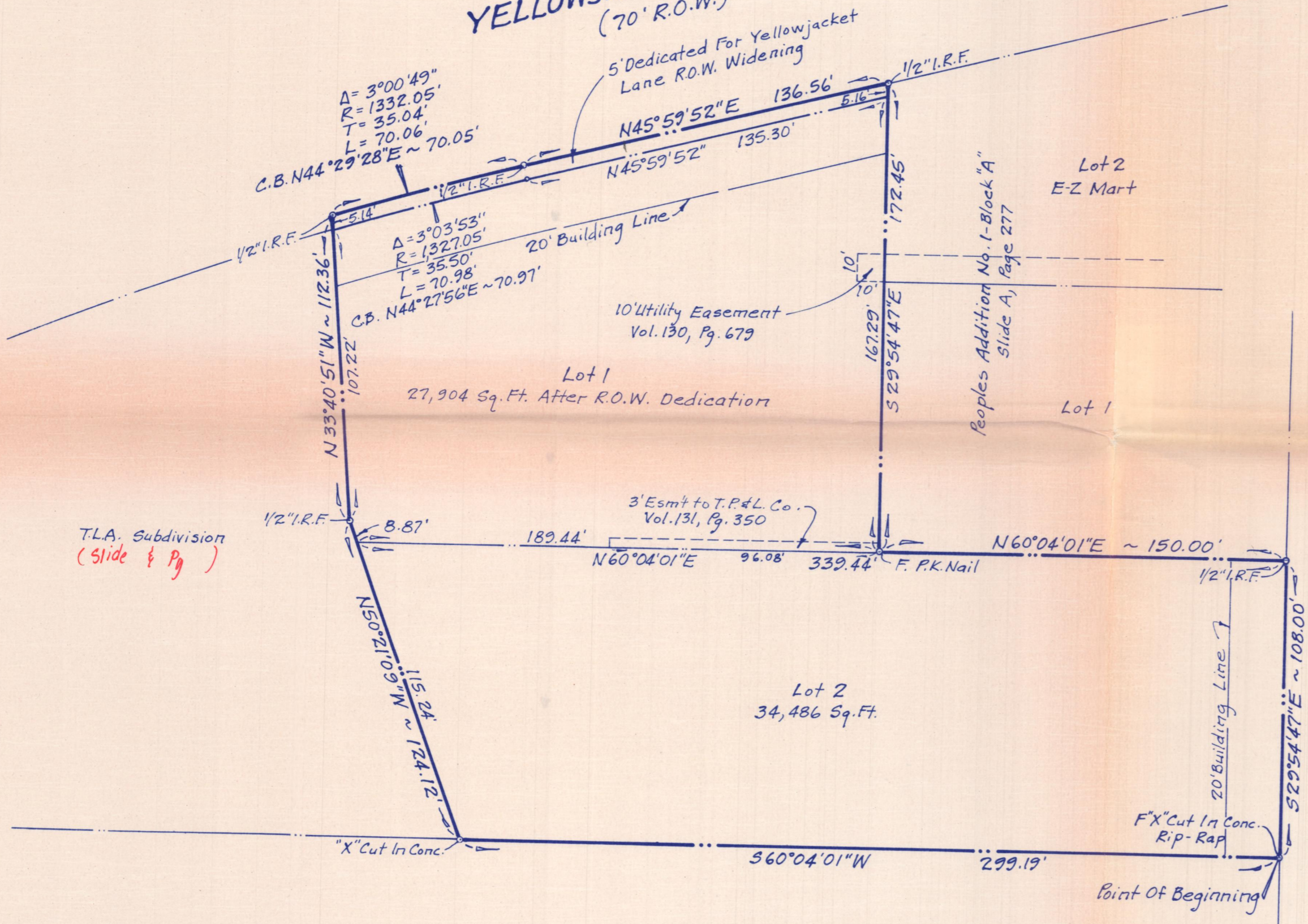


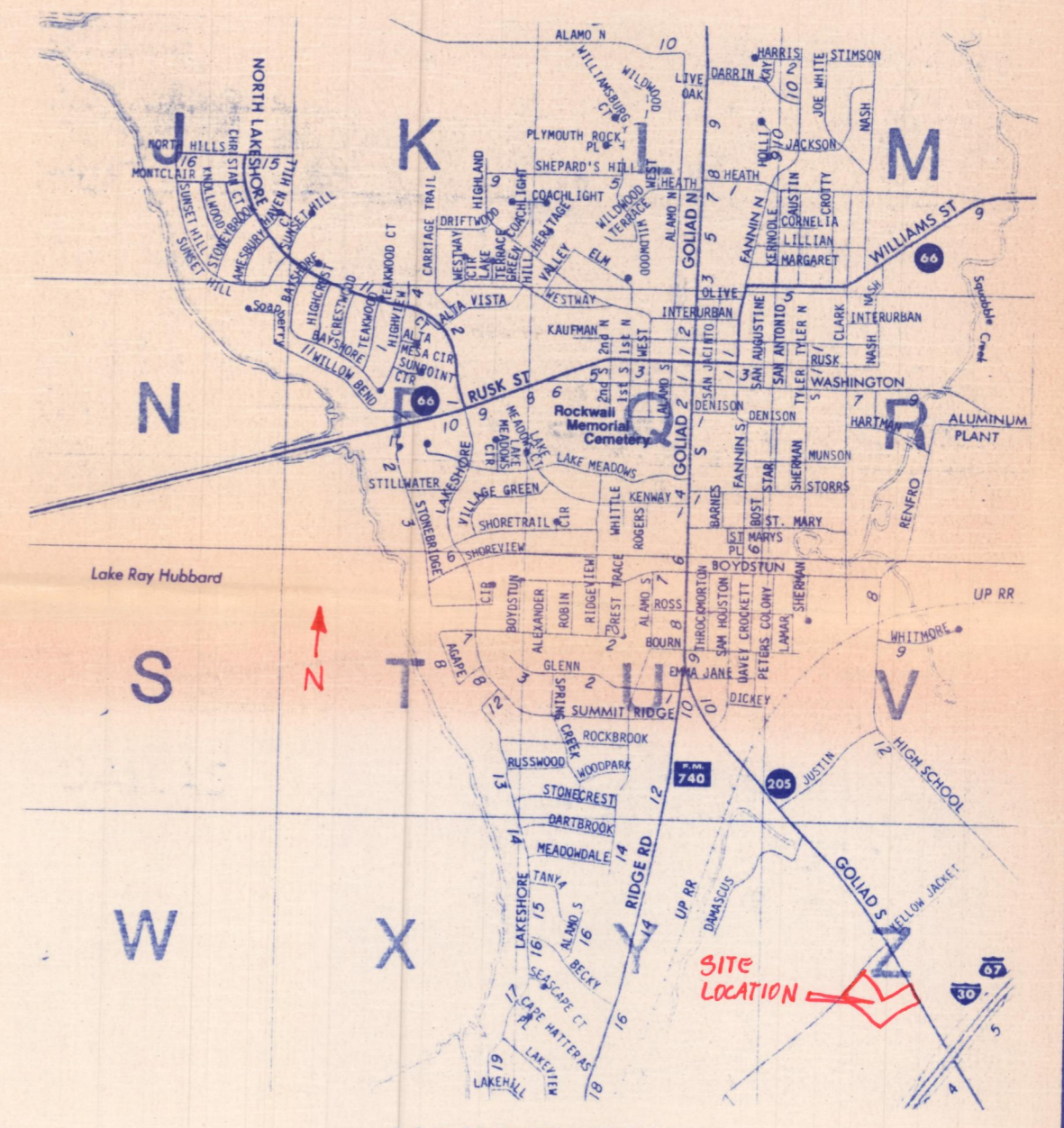
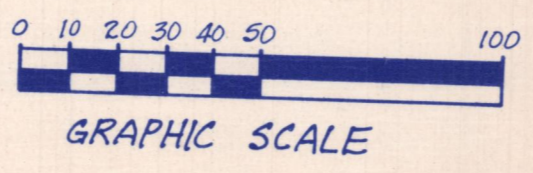
YELLOWJACKET LANE
(70' R.O.W.)



TLA Subdivision
(Slide & Pg)

STATE HIGHWAY NO. 205
(100' R.O.W.)

I.H. 30/205 PLAZA Phase I
Slide A, Page 316



LOCATION MAP
Scale: 1" = 2,000'

1st Submission

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=40'	4-06-92	9233

LORETTA ANDERSON ADDITION
JOSEPH CADLE SURVEY-ABSTRACT NO.65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ALLEN ANDERSON ~ OWNER
1208 SIGMA COURT, ROCKWALL, TEXAS 75087 TEL. 771-2528

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Allen Anderson is the owner of a tract of land situated in the Joseph Cadle Survey, Abstract No 65, Rockwall County, Texas, and being a part of that 2.00 acre tract of land conveyed to Rockwall Bank, National Association, by Warranty Deed recorded in Volume 110, Page 674, Deed Records, Rockwall County, Texas, and being Lot 3, Block A of Peoples Addition No. 1, an addition to the City of Rockwall, recorded in Slide A, Page 277, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a cross found cut in concrete on the Southwesterly line of Hwy. 205, at the North corner of I.H. 30/205 Plaza, Phase 1, as recorded in Slide A, Page 316, Plat Records, Rockwall County, Texas, and at the Southeast corner of said 2.00 acre tract;
THENCE: South 60°04'01" West, a distance of 299.19 feet along the Northwest line of said I.H. 30/205 Plaza, Phase 1, and the Southeast line of said 2.00 acre tract to a cross cut in concrete for a corner;
THENCE: North 50°21'09" West, a distance of 124.12 feet to a 1/2" iron rod found for a corner;
THENCE: North 33°40'51" West, a distance of 112.36 feet to a 1/2" iron rod found for a corner on the Southeast line of Yellowjacket Lane, a 70 foot right-of-way, said iron rod being on a curve to the right having a central angle of 3°00'49", a radius of 1332.05 feet, and a chord that bears North 44°29'23" East, a distance of 70.05 feet;
THENCE: Along said curve and with said Southeast line an arc distance of 70.06 feet to a 1/2" iron rod found for a corner at the point of tangency of said curve;
THENCE: North 45°59'52" East continuing along said Southeast line, passing at 37.44 feet a 1/2" iron rod found at the West corner of the above mentioned Lot 3, and continuing a total distance of 136.56 feet to a 1/2" iron rod found at the North corner of said Lot 3;
THENCE: South 29°54'47" East, a distance of 172.45 feet along the Northeast line of said Lot 3, and the Southwest lines of Lot 2 and Lot 1 of said Peoples Addition to a P. K. nail found at the East corner of said Lot 3 and the South corner of said Lot 1, and on the most Easterly Northwest line of said 2.00 acre tract;
THENCE: North 60°04'01" East, a distance of 150.00 feet along the Southeast line of said Lot 1 and said Easterly Northwest line to a 1/2" iron rod found on the Southwesterly line of Hwy. 205 and at the East corner of said Lot 1 and the most Easterly North corner of said 2.00 acre tract;
THENCE: South 29°54'47" East, a distance of 108.00 feet along the Southwesterly line of Hwy. 205 to the POINT OF BEGINNING, and containing 63,422 square feet or 1.4560 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Allen Anderson is the owner of said tract and does hereby adopt this plat designating the hereinabove described property as Loretta Anderson Addition, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets 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. 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 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 part of their respective system 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 this addition.

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 Platting Ordinance 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, drainage structures, and storm sewers, 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 there-fore 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, as required under Ordinance 83-54.

WITNESS MY HAND, at _____, Texas, this _____ day of _____, 1992.

ALLEN ANDERSON

THE STATE OF TEXAS
COUNTY OF _____

THIS instrument was acknowledged before me on the _____ day of _____, 1992, by Allen Anderson.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans, 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.

Harold L. Evans, Registered Professional Land Surveyor, No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

THIS instrument was acknowledged before me on the _____ day of _____, 1992 by Harold L. Evans.

NOTARY PUBLIC

My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

CITY MANAGER

DATE

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

I hereby certify that the above and foregoing plat of Loretta Anderson Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1992.

This approval shall be invalid unless the approval 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 Platting Ordinance of the City of Rockwall.

WITNESS MY HAND this _____ day of _____, 1992.

MAYOR, CITY OF ROCKWALL

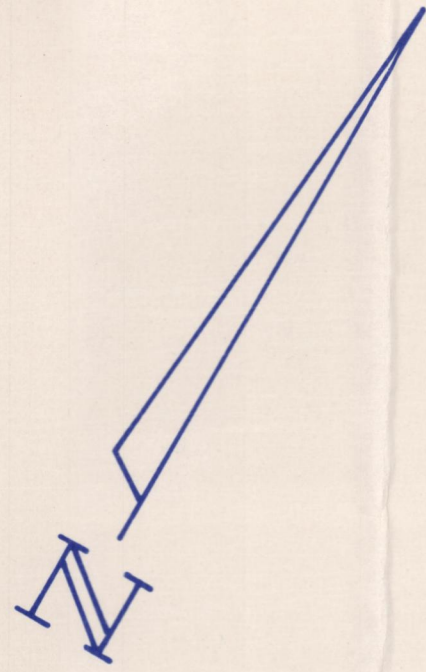
CITY SECRETARY, CITY OF ROCKWALL

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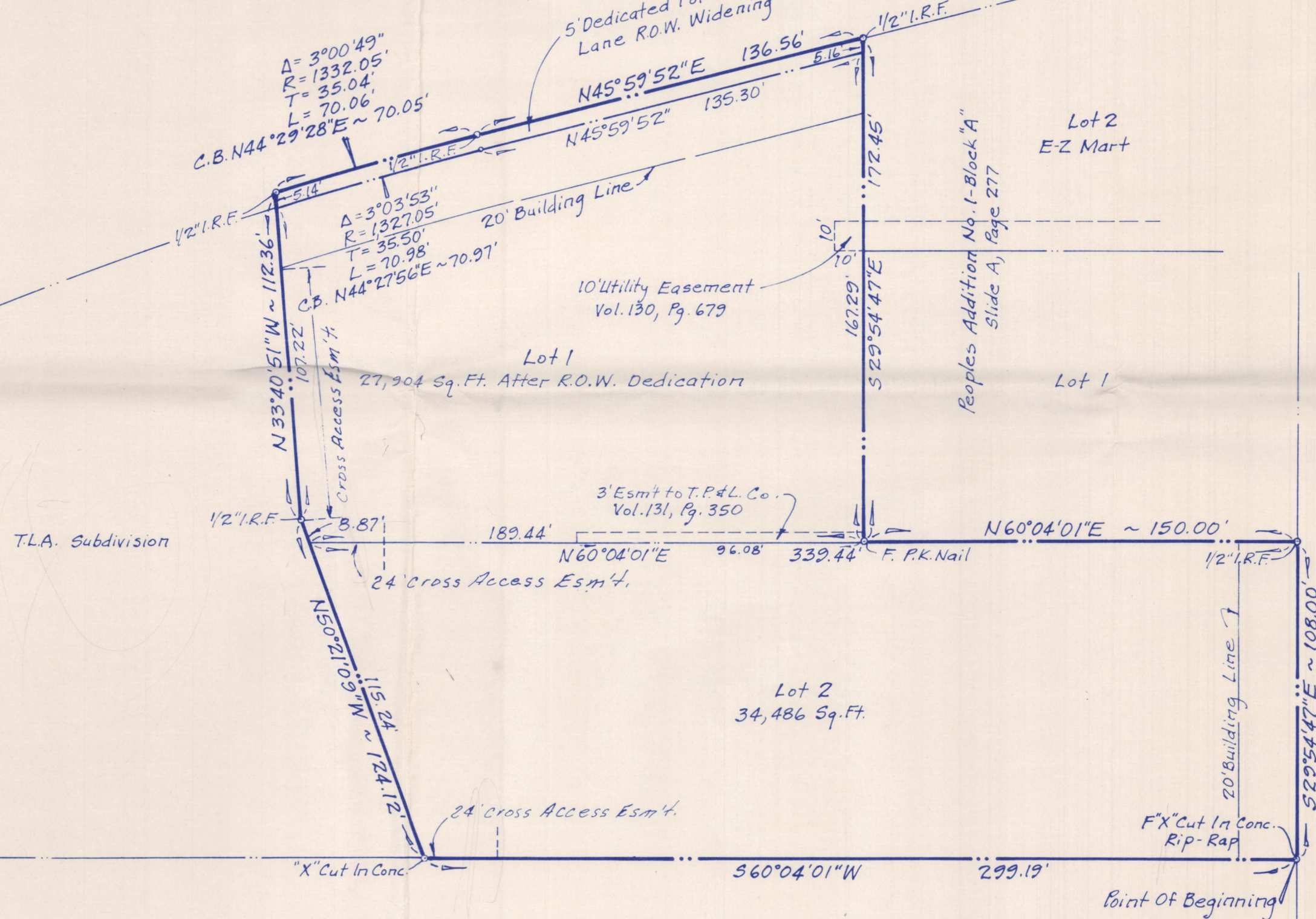
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
	4-06-92	9233

LORETTA ANDERSON ADDITION
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ALLEN ANDERSON ~ OWNER
1208 SIGMA COURT, ROCKWALL, TEXAS 75087 TEL. 771-2528

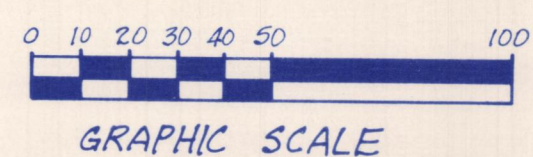


YELLOWJACKET LANE
(70' R.O.W.)



Final Submission

1
2



HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=40'	4-06-92	9233

LORETTA ANDERSON ADDITION
JOSEPH CADLE SURVEY-ABSTRACT NO.65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ALLEN ANDERSON ~ OWNER
1208 SIGMA COURT, ROCKWALL, TEXAS 75087 TEL. 771-2528

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Allen Anderson is the owner of a tract of land situated in the Joseph Cadle Survey, Abstract No 65, Rockwall County, Texas, and being a part of that 2.00 acre tract of land conveyed to Rockwall Bank, National Association, by Warranty Deed recorded in Volume 110, Page 674, Deed Records, Rockwall County, Texas, and being Lot 3, Block A of Peoples Addition No. 1, an addition to the City of Rockwall, recorded in Slide A, Page 277, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a cross found cut in concrete on the Southwesterly line of Hwy. 205, at the North corner of I.H. 30/205 Plaza, Phase 1, as recorded in Slide A, Page 316, Plat Records, Rockwall County, Texas, and at the Southeast corner of said 2.00 acre tract;

THENCE: South 60°04'01" West, a distance of 299.19 feet along the Northwest line of said I.H. 30/205 Plaza, Phase 1, and the Southeast line of said 2.00 acre tract to a cross cut in concrete for a corner;

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THENCE: North 33°40'51" West, a distance of 112.36 feet to a 1/2" iron rod found for a corner on the Southeast line of Yellowjacket Lane, a 70 foot right-of-way, said iron rod being on a curve to the right having a central angle of 3°00'49", a radius of 1332.05 feet, and a chord that bears North 44°29'23" East, a distance of 70.05 feet;

THENCE: Along said curve and with said Southeast line an arc distance of 70.06 feet to a 1/2" iron rod found for a corner at the point of tangency of said curve;

THENCE: North 45°59'52" East continuing along said Southeast line, passing at 37.44 feet a 1/2" iron rod found at the West corner of the above mentioned Lot 3, and continuing a total distance of 136.56 feet to a 1/2" iron rod found at the North corner of said Lot 3;

THENCE: South 29°54'47" East, a distance of 172.45 feet along the Northeast line of said Lot 3, and the Southwest lines of Lot 2 and Lot 1 of said Peoples Addition to a P. K. nail found at the East corner of said Lot 3 and the South corner of said Lot 1, and on the most Easterly Northwest line of said 2.00 acre tract;

THENCE: North 60°04'01" East, a distance of 150.00 feet along the Southeast line of said Lot 1 and said Easterly Northwest line to a 1/2" iron rod found on the Southwesterly line of Hwy. 205 and at the East corner of said Lot 1 and the most Easterly North corner of said 2.00 acre tract;

THENCE: South 29°54'47" East, a distance of 103.00 feet along the Southwesterly line of Hwy. 205 to the POINT OF BEGINNING, and containing 63,422 square feet or 1.4560 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Allen Anderson is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as Loretta Anderson Addition, a plat and re-plat of Lot 3, Block A of Peoples Addition No. 1, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets 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. 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 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 part of their respective system 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 this addition.

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 Platting Ordinance 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, drainage structures, and storm sewers, 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 the availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1992.

ALLEN ANDERSON

THE STATE OF TEXAS
COUNTY OF

THIS instrument was acknowledged before me on the _____ day of _____, 1992, by Allen Anderson.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans, 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.

Harold L. Evans, Registered Professional Land Surveyor, No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

THIS instrument was acknowledged before me on the _____ day of _____, 1992 by Harold L. Evans.

NOTARY PUBLIC

My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

CITY MANAGER

DATE

APPROVED

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

I hereby certify that the above and foregoing plat of Loretta Anderson Addition, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1992.

This approval shall be invalid unless the approval 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 Platting Ordinance of the City of Rockwall.

WITNESS MY HAND this _____ day of _____, 1992.

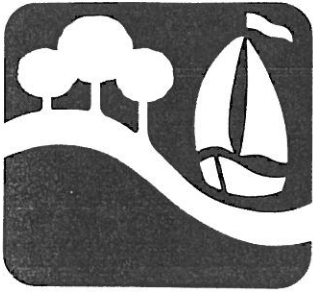
MAYOR, CITY OF ROCKWALL

CITY SECRETARY, CITY OF ROCKWALL

2
2

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	4-06-92	9233

LORETTA ANDERSON ADDITION	
JOSEPH CADLE SURVEY, ABSTRACT NO. 65	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
ALLEN ANDERSON ~ OWNER 1208 SIGMA COURT, ROCKWALL, TEXAS 75087 TEL. 771-2598	



CITY OF ROCKWALL
"THE NEW HORIZON"

June 5, 1992

Mr. Allen Anderson
1208 Sigma Court
Rockwall, Texas 75087

Dear Mr. Anderson:

On May 18, 1992 the Rockwall City Council approved your final plat of the Loretta Anderson Addition located on Yellowjacket Lane and SH-205.

The final plat must be filed of record within 120 days of the approval date or the approval becomes void. At least two mylars of each of final plat 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 Clerk's Office. No building permit can be issued until we have received these mylars.

Sincerely,

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

Julie Couch
Assistant City Manager

hcc

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: May 14, 1992

Agenda No: IV. A.

Agenda Item: P&Z 92-9-FP - Consider Approval of a Request from Allen Anderson for a Replat of the Loretta Anderson Addition Located on Yellowjacket Lane and SH-205

Item Generated By: Applicant, Allen Anderson

Action Needed: Discuss application and take any necessary action.

Background Information:

We have received a request to plat the remaining portion of Mr. Anderson's property adjacent to the car wash that is now under construction. The Commission approved the plat of the car wash location last month. This site includes a portion of an existing plat as well as the unplatted area which is occupied by the old Independent Bank building on SH-205. Mr. Anderson wants to go ahead and plat the rest of his property. They need to add access easements to the plat and we have informed them of this.

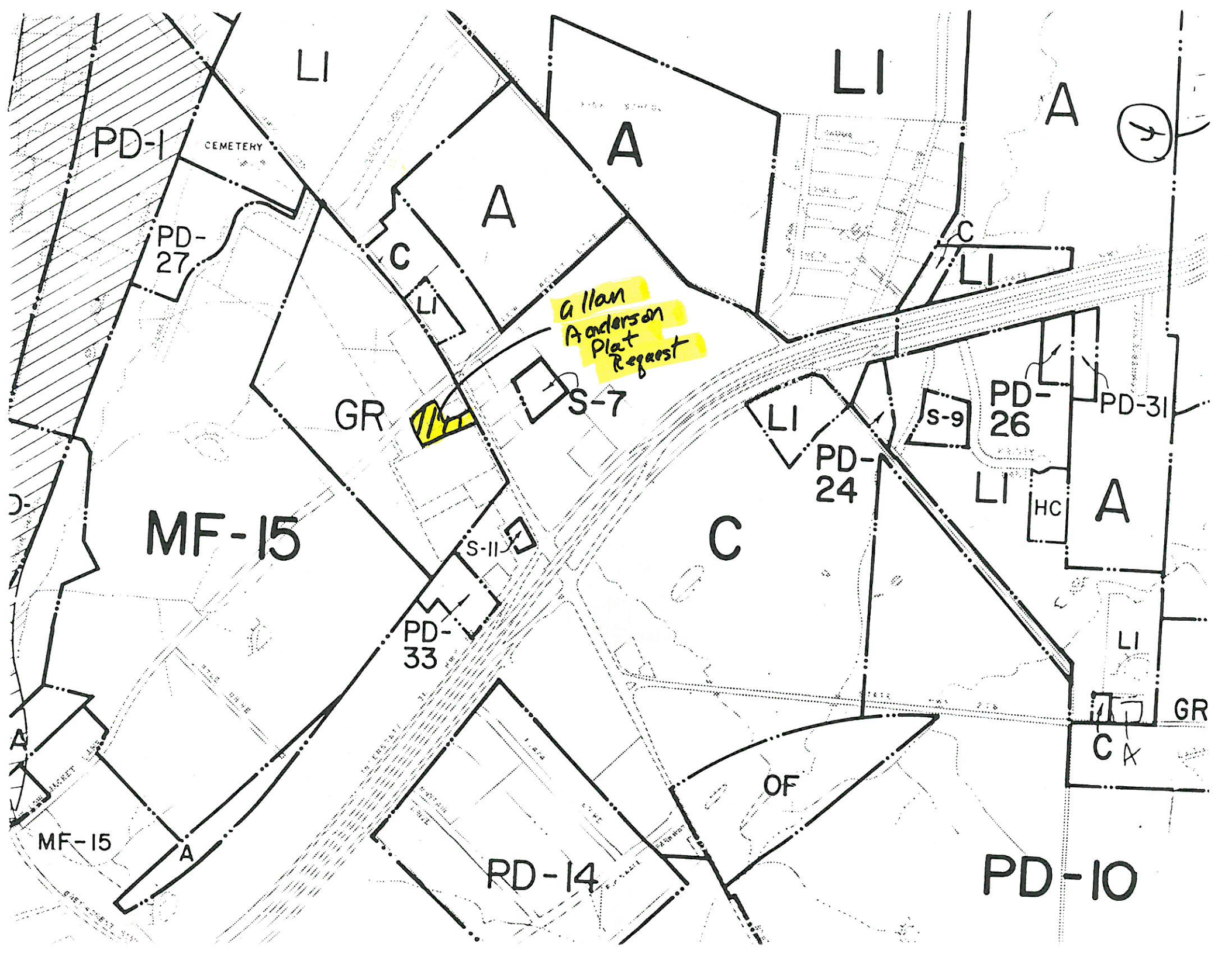
They are providing the necessary ROW for the widening of Yellowjacket. There will be some street escrow necessary for a portion of the turn lane that will be constructed in the future. There is already 100 feet of ROW on SH-205, which is the amount indicated by the state that is needed.

Attachments:

1. Location Map
2. Plat

Agenda Item: Final Plat for the Anderson Addition

Item No: IV. A.



PD-1

CEMETERY

LI

A

LI

A

3

PD-27

C

A

LI

Allan Anderson
Plat Request

S-7

GR

LI

S-9

PD-26

PD-31

MF-15

S-11

C

PD-24

LI

HC

A

PD-33

LI

GR

CA

MF-15

A

OF

PD-14

PD-10



YELLOWJACKET LANE (70' R.O.W.)

$\Delta = 3^{\circ}00'49''$
 $R = 1332.05'$
 $T = 35.04'$
 $L = 70.06'$
C.B. $N44^{\circ}29'28''E \sim 70.05'$

5' Dedicated For Yellowjacket Lane R.O.W. Widening

$\Delta = 3^{\circ}03'53''$
 $R = 1327.05'$
 $T = 35.50'$
 $L = 70.98'$
C.B. $N44^{\circ}27'56''E \sim 70.97'$

20' Building Line

10' Utility Easement
Vol. 130, Pg. 679

Lot 1
27,904 Sq. Ft. After R.O.W. Dedication

3' Esm't to T.P.R.L. Co.
Vol. 131, Pg. 350

Peoples Addition No. 1-Block "A"
Slide A, Page 277

Lot 2
E-Z Mart

Lot 1

Lot 2
34,486 Sq. Ft.

F'X Cut In Conc.
R.p. Rap

Point Of Beginning

I.H. 30/205 PLAZA Phase I
Slide A, Page 316

STATE HIGHWAY NO. 205 (100' R.O.W.)

(5)



**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: May 18, 1992

Agenda No: VII. A.

Agenda Item: P&Z 92-9-FP - Discuss and Consider Approval of a Request from Allen Anderson for a Final Plat of the Loretta Anderson Addition Located on Yellowjacket Lane and SH-205

Item Generated By: Applicant, Allen Anderson

Action Needed: Discuss application and take any necessary action.

Background Information:

The Commission has recommended approval of the request with the condition that cross access easements be added to the plat. The engineer will add those and should have a revised copy for Monday night.

Attachments:

Agenda Item: Final Plat for the Anderson Addition

Item No: VII. A.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: May 18, 1992

Agenda No: VII. A.

Agenda Item: P&Z 92-9-FP - Discuss and Consider Approval of a Request from Allen Anderson for a Final Plat of the Loretta Anderson Addition Located on Yellowjacket Lane and SH-205

Item Generated By: Applicant, Allen Anderson

Action Needed: Discuss application and take any necessary action.

Background Information:

We have received a request to plat the remaining portion of Mr. Anderson's property adjacent to the car wash that is now under construction. The Commission and Council approved the plat of the car wash location on Yellowjacket Lane last month. This site being platted includes a portion of an existing plat as well as the unplatted area which is occupied by the old Independent Bank building on SH-205. Mr. Anderson wants to plat the rest of his property. They need to add access easements to the plat and we have informed them of this.

They are providing the necessary ROW for the widening of Yellowjacket. There will be some street escrow necessary for a portion of the turn lane that will be constructed in the future when the site is developed. There is already 100 feet of ROW on SH-205, which is the amount indicated by the state that is needed.

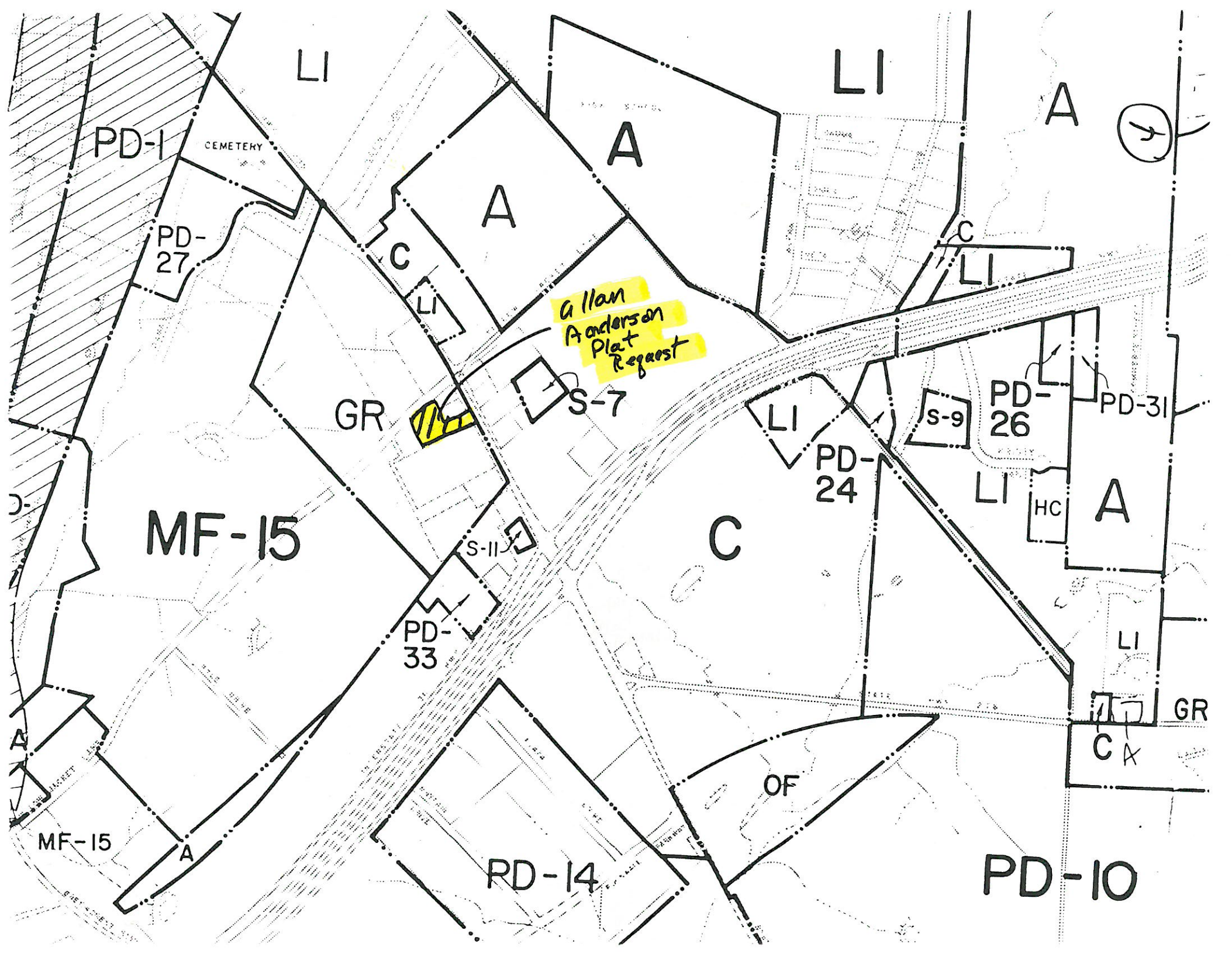
The Commission is considering this item at their meeting on Thursday night. We will forward their recommendation to you on Friday.

Attachments:

1. Location Map
2. Plat

Agenda Item: Final Plat for the Anderson Addition

Item No: VII. A.





YELLOWJACKET LANE (70' R.O.W.)

$\Delta = 3^{\circ}00'49''$
 $R = 1332.05'$
 $T = 35.04'$
 $L = 70.06'$
C.B. $N44^{\circ}29'28''E \sim 70.05'$

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$\Delta = 3^{\circ}03'53''$
 $R = 1327.05'$
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 $L = 70.98'$
C.B. $N44^{\circ}27'56''E \sim 70.97'$

20' Building Line

10' Utility Easement
Vol. 130, Pg. 679

Lot 1
27,904 Sq. Ft. After R.O.W. Dedication

3' Esm't to T.P.&L. Co.
Vol. 131, Pg. 350

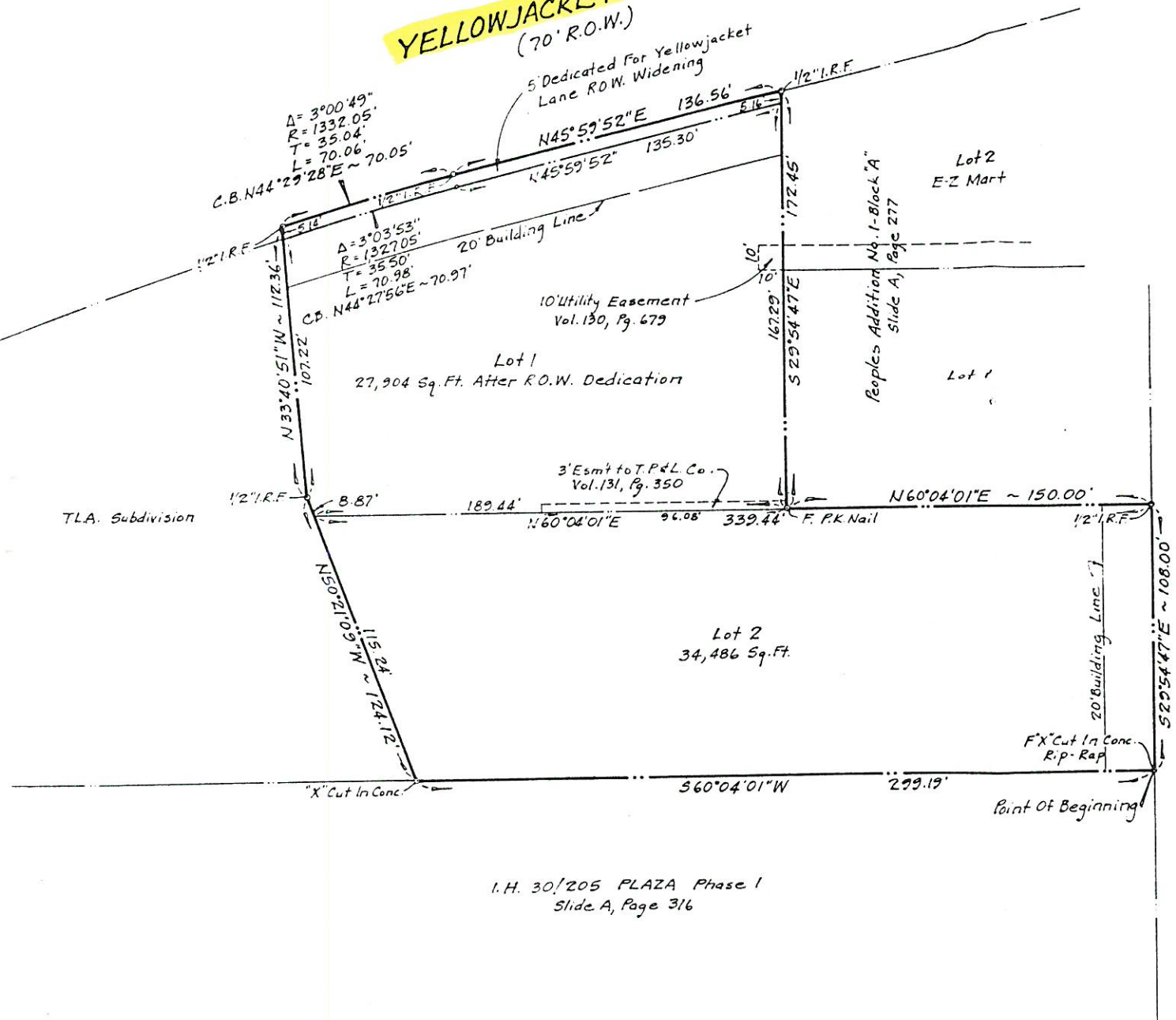
Peoples Addition No. 1-Block "A"
Slide A, Page 277

Lot 2
E-Z Mart

Lot 1

Lot 2
34,486 Sq. Ft.

STATE HIGHWAY NO. 205 (100' R.O.W.)



I.H. 30/205 PLAZA Phase I
Slide A, Page 316

(5)

