

APPLICATION AND  
FINAL PLAT CHECKLIST

DATE: 1/29/85

Name of Proposed Development HAIRSTON ADDITION

Name of Developer D. L. HAIRSTON

Address 1501 SUNSET HILL DRIVE Phone 722-3220

Owner of Record D. L. HAIRSTON

Address SAME Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer HAROLD EVANS

Address \_\_\_\_\_ Phone \_\_\_\_\_

Total Acreage 2.734

Current Zoning \_\_\_\_\_

Number of Lots/Units 2

Signed D. L. Hairston

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 inches by 24 inches.

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 or Shown on Plat</u>	<u>Not Applicable</u>	
_____	_____	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

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
_____	_____	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 development
_____	_____	7. Locations, dimensions and purposes of any easements or other rights-of-way
_____	_____	8. Identification of each lot or site and block by letter and building lines or residential lots
_____	_____	9. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by 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 development
_____	_____	11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
_____	_____	12. 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
_____	_____	13. Instrument of dedication or adoption signed by the owner or owners
_____	_____	14. Space for signatures attesting approval of the plat
_____	_____	15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

Provided or  
Shown on Plat

Not  
Applicable

\_\_\_\_\_

\_\_\_\_\_

16. Compliance with all special requirements developed in preliminary plat review

\_\_\_\_\_

\_\_\_\_\_

17. Waiver of drainage liability by the City due to development's design

\_\_\_\_\_

\_\_\_\_\_

18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.

CITY OF ROCKWALL  
OFFICIAL RECEIPT

DATE 1-29-85  
NAME Mr Mrs D.L. Naerston  
ADDRESS P O Box 205

Cash  Check 747  Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>PLAT</u>		<u>35 00</u>

Received By

3113

FORM G-1

OWNERS CERTIFICATE

WHEREAS, D.L. Hairston and Lou Hairston are the owners of a tract of land situated in the W.B. Bowles Survey, Abstract No. 12, Rockwall County, Texas, and being a part of that tract of land conveyed to D.L. Hairston and Lou Hairston by deed recorded in Volume 61, Page 409, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Southerly Northeast corner of Northshore Phase 2-A, an addition to the City of Rockwall recorded in Slide B, Page 112, Plat Records, Rockwall County, Texas;  
 THENCE: North 89° 16' 39" West a distance of 459.40 feet along the Easterly North line of said addition to an iron rod for a corner on the East line of Sunset Hill Drive, a variable width right-of-way;  
 THENCE: Along the East lines of Sunset Hill Drive as follows:  
 North 1° 21' 24" East a distance of 60.17 feet to an iron rod for a corner;  
 North 20° 00' 14" East a distance of 47.34 feet to an iron rod for a corner;  
 North 33° 32' 36" East a distance of 63.74 feet to an iron rod for a corner;  
 North 43° 33' 39" East a distance of 119.12 feet to an iron rod for a corner; and  
 North 36° 22' 36" East a distance of 66.74 feet to an iron rod for a corner;  
 THENCE: South 89° 16' 39" East a distance of 286.27 feet to an iron rod for a corner on the East line of said Hairston tract;  
 THENCE: South 0° 16' 03" West a distance of 300.00 feet along said East line to the Point of Beginning and Containing 2.734 Acres of Land.

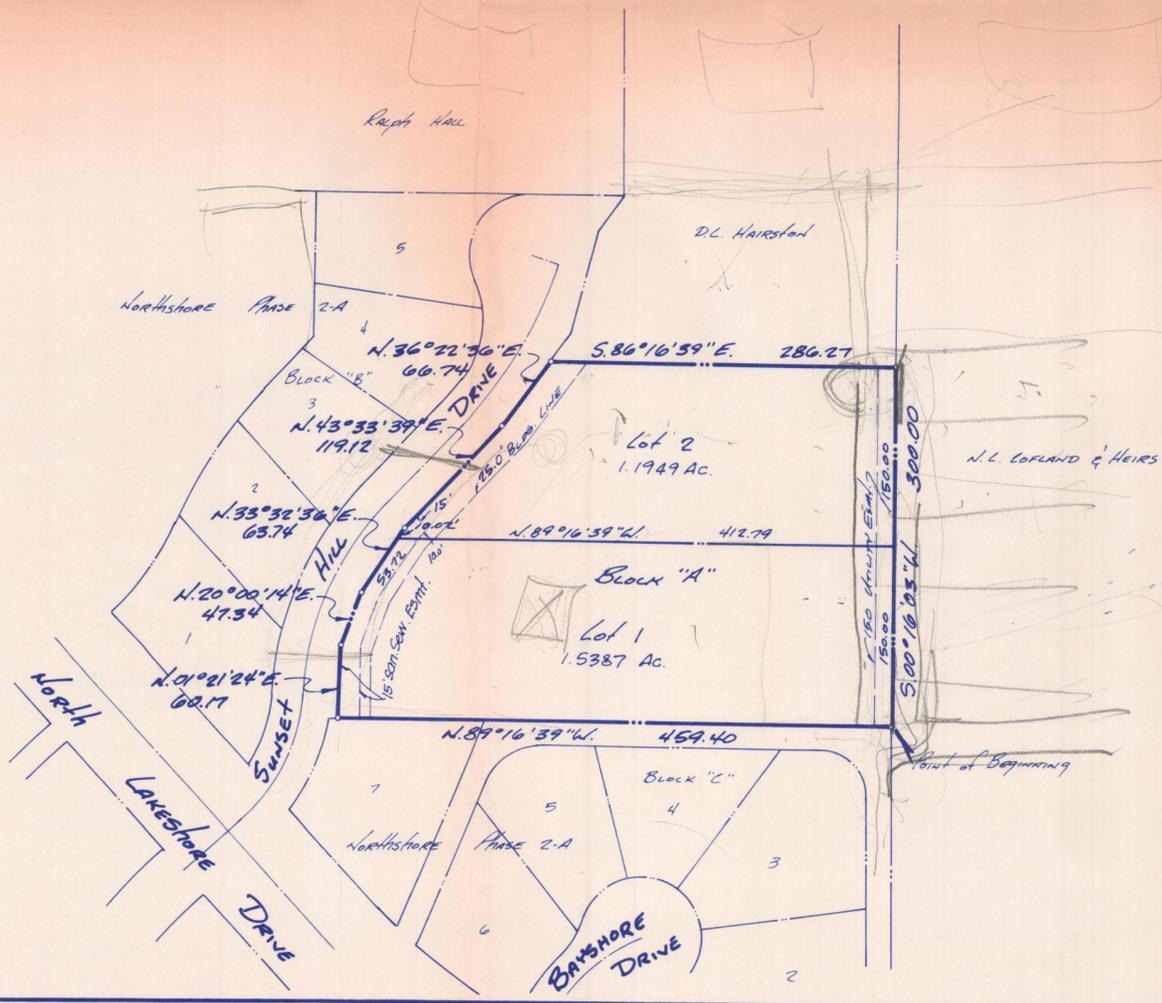
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That D.L. Hairston and Lou Hairston being owners, do hereby adopt this plat designating the hereinabove described property as HAIRSTON ADDITION, 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 easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all 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;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specification of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS OUR HANDS at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.



D.L. HAIRSTON

LOU HAIRSTON

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

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by D.L. Hairston and Lou Hairston.

Notary Public  
Commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by Harold L. Evans.

Notary Public  
Commission expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

City Manager \_\_\_\_\_ Date: \_\_\_\_\_

APPROVED

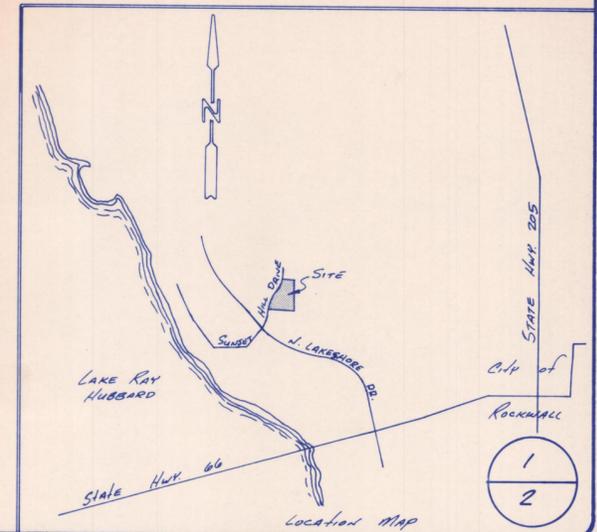
Chairman, Planning and Zoning Commission \_\_\_\_\_ Date: \_\_\_\_\_

I hereby certify that the above and foregoing plat of HAIRSTON ADDITION, 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

City Secretary, City of Rockwall



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

SCALE	DATE	JOB NO.
1"=100'	1-25-84	8509

**HAIRSTON ADDITION**  
W.B. BOWLES SURVEY Abstract No. 12  
City of Rockwall Rockwall County Texas  
D.L. HAIRSTON & LOU HAIRSTON  
1501 SUNSET HILL DRIVE  
OWNERS  
ROCKWALL, TX. 75087

STATE OF TEXAS  
COUNTY OF ROCKWALL

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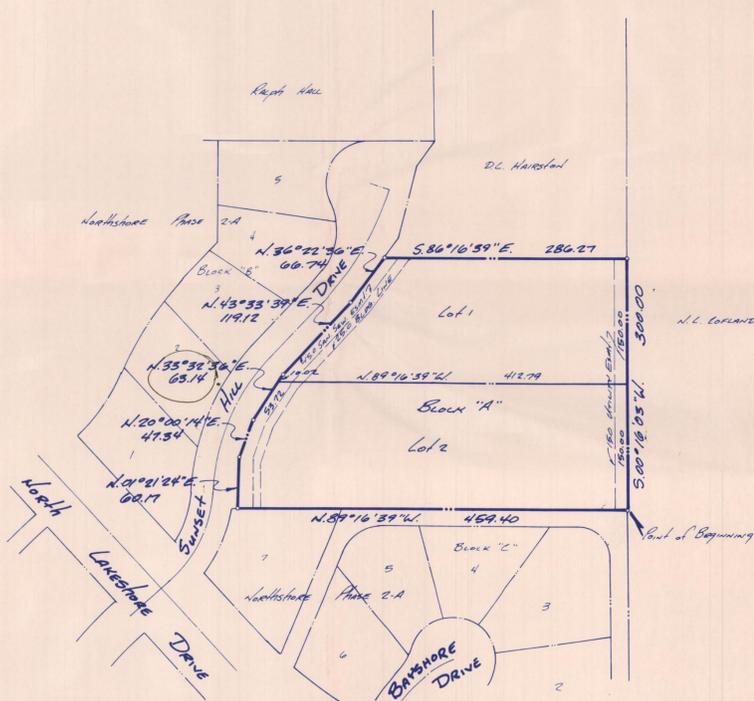
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WITNESS OUR HANDS at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.



D.L. HAIRSTON

LOU HAIRSTON

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

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by D.L. Hairston and Lou Hairston.

Notary Public  
Commission expires \_\_\_\_\_

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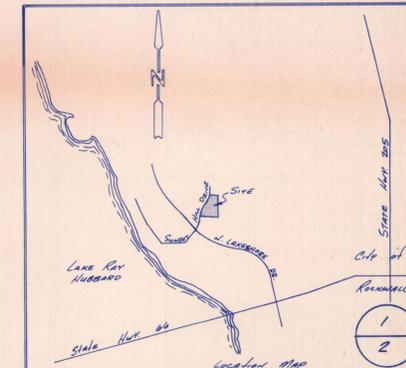
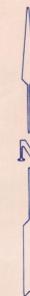
\_\_\_\_\_  
City Manager Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman, Planning and Zoning Commission APPROVED Date: \_\_\_\_\_

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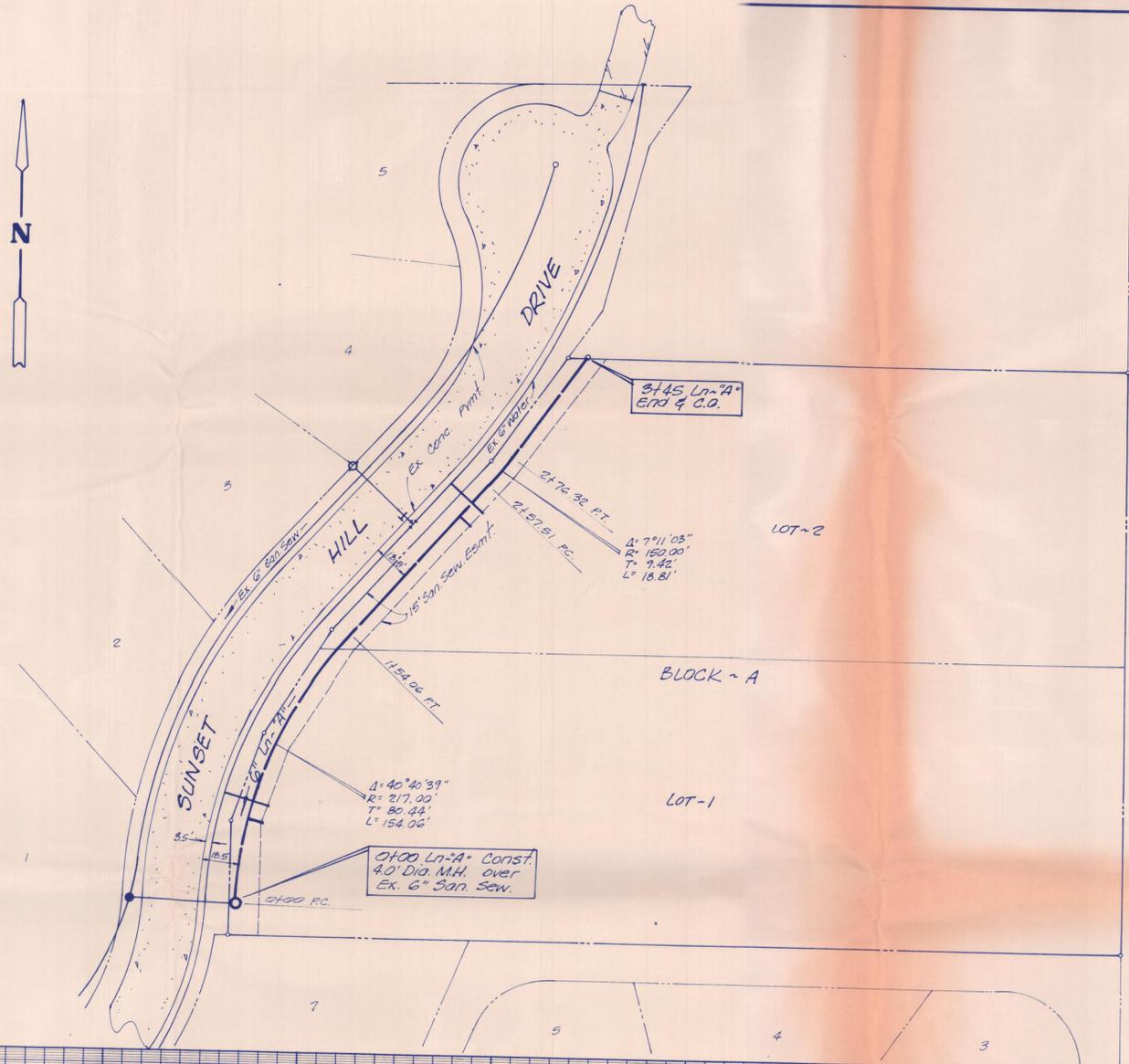
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\_\_\_\_\_  
Mayor, City of Rockwall City Secretary, City of Rockwall

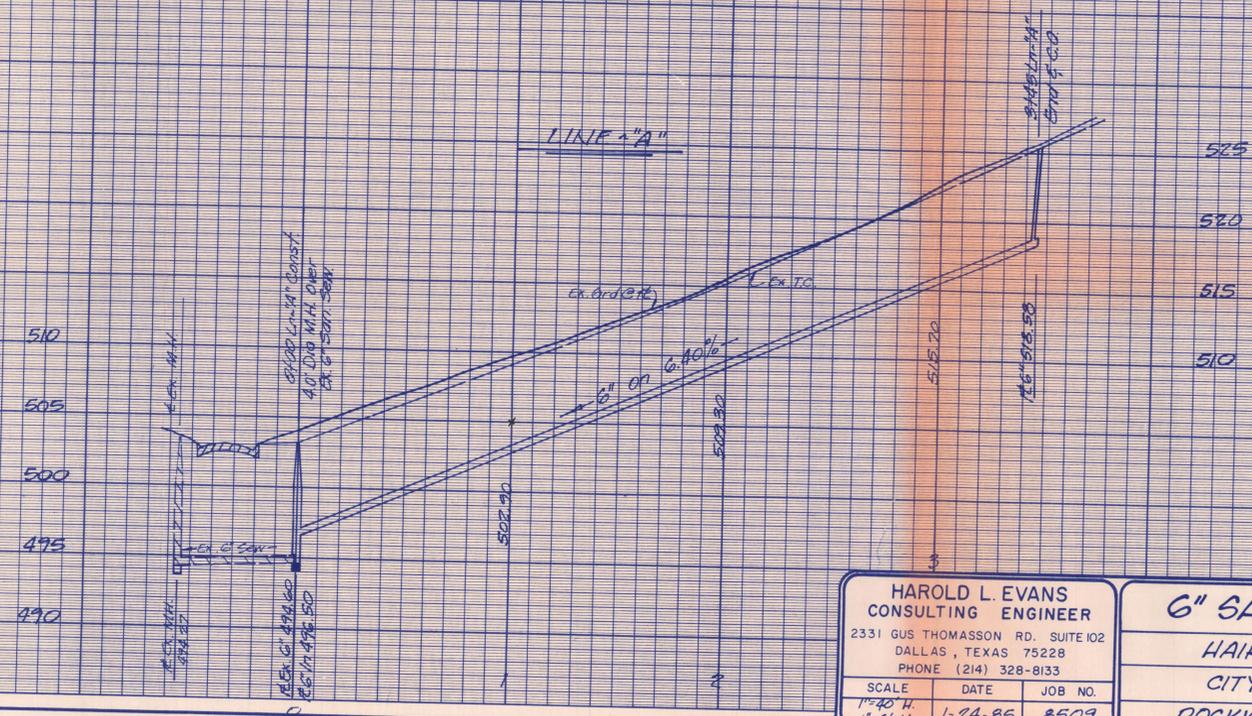


HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

HAIRSTON ADDITION  
W.B. BOWLES SURVEY Abstract No. 12  
City of Rockwall Rockwall County, TX  
D.L. Hairston & Lou Hairston  
1501 Sunset Hill Drive  
Rockwall, TX



B.M. "a" on Inlet 150' N. of Sunset Hill Drive, S. N. side Northshore Dr. Elev. 506.80

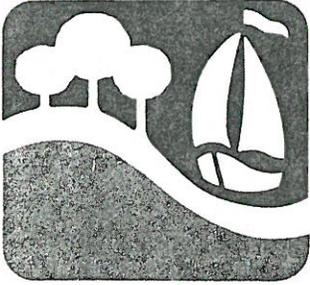


HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD., SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=40' H. 1"=6' V.	1-24-85	8509

**6" SANITARY SEWER**  
HAIRSTON ADDITION  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS





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

February 1, 1985

D.L. Hairston  
P.O. Box 205  
Rockwall, Texas 75087

Subject: Hairston Addition

Staff comments:

1. Northshore alley should be extended with cul-de-sac on easement at end
2. Bore under street for sewer service
3. Error in line 8 of legal description
4. Label acreage in each lot
5. Submit 6 additional copies of plat only by February 6

Sincerely,

A handwritten signature in cursive script that reads "Karen Martin".

Karen Martin  
Administrative Assistant

cc: Harold Evans

KM/sle

HAROLD L. EVANS Consulting Engineer  
2331 GUS THOMASSON ROAD P. O. BOX 28355  
DALLAS, TEXAS 75228 214-328-8133

TRANSMITTAL LETTER

TO: CITY OF ROCKWALL

PROJECT NAME:

HAIRSTON ADDITION

JOB NO.: 8509

DATE: 1-25-85

ATTN: KAREN MARTIN

WE TRANSMIT:

- herewith  under separate cover via \_\_\_\_\_  
 in accordance with your request \_\_\_\_\_

FOR YOUR:

- use  review & comment  information  
 approval  distribution to parties  
 record  other \_\_\_\_\_

THE FOLLOWING:

- plans  contract  addendum  
 specifications  letter  forms  
 other \_\_\_\_\_

REMARKS:

IF YOU HAVE ANY QUESTION PLEASE  
DON'T HESITATE TO CALL.

copies to: FILE

by: PETE

205  
Rockwall, Tx. 75087

FROM

**CITY OF ROCKWALL**  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3628  
(214) 722-1111 • Dallas 226-7885

SUBJECT  
**Hairston Addition**

DATE  
**2/15/85**

MESSAGE:  
On February 14, 1985, the Planning and Zoning Commission recommended approval of your plat with a 20 ft. alley dedication with paving in the future by the adjoining developer. Please submit 7 copies of a revised drawing by February 22nd. Your plat will be considered by City Council on March 4, 1985.

CC: **Harold Evans**

**Karen Martin**

ORIGINATOR-DO NOT WRITE BELOW THIS LINE  
REPLY

REPLY TO → SIGNED

*Karen Martin*

DATE SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

**CITY OF ROCKWALL**  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3628  
(214) 722-1111 — Dallas 226-7885

TO: ■ D. L. Hairston  
■ P. O. Box 205  
■ Rockwall, Tx. 75087  
■

■ March 6, 1985  
■  
■

Subject: Hairston Addition Plat

On March 4, 1985, the City Council approved your final plat as presented. Please submit two mylars and 10 blue line copies with signatures. This plat must be filed with the County Clerk by April 4, 1985.

CC: **Harold Evans**

*Karen Martin*  
Karen Martin