed below _____

I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Name _____
Address _____