

APPLICATION AND FINAL PLAT CHECKLISTDate 10-10-88Name of Proposed Development HARLAN PARK PHASE TWOName of Developer HARLAN PARK JOINT VENTUREAddress % P.O. Box 1234 Phone 214-455-3082Owner of Record HARLAN PARK JOINT VENTUREAddress SAME AS ABOVE Phone SAMEName of Land Planner/Surveyor/Engineer NORTH TEXAS RESOURCESAddress 2816 WASHINGTON STREET Phone 214-455-8022Total Acreage 21.7778 Ac Current Zoning SF-10Number of Lots/Units 68

Signed

Craig L. Rayner

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.

INFORMATIONProvided or
Shown on PlatNot
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

- | | | |
|-------------------|-------------------|---|
| <u> </u> | <u>✓</u> | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark |
| <u>✓</u> | <u> </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines |
| <u> </u> | <u>✓</u> | 5. If no engineering is provided show contours of 5 ft. intervals |
| <u>✓</u> | <u> </u> | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |
| <u>✓</u> | <u> </u> | 7. Approved name and right-of-way width of each street, both within and adjacent to the development |
| <u>✓</u> | <u> </u> | 8. Locations, dimensions and purposes of any easements or other rights-of-way |
| <u>✓</u> | <u> </u> | 9. Identification of each lot or site and block by letter and number and building lines |
| <u>✓</u> | <u> </u> | 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 |
| <u>✓</u> | <u> </u> | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development |
| <u>✓</u> | <u> </u> | 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

the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto (Owner)

 , its successors, and assigns. Provided, however, (12) all private roads, common areas, and/or utility easements are hereby dedicated 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. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. (Owner)

 , its successors and assigns will be responsible for maintenance of all private streets and grades. 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

Page 4 of 4

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.

Page 4 of 4

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 _____



CITY OF ROCKWALL

No 10197

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name

Harlan Park

Date

10-14-88

Mailing Address

Job Address

Permit No.

Check



1232

Cash



Other



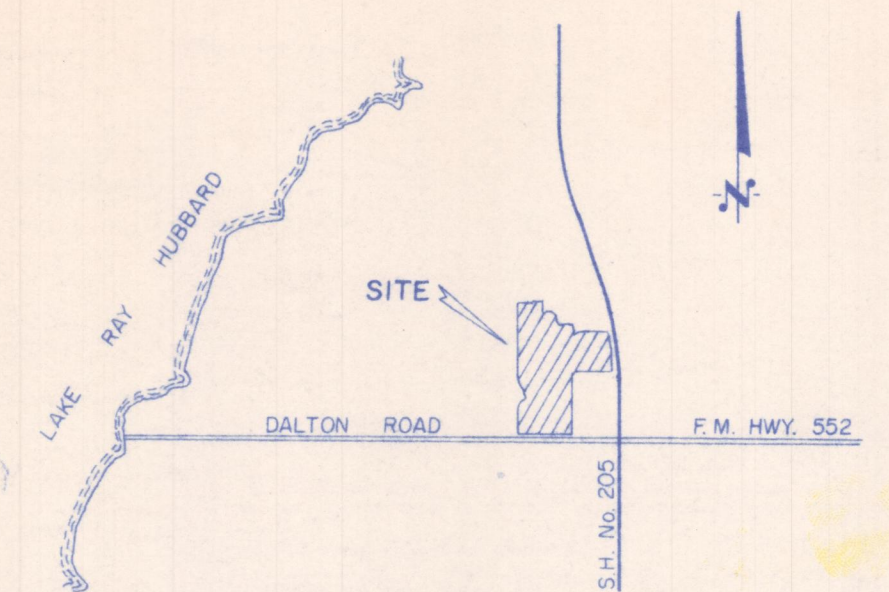
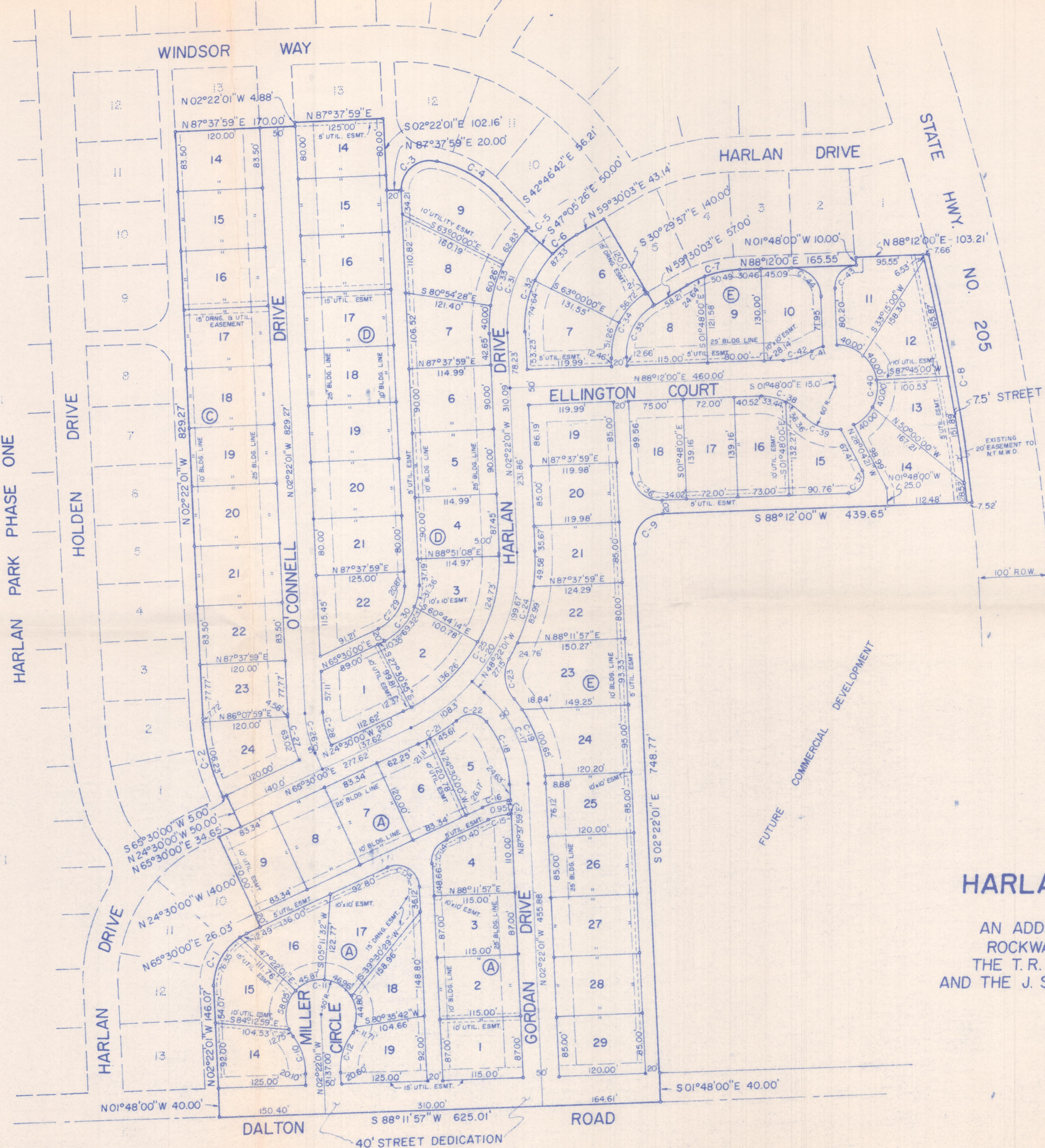
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411		Meter Deposit	02-2201	
Subdivision Plats	01-3412	440.00	Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street Assessment	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE

440.00

Received by

HARLAN PARK PHASE ONE



LOCATION MAP
N.T.S.

OWNER:
HARLAN PARK JOINT VENTURE
c/o P.O. BOX 1234
GREENVILLE, TEXAS 75401

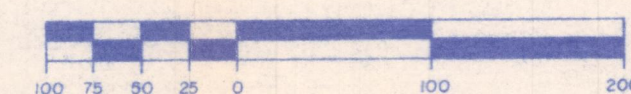
SURVEYOR:
STOVALL & ASSOCIATES, INC.
2616 STONEWALL STREET
GREENVILLE, TEXAS 75401
214 - 455 - 0202

68 RESIDENTIAL LOTS
ZONED SF-10

FINAL PLAT OF HARLAN PARK PHASE TWO

AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS, SITUATED IN
THE T.R. BAILEY SURVEY, ABSTRACT No. 30
AND THE J. STRICKLAND SURVEY, ABSTRACT No. 187.

OCTOBER 10, 1988



GRAPHIC SCALE
1" = 100'

OWNERS CERTIFICATE

BEING a tract of land out of that certain tract of land conveyed to Julie Harlan Hudson from Harry Hudson et ux by deed filed for record January 5, 1962, and recorded January 10, 1962, in the Deed Records of Rockwall County, Texas, and being situated in the T. R Bailey Survey, Abstract 30, and the J. Strickland Survey, Abstract 187 and being more particularly described as follows:

BEGINNING at an iron rod found for the Southern most Southeast corner of Harlan Park Phase I an existing addition to the City of Rockwall as shown on a re-plat of Harlan Park Phase I, recorded in Slide B, Page 226 and 227 of the Plat Records of Rockwall County, Texas;

THENCE North 02° 22' 01" West, a distance of 146.07 feet to an iron rod found at the beginning of a curve to the right whose functions are as follows: an angle of 67° 52' 01", a radius of 75.0 feet, a tangent of 50.46 feet, a length of 88.84 feet and whose chord bears North 31° 33' 59" East, a distance of 83.73 feet;

THENCE along said curve to the right a distance of 88.84 feet to an iron rod found at the end of said curve;

THENCE North 65° 30' 00" East, a distance of 26.03 feet to an iron rod found for corner;

THENCE North 24° 30' 00" West, a distance of 140.00 feet to an iron rod found for corner;

THENCE North 65° 30' 00" East, a distance of 34.65 feet to an iron rod found for corner;

THENCE North 24° 30' 00" West, a distance of 50.00 feet to an iron rod found for corner;

THENCE South 65° 30' 00" West, a distance of 5.00 feet to an iron rod found at the beginning of a curve to the right whose functions are as follows: an angle of 22° 07' 59", a radius of 295.00 feet, a tangent of 57.70 feet and whose chord bears North 13° 26' 01" West, a distance of 113.25 feet;

THENCE in a Northwesterly direction with said curve to the right a distance of 113.96 feet to an iron rod found at the end of said curve;

THENCE North 02° 22' 01" West, a distance of 829.27 feet to an iron rod found for corner;

THENCE North 87° 37' 59" East, a distance of 170.00 feet to an iron rod found for corner;

THENCE North 02° 22' 01" West, a distance of 4.88 feet to an iron rod found for corner;

THENCE South 02° 22' 01" East, a distance of 102.16 feet to an iron rod found for corner;

THENCE North 87° 37' 59" East, a distance of 20.00 feet to an iron rod found for corner at the beginning of a curve to the right whose functions are as follows: an angle of 106° 44' 20", a radius of 40.0 feet, a tangent of 53.80 feet and whose chord bears North 51° 00' 19" East, a distance of 64.20 feet;

THENCE in a Northeasterly direction with said curve to the right a distance of 74.52 feet to an iron rod found for corner at the end of said curve, said point for corner also being at the beginning of a curve to the right whose functions are as follows: an angle of 32° 50' 39", a radius of 190.00 feet, a tangent of 56.00 feet and whose chord bears South 59° 12' 02" East, a distance of 107.43 feet;

THENCE in a Southeasterly direction with said curve to the right a distance of 108.92 feet to an iron rod found at the end of said curve;

THENCE South 42° 46' 42" East, a distance of 56.21 feet to an iron rod found at the beginning of a curve to the left whose functions are as follows: an angle of 01° 26' 48", a radius of 200.00 feet, a tangent of 2.53 feet and whose chord bears South 43° 37' 57" West, a distance of 5.05 feet;

THENCE in a Southwesterly direction with said curve to the left a distance of 5.05 feet to an iron rod found at the end of said curve;

THENCE South 47° 05' 26" East, a distance of 50.00 feet to an iron rod found at the beginning of a curve to the right whose functions are as follows: an angle of 16° 35' 29", a radius of 150.00 feet, a tangent of 21.87 feet and whose chord bears North 51° 12' 19" East, a distance of 43.28 feet;

THENCE in a Northeasterly direction with said curve to the right a distance of 43.44 feet to an iron rod found at the end of said curve;

THENCE North 59° 30' 03" East, a distance of 43.14 feet to an iron rod found for corner;

THENCE South 30° 29' 57" East, a distance of 140.00 feet to an iron rod found for corner;

THENCE North 59° 30' 03" East, a distance of 57.00 feet to an iron rod found at the beginning of a curve to the right whose functions are as follows: an angle of 28° 41' 57", a radius of 150.00 feet, a tangent of 38.37 feet and whose chord bears North 73° 51' 02" East, a distance of 74.35 feet;

THENCE in a Northeasterly direction with said curve to the right a distance of 75.13 feet to an iron rod found at the end of said curve;

THENCE North 88° 12' 00" East, a distance of 165.55 feet to an iron rod found for corner;

THENCE North 01° 48' 00" West, a distance of 10.00 feet to an iron rod found for corner;

THENCE North 88° 12' 00" East, a distance of 103.21 feet to an iron rod found in the West right-of-way line of State Highway 205, said point for corner also being at the beginning of a curve to the right whose functions are as follows: an angle of 07° 10' 49", a radius of 2,815.03, a tangent of 176.62 feet and whose chord bears South 09° 45' 30" East, a distance of 352.55 feet;

THENCE in a Southeasterly direction with said curve to the right a distance of 352.78 feet to a point at the end of said curve;

THENCE South 88° 12' 00" West, a distance of 439.65 feet to a point for corner, said point being the P.C. of a curve to the left whose functions are as follows: an angle of 90° 34' 01", a radius of 40.00 feet, a tangent of 40.40 feet and a chord which bears South 42° 55' 00" West, a distance of 56.85 feet;

THENCE along said curve to the left an arc distance of 63.23 feet to the P.T. of said curve;

THENCE South 02° 22' 01" East, a distance of 748.77 feet to a point for corner;

THENCE South 01° 48' 00" East, a distance of 40.00 feet to a point for corner, said point being in the centerline of Dalton Road;

THENCE South 88° 11' 57" West with said centerline of Dalton Road, a distance of 625.01 feet to a point for corner in the centerline of Dalton Road;

THENCE North 01° 48' 00" West, a distance of 40.00 feet back to the place of beginning and containing 22.3518 acres of land and containing 0.574 acres for street dedication for Dalton Road leaving a total of 21.7778 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

Harlan Park Joint Venture being owner does hereby adopt this plat designating the herein above described property as Harlan Park Phase II, Rockwall County, Texas, and does 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 accommodations 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 growth or improvements which in any way endanger or interfere with construction, maintainance 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 or parts of their respective systems without the necessity of, at any time, procuring the permission of anyone.

WITNESS MY HAND AT _____, Texas, this the _____ day

of _____, 19____.

OWNER'S NAME

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____

19____, by _____

Owner's Name

Notary Public

Commission Expires: _____

CURVE DATA

NO.	Δ	R	T	L	C	CB	NO.	Δ	R	T	L	C	CB
C-1	67° 52' 01"	75.0'	50.46'	88.84'	83.73'	N 31° 33' 59" E	C-23	68° 24' 17"	50.0'	33.98'	59.69'	56.21'	N 04° 56' 23" W
C-2	22° 07' 59"	295.0'	57.70'	113.96'	113.25'	N 13° 26' 01" W	C-24	31° 37' 47"	285.0'	80.73'	157.33'	155.34'	N 13° 26' 52" E
C-3	106° 44' 20"	40.0'	53.80'	74.52'	64.20'	N 51° 00' 19" E	C-25	67° 52' 01"	235.0'	158.11'	278.36'	262.37'	N 31° 34' 00" E
C-4	32° 50' 39"	190.0'	56.00'	108.92'	107.43'	S 59° 12' 02" E	C-26	22° 07' 59"	150.0'	29.34'	57.94'	57.58'	N 13° 26' 01" W
C-5	01° 26' 48"	200.0'	2.53'	5.05'	5.05'	S 43° 37' 57" W	C-27	22° 07' 59"	175.0'	34.22'	67.60'	67.16'	S 13° 26' 01" E
C-6	16° 35' 29"	150.0'	21.87'	43.44'	43.28'	N 51° 12' 19" E	C-28	22° 07' 59"	125.0'	24.45'	48.29'	47.99'	N 13° 26' 01" W
C-7	28° 41' 57"	150.0'	38.37'	75.13'	74.35'	N 73° 51' 02" E	C-29	67° 52' 01"	65.0'	43.73'	76.89'	72.57'	S 31° 34' 00" W
C-8	07° 10' 49"	2,815.03'	176.62'	352.78'	352.55'	S 09° 45' 30" E	C-30	67° 52' 01"	85.0'	57.19'	100.68'	94.90'	N 31° 34' 00" E
C-9	90° 34' 01"	40.0'	40.40'	63.23'	56.85'	S 42° 55' 00" W	C-31	45° 16' 35"	175.0'	72.98'	138.29'	134.72'	N 20° 59' 41" E
C-10	36° 07' 44"	80.0'	26.09'	50.45'	49.61'	S 20° 25' 53" E	C-32	45° 16' 35"	150.0'	62.55'	118.52'	115.46'	N 20° 59' 41" E
C-11	232° 15' 28"	50.0'	-	220.14'	80.77'	S 87° 37' 59" W	C-33	45° 16' 35"	200.0'	86.39'	163.09'	158.61'	S 20° 59' 41" W
C-12	36° 07' 44"	80.0'	26.09'	50.45'	49.61'	N 15° 41' 51" E	C-34	61° 52' 04"	100.0'	59.93'	107.98'	102.81'	S 28° 34' 01" W
C-13	112° 07' 59"	30.0'	44.59'	58.71'	49.78'	S 58° 26' 00" E	C-35	61° 52' 04"	80.0'	47.94'	86.38'	82.25'	N 28° 34' 01" E
C-14	67° 52' 01"	30.0'	20.18'	35.54'	33.49'	N 31° 34' 00" E	C-36	89° 25' 59"	40.0'	39.61'	62.44'	56.29'	N 47° 05' 01" W
C-15	22° 07' 59"	80.0'	15.65'	30.90'	30.71'	N 76° 34' 00" E	C-37	116° 16' 21"	20.0'	32.18'	40.59'	33.97'	S 30° 03' 50" W
C-16	22° 07' 59"	100.0'	19.56'	38.63'	38.39'	S 76° 34' 00" W	C-38	49° 59' 41"	80.0'	37.30'	69.80'	67.61'	S 66° 48' 10" E
C-17	46° 00' 00"	175.0'	74.28'	140.30'	136.76'	N 25° 22' 01" W	C-39	53° 54' 30"	60.0'	30.51'	56.45'	54.39'	S 68° 45' 34" E
C-18	35° 07' 53"	150.0'	47.48'	91.97'	90.54'	S 19° 55' 58" E	C-40	152° 46' 39"	60.0'	247.76'	160.00'	116.63'	N 10° 46' 08" W
C-19	36° 46' 30"	200.0'	66.48'	128.37'	126.18'	N 20° 45' 16" W	C-41	16° 21' 53"	60.0'	8.63'	17.14'	17.08'	S 65° 22' 47" W
C-20	67° 52' 01"	260.0'	174.93'	307.97'	290.28'	N 31° 34' 00" E	C-42	31° 00' 10"	80.0'	22.19'	43.29'	42.76'	S 72° 41' 55" W
C-21	13° 24' 49"	285.0'	33.51'	66.72'	66.57'	N 58° 47' 36" E	C-43	90° 00' 00"	30.0'	30.00'	47.12'	42.43'	N 43° 12' 00" E
C-22	90° 24' 54"	30.0'	30.22'	47.34'	42.58'	S 82° 42' 21" E	C-44	90° 00' 00"	40.0'	40.00'	62.83'	56.57'	S 46° 48' 00" E

RECOMMENDED FOR FINAL APPROVAL:

CITY ADMINISTRATOR

APPROVED:

CHAIRMAN, PLANNING & ZONING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HARLAN PARK PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 19____.

WITNESS OUR HANDS THIS ____ DAY OF _____, 19____.

MAYOR, CITY OF ROCKWALL, TEXAS

CITY SECRETARY, CITY OF ROCKWALL, TEXAS

SURVEYOR'S CERTIFICATE

I, Bobby W. Stovall, Registered Public Surveyor, State of Texas, do certify that the above is made from measurements performed upon the ground and is a true and correct survey to the best of my knowledge and belief.

Bobby W. Stovall
R.P.S. No. 3703

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____

19____, by _____
Surveyor's Name

Notary Public

Commission Expires: _____

PLAT REVIEW

* ☒ Preliminary Plat
 * ☒ Final Plat

* Name of Proposed Subdivision Harlan Park Phase 2
 * Location of Proposed Subdivision 205 / Dalton Rd
 * Name of Subdivider Harlan Park joint venture
 * Date Submitted _____ Date of Review _____
 * Total Acreage _____ No. of Lots 68

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?	<u>✓</u>	_____	_____
* 3. Is scale 1" = 100' (Specify scale if different) Scale = _____	<u>✓</u>	_____	_____
* 4. Is the subdivision name acceptable?	<u>✓</u>	_____	_____
5. Comments:			

Planning and Zoning

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

need a calculation sheet on lots

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? *need ROW on J05*

_____ ✓ _____

b. Is adequate right-of-way provided for any major thoroughfares or collectors? *205*

_____ ✓ _____

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? *Dalton 20*

✓ _____ _____

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>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name: Haddon Park II finalCase No.: 88-52-FPApplication 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..... 11/16Prepared 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.....

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 assigned)*

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.....

Texas Utilities.....

County Tax office.....

Property Owner.....

Chamber of Commerce.....

Appraisal District.....

CITY ENGINEER'S CERTIFICATION

I, W.L. Douphrate II, P.E., City Engineer for the City of Rockwall, Texas, hereby certify that the following represents the cost estimates for Harlen Park Phase Two associated with the City of Rockwall Ordinance No. 87-1, Mandatory Neighborhood Parkland Dedication Ordinance, as related to the installation of Streets, Curb and Gutter, and Water and Sewer.

Development: Harlen Park Phase Two

Cost of improvements for construction of Streets, Curb and Gutter, and Water and Sewer (per Assessment Ordinance on lots 13 and 14, Heritage Heights Addition - a part of Jewel Park)

lot 13 \$10,630.02

lot 14 10,630.02

Total Est. \$21,260.04

Pro Rata Share for Harlen Park Phase Two for Streets, Curb and Gutter, and Water and Sewer:

<u>\$21,260.04</u>	X	<u>8.42%</u>	=	<u>\$1,790.10</u>
Total Est.		Pro Rata %age		Pro Rata Due


W.L. Douphrate II, P.E.

Date

I. Total number of residential units which NP-1 is projected to have when fully developed.

.Total projected population NP-1 (Park Plan): 2277

.Mean Household Size (NCTCOG): 2.82

Calculation

$$2277 \div 2.82 = 807.45$$

II. Pro rata share of required dedication for Harlow Park Phase Two

.Total number of residential units which NP-1 is projected to have when fully developed: 807.45

.Total number of units proposed for Harlow Park Phase Two = 68

Calculation

68 units is 8.42% of 807.45

8.42 % of 3.0 acres (total Neighborhood Park requirement of NP-1 from Park Plan) = .2526 acres

Staff
Park Board Recommendation

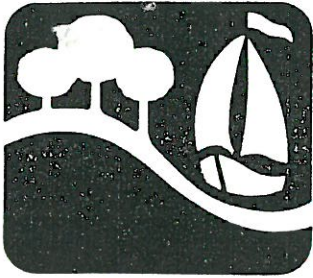
Developer pro rata share: .2526 acres

Contribution: (by Ordinance) Cash

Per Acre Amount: 23,288 per acre (by Previous Purpose) of lots 13, 14 Heritage Heights

Contribution:

$$\$23,288 \times .2526 = \$5,882.54 + 1,790.10 = \underline{\underline{\$7,672.64}}$$



CITY OF ROCKWALL

"THE NEW HORIZON"

26 May, 1987

Mr. Chuck Stewart
Stovall and Associates
2616 Stonewall
Greenville, Texas 75401

Dear Mr. Stewart:

Jim Peters has requested that I furnish you with information regarding the City of Rockwall's policy for thoroughfare and street development as it relates to Harlan Park, Phase II.

Generally, the City's policy requires that when a proposed development has frontage on a substandard street, the developer must participate in the cost of bringing the street up to standard. In the case of Harlan Park, Phase II, frontage on two substandard streets exists. Therefore, developer participation to bring both Dalton Road and SH-205 up to standard will be required.

Dalton Road will ultimately be developed as a 44 ft. wide collector street. Under the terms of the City's ordinance the developer of Harlan Park, Phase II will be responsible for construction of 22 ft. of the roadway. This cost has been calculated by the City Engineer as follows:

8" Concrete Pavement	\$30,311
Subgrade	2,273
Lime	3,601
Curb and Gutter	4,800
Sidewalk	<u>4,800</u>
Total	\$45,785
With/15% Contingency	<u>\$52,653</u>

The above costs are based on 620 feet of frontage on Dalton.

State Highway 205 is shown on the City's Thoroughfare Plan as a six-lane divided highway. The City's thoroughfare development ordinance requires that the developer participate in the cost of two lanes. In the case of residential subdivisions this cost is reduced to 50% of the total cost of two lanes. This cost has been calculated by the City Engineer as follows:

8" Concrete Pavement	\$25,600
Subgrade	1,920
Lime	3,040
Curb and Gutter	4,300
Storm Sewer	3,300
Sidewalk	<u>4,300</u>
Total	\$42,460
50% of total	\$21,230
With 15% Contingency	\$24,414

The above costs are based upon State Highway 205 frontage of 480 feet. The total combined estimated costs are thus \$77,067. It should be pointed out that this estimate is at current prices. If there is an extended time before platting of the property, prices at that time will be taken into account.

In the case of both SH-205 and Dalton Road the developer will be required to either escrow the funds as indicated above or construct the improvements, at the City's option. Escrow for construction will be required prior to any construction of subdivision improvements such as water, sewer, drainage or street.

In the case of Harlan Park, Phase I will not have any street improvement requirements attached to it. This is because the property in Phase I was final platted prior to implementation of the policy or developer participation in street improvements. Consequently, the estimates indicated above reflect costs for the residential property in Phase II only.

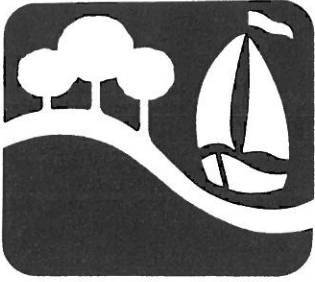
If you have any questions please feel free to contact me.

Sincerely,



Bill Eisen
City Manager

CC: Jim Peters
Dub Douphrate, City Engineer
Julie Couch, Ass't City Manager



CITY OF ROCKWALL
"THE NEW HORIZON"

November 15, 1988

Mr. Jim Peters
Harlan Park Joint Venture
P.O. Box 1234
Greenville, Texas 75401

Dear Mr. Peters:

On November 10, 1988, the Planning and Zoning Commission recommended approval of a final plat for Harlan Park Phase Two. The City Council will consider approval of your request on November 21, 1988, at 7:00 P.M. in City Hall, 205 West Rusk.

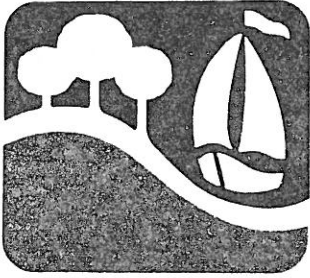
As the applicant, it is important that you are represented at this meeting. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

CC: Craig Rogers
MN/mmp



CITY OF ROCKWALL

"THE NEW HORIZON"

Mr. Jim Peters
Harlan Park Joint Venture
P.O. Box 1234
Greenville, TX 75401

Dear Mr. Peters:

On November 21, 1988, the Rockwall City Council approved a final plat for Harlan Park Phase II. The plat approval carried with it the following conditions:

- 1) \$52,653 escrow for future improvement of Dalton Road payable prior to pre-construction
- 2) \$7,672.64 escrow as required by Ordinance No. 87-1, the Mandatory Parkland Dedication Ordinance to be paid prior to the filing of the final plat at the County Clerk's Office

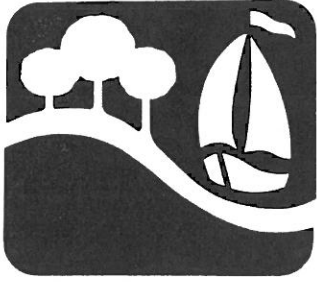
Upon approval, a final plat must be filed by this office with the County Clerk not later than 120 days after the date of approval. A plat that fails to meet this deadline becomes void. To date, we have not received the required sixteen executed copies of the approved plat and two executed mylars necessary so that we may file the plat at the County Clerk's Office in a timely manner. The deadline for submission of these copies was March 1, 1989. Please submit these as soon as possible so that we may obtain the necessary signatures from City officials in time to file the plat within the required 120 days which expires on March 20, 1989.

If you have any questions regarding the park escrow, please contact Rick Crowley, Directory of Parks and Recreation.

Sincerely,

Mary Nichols
Administrative Assistant

cc/North Texas Resources



CITY OF ROCKWALL

"THE NEW HORIZON"

November 28, 1988

Mr. Jim Peters
Harlan Park Joint Venture
P. O. Box 1234
Greenville, Texas 75401

Dear Mr. Peters:

On November 21, 1988, the Rockwall City Council approved a final plat for Harlan Park Phase II. In conjunction with this development, funds must be escrowed to meet parkland dedication requirements for improvements on Dalton Road.

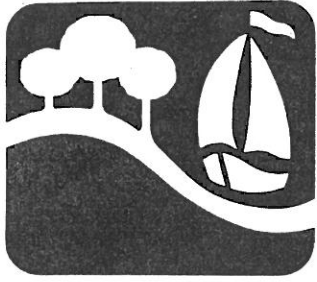
A plat must be filed with the County by this office within 120 days of the date of approval or the approval becomes void. Please note that the title page should be amended as shown on the attachment. Sixteen executed copies of the plat and two mylars must be submitted to this office not later than March 1, 1989. We cannot guarantee timely filing of plats returned after this date.

Please call me if you have any questions.

Sincerely,

Mary Nichols
Administrative Assistant

MN/mmp



CITY OF ROCKWALL

"THE NEW HORIZON"

December 1, 1988

Mr. Craig Rogers
North Texas Resources
2816 Washington Street
Greenville, Texas 75401

Dear Mr. Rogers:

The final plat approval for Phase II of Harlan Park carries with it the following requirements:

*escrow for the cost of improving 1/2 of Dalton Road along the frontage of the development. This cost is calculated at \$52,653.00 as outlined in a letter addressed to Chuck Stewart from Bill Eisen and attached hereto

*escrow of funds as required by Ordinance No. 87-1, the Mandatory Neighborhood Parkland Dedication Ordinance. This cost is calculated at \$7,672.64.

Please contact City Engineer Dub Douphrate or Parks and Recreation Director Rick Crowley if you have questions pertaining to these calculations.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

MN/mmp

THE AMHILL COMPANY

JIM C. PETERS
PRESIDENT

December 2, 1988

Ms. Mary Nichols
Administrative Assistant
City of Rockwall
305 West Rusk
Rockwall, Texas

Re: Final Plat Phase II/ Harlan Park

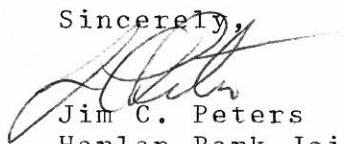
Dear Ms. Nichols:

Thank you for your letter of November 28, 1988 noting approval of the above captioned plat. I am under the understanding that the funds to be escrowed for Dalton Road have to be deposit when the actual construction begins. Please confirm this procedure.

Also, you mentioned an attachment in your letter. The information was not enclosed. Please send me another copy so the proper filings can be made.

Thank you for your help in this matter.

Sincerely,



Jim C. Peters
Harlan Park Joint Venture

cc: Mr. Chirs Pfluger, President Taylor Banc



CITY OF ROCKWALL

"THE NEW HORIZON"

December 6, 1988

Mr. Jim Peters
The Amhill Company
P. O. Box 1234
Greenville, Texas 75401

Dear Mr. Peters:

The final plat approval for Harlan Park Phase II carries the following requirements:

- 1) \$52,653 escrow for future improvement of Dalton Road payable prior to pre-construction
- 2) \$7,672.64 escrow as required by Ordinance No. 87-1, the Mandatory Parkland Dedication Ordinance to be paid prior to the filing of the final plat at the County Clerk's Office

Please call me if you have further questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

MN/mmp

MEMORANDUM

TO: Julie Couch
FROM: Pete Eckert *PE*
RE: Developers Agreement - Harlan Park Joint Venture
DATE: June 3, 1993

I have reviewed the above agreement entered into by the City and the Joint Venture on July 1, 1988, and have concluded as follows:

1. Paragraph IV is controlling in that it contemplates an ongoing relationship between the parties and once the relationship ends, there exists no future responsibility. The agreement is viewed as personal and does not extend beyond the signatories.
2. The City does not have the responsibility to collect or pay over any future pro rata fees as the agreement is no longer operative.

Any questions, please advise.