

APPLICATION AND FINAL PLAT CHECKLIST

Date 11 April 8, 1991

Name of Proposed Development Replat of Part of Block 10
Farmers & Merchants National Bank Addition

Name of Developer Dennis Anderson

Address P.O. Box 162 Rockwall, Texas 75087 Phone 771-8163

Owner of Record Same

Address _____ Phone _____

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

Address 965 Sids Road/ P.O. Box 65 Phone 771-3036
Rockwall, Texas 75087

Total Acreage 0.203 Current Zoning S.F. 7

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>

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

_____	_____
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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.

(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 _____ 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 _____

(17) SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

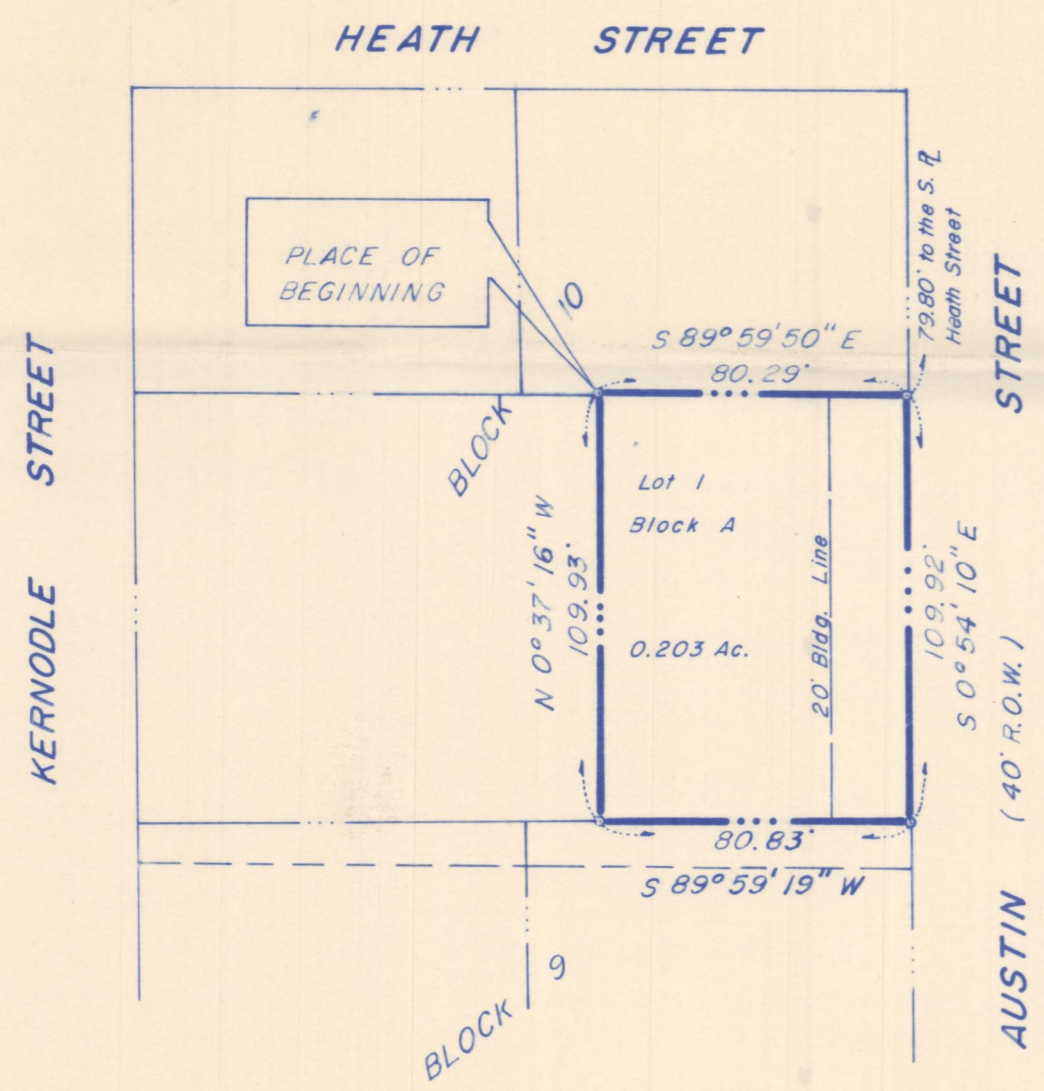
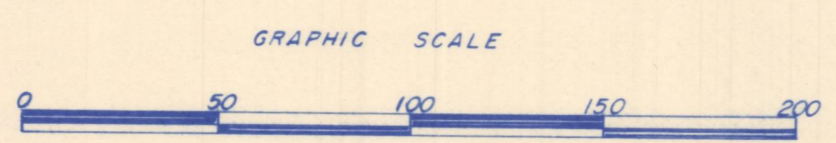
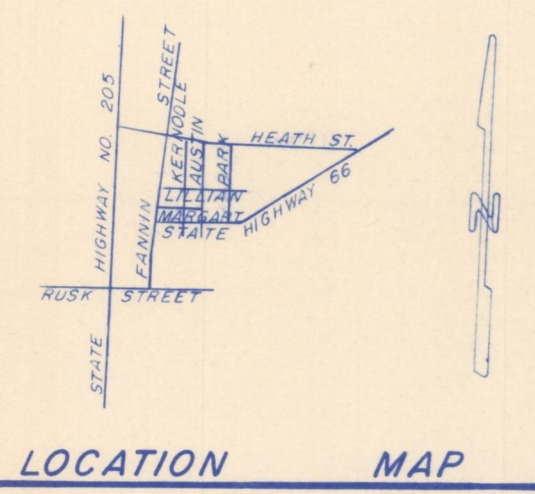
THAT I, _____ (Name) _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

(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 _____



FINAL PLAT
REPLAT OF PART OF BLOCK 10

FARMERS & MERCHANTS NATIONAL BANK ADDITION
CITY OF ROCKWALL

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

DENNIS ANDERSON **OWNER**
P.O. BOX 162 (214-771-8163) ROCKWALL, TEXAS 75087

B.L.S. & ASSOCIATES, INC. **SURVEYORS**
965 SIDS ROAD / P.O. BOX 65 (214-771-3036) ROCKWALL, TEXAS 75087

SCALE 1" = 50' APRIL 8, 1991

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Dennis Anderson, 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 part of BLOCK 10 of the FARMERS & MERCHANTS NATIONAL BANK ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Volume R, Page 313, Deed Records, Rockwall County, Texas, and being more particularly described as follows; COMMENCING at the point of intersection of the East line of Kernodle Street with the South line of Heath Street, THENCE, S.0°10'53"W., along the East line of Kernodle Street, a distance of 79.80 feet, THENCE, S.89°59'50"E., leaving the said East line of Kernodle Street, a distance of 120.15 feet to the PLACE OF BEGINNING, a 1/2" iron stake set for corner; THENCE, S.89°59'50"E., a distance of 80.29 feet to a point on the West line of Austin Street, a 1/2" iron stake set for corner; THENCE, S.0°54'10"E., along the West line of Austin Street, a distance of 109.92 feet to a 1/2" iron stake set for corner; THENCE, S.89°59'19"W., leaving the said West line of Austin Street, a distance of 80.83 feet to a 1/2" iron stake set for corner; THENCE, N.0°37'16"W., a distance of 109.93 feet to the PLACE OF BEGINNING and containing 0.203 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS; THAT, Dennis Anderson, being owner does hereby adopt this plat designating the herein above described property as REPLAT OF PART OF BLOCK 10 OF FARMERS & MERCHANTS NATIONAL BANK 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 _____
Dennis Anderson Owner

State Of Texas
County Of Rockwall
BEFORE ME, a notary public, on this day personally appeared Dennis Anderson, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

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

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, a notary public, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

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

Notary Public in and for the State Of Texas

RECOMMENDED FOR FINAL APPROVAL

City Manager _____ Date _____

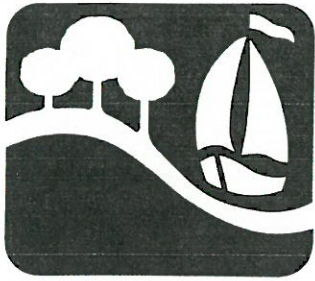
APPROVED:

Chairman Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of the REPLAT OF PART OF BLOCK 10 OF FARMERS & MERCHANTS NATIONAL BANK 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. 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 and 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, Texas.

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

Mayor City Secretary



CITY OF ROCKWALL
"THE NEW HORIZON"

April 25, 1991

Mr. Dennis Anderson
P.O. Box 62
Rockwall, Texas 75087

Dear Mr. Anderson:

Pending Board of Adjustments approval the final plat for the one lot subdivision located on Austin Street south of Heath Street will be considered by the City Council on May 6, 1991 at 7:00 P.M. in City Hall. As the applicant, it is important that your interests are represented at this meeting.

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

Sincerely,

Mary Nichols
City Secretary

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: April 11, 1991

Agenda No: IV. B.

Agenda Item: Discuss and Consider Approval of a Final Plat on Kernodle Street

Item Generated By: Applicant, Dennis Anderson

Action Needed: Consider approving the final plat.

Background Information:

We have received a request for a plat of a lot on Kernodle Street. The lot is in an older part of town that was not platted into lots. This tract is part of a larger parcel that already has several houses on it and it must be platted into a separate lot before we can issue a permit. The lot is also substandard in that it does not have 100 feet of depth. It is the same depth as the other parcels around it. The owner has made application for a variance to the lot depth requirements and any approval should be subject to the approval of the variance by the Board. The lot also faces on Kernodle Street which is a substandard street. The applicant is requesting a waiver to the escrow requirements. This is a single lot subdivision although the lot is owned by a builder rather than a homeowner.

Attachments:

1. Plat

Agenda Item: Final Plat - Kernodle

Item No: IV. B.

H. ST.
1' 66



GRAPHIC SCALE



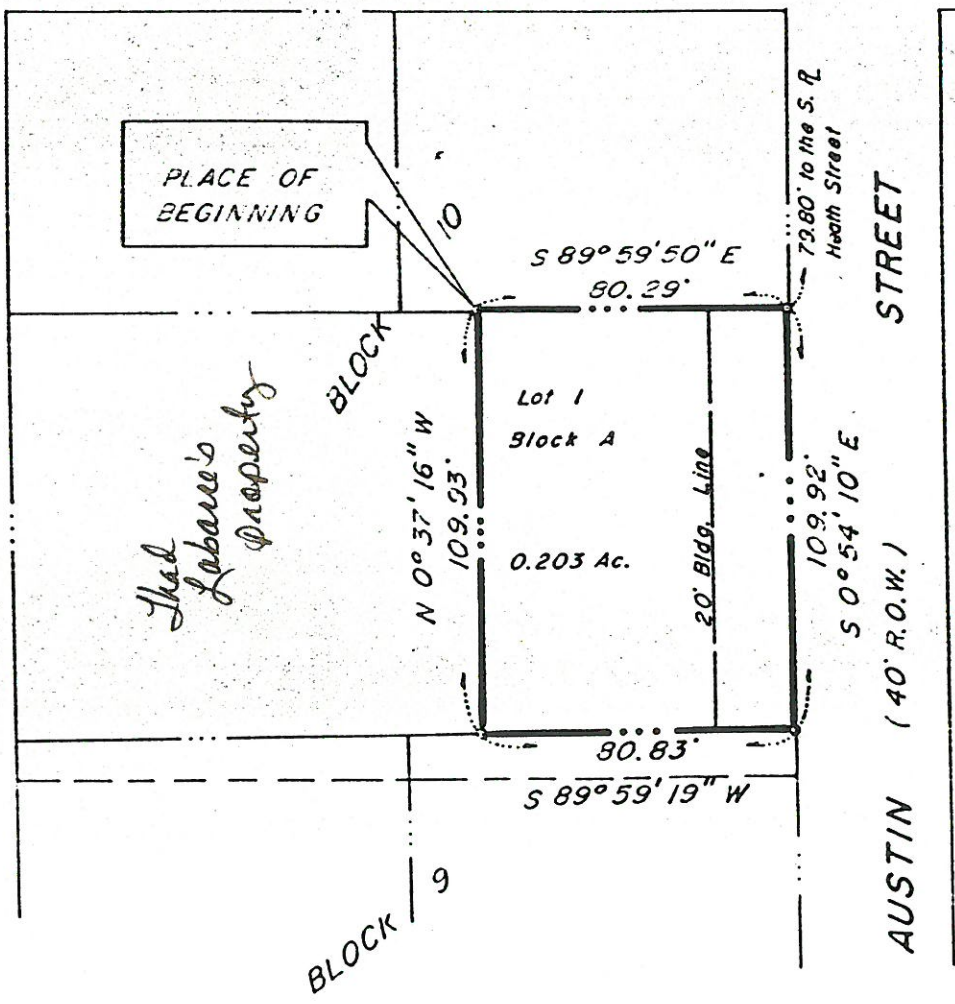
MAP

HEATH STREET

KERNODLE STREET

HEATH STREET
AUSTIN (40' R.O.W.)

PLACE OF BEGINNING



FINAL PLAT

REPLAT OF PART OF BLOCK 10

MERS & MERCHANTS NATIONAL BANK ADDIT.

91-16

CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 6, 1991

Agenda No: VII. A.

Agenda Item: Discuss and Consider Approval of a Final Plat for a Portion of the F&M Addition on Austin Street

Item Generated By: Applicant, Dennis Anderson

Action Needed: Consider approving the final plat.

Background Information:

We have received a request for a plat of a lot on Austin Street. The lot is in an older part of town that was not platted into lots. This tract is part of a larger parcel that already has several houses on it and a separate building site must be created before we can issue a permit. The lot is also substandard in that it does not have 100 feet of depth. The owner has received a variance to the lot depth requirements from the Board of Adjustments. The plat conforms to the City's requirements and we would recommend approval. The Planning and Zoning Commission has recommended approval.

Attachments:

1. Plat

Agenda Item: Final Plat - Austin Street

Item No: VII. A.

H. ST.
11' 66"



GRAPHIC SCALE

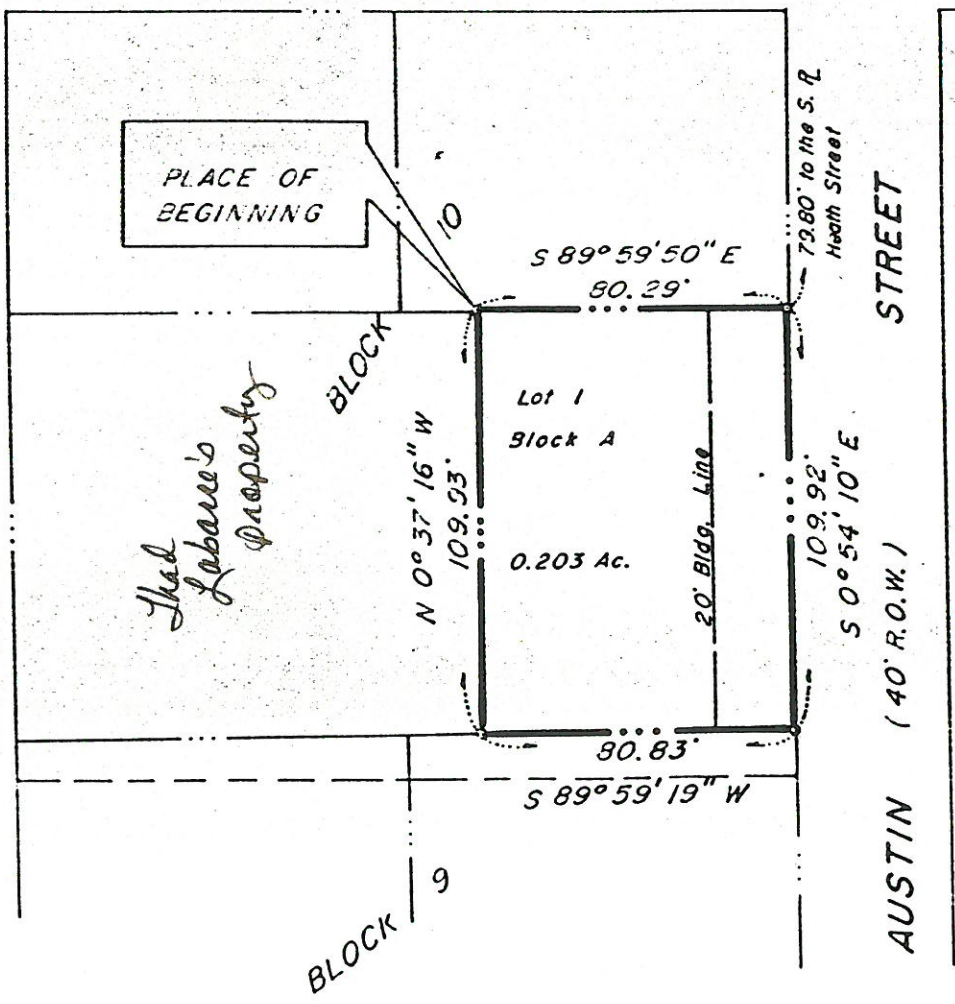


MAP

HEATH STREET

KERNODLE STREET

HEATH STREET
AUSTIN (40' R.O.W.)



FINAL PLAT

REPLAT OF PART OF BLOCK 10

MERS & MERCHANTS NATIONAL BANK ADDIT.