

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 4-14-86

Name of Proposed Subdivision McLean / Moore Addition

Name of Subdivider Ronald McLean and Michael Moore

Address No. 7 Brian Glen Ln. Phone 722-6091

Owner of Record "

Address " Phone 722-6091

Name of Land Planner/Surveyor/Engineer Harold L. Evans - Consulting Engineer

Address 2331 Gus Thomason # 102 Phone 328-8133

Total Acreage 0.3827 Current Zoning SF-7

Number of Lots/Units 2 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 into a satisfactory scale, usually not smaller than one inch equals 100 feet.

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 subdivision, written and graphic scale, north point, date of plat, and key map
<u>✓</u>	_____	2. Location of the subdivision by City, County and State
_____	<u>✓</u>	3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark
<u>✓</u>	_____	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines
<u>✓</u>	_____	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

APPLICATION AND
FINAL PLAT CHECKLIST

✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____

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. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
12. 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
13. An instrument of dedication or adoption signed by the owner or owners
14. Space for signatures attesting approval of the plat
15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
16. Complies with all special requirements developed in preliminary plat review

improvements which in any way encroach on, interfere with, or obstruct any of these easement strips; and any public utility easement strips for purpose of construction, reconstruction or part of their respective system without the necessity of approval constitute any representation, assurance or use and fire protection within such plat, as required subdivisions.

No house, dwelling unit, or other structure shall be until such time as the developer has complied with all improvements with respect to the entire block on the of streets with the required base and paving, curb and specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to with age systems have been accepted by the City. The a ance or guarantee that any building within such plat approval constitute any representation, assurance or use and fire protection within such plat, as required

WITNESS OUR HANDS, at _____, Texas,

RONALD McLEAN

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____
Michael R. Moore.

Notary Public
My Commission Expires _____

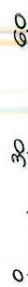
NOW THEREFORE KNOW ALL MEN BY THESE PRESEN THAT I, Harold L. Evans, do hereby certify that I am the corner monuments shown thereon were properly

Harold L. Evans, P.E., Registered Public Surveyor

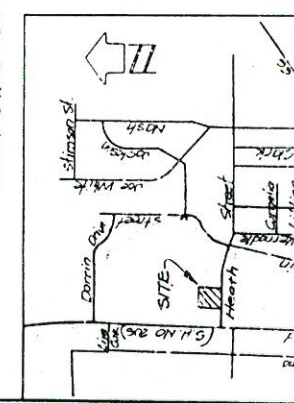
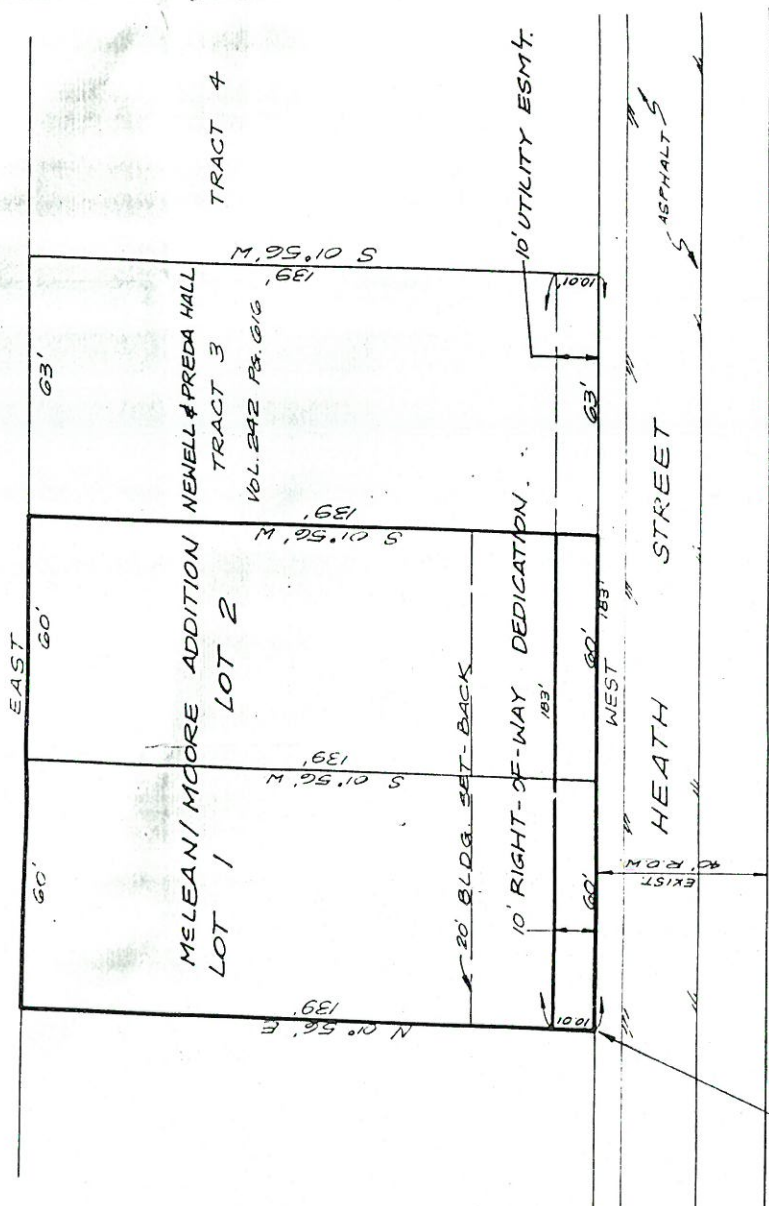
STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____

Notary Public
My Commission Expires _____



HAROLD L. EVANS
CONSULTING ENGINEER



OWNERS :



CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628

No. **5930**

205 West Rusk

(214) 722-1111
 Metro 226-7885

Cash Receipt

Name M. Roman Date 2-13-87

Mailing Address _____

Job Address _____ Permit No. _____

Check 548 Cash Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	00-00-3201		RCH	00-00-3211	
Beverage Tax	00-00-3204		Blackland	00-00-3214	
Building Permit	00-00-3601		Water Tap	00-00-3311	
Fence Permit	00-00-3602		10% Fee	00-00-3311	
Electrical Permit	00-00-3604		Sewer Tap	00-00-3314	
Plumbing Permit	00-00-3607		Reconnect Fees	00-00-3318	
Mechanical Permit	00-00-3610		Water Availability	33-00-3835	
Zoning, Planning, Board of Adj.	00-00-3616	<u>10.00</u>	Sewer Availability	34-00-3836	
Subdivision Plats	00-00-3619		Meter Deposit	00-00-2201	
Sign Permits	00-00-3628		Portable Meter Deposit	00-00-2202	
Health Permits	00-00-3631		Misc. Income	00-00-3819	
Garage Sales	00-00-3625		Extra Trash	00-00-1129	
Misc. Permits	00-00-3625		Check Charge	00-00-3819	
Misc. License	00-00-3613		NSF Check	00-00-1128	
Misc. Income	00-00-3819				
Sale of Supplies	00-00-3807				
TOTAL GENERAL			TOTAL WATER		

TOTAL DUE 10.00 Received by [Signature]



CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

003809

205 West Rusk

(214) 722-1111

Metro 226-7885

Cash Receipt

Name Ron McLean Date 4-16-86

Mailing Address 7 Briaro Glen Ln., Rt. 1, Rockwall

Job Address Permit No.

Check [checked] 201 Cash [] Other []

Table with 6 columns: Description, Acct. Code, Amount, Description, Acct. Code, Amount. Rows include General Fund Revenue 01 (Sales Tax, Beverage Tax, etc.) and W & S Fund Revenue 02 (RCH, Blackland, Water Tap, etc.). A total of 35.00 is highlighted in yellow.

TOTAL DUE 35.00 Received by [signature]

RECOMMENDED FOR FINAL APPROVAL

City Manager
Don Smith
Chairman, Planning and Zoning Commission

APPROVED

Date: _____

Date: 2/26/87

I hereby certify that the above and foregoing plat of McLean/Moore Addition, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 26th day of December, 1986.

This approval shall be invalid unless the approval 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 Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this 26th day of February, 1987.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Ronald McLean and Michael R. Moore are the owners of a tract or parcel of land situated in the S.S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, and being part of Lots 1 and 9 of the W.D. Austin Addition as recorded in Volume 0, Page 536 & 537 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the North line of Heath Street, said point being a distance of 249.00 feet from the Southeast corner of Lot 9;
THENCE: North 01° 56' East a distance of 139.00 feet to an iron rod for a corner;
THENCE: East 90° a distance of 120.00 feet to an iron rod for a corner;
THENCE: South 01° 56' West a distance of 139.00 feet to an iron rod on the North line of Heath Street for a corner;
THENCE: West 90° a distance of 120.00 feet along said North line to the Point of Beginning and Containing 16,670.5 Square Feet or 0.3827 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Ronald McLean and Michael R. Moore are the owners of said tract, and do hereby adopt this plat designating the herein-above described property as McLean/Moore Addition, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets 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 and 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 at any time of 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 specifications 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 Rockwall, Texas, this the 28 day of January, 1987.

[Signature]
RONALD McLEAN

[Signature]
MICHAEL R. MOORE

STATE OF TEXAS
COUNTY OF Rockwall

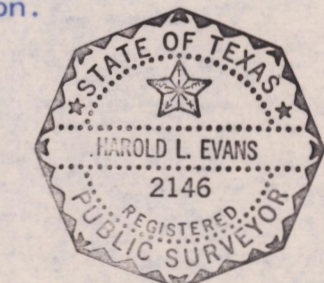
This instrument was acknowledged before me on the 28 day of January, 1987, by Ronald McLean and Michael R. Moore.

[Signature]
Notary Public
My Commission Expires 5-12-88

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.

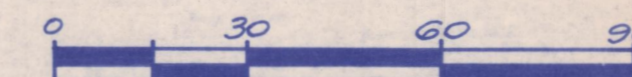
[Signature]
Harold L. Evans, P.E., Registered Public Surveyor No. 2146



STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of January, 1987, by Harold L. Evans.

[Signature]
Notary Public
My Commission Expires 5-26-89

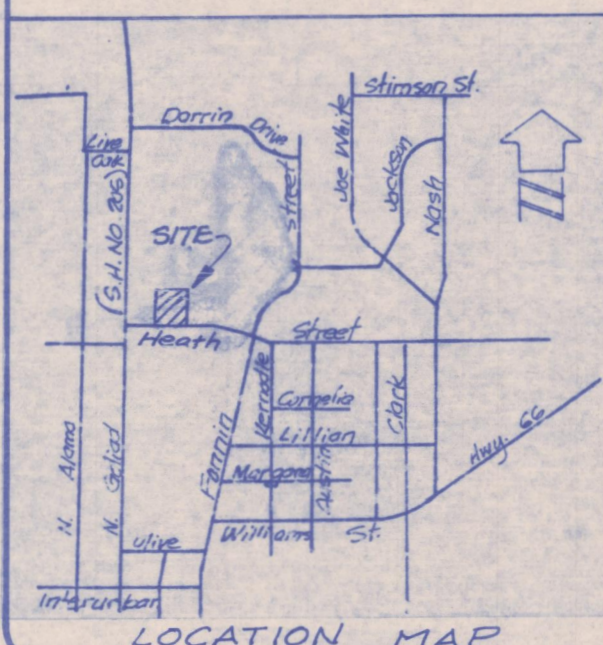
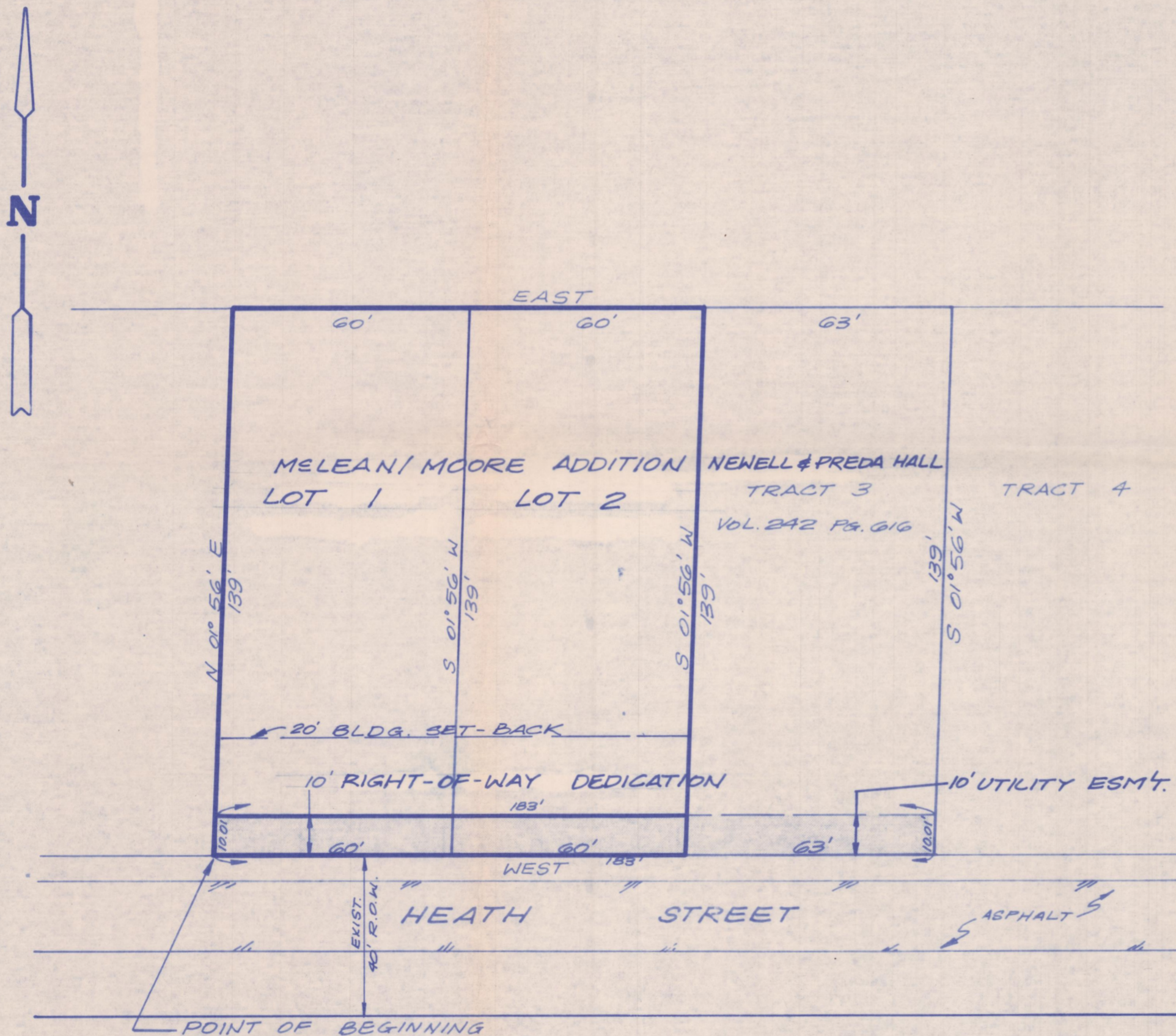


FINAL PLAT

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=30'	4-14-86	8543

McLEAN/MOORE ADDITION	
S.S. McCURRY SURVEY-ABST. NO. 146	
CITY OF ROCKWALL	
ROCKWALL COUNTY, TEXAS	

OWNERS :
RONALD McLEAN ~ MICHAEL R. MOORE
NO. 7 BRIAR GLEN LANE
ROCKWALL, TEXAS 75087
PHONE : 722-6091



Notice on Replat of
lots in W. D. Austin Add.



Notice to paper (Both P & 2 + Council)
(15 days in advance of hearing)

April 14
done

W.D. Austin
all addition
go out with

notice to residents (Both P & 2 + Council)
(15 days prior to change)

April 23

P & 2 meeting

May 8

Council meeting

May 19

Austin Addition

Janet C. Winters
715 N. Irving Heights Dr.
Irving, Tx. 75061

Russell Wylie
904 N. Goliad
Rockwall

Rockwall North J/V
To Ken E. Andrews
P.O. Box 495
Seagoville, 75159

Senorio Flores
1615 Walker St.
Carrollton 75007

Galen Ray Sumrow
221 Soc White
Rockwall

William C. Harris
916 N. Goliad
Rockwall

Joe F. Spafford Sr.
902 N. Goliad
Rockwall

James Russell Wylie Jr.
Rt. 1, Box 244E
Rockwall

Ron McLean & Mike Moore
#7 Briar Glen Ln. Rt. 1
Rockwall

Ronald G. Wylie
#7 Amity Ln.
Rockwall

April 17, 1986

Ms. Julie Couch
Assistant City Manager
205 West Rusk
Rockwall, Texas 75087

Dear Julie:

We would like to request a waiver of escrow for future street improvements that would be assessed against our lots on Heath St., since the current improvements to Heath St. were put in in the latter half of 1985.

Should there be any problems concerning a waiver of escrow please advise.

Thank you,



Mike Moore
Mike Moore



Ron McLean
Ron McLean

MM/mg

Harold L. Evans, Consulting Engineer

2331 Gus Thomasson Road
 P. O. Box 28355
 Dallas, Texas 75228
 (214) 328-8133

LETTER OF TRANSMITTAL

DATE	11-26-86	JOB NO.	8543
ATTENTION	Judy Couch		
RE:	McLean / Moore Addition		

TO CITY OF ROCKWALL
205 WEST RUSK ST.
ROCKWALL, TX. 75087

- WE ARE SENDING YOU
- | | | |
|---|--|---|
| <input type="checkbox"/> Contracts | <input type="checkbox"/> Attached | <input type="checkbox"/> Under separate cover via _____ the following items: |
| <input type="checkbox"/> Copy of letter | <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Plans <input type="checkbox"/> Samples <input type="checkbox"/> Specifications |
| | <input type="checkbox"/> Change order | <input type="checkbox"/> _____ |

COPIES	DATE	NO.	DESCRIPTION
8	11-26-86		File plat

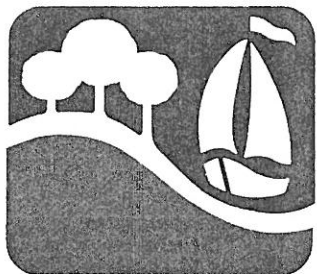
THESE ARE TRANSMITTED as checked below:

- For signature
 - For approval
 - For your use
 - As requested
 - For review and comment
- _____

REMARKS _____

COPY TO File

Thank you
 SIGNED: DAVID HOSSEIN



CITY OF ROCKWALL

"THE NEW HORIZON"

December 15, 1986

Mr. Ronald McLean and
Mr. Michael Moore
No. 7 Briar Glen Lane
Rockwall, Texas 75087

Dear Sirs:

On December 15, 1986, the Rockwall City Council approved a final plat for the McLean/Moore Addition within the W. D. Austin Addition on Heath Street.

Please provide eleven blue line copies and two mylars signed and properly executed for Staff signatures and filing with the County Clerk's office within 100 days of this date.

Please call if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Harold Evans
MN/mmp

HAROLD L. EVANS & ASSOCIATES / Consulting Engineers

McLean Moore
File
Send letter

Harold L. Evans, P.E.

January 15, 1987

Mike Moore/Ronald McLean
No. 7 Briar Glen
Rockwall, Texas 75087

Gentlemen:

I have been trying to reach you by phone at 760-3130 but constantly yet "busy signal".

The City approved you plat, but it is necessary that you sign copies for filing. Please call me at 328-8133.

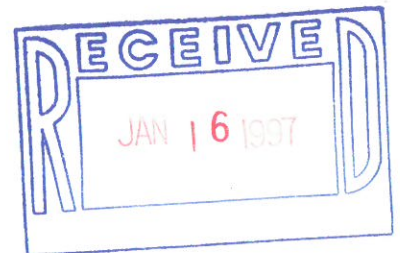
Yours truly,

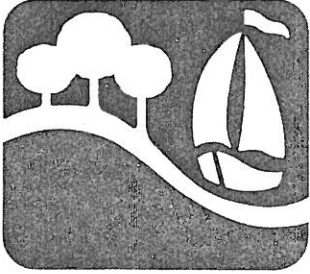


Harold L. Evans, P. E.

HLE/df

cc: Julie Couch, City of Rockwall





CITY OF ROCKWALL
"THE NEW HORIZON"

21 January, 1987

Mike Moore/Ronald McLean
No. 7 Briar Glen
Rockwall, Texas 75087

Gentlemen:

Your plat, a 2 lot subdivision located on Heath Street and known as th McLean/Moore Subdivision, was reapproved by the Rockwall City Council on December 15, 1986.

Unless this plat is signed by the owners and engineers and returned to us for filing at the Rockwall County Clerk's office by March 26, 1987, the plat will become void and you will again have to go through the approval process.

In addition, until this plat is returned to us so that we may file it, no Certificates of Occupancy will be issued on either of the two houses built in this subdivision. Until the plat is returned to us and filed it is not a legal plat.

If you have any questions don't hesitate to contact us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

JC/mmp

AGENDA NOTES

P&Z - 12/11/86

II. Consent Agenda

- A. P&Z 86-47-FP - Consider Approval of a Final Plat for the Pannell Subdivision (2.00 Acres) on FM-549 between I-30 and SH-276
- B. P&Z 86-48-FP - Consider Approval of a Final Plat for Harbor Landing, Phase I located in Chandlers Landing
- C. P&Z 86-34-FP - Consider Approval of a Replat for the McLean/Moore Addition within the W.D. Austin Addition on Heath Street

The above plats have all previously been approved by both P&Z and Council but did not meet the 120 day filing deadline with the County. The Pannell plat was not received by the City in time while both Harbor Landing and McClean/Moore have indicated that file copies were turned in to the City. It is unknown if these two were ever received as they could have been delivered to previous personnel and cannot be located. All three plats are on the Consent Agenda since there have been no changes since their original approvals.

- D. Consider approval of minutes of October 30, 1986 and November 13, 1986

The minutes of October 30th were a work session where the Commission did take action on one item.

Agenda Notes
City Council - 12/15/86

II. Consent Agenda

- A. Consider Approval of the Minutes of July 7, July 21, and December 1, 1986

It was recently discovered that two sets of July minutes were overlooked by previous personnel. These are now submitted for approval.

- B. P&Z 86-47-FP - Consider Approval of a Final Plat for the Pannell Subdivision (2.00 Acres) on FM-549 between I-30 and SH-276
- C. P&Z 86-48-FP - Consider Approval of a Final Plat for Harbor Landing, Phase 1 Located in Chandlers Landing
- D. P&Z 86-34-FP - Consider Approval of a Replat for the McLean/Moore Addition within the W. D. Austin Addition on Heath Street

The above plats have all been previously approved by both Planning and Zoning Commission and Council but did not meet the 120 day filing deadline with the County. The Pannell plat was not received by the City in time, while both Harbor Landing and McLean/Moore have indicated that file copies were turned into the City. It is unknown if these two were ever received as they could have been turned in to previous personnel and cannot be located. These are on the Consent Agenda as there have been no changes since their original approvals. Planning and Zoning Commission recommended approval of these plats.

McLean/Moore

MINUTES OF THE CITY COUNCIL
December 15, 1986

Mayor Leon Tuttle called the meeting to order at 7:30 P.M. with the following members present: Nell Welborn, Ken Jones, Jean Holt, Frank Miller, and Bill Fox.

City Manager Bill Eisen introduced to Council Mike Phemister, the newly hired Finance Director. He stated that Phemister had been Finance Director in Forest Hills as well as Acting City Manager, and he expected Phemister to have a positive effect on the Finance Department.

Council first considered approval of the Consent Agenda which consisted of:

- a) the minutes of July 7, July 21, and December 1, 1986,
- b) a final plat for the Pannell Subdivision on FM-549 between I-30 and SH-276,
- c) a final plat for Harbor Landing, Phase I located in Chandlers Landing,
- d) a replat for the McLean/Moore Addition within the W. D. Austin Addition on Heath Street.

Fox confirmed with Staff that none of the plats had changed since their original approvals. Welborn made a motion to approve the Consent Agenda as presented. Holt seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of a request from Frates Corporation for a final plat for Chandlers Landing, Phase 15. Eisen explained that he had spoken to Tim Fults, an attorney representing Mr. and Mrs. Jackson who had previously addressed Council with concerns regarding the plat. Eisen added that Fults had stated that an agreement had been reached and both Frates and the Jacksons were satisfied. Fox confirmed with the City Attorney that the City was not under any restraining order and could legally act on the item. Welborn made a motion to approve the final plat. Jones seconded the motion. The motion was voted on and passed 5 to 1 with Fox voting against the motion.

Council next considered approval of a request from Michael Belt for a site plan/preliminary plat for Hubbard Car Wash at Washington and SH-66. David Cook, co-applicant, addressed Council to outline the request and explained proposed improvements based on Council's concerns expressed at the previous meeting. Cook explained that a six foot masonry fence on the east property line with landscaping on both sides would provide a buffer to the cemetery, a two foot berm landscaped

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on May 8, 1986, at 7:30 P.M., and the Rockwall City Council will hold a public hearing on May 19, 1986, at 7:30 P.M. at 205 West Rusk, Rockwall, Texas to consider approving a replat of a portion of Lot 1 and Lot 9 in the W. D. Austin Addition.

The applicants are proposing to create 2 lots meeting the Single Family-7 zoning requirements with minimum lot widths of 60 ft., minimum lot depth of 100 ft. and minimum lot area of 7,000 square feet, out of portions of Lot 1 and Lot 9, W. D. Austin Addition located on Heath Street. The proposed lots will meet all of the minimum requirements for the existing zoning and will be comparable in size and area to other existing lots on Heath Street. A copy of the proposed plat is on file at City Hall for anyone wishing to see it.

All interested persons are invited to attend the public hearings. For information call 722-1111.

Second Process

PLANNING AND ZONING ACTION SHEET

Applicant Ronald McLean / Michael Moore Case No. P+Z 86-34-FP

Property Description McLean / Moore Addition on Heath

Case Subject Matter replat within W.D Austin Addition

Already approved by P+Z and Council - Reapplied as did not make County file deadline

CASE ACTION

Date to P&Z Dec 11 Approved Disapproved Tabled

Conditions _____

Date to City Council Dec 15 _____ _____

Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

Both Applications

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- B 373 County File Number
- Applicant Receipts