### APPLICATION AND FINAL PLAT CHECKLIST

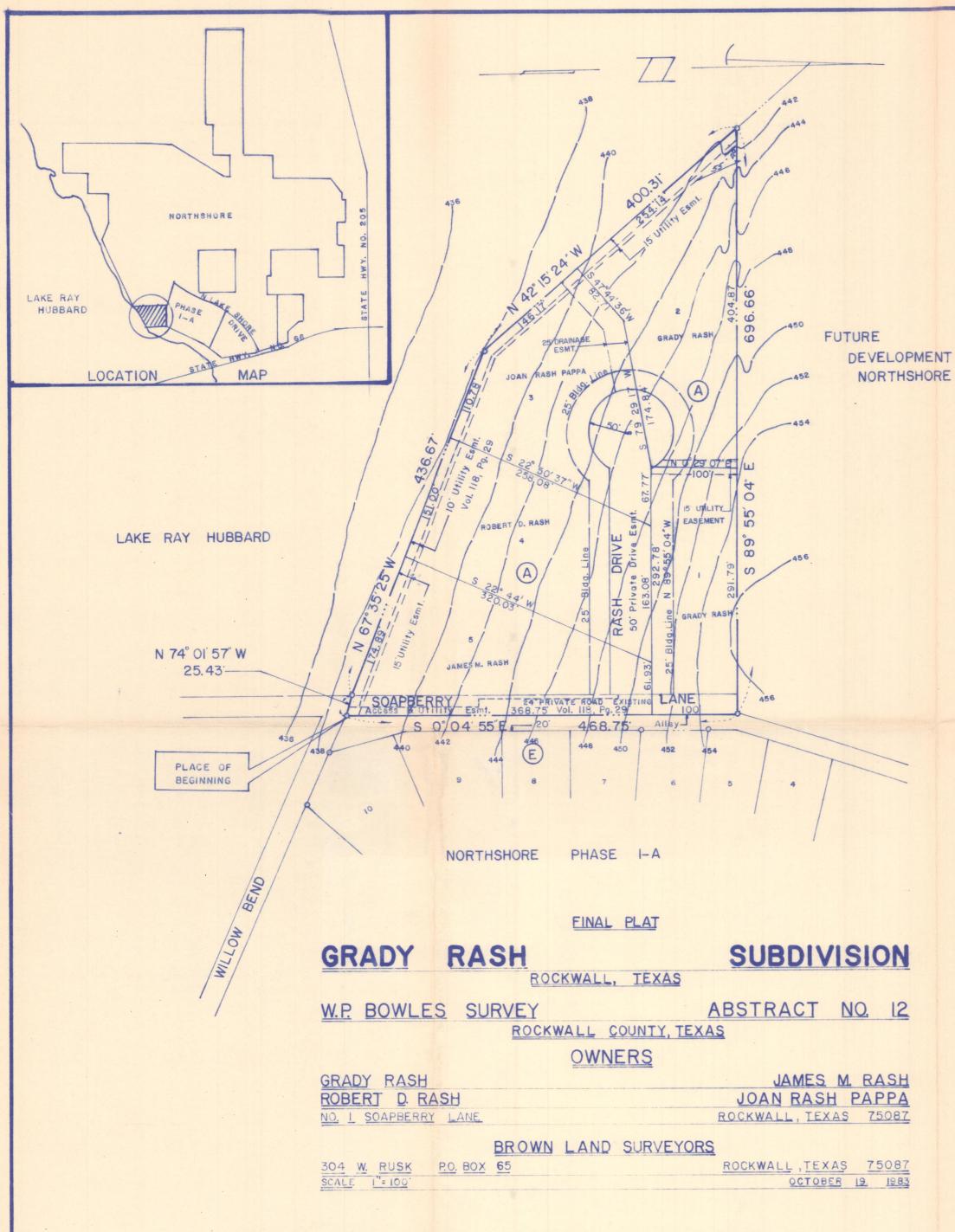
		Date: 1-20-84
Name of Proposed Subdivision	GRADY	RASH SUBDIVISION
Name of Subdivider Robert D. R.	ash	
Address No. 1 Soapberry Lane		Rockwall, Texas Phone
Owner of Record Grady Rash, Robert	Rash,	James Rash & Joan Pappa
Address No. 1 Soapberry Lane		Rockwall, Texas Phone
Name of Land Planner/Surveyor/En	ngin	eerBrown Land Surveyors
Address 304 W. Rusk	R	ockwall, Texas 75087 Phone 722-3036
Total Acreage 4.683		Current Zoning S.F. 10
Number of Lots/Units 5		Signed Boler O Brever
The final Plat shall generally oby the City Council and shall be isfactory scale, usually not small	e dr	orm to the Preliminary Plat, as approve awn to legibly show all data into a sat r than one inch equals 100 feet.
under Section VIII of the Rockwa should be reviewed and followed	all : when	is a summary of the requirements listed Subdivision Ordinance. Section VIII n preparing a Final Plat. The follow-reminder and a guide for those re-
INFORMATION		
Provided or Not Shown on Plat Applicable		
	1.	Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map
	2.	Location of the subdivision by City, County and State .
	3.	Location of subdivision 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.	Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

	6.	Approved name and right-of-way width of each street, both within and adjacent to the subdivision
	7.	Locations, dimensions and purposes of any easements or other rights-of-way
	8.	Identification of each lot or site and block by letter or number and building lines of residential lots
	9.	The 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 deed record volume and page
	10.	Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
 	11.	Contours at a minimum of 2 ft. intervals
	12.	A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
	13.	The 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
<u> </u>	14.	An instrument of dedication or adoption signed by the owner or owners
1 × 6.2	15.	Space for signatures attesting approval of the plat
	16.	The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
	17.	Complies with all special requirements developed in preliminary plat review

	18.	Plan profiles utilities	for stree	ts and
Taken by			File No	1984-27-FP
Date <u>1/20/1984</u>	-			
Fee				
Receipt				

# FACT SHEET

Applicant: Bob Rash
Name of Proposed Development: Grady Rash Subdivision
Acreage: 4.683
Number of Lots: 5
Current Zoning: SF-10
Surrounding Zoning: SF-10
Description: Grady is subdividing his land into five lots for his children. The current house is on a septic tank, but they will be tieing into the Northshore, Phase II system. The private gravel Rash Drive will remain, but the City is not accepting it, so it will not be responsible for improving or maintaining the road.
Staff Comments: Engineering has been submitted to Freese and Nichols.  They asked for a drainage-way in Lot 3.  The plat states that the City will not accept the streets unless it is brought up to City standards by the owners. Bob Rash has also submitted deed restrictions on the property to that effect. We have no other problems with the plat.
Planning and Zoning Commission Recommendations:
2/9/84 - Approval with technical changes
City Council Decision:
3/5/84 - Approve



Notice is hereby given that the streets described and depicted are not in compliance with the codes and ordinances of the City of Rockwall, and that said streets have not been accepted by nor will be accepted by the City of Rockwall until such time as the developer and /or property owners improve the streets such that there are in compliance with the applicable codes and ordinances of the City of Rockwall. Until said streets have dedicated to and accepted by the City of Rockwall, the City of Rockwall shall not maintain or improve said streets.

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Grady Rash, James M. Rash, Robert D. Rash, and Joan Rash Pappa, are the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

BEING, a tract of land situated in the Watson P. Bowles Survey, Abstract No. 12, Rockwall County, Texas, and also being those tracts as recorded in Volume 47, Page 14, Volume 125, Page 103, Volume 125, Page 101, and Volume 125, Page 565, Deed Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING, at the Southwest Corner of Northshore Phase 1-A, recorded in Slide A, Page 381, 382, 393, 394, a concrete monument for corner;

THENCE, along the Take Line of Lake Ray Hubbard, the following:

N. 74° 01' 57" W., a distance of 25.43 feet to a concrete monument for corner; N. 67° 35' 25" W., a distance of 436.67 feet to a concrete monument for corner;

N. 67 35 25 W., a distance of 430.07 Feet to a concrete monument for corner; N. 42° 15' 24" W., a distance of 400.31 feet to a concrete monument for corner;

THENCE, S. 89° 55' 04" E., a distance of 696.66 feet to a iron stake for corner;

THENCE, S. 0° 04' 55" E., along the West Line of Northshore Phase 1-A, a distance of 468.75 feet to the PLACE OF BEGINNING, and containing 4.683 acres of land.

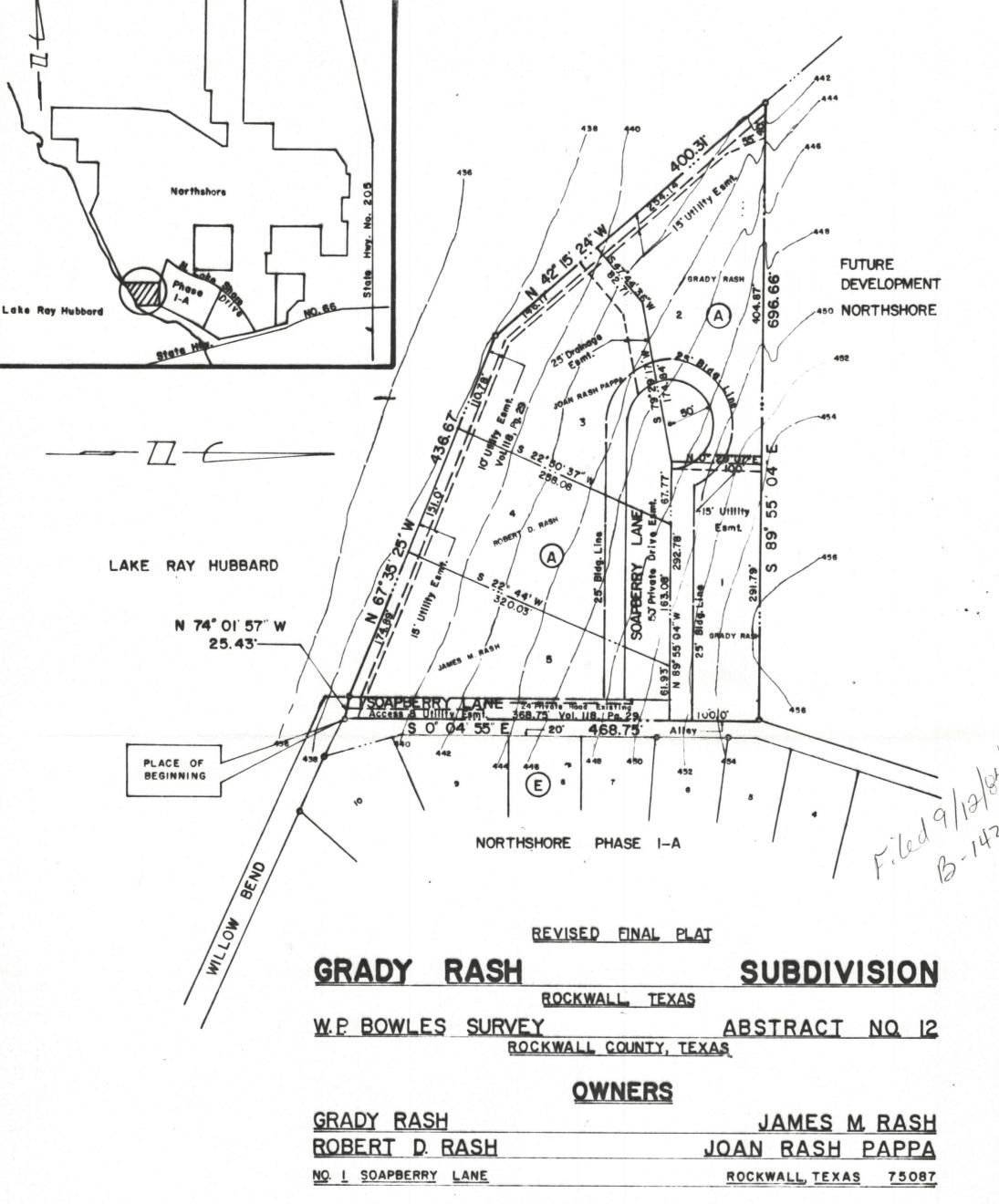
### NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

Mayor

That, Grady Rash, James M. Rash, Robert D. Rash, and Joan Rash Pappa, being owners do hereby adopt this plat designating the herein above described property as Grady Rash Subdivision, to the 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 easement 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 claim of any nature resulting from or occasioned by the establishments of grades of streets in this addition.

ITNESS my	hand at Rockwall, Texas this	day of	A.D	. 1903.
y		Вý		
	Owner Grady Rash		Owner	James M. Rash
7		By		
-	Owner Robert D. Rash		Owner	Joan Rash Pappa
TATE OF TE	EXAS			
OUNTY OF R				
Refore	e me, the undersigned Notary Public, in	and for the State of Ter	xas, on this day perso	nally appeared Grady Rash,
ames M. Ra	ash, Robert D. Rash, and Joan Rash Pappa	, known to me to be the	persons whose names a	re subscribed to the fore-
oing instr	cument and acknowledged to me that they			
		GIVEN	under my hand and sea	l of office this, A.D. 1983
			day or	4.5. 1909
	ic for the State of Texas			
Commissi	on Expires			
		SURVEYORS CERTIFICATE		
W THEREFO	RE KNOW ALL MEN BY THESE PRESENTS:			
	I, Bob O. Brown, do hereby certify that	I prepared this plat fr	com an acutal and accu	rate survey of the land and
nat the co	rner monuments shown thereon were prope	rly placed under my pers	sonal supervision.	
b 0. Brow	m, Registered Public Surveyor No. 1744			
TATE OF TE	XXAS			
OUNTY OF R				
Before	me, the undersigned Notary Public, in to be the person whose name is subscri	and for the State of Tex	cas, on this day person	ged to me that he executed
	or the purpose and consideration therein	expressed.		
		GIVEN	under my hand and sea day of	
			day of	A.D. 1903
	ic for the State of Texas			
Commissi	on Expires			
ECOMMENDED	FOR FINAL APPROVAL:			
	D.			
ity Admini	strator Date			
PPROVED:				
adamon Di	anning and Zoning Commission Date			
		of the Creaty Deah Cubd	ivision to the City of	f Rockwall Tayes was
	ertify that the above and foregoing plat the City Council of the City of Rockwa		ivision, to the city o	1 ROCKWAII, 1EAAS, WAS
	day of			
ITNIECE &				
TINESS OUT	hand this day of	A.D.A1983.		

City Secretary



Notice is hereby given that the streets described and depicted are not in compliance with the codes and ordinances of the City of Rockwall, and that said streets have not been accepted by nor will be accepted by the City of Rockwall until such time as the developer and/or property owners improve the streets such that they are in compliance with the applicable codes and ordinances of the City of Rockwall. Until said streets have dedicated to and accepted by the City of Rockwall, The City of Rockwall shall not maintain or improve said streets.

BROWN LAND SURVEYORS

ROCKWALL, TEXAS 75087

APRIL 4, 1984

304 W. RUSK P.O. BOX 65

SCALE 1 = 100

SALAT TEAMS WHEREAS, Grady Rash, James M. Rash, Robert D. Rash, and Joan Rash Pappa, are the owners of a tract of land in the County of R wall, State of Texas, said tract being described as follows: BEING, a tract of land situated in the Watson P. Bowles Survey, Abstract No. 12, Rockwall County, Texas, and also being ts as recorded in Volume 47, Page 14, Volume 125, Page 103, Volume 125, Page 101, and Volume 125, Page 565, Deed Records tracts as recorded in Volume 47, Page 14, Volume 125, Page 103, Volume 125, Page 101, and Volume 125, Page 565, Deed Records Rockwall County, Texas, and being more particularly described as follows: BEGINNING, at the Southwest Corner of Northshore Phase 1-A, recorded in Slide A, Page 381, 382, 393, 394, a concrete mon corner: THENCE, along the Take Line of Lake Ray Hubbard, the Following: Grady N. 74° 01' 57" W., a distance of 25.43 feet to a concrete monument for corner; N. 67° 35' 25" W., a distance of 436.67 feet to a concrete monument for corner; N. 42° 15' 24" W., a distance of 400.31 feet to a concrete monument for corner; THENCE, S. 89° 55' 04" E., a distance of 696.66 feet to a iron stake for corner; THENCE, S. 0° 04' 55" E., along the West Line of Northshore Phase 1-A, a distance of 468.75 feet to the PLACE OF BEGINNING, and containing 4.683 acres of land. NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That, Grady Rash, James M. Rash, Robert D. Rash and Joan Rash Pappa, being owners does hereby vacate the PLAT OF GRADY RASH SUBDIVISION, including any easements, streets, alleys, or right of ways, as recorded in slide B, page 100, of the Maps Records of Rockwall County, Texas, and does hereby adopt this PLAT designating the herein above described property as REVISED FINAL PLAT OF GRADY RABH SUBDIVISION, to the 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, or 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 easement 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 claim of any nature resulting from or occasioned by the establishments of grades of streets in this addition. (A) 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. (B) 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 therefor 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. WITNESS my hand at Rockwall, Texas this 24th STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned Notary Public, in and for the State of Texas, on this day personally appeared Grady Rash, James M. Rash, Robert D. Rash, and Joan Rash Pappa, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration herein expressed. GIVEN under my hand and seal of office this, SURVEYORS CERTIFICATE NOW THEREFORE KNOW ALL MAN BY THESE PRESENTS: That I, Bob O. 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. Bole: O Brown

Bob O. Brown, Registered Public Surveyor No. 1744 BOB O. BROWN STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned Notary Public, in and for the State of Texas on this day personally appeared Bob O. Brown known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he execused the same for the purpose and consideration therein expressed. GIVEN under my hand and seal, of office this 11, 00 day of A. A. D. 198 Diown Notary Public for the State of Texas My Commission Expires RECOMMENDED FOR FINAL APPROVAL APPROVED Chairman Planning and Zoning Commission I hereby certify that the above and foregoing plat of the Revised Grady Rash Subdivision, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the WITNESS our hand this SEAL

City Secretary

## FREESE AND NICHOLS, INC.

January 30, 1984

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

City of Rockwall 102 East Washington Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator

Mr. Ed Heath, Director of City Services

Re: Grady Rush Subdivision

#### Gentlemen:

We have reviewed the Plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design:

#### File Plat

1. A plat was not provided on the one-sheet drawing.

#### Storm Drainage

1. A drainage-way should be provided in Lot 3 to provide for cul-de-sac drainage. Provide for 100-year flow.

#### Water System

1. A utility easement should be provided in the Northshore Phase 2-A development for the 8-inch water line to this subdivision.

#### General Comment

We ask that the set of plans which we are returning to you be returned to us with the revisions. It helps us in the review process if the Developer submits two sets of plans so that we may retain one set while returning one to the City.

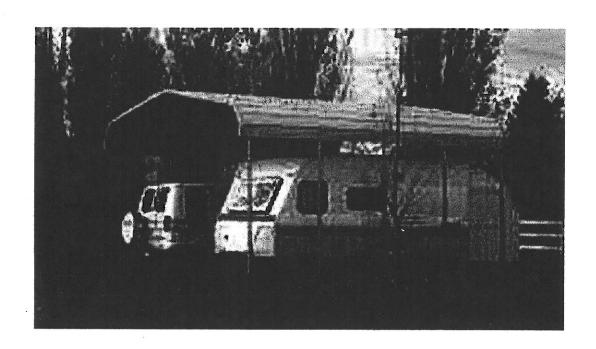
Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend the Developer provide corrections and additions to the plans as noted and two copies of the revised plans be resubmitted for review. Our recommendations do not in any way relieve the Developer or his agent for responsibility of compliance with the City of Rockwall's design standards and good engineering practice. Please contact us if you have any questions or if we can be of further service.

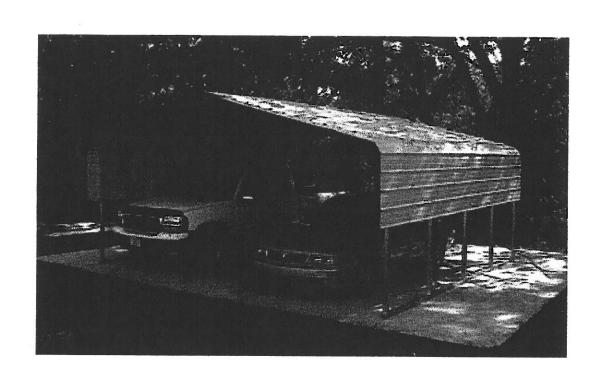
Sincerely,

FREESE AND NICHOLS, INC.

Jerry L. Fleming, P.E.

JLF:cq





#### LaCroix, Robert

From: Bob Rash [Bob.Rash@Rashtax.com]

Sent: Monday, August 04, 2003 5:04 PM

To:

LaCroix, Robert

Subject: Grady Rash Subdivision

#### Robert:

I found a <u>Right-Of-Way and Easement</u> document and plat signed in 1975 that referred to that rectangle in the corner that we have been looking at as tract one containing .078 acres, and it was shown as an "Access and Utility" easement, and it looks like the city at that time expected the entrance to our property would come in from the north as the plat shows a future 50' road coming into it. That of course never happen, as the North Shore development, as approved, only put an alley alongside. It would have been in 1983 that I spoke with the City about making sure that any easement in that part was abandoned.

If it hasn't been, will it take long to get that done, or better yet, knowing that the city will never use that as an access, I would be willing to construct what I need, knowing that the city "could" have me remove it if they need the "right of way".

Again, thanks for you help, and I apologize for this taking so much of your time.

Bob Rash 214-454-8975 (cell) 972-771-9018 #3 Soapberry Lane