

APPLICATION AND FINAL PLAT CHECKLIST

Date 12-23-91

Name of Proposed Development HOLLON ADDITION

Name of Developer GREG HOLLON

Address P.O. Box 540, CADDO MILLS, TX Phone 903-527-3150

Owner of Record GREG HOLLON ⁷⁵⁰⁰⁵

Address SAME Phone SAME

Name of Land Planner/Surveyor/Engineer STOVALL & ASSOCIATES, INC.

Address 6210 CAMPBELL RD., STE. 144, DALLAS Phone 214-407-1044 ^{or 1045}

Total Acreage 0.4357 ⁷⁵⁰⁸³ Current Zoning SF-7 ¹⁰⁴⁵

Number of Lots/Units 2

Signed Greg Hollon

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

Provided or
Shown on Plat

Not
Applicable

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: _____

File No.: _____

Date: _____

Fee: _____

Receipt No.: _____

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 _____

(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 _____

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS GREG HOLLON, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the City of Rockwall, Texas, and being out of the S.S. McCurry Survey, Abstract No. 146, and the B.F. Boydston Survey, Abstract No. 14, Rockwall County, Texas, and being the same tract of land as described in a Warranty Deed from Federal Home Loan Mortgage Corporation, to Gregory Damon Hollon, as recorded in Volume 503, Page 95, Real Property Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner, said point being the Southeast corner of the above cited tract of land;
THENCE S. 89 deg. 54 min. 05 sec. W. a distance of 195.01 feet to a 1/2" iron rod set for corner in the East right-of-way line of N. Goliad Street (S.H. 205);
THENCE North along the East right-of-way line of said N. Goliad Street (S.H. 205), a distance of 93.25 feet to a 1/2" iron rod set for corner at the intersection of said East right-of-way line with the South right-of-way line of Heath Street;
THENCE N. 87 deg. 35 min. 41 sec. E. along the South right-of-way line of said Heath Street, a distance of 195.72 feet to a 1/2" iron rod set for corner;
THENCE S. 00 deg. 18 min. 26 sec. W. a distance of 101.13 feet to the POINT OF BEGINNING, and containing 0.4357 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GREG HOLLON, being the owner, does hereby adopt the plat designating the hereinabove described property as HOLLON ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby reserve the easement strips shown on this plat for the purposes indicated and for the mutual use and accomodation of all utilities desiring to use or using same. No buildings shall be constructed or place 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 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. 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 _____, 19__

BY: _____
Owner

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Greg Hollon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 1991 A.D.

Notary Public

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 _____, 199__.

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 the ____ day of _____, 199__.

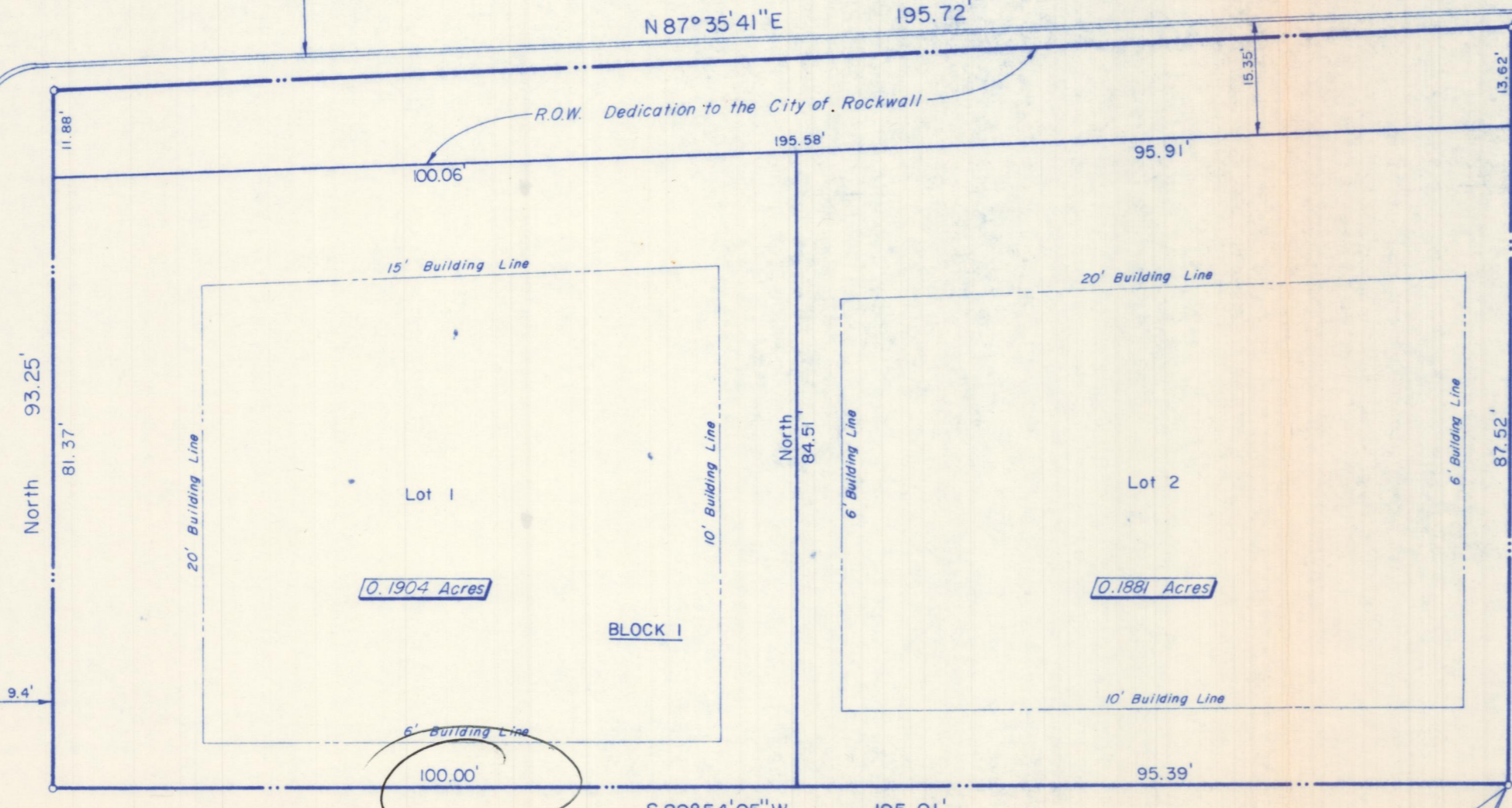
Mayor, City of Rockwall

City Secretary, City of Rockwall

Heath Street
(40' R.O.W.)

N87°35'41"E 195.72'

R.O.W. Dedication to the City of Rockwall



Correction made

NOTE: 1/2" Iron rods at all lot corners.

Virginia Florence
Vol. 574, Pg. 87
Unplatted

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, TODD B. TURNER, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision.

Registered Professional Land Surveyor
Texas Registration No. 4859

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Todd B. Turner, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 1991 A.D.

Notary Public

Final Plat

HOLLON ADDITION

An Addition to the City of Rockwall, Texas, and being 0.4357 Acres
Out of the S.S. McCurry Survey, Abstract No. 146, and the B.F. Boydston Survey,
Abstract No. 14, Rockwall County, Texas.

ZONED - SF-7

OWNER: Greg Hollon
P.O. Box 540
Caddo Mills, TX 75605
(903) 527-3150

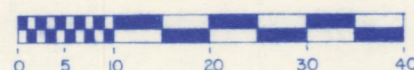
SURVEYOR: Stovall & Associates, Inc.
6210 Campbell Road, Suite 144
Dallas, TX 75248
(214) 407-1044

DECEMBER 1991

N. Goliad Street (S.H. 205)

(60' R.O.W.)

SCALE: 1" = 20'

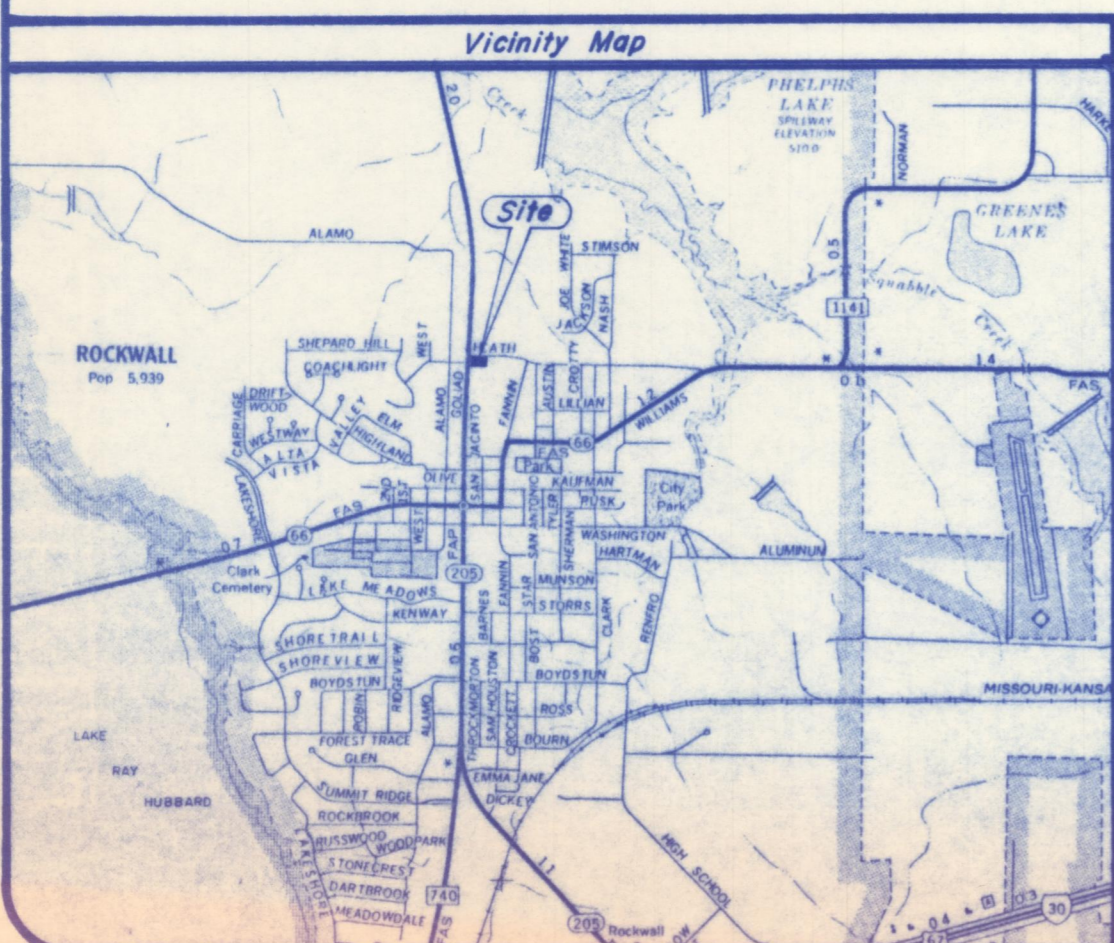


RECOMMENDED FOR FINAL APPROVAL

Chairman, Plannin and Zoning Commission

Date

Vicinity Map



2nd Submission Approved

PLAT REVIEW

* _____ Preliminary Plat

* _____ Final Plat

* Name of Proposed Subdivision _____

* Location of Proposed Subdivision _____

* Name of Subdivider _____

* Date Submitted _____ Date of Review _____

* Total Acreage _____ * No. of Lots _____

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted and checklist? (attach copy)			
* 2. Were the proper number of copies submitted?	✓	_____	_____
* 3. Is scale 1" = 100' (Specify scale if different) Scale = _____	_____	_____	_____
* 4. Is the subdivision name acceptable?	_____	_____	_____

5. Comments:

1. Move rear lot line on lot 1 back to total 100'

2.

3. only need to show the front boundary line

Planning and Zoning

1. What is the proposed use? SF
 2. What is the proposed density? 2 lots
 3. What is the existing zoning? SF-7
- | | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|---------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 4. Is the plan zoned properly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Does the use conform to the Land Use Plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Is this tract taken out of a larger tract | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the development landlock another property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Is this project subject to the provisions of the Concept Plan Ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Has a Concept Plan been provided and approved | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Does the plan conform to the Master Park Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance? | | | |
| a. Lot Size <i>variance has been granted</i> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Building Line | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Parking | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Buffering | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Site Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Other | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

14. Comments:

Yes No N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

c. Is any additional right-of-way provided for all streets and alleys?

d. Is any additional right-of-way required?

e. Is there adequate road access to the proposed project?

f. Will escrowing of funds or construction of sub-standard roads be required?

g. Do proposed streets and alleys align with adjacent right-of-way?

h. Do the streets and alleys conform to City regulations and specifications?

- * i. Are the street names acceptable? _____ ✓
- j. Is a traffic analysis needed? _____ ✓
- k. Comments:

2. Utilities

- a. Does the Plan conform to the Master Utility Plan? _____
- b. Are all lines sized adequately to handle development?
 - 1. Water _____
 - 2. Sewer _____
- c. Is additional line size needed to handle future development?
 - 1. Water _____
 - 2. Sewer _____
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? _____
- e. Are all necessary easements provided? _____
- f. Do all easements have adequate access? _____
- g. Are any off site easements required? _____
- h. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric _____
 - 2. Gas _____
 - 3. Telephone _____
 - 4. Cable _____

i. Does the drainage conform to City regulations and specifications?

j. Do the water and sewer plans conform to City regulations and specifications?

k. Is there adequate fire protection existing or planned?

l. Comments:

General Requirements

1. Has the City Engineer reviewed and approved the plan?

2. Does the final plat conform to the City's Flood Plain Regulations?

3. Does the final plat conform to the preliminary plat as approved?

4. Staff Comments:

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<i>Julie Couch</i>		

Bobby w Todd Turner

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name: Aleg Holton

Case No.: 91-49-FP

Application Reviewed.....

File Created.....

Fee paid/receipt in file.....

Issued receipt for application.....

Review Form prepared/initial review completed.....

Circulated review through:

Staff Review.....

Assistant City Manager.....

Community Services.....

Engineering.....

Scheduled for P&Z meeting.....

Prepared notes & supporting documents for P&Z.....

Notified applicant of results of P&Z meeting and date of Council meeting.....

If Approved:

Scheduled for City Council.....

Prepared notes and supporting information for council.....

Notified applicant of results.....

12-23 pd #105⁰⁰

Need #33⁰⁰ more

✓

If final plat approved:

Changes required made to plat.....

Copies of plat signed by:

Owner.....

Surveyor.....

Notary.....

Approval dates for P&Z & Council on plats.....

Plats signed by:

P&Z Chairman.....

Mayor.....

City Secretary.....

Mylar filed with County.....

Slide No. recorded on all others.....

Listed in Plat Indexes.....

added to plat to plat map

Copy files with:

Permanent Plat File (Mylar).....

Map update file.....

RISD (residential).....

Inspection Department..... *(3-1 for Finance and 1 for Post Office after addresses assisted)*

Street Department..... *(3-1 for Finance after addresses and 1 for Post Office after addresses)*

Water and Sewer Department.....

Case File.....

Beta Cable.....

Southwestern Bell.....

Lone Star Gas.....

*"HOLLON ADDITION"
CLOSURE SHEET*

FILE: 910733.COR

DRIVE C:\COGD\DAT\

DATE: 12-23-1991

FROM	BEARING	DISTANCE	NORTH	EAST	DESC	PT#
** AREA CALCULATIONS **						
			5,370.658	4,883.946	TRAV	45
45	N 87 35 40.8 E	195.721	5,378.872	5,079.495	TRAV	44
44	S 0 18 25.9 W	101.130	5,277.743	5,078.952	FIR	18
18	S 89 54 5.0 W	195.006	5,277.408	4,883.946	B/B	42
42	N 0 0 0.0 E	93.250	5,370.658	4,883.946	TRAV	45

AREA = 18,977.686 Sq. Ft. or 0.4357 ACRES *GROSS ACREAGE*

** AREA CALCULATIONS **						
			5,370.658	4,883.946	TRAV	45
45	N 87 35 40.8 E	195.721	5,378.872	5,079.495	TRAV	44
44	S 0 18 25.9 W	13.615	5,365.257	5,079.422	B/B	56
56	S 88 6 6.8 W	195.583	5,358.779	4,883.946	B/B	55
55	N 0 0 0.0 E	11.879	5,370.658	4,883.946	TRAV	45

AREA = 2,491.884 Sq. Ft. or 0.0572 ACRES *DEDICATED ACREAGE*

** AREA CALCULATIONS **						
			5,358.779	4,883.946	B/B	55
55	N 88 6 6.8 E	99.676	5,362.080	4,983.567	B/B	57
57	S 0 0 0.0 E	84.501	5,277.579	4,983.567	A/C	49
49	S 89 54 5.0 W	99.621	5,277.408	4,883.946	B/B	42
42	N 0 0 0.0 E	81.371	5,358.779	4,883.946	B/B	55

AREA = 8,262.179 Sq. Ft. or 0.1897 ACRES *LOT 1 NET ACREAGE*

** AREA CALCULATIONS **						
			5,362.080	4,983.567	B/B	57
57	N 88 6 6.8 E	95.907	5,365.257	5,079.422	B/B	56
56	S 0 18 25.9 W	87.515	5,277.743	5,078.952	FIR	18
18	S 89 54 5.0 W	95.385	5,277.579	4,983.567	A/C	49
49	N 0 0 0.0 E	84.501	5,362.080	4,983.567	B/B	57

AREA = 8,223.623 Sq. Ft. or 0.1888 ACRES *LOT 2 NET ACREAGE*



CITY OF ROCKWALL
"THE NEW HORIZON"

December 24, 1991

Mr. Greg Hollon
P. O. Box 540
Caddo Mills, TX 75005

Re: Application for Final Plat - Hollon Addition

Dear Mr. Hollon:

Your application for final plat of the Hollon Addition has been received and is being processed. Your check for platting fees in the amount of \$105.00 was also received, but an additional amount of \$33.00 is necessary to complete the application. Please submit the additional amount as soon as possible.

The Rockwall Planning and Zoning Commission will consider your request on Thursday, January 9, 1992 at 7:00 p.m. in City Hall and the Rockwall City Council will consider your request on Monday, January 20, 1992 at 7:00 p.m. 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 each 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.

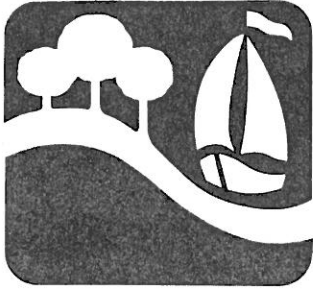
Should you have any questions don't hesitate to call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

cc: Todd Turner
Stovall and Associates, Inc.
6210 Campbell Road, Suite 144
Dallas, Texas 75083



CITY OF ROCKWALL
"THE NEW HORIZON"

January 16, 1992

Mr. Greg Hollon
P. O. Box 540
Caddo Mills, TX 75005

Re: P&Z 91-49-FP - Final Plat on the Hollon Addition

Dear Mr. Hollon:

On January 9, the Rockwall Planning and Zoning Commission recommended approval of your final plat on the Hollon Addition, with the condition that the rear lot line on lot 1 is moved back to provide a full 100' depth on the lot. You are scheduled to appear before the City Council on January 20 at 7:00 p.m. in City Hall, 205 West Rusk for final consideration. You or a representative should be present to represent your application.

In reviewing your final plat with the utility department it appears that some water and sewer line extensions will be necessary to serve lot 2. You may have already visited with our utility department, but if not, I would suggest that you do meet with them to review your options on extending service to that lot.

Once your final plat is approved and the executed copies filed with the City, and upon payment of all applicable fees a building permit can be issued on lot 1. Utilities will need to be provided to lot 2 before a permit can be issued for that lot. Fees will include any applicable tap fees, an impact fee of \$2,052.00, and the applicable building permit fees, and parkland fees.

If you have any questions regarding this matter please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Couch", written in a cursive style.

Julie Couch
Assistant City Manager



CITY OF ROCKWALL
"THE NEW HORIZON"

January 22, 1992

Mr. Greg Hollon
P. O. Box 540
Caddo Mills, TX 75005

Dear Mr. Hollon:

On January 20, the Rockwall City Council approved your final plat for the Hollon Addition. As indicated previously, you will need to file two (2) executed mylars with our office within 100 days of approval for our execution and filing with the County Clerk's office. No building permit may be issued until all fees are paid and the plat is filed with us. Additionally, as previously mentioned, you need to discuss utility services to lot 2 with our utility department and determine how you may serve that lot.

If I can be of any additional assistance don't hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch", written in black ink.

Julie Couch
Assistant City Manager

hcc

MINUTES OF THE ROCKWALL PLANNING AND ZONING COMMISSION
JANUARY 9, 1992

5 Members present included Chairman Nell Welborn, members Dale Morgan, Andrew Leonie, and
Carl Mastronardi. Members Bob Wilson, Jim Flinchum, and Jim Greenwalt were not present.

Approval of Minutes of November 14, 1991

10 Welborn pointed out that there was not a quorum of members present at the last meeting to vote
on the minutes and that they would be rescheduled to the next agenda.

Discuss Alternative Building Materials in Industrial Areas and Take Any Necessary Action

15 Julie Couch, Assistant City Manager, reviewed the past discussions of the Commission and
identified several points for continued discussion. The Commission discussed several options that
could be considered to address alternative building materials in industrial areas. The Commission
took no action and indicated that the item needed to be included on the worksession agenda.

20 **P&Z 91-49-FP - Discuss and Consider Approval of a Final Plat on the Hollon Addition, a
2 Lot Addition Located at Heath Street and SH-205**

25 Couch reviewed the request with the Commission and indicated that staff recommended approval
with the condition that Lot 1 be changed to reflect 100 feet of depth to comply with the zoning
ordinance. After a brief discussion Mastronardi moved approval of the request subject to the
stated condition. Morgan seconded the motion, which carried unanimously.

There being no further business the meeting was adjourned at 8:50 P.M.

30 Signed:

35 _____
Chairman, Planning and Zoning Commission

40 Attest:

Deputy City Secretary

CITY OF ROCKWALL
City Council Agenda

Agenda Date: January 20, 1992

Agenda No: VI. B.

Agenda Item: P&Z 91-49-FP - Discuss and Consider Approval of a Final Plat on the Hollon Addition, a Two Lot Subdivision Located at Heath Street and SH-205

Item Generated By: Applicant, Greg Hollon

Action Needed: Discuss and consider approving the final plat.

Background Information:

We have received the final plat on the Hollon Addition on Heath Street and SH-205. The preliminary plat was considered several meetings ago and a waiver to the escrow requirements was granted to the applicant for Heath Street. The final plat has been granted a variance from the Board of Adjustment for the lot facing Heath Street because it does not meet our minimum lot depth requirements. The applicant is dedicating the necessary right of way along Heath Street for its future widening. The Commission has recommended approval with the condition that the rear lot line of the lot facing SH-205 be moved back to provide a 100 foot lot depth. This is less than .40 of a foot. This change should be made before Monday night.

A copy of the plat is attached.

Attachments:

1. Final Plat

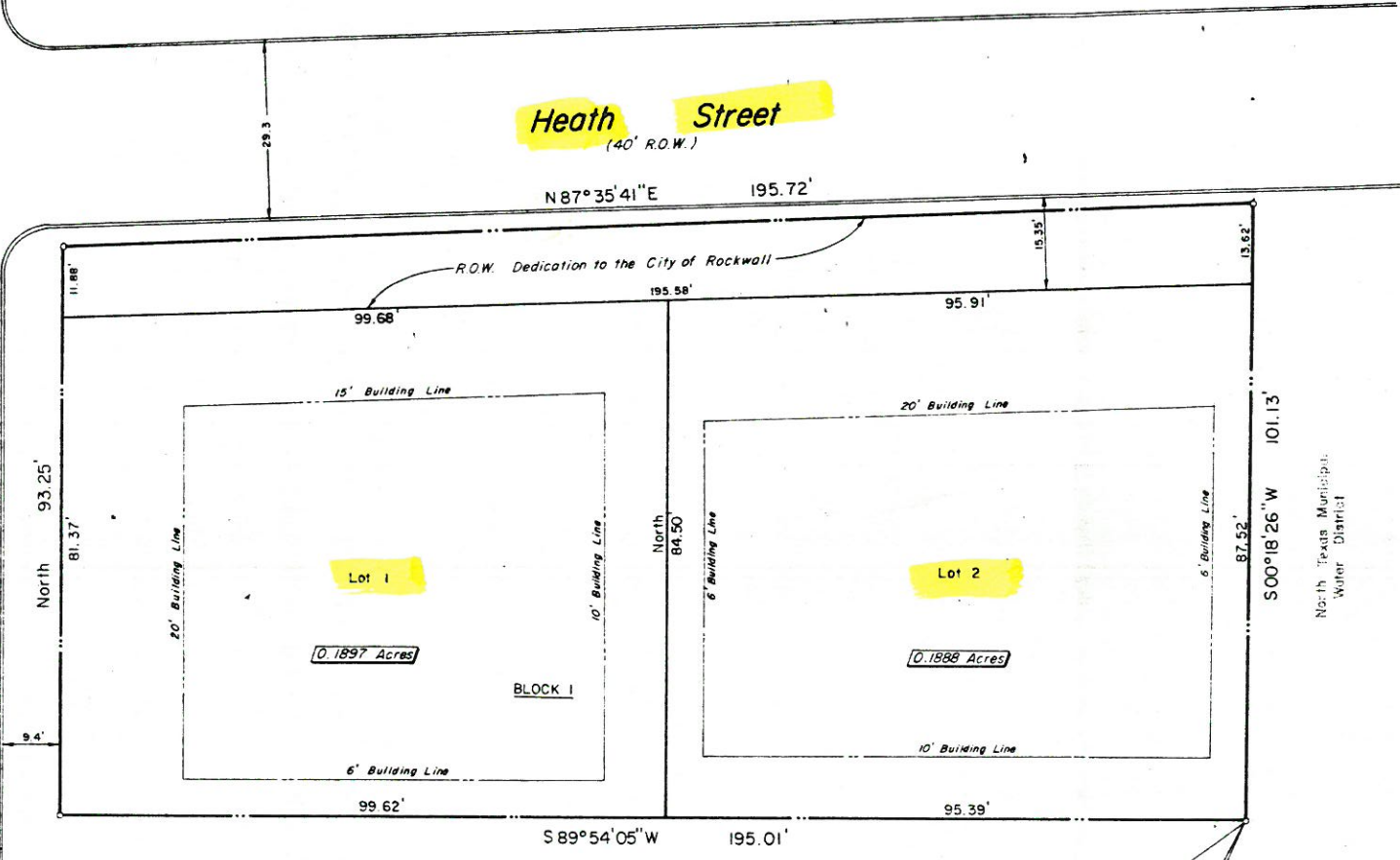
Agenda Item: Final Plat on the Hollon Addition

Item No: VI. B.

Heath Street
(40' R.O.W.)

N. Goliad Street (S.H. 205)
(60' R.O.W.)

Concrete Curb (Typical)



NOTE: 1/2" Iron rods at all lot corners.

Virginia Florence
Vol. 574, Pg. 87
Unplotted

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

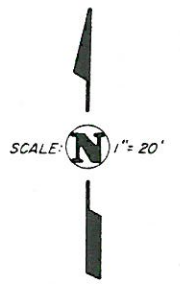
THAT I, TODD B. TURNER, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision.

RECOMMENDED FOR FINAL APPROVAL

Chairman, Plannin and Zoning Commission
Date _____

Registered Professional Land Surveyor
Texas Registration No. 4859

STATE OF TEXAS
COUNTY OF DALLAS



STAT
COUN

WHER
Stat

All
Texa
Boyd
of 1
to G
Rock

BEGI
the
THEN
for
THEM
dista
East
Stree
THEM
THEM
BEGI

NOW,

THAT
herei
Rock
the
show
accor
const
herei
part
in a
their
shall
easen
maint
systeme
The c
patte
adver
of t
water
appro
guara
there
or gu
and f

WITNE

BY:

STATE
COUNT