

APPLICATION AND FINAL PLAT CHECKLIST

Date June 4, 1992

Name of Proposed Development Replat of LOTS 4, 5 & 8, Block J, The Original Town of Rockwall

Name of Developer Paul Davis

Address 106 N. Goliad Street Phone 771-3861

Owner of Record Paul Davis

Address same Phone same

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

Address 965 Sids Road Rockwall, Texas 75087 Phone 214-771-3036

Total Acreage 0.344 Current Zoning CBD

Number of Lots/Units 3

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

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.

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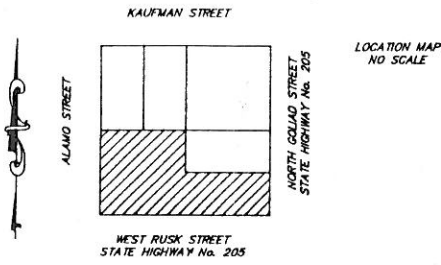
Taken by: \_\_\_\_\_

Date: 6/4/92

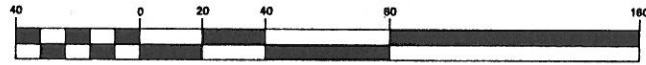
Receipt No.: 024821

File No.: 92-21-FP

Fee: \$55.00



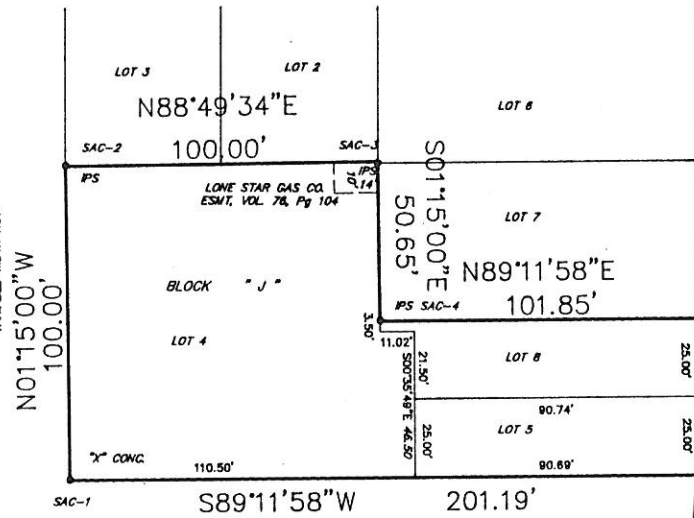
GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



ALAMO STREET  
VARIABLE WIDTH ROW



NORTH GOLIAD STREET  
STATE HIGHWAY No. 205  
60' ROW

WEST RUSK STREET  
STATE HIGHWAY No. 66  
60' ROW

PLACE OF BEGINNING

FILE PLAT

REPLAT OF LOTS 4, 5, & 8 BLOCK J

THE ORIGINAL TOWN OF ROCKWALL

B.F. BOYDSTUN SURVEY ABSTRACT No. 14  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

PAUL DAVIS OWNER  
106 N. GOLIAD ST. ROCKWALL TEXAS, 75087

SURFACE ADJUSTED COORDINATES

SAC-1	7028918.3856	2584407.3451
SAC-2	7030018.3618	2584405.3636
SAC-3	7030020.4103	2584505.1427
SAC-4	7028968.7726	2584506.4476
SAC-5	7028971.1824	2584608.2813
SAC-6	7028921.1866	2584604.7153

B.L.S. & ASSOCIATES, INC.  
965 SID'S ROAD, P.O. BOX 65 (771-3036)  
ROCKWALL, TEXAS 75087





STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, PAUL DAVIS 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, all of LOTS 4, 5 and 8, BLOCK J, of THE ORIGINAL TOWN OF ROCKWALL, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Volume F, Page 510, Deed Records, Rockwall County, Texas, and being more particularly described as follows;  
BEGINNING at the point of intersection of the West line of North Goliad Street (State Highway No. 205), with the North line of West Rusk Street (State Highway No. 66), an X in concrete for corner;  
THENCE, S.89°11'58"W., along the North line of West Rusk Street, a distance of 201.19 feet to an X found for corner;  
THENCE, N.1°15'00"W., along the East line of Alamo Street, a distance of 100.00 feet to a 1/2" iron stake set for corner;  
THENCE, N.88°49'34"E., leaving the East line of Alamo Street, a distance of 100.00 feet to a 1/2" iron stake set for corner;  
THENCE, S.1°15'00"E., a distance of 50.65 feet to a 1/2" iron stake set for corner;  
THENCE, N.89°11'58"E., a distance of 101.85 feet to a point for corner;  
THENCE, S.0°29'51"E., along the West line of Goliad Street (State Highway No. 205), a distance of 50.00 feet to the PLACE OF BEGINNING and containing 15,108 square feet of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT, Paul Davis being owner of a tract of land does hereby adopt this plat designating the herein above described property as FINAL PLAT OF REPLAT OF LOTS 4, 5 and 8, BLOCK J, of THE ORIGINAL TOWN OF ROCKWALL, 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) The approval of a plat by the City of Rockwall and Rockwall County, Texas, 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 Rockwall and Rockwall County, Texas, 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. 1992.

By \_\_\_\_\_  
PAUL DAVIS

State Of Texas  
County Of Rockwall  
BEFORE ME, a notary public, on this day personally appeared Paul Davis 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 \_\_\_\_\_, 1992.

Notary Public in and for the State Of Texas  
SURVEYORS CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That I, Kenneth E 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.

Kenneth E Brown, Registered Professional Land Surveyor # 2062

State Of Texas  
County Of Rockwall  
BEFORE ME, a notary public, on this day personally appeared Kenneth E. 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 \_\_\_\_\_, 1992.

Notary Public in and for the State Of Texas  
RECOMMENDED FOR FINAL APPROVAL APPROVED  
\_\_\_\_\_  
City Manager Chairman Planning and Zoning Commission

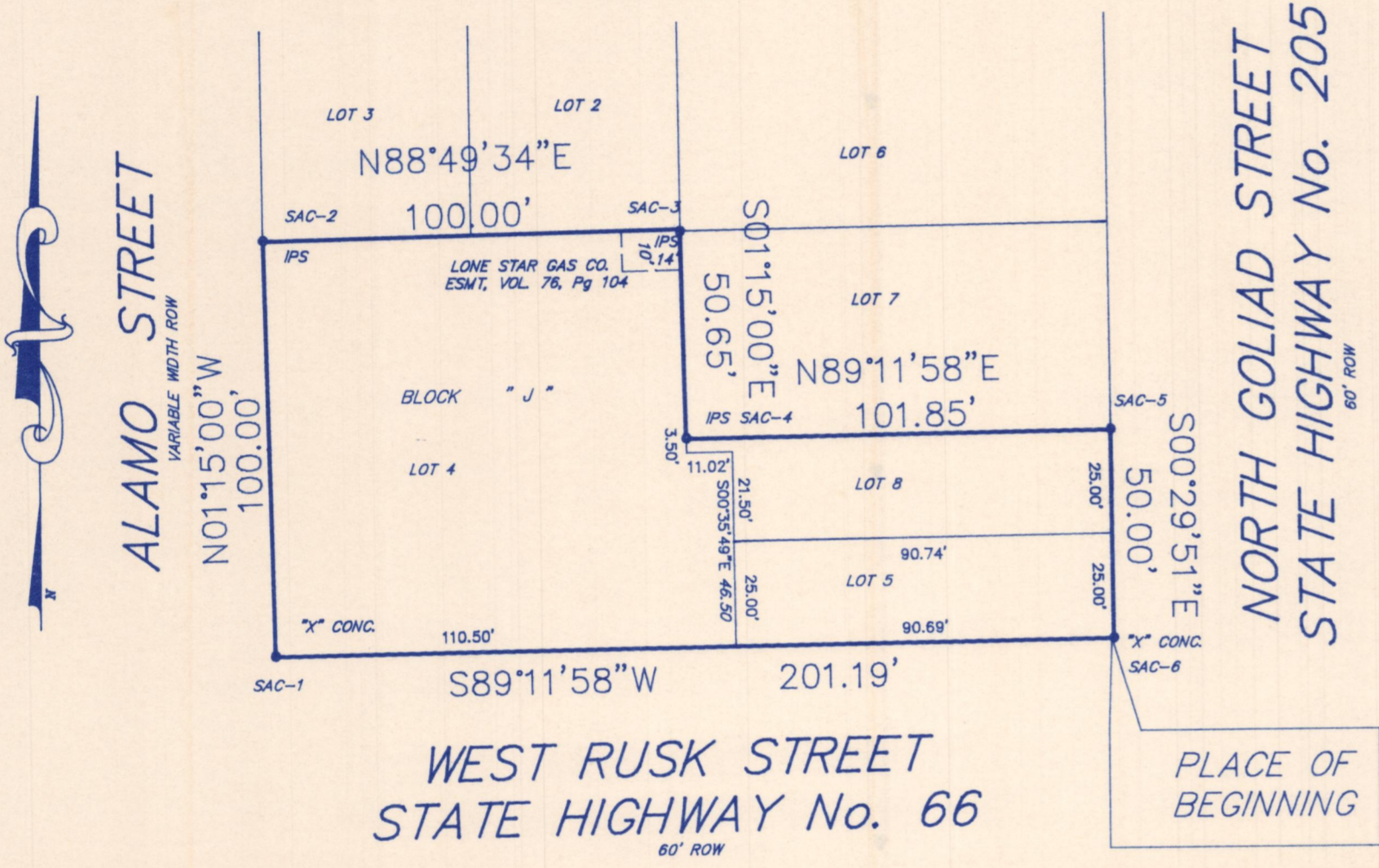
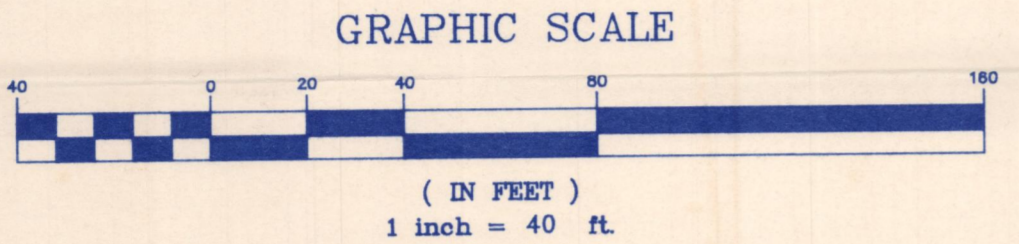
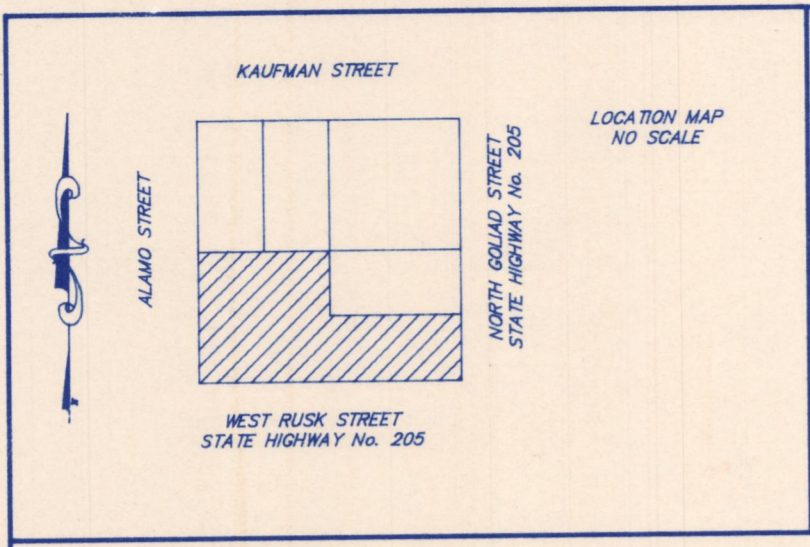
I hereby certify that the above foregoing Replat of LOTS 4, 5 and 8, BLOCK J, of the ORIGINAL TOWN OF ROCKWALL, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1992.

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. 1992.

\_\_\_\_\_  
Mayor, City of Rockwall, Texas City Secretary, City of Rockwall, Texas



FILE PLAT  
REPLAT OF LOTS 4, 5, & 8 BLOCK J  
THE ORIGINAL TOWN OF ROCKWALL  
B.F. BOYDSTUN SURVEY ABSTRACT No. 14  
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965 SID'S ROAD, P.O. BOX 65 (771-3036)  
ROCKWALL, TEXAS 75087  
JUNE 1992

SURFACE ADJUSTED COORDINATES

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SAC-5	7028921.1824	2594608.2813
SAC-6	7028921.1866	2594608.7155





**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

November 25, 1992

Mr. Paul Davis  
106 N. Goliad  
Rockwall, Texas 75087

re: Final Plat

Dear Mr. Davis:

On July 6, 1992 the Rockwall City Council approved the final plat for lots 4, 5, and 8, Block J, of The Original Town of Rockwall. Please return two (2) sets of executed mylars to my office so we can then execute our portion of the plat and file it with the County. The plat must be filed with the County within 120 days of approval or it is void.

If you have any questions regarding the plat don't hesitate to contact me.

Sincerely,

*Hilda Crangle*  
Hilda Crangle  
City Secretary

attachment



continue as they are.

70

The comments were concluded and no action was taken.

*P&Z Min. 10/25/92*  
**P&Z 92-21-FP - DISCUSS AND CONSIDER APPROVING A REPLAT OF LOTS 4, 5,  
AND 8, BLOCK J OF THE ORIGINAL TOWN PLAT**

75

Couch reviewed the replat with the Commission explaining that it met all of the City's requirements. Morgan made a motion to approve the replat of Lots 4, 5, and 8, Block J of the Original Town plat. Greenwalt seconded the motion.

80

**ADJOURN**