

APPLICATION AND FINAL PLAT CHECKLIST

Date 11/21/94

Name of Proposed Development LOFLAND LAKE ESTATES PHASE II

Name of Developer Max Scheid, Trustee

Address P.O.Box 472347, Garland, TX 75047 Phone 214-270-4481

Owner of Record Max Scheid, Trustee


Address P. O. Box 472347, Garland, TX 75047 Phone 214-270-4481

Name of Land Planner/Surveyor/Engineer HAROLD EVANS

Address 2331 Gus Thomason Rd., Ste. 102, Dallas, TX 75228 Phone 214-328-8133

Total Acreage 22.192 acres Current Zoning Aq.

Number of Lots/Units 8

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 of</u>	<u>Not</u>
<u>Shown on Plat</u>	<u>Applicable</u>

<u>X</u>	<u>          </u>
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1. Title or name of development, written and graphic scale, north point, date of plat and key map

X        \_\_\_\_\_

2. Location of the development by City, County and State.

Page 2 of 4

  X        \_\_\_\_\_

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark

  X        \_\_\_\_\_

4. Accurate boundary survey and property description with tract boundary lined indicated by heavy lines

  --        \_\_\_\_\_

5. If no engineering is provided show contours of 5 ft. intervals

  X        \_\_\_\_\_

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

  X        \_\_\_\_\_

7. Approved name and right-of-way width of each street, both within an adjacent to the development

  X        \_\_\_\_\_

8. Locations, dimensions and purposes of any easements or other rights-of-way

  X        \_\_\_\_\_

9. Identification of each lot or site and block by letter and number and building lines

  X        \_\_\_\_\_

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

  X        \_\_\_\_\_

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)

X              \_\_\_\_\_

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 graded (see wording)

  X              \_\_\_\_\_

14. Statement of developer responsibility for storm drainage improvements (see wording)

  X              \_\_\_\_\_

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

  X              \_\_\_\_\_

16. Space for signatures attesting approval of the plat (see wording)

  X              \_\_\_\_\_

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

  X              \_\_\_\_\_

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)

  X              \_\_\_\_\_

20. Submit along with plat a calculation sheet indicating the area of each lot

  X              \_\_\_\_\_

21. Attach copy of any proposed deed restrictions for proposed subdivision

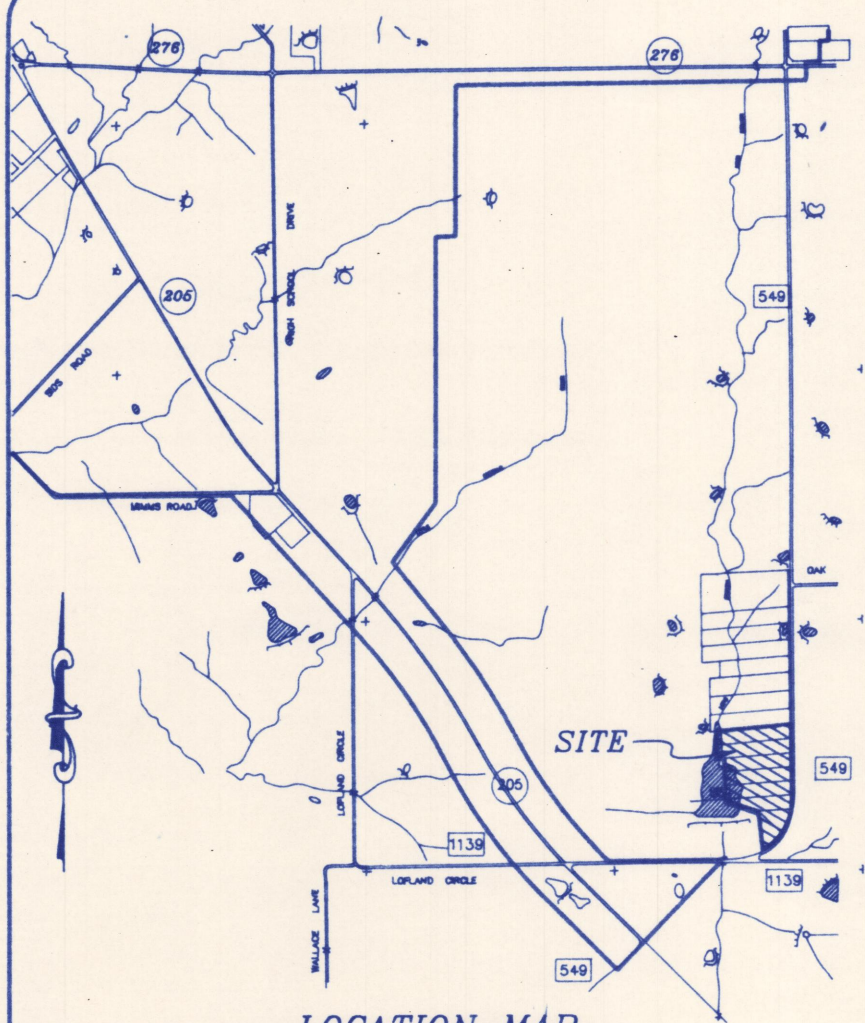
Taken by: \_\_\_\_\_

File No.: 9A-44-FP

Date: 11/21/94

Fee: \_\_\_\_\_

Receipt No.: \_\_\_\_\_



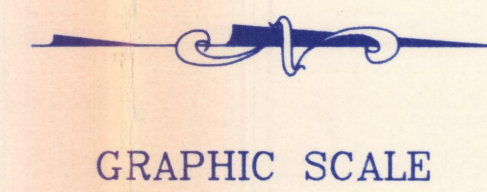
LOCATION MAP  
(NTS)

MAX SCHEID, TRUSTEE

SPILLWAY ELEVATION = 538.00  
MIN. FINISHED FLOOR ELEV. = 540.00  
INFO. TAKEN FROM U.S.G.S. MAP

F.M. 549

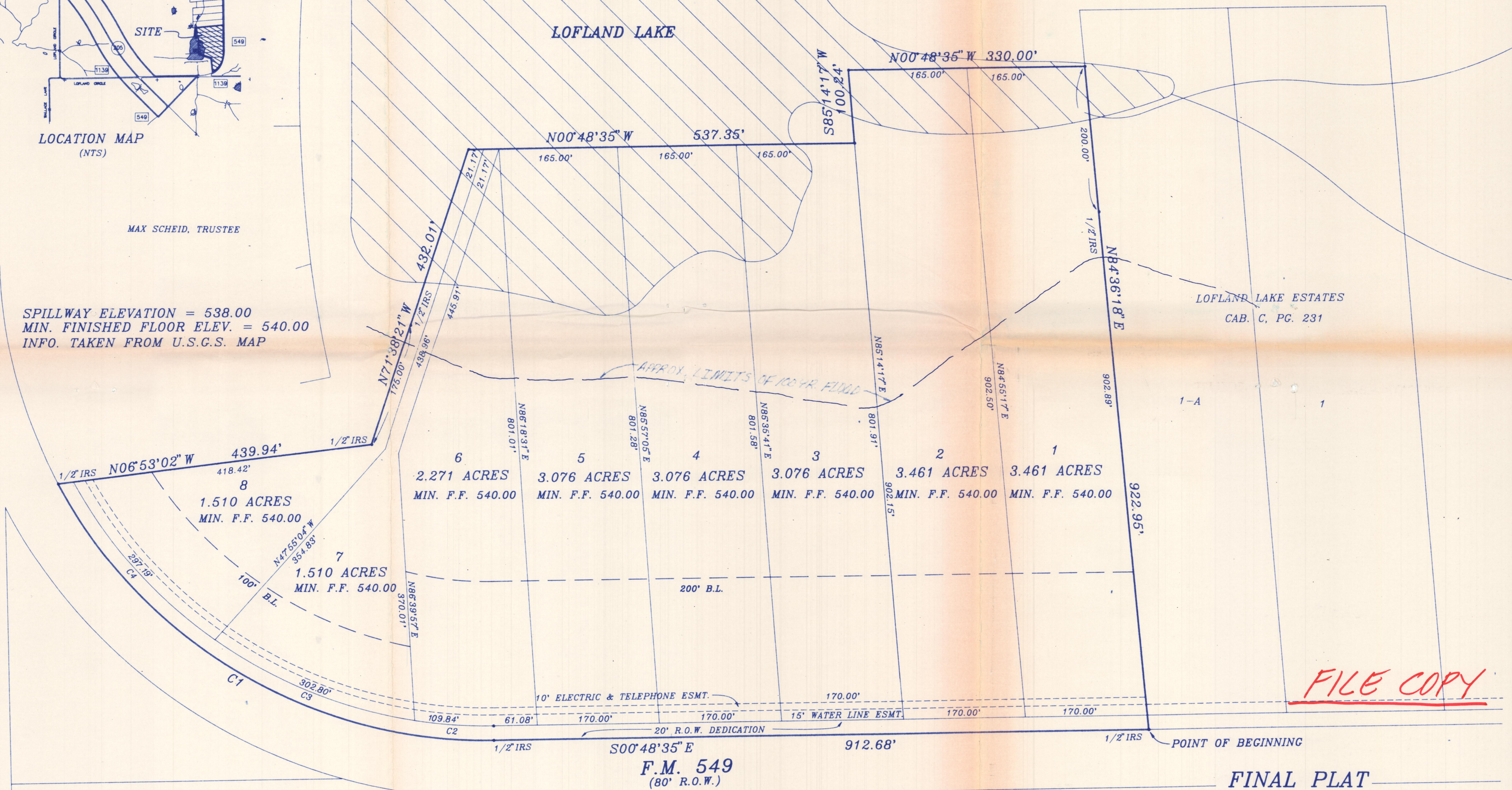
F.M. 1139



( IN FEET )  
1 inch = 100 ft.

MAX SCHEID, TRUSTEE

LOFLAND LAKE



LOFLAND LAKE ESTATES  
CAB. C, PG. 231

**FILE COPY**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	676.76'	739.50'	411.54'	703.26'	N30°29'39"E	62°36'28"
C2	656.76'	109.84'	55.05'	109.71'	N03°58'53"E	09°34'57"
C3	656.76'	302.80'	154.14'	300.12'	N21°58'51"E	26°24'58"
C4	656.76'	297.19'	151.18'	294.66'	N48°09'08"E	25°55'36"

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228. (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	11/3/94	94142

**FINAL PLAT**  
**LOFLAND LAKE**  
**ESTATES NO. 2**

A. JOHNSON SURVEY ABST. NO. 123  
ROCKWALL COUNTY, TEXAS

MAX SCHEID, TRUSTEE  
3409 RIDGEDALE DRIVE, GARLAND, TEXAS 75041 (214) 270-4481

94-44FP

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, MAX SCHEID, is Trustee for the owners of a tract of land situated in the Abner Johnson Survey, Abstract No. 123, Rockwall County, Texas, and being a part of that 217.25 acre tract described in Deeds recorded in Volume 77, Page 878, Volume 77, Page 882; and Volume 103, Page 165, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the Southeast corner of Lofland Lake Estates, an addition to the County of Rockwall recorded in Slide C, Page 231, Plat Records, Rockwall County, Texas, and on the West line of FM 549, an 80 foot right-of-way;  
THENCE: South 00 degrees 48' 35" East a distance of 912.68 feet with said West line to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 62 degrees 36' 28", a radius of 676.76 feet, and a chord that bears South 30 degrees 29' 39" West a distance of 703.26 feet;  
THENCE: Along said curve and with said West line an arc distance of 739.50 feet to a 1/2" iron rod set for a corner;  
THENCE: North 06 degrees 53' 02" West a distance of 439.94 feet to a 1/2" iron rod set for a corner;  
THENCE: North 71 degrees 38' 21" West passing at 175.00 feet a 1/2" iron rod set as a reference and continuing a total distance of 432.01 feet to a point for a corner in Lofland Lake;  
THENCE: Traversing along Lofland Lake, all to points for a corner as follows: North 00 degrees 48' 35" West a distance of 537.35 feet; South 85 degrees 14' 17" West a distance of 100.24 feet; and North 00 degrees 48' 35" West a distance of 330.00 feet to the South line of the previously mentioned Lofland Lake;  
THENCE: North 84 degrees 36' 18" East passing at 200.00 feet a 1/2" iron rod set as a reference and continuing a total distance of 922.95 feet to the Point of Beginning and containing 22.192 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Max Scheid, Trustee for the owners of said tract and does hereby adopt this plat designating the hereinabove described property as Lofland Lake Estates No. 2, an Addition to Rockwall County, Texas, and does hereby dedicate for public use, forever, the street shown hereon and does 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 to public 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 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 subdivision.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Max Scheid, Trustee

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1994 by Max Scheid.

\_\_\_\_\_  
Notary Public

SURVEROR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans of the firm of Harold L. Evans, Consulting Engineer, hereby declare that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were either witnessed by me or properly placed under my personal supervision.

\_\_\_\_\_  
Harold L. Evans, Reg. Professional Land Surveyor No. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 1994 by Harold L. Evans.

\_\_\_\_\_  
Notary Public

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Chairman Planning & Zoning Commission

DATE: \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of Lofland Lake Estates No. 2, an addition to the County of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary, City of Rockwall

APPROVED

This Plat of Lofland Lake Estates No. 2 was approved by the Commissioners Court, County of Rockwall this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
County Judge

**LOFLAND LAKE  
ESTATES NO. 2**

A. JOHNSON SURVEY ABST. NO. 123

ROCKWALL COUNTY, TEXAS

MAX SCHEID, TRUSTEE  
3409 RIDGEDALE DRIVE, GARLAND, TEXAS 75041 (214) 270-4481

HAROLD L. EVANS

CONSULTING ENGINEER  
P.O. BOX 28355

2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8183

SCALE	DATE	JOB No.
1" = 100'	11/3/94	94142

AGENDA  
PLANNING & ZONING COMMISSION WORK SESSION  
Rockwall City Hall  
205 W Rusk  
Tuesday, November 22, 1994  
7:00 P.M.

I. CALL TO ORDER

II. WORK SESSION ITEMS

- 94-34-FP A request from HOLMC Inc. for a Final Plat for Rockwall School North Addition an 11.599 acre tract of land located north of Dalton Road and west of SH-205.
- 94-35-FP A request from Foxchase Development Corp. for Foxchase Phase IV located in the Foxchase Addition.
- 94-36-FP A request from HOLMC Inc. for a Final Plat for Harlan Park Phase II a 10.319 acre tract of land located west of SH-205 and east of Holden Drive.
- 94-37-RP A request from Habitat for Humanity for a Replat of Lot 51 of the Canup Subdivision into 2 lots.
- 94-38-RP A request from Habitat for Humanity for a Replat of Lot 4 Block K of the Sanger Brothers Addition into 2 lots.
- 94-39-SP A request from New England Mutal Life Insurance Co. for an amendment to the Site Plan for PD-1 (Ridge Road Center) in order to allow for a dumpter pad and drive for Ci Ci's Pizza located at 1103 Ridge Road.
- 94-40-Z A request from Embrey Enterprises, Inc. for a change in zoning for a portion of PD-13 from Duplex to SF for Windmill Ridge Estates.
- 94-41-RP A request from Neal Jones for a Replat Plat for Lot 21, Block A, of Chandlers Landing Phase 17.
- 94-42-PP A request from Mahr Development Corp. for a Preliminary Plat for Hillcrest Shores Addition Phase II & III located west of North Lakeshore and north of Bay Hills Drive.
- 94-43-FP A request from Homeplace Properties Inc. for a Final Plat for Random Oaks At The Shores.
- 94-44-FP A request from Max Scheid for a Final Plat for Lofland Lake Estates.

Review and Discuss Tree Preservation Ordinance

III. ADJOURNMENT

94-44

Planning & Zoning Regular Meeting  
December 8, 1994

5 **I. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by Art Ruff with the following members present: Ross Ramsay, David Hairston, Terry Raulston, and Ginger Baugh. Pat Friend and Van Ewing were absent.

10 **II. APPROVAL OF MINUTES FROM NOVEMBER 10, 1994 MEETING**

Hairston made a motion to accept the minutes as written from the November 10, 1994 meeting. Raulston seconded the motion which was voted on and passed unanimously.

15 **94-40-Z Hold Public Hearing and Consider recommending Approval of a Request from Embrey Enterprises, Inc., for a Change in Zoning for a Portion of PD-13 from Duplex to SF for Windmill Ridge Estates.**

Mr. Douphrate outlined the request, recommending approval.

Mr. Ruff opened the public hearing.

Mr. Pat Atkins of Tipton Engineering, representing the Owner, Embrey Enterprises, Inc., addressed the Commission asking for approval of the request.

25 Mrs. Paula Bavinck, 119 Brockway Dr., Rockwall, Texas addressed the Commission with questions regarding flood plane information and if the wooded area behind her property would be destroyed if the request was granted. Staff assured Mrs. Bavinck that her areas of concern would not be effected if the request was granted. Douphrate asked Mrs. Bavinck to feel free  
30 to call or come by his office for further detailed information.

Ruff closed the public hearing.

35 After much discussion Hairston made a motion to approve the request from Embrey Enterprises, Inc., for a change in zoning from Duplex to SF for Windmill Ridge Estates. Raulston seconded the motion which was voted on and passed unanimously.

**III ACTION ITEMS**

40 **94-35-FP Discuss and Consider Approval of a Request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV Located in the Foxchase Addition.**

Mr. Douphrate outlined the request recommending approval.



Mr. Harold Evans, representing Foxchase Development Corporation, addressed the Commission asking for approval of the request.

50 After discussion, Roulston made a motion to approve the request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV provided the engineering plans are corrected in accordance with the Engineering Department's comments and noted revisions. Hairston seconded the motion which was voted on and passed unanimously.

55 94-34-FP Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 Acre Tract of Land Located North of Dalton Road and West of SH 205.

Mr. Douphrate outlined the request recommending approval.

60 Mr. Harold Evans, Engineer for the owner, Joe Holt, addressed the Commission asking for approval of the request.

65 Mr. Joe Holt, owner, addressed the Commission asking for approval of the request. Mr. Holt assured the Commission that the RISD would escrow the required amount of \$17,600.00 for future street improvements to Dalton Road.

70 After discussion, Baugh made a motion to approved the request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 acre tract of land located north of Dalton Road and west of SH 205 with the condition the applicant escrows \$17,600.00 for the future street improvements to Dalton Road. Hairston seconded the motion which was voted on and passed unanimously.

75 94-36-FP Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Harlan Park Phase II, a 10.319 Acre Tract of Land Located West of SH 205 and East of Holden Drive.

Mr. Douphrate outlined the request recommending approval.

80 Mr. Joe Holt, owner of HOLMC, Inc., addressed the Commission asking for approval of the request.

After discussion Ruff made a motion to approve a Final Plat of Harlan Park Phase II, a 10.319 acre tract of land located west of SH 205 and east of Holden Drive. Baugh seconded the motion which was voted on and passed unanimously.

85 94-44-FP Discuss and Consider Approval of a Request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 Located along FM 549 East of SH 205.

Mr. Douphrate outlined the request recommending approval.

90 Harold Evans, representing the owner, Max Shied, addressed the Commission asking for approval of the request.

After discussion Baugh made a motion to approve the request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 located along FM 549 east of SH 205. Ramsay seconded the motion which was voted on and passed unanimously.

95 94-39-SP Discuss and Consider a Request from New England Mutual Life Insurance Co., to Amend the Site Plan for Planned Development 1 (Ridge Road Center) in Order to Allow for a Rear Dumpster Pad and Drive for CiCi's Pizza Located at 1103 Ridge Road.

100 Mr. Douphrate outlined the request recommending approval.

Mr. Frank Rogers and Mr. David Auld, owners of CiCi's Pizza, addressed the Commission asking for approval of the request.

105 After much discussion Raulston made a motion to approve the request from New England Mutual Life Insurance Co., to amend the Site Plan for Planned Development 1 (Ridge Road Center) in order to allow for a rear dumpster pad and drive for CiCi's Pizza located at 1103 Ridge Road provided the following conditions are met:

110 An 8 foot masonry wall will be constructed and additional shrubs added along the driveway to adequately screen the dumpster from SH 205.

115 The Building Official will review plans for the foundation and wall and inspect the site to insure they meet code.

Baugh seconded the motion which was voted on and passed unanimously.

120 94-42-PP Discuss and Consider Approval of a Request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II Located West of N. Lakeshore Dr. and North of Bay Hills Dr.

125 Mr. Douphrate outlined the request recommending approval.

Mr. Robert Pope, representing Mahr Development Corp., addressed the Commission asking for approval of the request.

130 After much lengthy discussion regarding development of N. Lakeshore Dr., Ramsay made a motion to approve a request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II located west of N. Lakeshore Dr. and north of Bay Hills Dr. The

135 motion died for lack of a second. The subsequent motion made by Ramsay was to approve conditional to the following:

Approval contingent to Traffic Engineer's study being prepared on N. Lakeshore Drive regarding the safety of said drive upon the addition of the lots proposed in that addition. Study is to be prepared as per the direction of the City Staff.

140 Hairston seconded the motion. The motion was voted on and passed unanimously.

145 94-43-FP Discuss and Consider Approval of a Request from Homeplace Properties, Inc., for a Final Plat of Random Oaks Located West of SH 205 and South of Ridge Road West.

Mr. Douphrate outlined the request recommending approval.

150 Mr. Pat Atkins of Tipton Engineering, representing Homeplace Properties, addressed the Commission requesting approval of the request.

After much discussion Ramsay made a motion to approve a request from Mahr Development Corp., for a Final Plat of Random Oaks located west of SH 205 and south of Ridge Road West with the following conditions:

The applicant escrow the cost to improve one-half of that portion of Quail Run Road which fronts along the subdivision;

160 The applicant escrow the cost outlined in the pro-rata water line agreement established with Mr. Al Oexman; and

The applicant extend the north bound left turn lane further south to provide a left turn capability onto Bending Oaks Trail.

165 V. ADJOURNMENT

There being no further business the meeting was adjourned at 9:05 p.m.

170 ATTEST:

APPROVED

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Planning & Zoning Commission Chairman

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Item:** December 19, 1994

**Agenda No.** V.L.

**Agenda Item:** PZ-94-44-FP Discuss and Consider Approval of a Request from Max Scheid for a Final Plat for Lofland Lake Estates and Take Any Necessary Action

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Recommendations:**

The Planning and Zoning Commission recommended approval of the request.

**Attachments:**

1. Copy of Planning and Zoning Agenda Information

City of Rockwall  
City Council Agenda

**Agenda Date:** December 19, 1994

**Agenda Item:** P&Z 94-44-FP - Discuss and Consider Approval of a Request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 Located along FM 549 east of SH 205.

**Item Presented By:** Max Shied

**Action Needed:** Consider approval of a Final Plat.

**Background Information:** This final plat submitted herein is identical to the preliminary plat approved last month. This property, as shown on the location map, is outside the City limits of Rockwall but within the ETJ. All of the noted revisions were corrected at the time the preliminary plat was submitted for approval.

**Recommendation:** The Commission recommends approval of the request.

**Attachments:**

1. Memorandum from Dan Boutwell, AICP
2. Site Plan.
3. Zoning Map.

**Agenda Item:** P&Z 94-44-FP

**MEMORANDUM**

**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** PZ 94-44-FP (Lofland Lake)  
**DATE:** November 23, 1994

The applicant is requesting approval of a final plat of Lofland Lake. The submitted final plat is in general agreement with the previously approved preliminary plat. The following comments must be addressed by the applicant.

1. There is one mistake in the legal description that must be corrected.

The above comments represent concerns and issues identified by recent review of the submitted application and material. The comments do not necessarily represent an exhausted accounting of requirements nor do they relieve the applicant or his agent from compliance with all regulations and requirements contained in the development ordinance of the City. Upon satisfying the above comments we would recommend approval of the Final Plat.

If you have any comments or questions please do not hesitate to contact me.