

APPLICATION AND FINAL PLAT CHECKLIST

Date August 14, 1991

Name of Proposed Development Replat of Lot 19 & 20, Block B
Name of Developer Robert R. Hawk
Chandlers Landing Phase Ten Section One

Address 5610 Cambria Drive Rockwall Phone 771-3024

Owner of Record Robert R. Hawk & Cecelia J. Hawk


Address 5610 Cambria Drive Rockwall Phone 771-3024

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

Address 965 Sid's Road Rockwall Phone 771-3036

Total Acreage 0.645 Current Zoning P.D. 8

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

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 _____



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

(214) 771-1111

Cash Receipt

Name B.L.S. and Associates Date _____

Mailing Address _____

Job Address _____ 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]

City of Rockwall Planning and Zoning Applicant Receipt

Date 8/16/91

Applicant Bob Brown Phone _____

Address _____

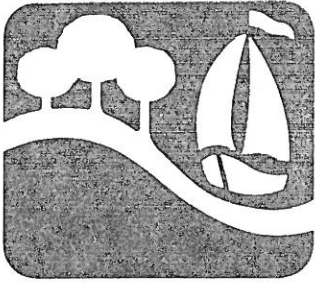
Development Lots 19 & 20 Block B Phase 10

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

- _____ Site Plan Application P&E Sept 12 4:30pm
- _____ Prel. Plat Application CC Sept 16 7:00pm
- 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 \$ 36.00/00 check # 2385
- _____ Other _____

With this application, you are scheduled to appear before the
Planning & Zoning Commission
on September 18, 1991
at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

Received By: Mary Nichols



CITY OF ROCKWALL
"THE NEW HORIZON"

August 27, 1991

Mr. Robert R. Hawk
5610 Cambria Drive
Rockwall, TX 75087

Dear Mr. Hawk:

Your application for a replat of Lots 19 and 20, Block B, Chandlers Phase 10, Section One and filing fee in the amount of \$35.00 have been received by this office.

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 12, 1991 at 7:30 P.M. in City Hall and the Rockwall City Council will hold a public hearing on Monday, September 16, 1991 at 7:00 P.M. to consider approval of your request. As the applicant, you or your representative must attend both of these meetings. Lack of applicant representation could delay your approval process.

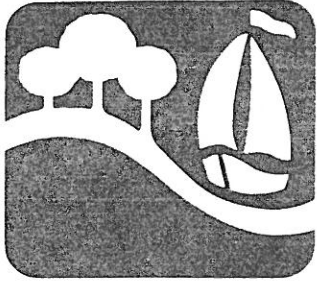
Upon approval by the City Council, executed blue line copies and at least two mylars of the replat must be submitted to this office for filing at the County Clerk's Office. No building permit may be issued until these plats are received. Plats not filed within 120 days will become void.

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



CITY OF ROCKWALL

"THE NEW HORIZON"

September 25, 1991

Mr. Robert R. Hawk
5610 Cambria Drive
Rockwall, TX 75087

Dear Mr. Hawk:

On September 16, 1991, the Rockwall City Council approved a replat of Lots 19 and 20, Block B, Chandlers Landing Phase 10, Section 1.

The plat must be filed of record within 120 days of the date of approval. At least two mylars of each of final plats must be submitted to this office within 100 days of the approval date. This office will file the plat of record at the Rockwall County Clerks Office.

In addition, we have received your application for a Conditional Use Permit for an oversized accessory building and guest quarters. The Planning and Zoning Commission will hold a public hearing on Thursday, October 10, 1991, at 7:00 P.M. in City Hall to make a recommendation regarding yourself and the Rockwall City Council will hold a public hearing on Monday, October 21, 1991, at 7:00 P.M. to consider approval of your request.

A request of this nature is a form of zoning, the Council can only approve the Conditional Use Permit by ordinance. The Council will consider the ordinance on first reading on October 21. The second reading is scheduled for November 4th. No building permit can be issued until the ordinance is approved on second reading.

If you have any questions, please feel free to call me.

Sincerely,

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

Mary Nichols
City Secretary

cc/Bob Brown
B.L.S. & Associates

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: September 12, 1991

Agenda No: IV. B.

Agenda Item: P&Z 91-26-FP - Hold Public Hearing and Consider Recommending Approval of a Request from Robert Hawk for a Replat of Lots 19 and 20, Block B, Phase 10, Chandlers Landing

Item Generated By: Applicant, Robert Hawk

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

Background Information:

We have received a request for a replat of two lots in Phase 10 of Chandlers Landing. The property owner owns both lots and has plans to build a garage and possibly guest quarters on the second lot. Accessory structures can only be built on a lot with a main structure located on it. They are therefore replatting the two lots into one lot. We see no problems with the replat. Before guest quarters could be constructed the owner would have to make application for a CUP and he is aware of this.

Attachments:

1. Location Map
2. Plat

Agenda Item: Replat in Phase 10 Chandlers landing

Item No: IV. B.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: September 16, 1991

Agenda No: V. E.

Agenda Item: P&Z 91-26-FP - Hold Public Hearing and Consider Approval of a Request from Robert Hawk for a Replat of Lots 19 and 20, Block B, Phase 10, Chandlers Landing

Item Generated By: Applicant, Robert Hawk

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

Background Information:

The Planning and Zoning Commission has recommended approval of the request.

Attachments:

Agenda Item: Replat in Phase 10 Chandlers landing

Item No: V. E.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 16, 1991

Agenda No: V. E.

Agenda Item: P&Z 91-26-FP - Hold Public Hearing and Consider Approval of a Request from Robert Hawk for a Replat of Lots 19 and 20, Block B, Phase 10, Chandlers Landing

Item Generated By: Applicant, Robert Hawk

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

Background Information:

We have received a request for a replat of two lots in Phase 10 of Chandlers Landing. The property owner owns both lots and has plans to build a garage and possibly guest quarters on the second lot. Accessory structures can only be built on a lot with a main structure located on it. They are therefore replatting the two lots into one lot. We see no problems with the replat. Before guest quarters could be constructed the owner would have to make application for a CUP and he is aware of this.

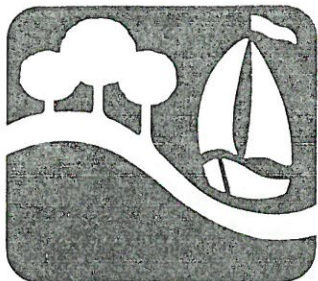
The Planning and Zoning Commission will consider this item on Thursday night. We will forward their recommendation to you on Friday.

Attachments:

1. Location Map
2. Plat

Agenda Item: Replat in Phase 10 Chandlers landing

Item No: V. E.



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE
August 30, 1991

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 12, 1991 at 7:30 P.M. in City Hall, and the Rockwall City Council will hold a public hearing on Monday, September 16, 1991, at 7:00 P.M. in City Hall, to consider approval of a request from Michael Stephenson for a Conditional Use Permit for expansion of the private club permit, a Conditional Use Permit for a garden center, and a Conditional Use Permit for less than 90 percent exterior masonry facade on a tract of land commonly known as the Oar House located at 303 IH 30 more particularly described as Lot 1, Block A, Henry Africa Addition and an adjacent tract of land described on the reverse of this page.

As an interested property owner, you are encouraged to attend these hearings or make your feelings know by returning the form below and returning it to: City Secretary, 205 W. Rusk, Rockwall, Texas, 75087.

303 I-30 - Request Conditional Use Permits

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

Robert Whittle

Address

203 Lutenite 30
Rockwall TX 75087

All that certain lot, tract or parcel of land situated in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being the same tract of land as described in Deed from First Interstate Bank of Texas, N.A., to Fairfield Financial Group, Inc., as recorded in Volume 585, Page 328, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

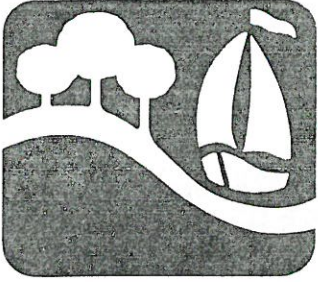
BEGINNING at a 1/2" iron rod found for corner in the South right of way line of Interstate Highway NO. 30, said point being the most Westerly corner of the above cited tract of land;

THENCE North 61 degrees 35 minutes 00 seconds East along the South right of way line of said Highway, a distance of 213.72 feet to a 1/2" iron rod found for corner, said point being the most Northerly corner of the above cited tract;

THENCE South 28 degrees 34 minutes 40 seconds East a distance of 273.88 feet to a 1/2" iron rod found for corner, said point being the most Easterly corner of the above cited tract;

THENCE South 44 degrees 38 minutes 45 seconds West a distance of 117.56 feet to a 1" iron pipe found for corner;

THENCE North 46 degrees 44 minutes 19 seconds West a distance of 324.58 feet to the POINT OF BEGINNING, and containing 1.1097 acres of land.



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE
August 30, 1991

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 12, 1991 at 7:30 P.M. in City Hall, and the Rockwall City Council will hold a public hearing on Monday, September 16, 1991, at 7:00 P.M. in City Hall, to consider approval of a request from Michael Stephenson for a Conditional Use Permit for expansion of the private club permit, a Conditional Use Permit for a garden center, and a Conditional Use Permit for less than 90 percent exterior masonry facade on a tract of land commonly known as the Oar House located at 303 IH 30 more particularly described as Lot 1, Block A, Henry Africa Addition and an adjacent tract of land described on the reverse of this page.

As an interested property owner, you are encouraged to attend these hearings or make your feelings know by returning the form below and returning it to: City Secretary, 205 W. Rusk, Rockwall, Texas, 75087.

303 I-30 - Request Conditional Use Permits

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

I am opposed to the request for the reasons listed below. ✓

1. *The sell of alcohol*
- 2.
- 3.

Name

Scott Barron

Address

PO Box 880

All that certain lot, tract or parcel of land situated in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being the same tract of land as described in Deed from First Interstate Bank of Texas, N.A., to Fairfield Financial Group, Inc., as recorded in Volume 585, Page 328, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

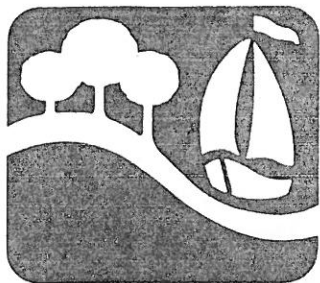
BEGINNING at a 1/2" iron rod found for corner in the South right of way line of Interstate Highway NO. 30, said point being the most Westerly corner of the above cited tract of land;

THENCE North 61 degrees 35 minutes 00 seconds East along the South right of way line of said Highway, a distance of 213.72 feet to a 1/2" iron rod found for corner, said point being the most Northerly corner of the above cited tract;

THENCE South 28 degrees 34 minutes 40 seconds East a distance of 273.88 feet to a 1/2" iron rod found for corner, said point being the most Easterly corner of the above cited tract;

THENCE South 44 degrees 38 minutes 45 seconds West a distance of 117.56 feet to a 1" iron pipe found for corner;

THENCE North 46 degrees 44 minutes 19 seconds West a distance of 324.58 feet to the POINT OF BEGINNING, and containing 1.1097 acres of land.



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE
August 30, 1991

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 12, 1991 at 7:30 P.M. in City Hall, and the Rockwall City Council will hold a public hearing on Monday, September 16, 1991, at 7:00 P.M. in City Hall, to consider approval of a request from Michael Stephenson for a Conditional Use Permit for expansion of the private club permit, a Conditional Use Permit for a garden center, and a Conditional Use Permit for less than 90 percent exterior masonry facade on a tract of land commonly known as the Oar House located at 303 IH 30 more particularly described as Lot 1, Block A, Henry Africa Addition and an adjacent tract of land described on the reverse of this page.

As an interested property owner, you are encouraged to attend these hearings or make your feelings know by returning the form below and returning it to: City Secretary, 205 W. Rusk, Rockwall, Texas, 75087.

303 I-30 - Request Conditional Use Permits

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 Culpepper Cattle Co.

Address 309 I-30 EAST Rockwall, TX. 75087

All that certain lot, tract or parcel of land situated in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being the same tract of land as described in Deed from First Interstate Bank of Texas, N.A., to Fairfield Financial Group, Inc., as recorded in Volume 585, Page 328, Deed Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found for corner in the South right of way line of Interstate Highway NO. 30, said point being the most Westerly corner of the above cited tract of land;

THENCE North 61 degrees 35 minutes 00 seconds East along the South right of way line of said Highway, a distance of 213.72 feet to a 1/2" iron rod found for corner, said point being the most Northerly corner of the above cited tract;

THENCE South 28 degrees 34 minutes 40 seconds East a distance of 273.88 feet to a 1/2" iron rod found for corner, said point being the most Easterly corner of the above cited tract;

THENCE South 44 degrees 38 minutes 45 seconds West a distance of 117.56 feet to a 1" iron pipe found for corner;

THENCE North 46 degrees 44 minutes 19 seconds West a distance of 324.58 feet to the POINT OF BEGINNING, and containing 1.1097 acres of land.