APPLICATION AND FINAL PLAT CHECKLIST

			Date 3 - 4 - 92
Name of Proposed Deve	lopment_REP	LAT-LOTS 5, 7	& 8, BLOCK A, ZION HILLS ESTATES
Name of Developer			
Address			Phone
Owner of Record Reubin	n E. & Brenda	E. Harle	
Address P.O. Box 912 F	Rockwall, Texa	s 75087	Phone 214-771-8426
Name of Land Planner/	Surveyor/En	gineer_B.L.S	. & Associates
Address 965 Sids Road	Rockwall, Te	xas	Phone 214-771-3036
Total Acreage 4.632 Ac			ent ZoningN.A
Number of Lots/Units_		Signed	Bolasto Brean.
approved by the City data on a satisfact	Council and ory scale,	conform to d shall be usually no	the Preliminary Plat, as drawn to legibly show all ot smaller than one inches submitted on a drawing
listed under Section Section VIII should	VIII of be review lowing check	the Rockwa wed and fo klist is in	ammary of the requirements ll Subdivision Ordinance. bllowed when preparing a tended only as a reminder
INFORMATION			
	Not icable		
		written a	or name of development, and graphic scale, north te of plat and key map
			ion of the development by nty and State

owner or owners (see wording)

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 (Cwner) 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)

Provided, however, its successors, and assigns. 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	
Ву	(Owner or Owner's representative)
	(Title)
STATE OF TEXAS	
COUNTY OF	
This instrument was acknowledged	d 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

WHE	HEREAS (Owner)						_′	BEI	NG	THE	OW	NER	OF	A	TRACT
OF	land	in	the	County	of	Rockwall,	St	ate	of	Texas	з,	said	tra	ct	being
des	cribe	d a	s fo	llows:	(Le	egal Descr	ipt	ion)					31		

(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 said the 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. The developer 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.

WITNESS MY HAND at,	Texas,	this	day
of			
BY (Owner or Owner's representative)			
(Title)			
STATE OF TEXAS		2) •	
COUNTY OF			
This instrument was acknowledged before me o	n the	day of	
, by		3	_(the
owner) (on behalf of the owner) of the above	describe	d property.	
Notary Public			

(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, thisday of
Mayor, City of Rockwall City Secretary City of Rockwall

(17) SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I,, 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.
(17,000.0)
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

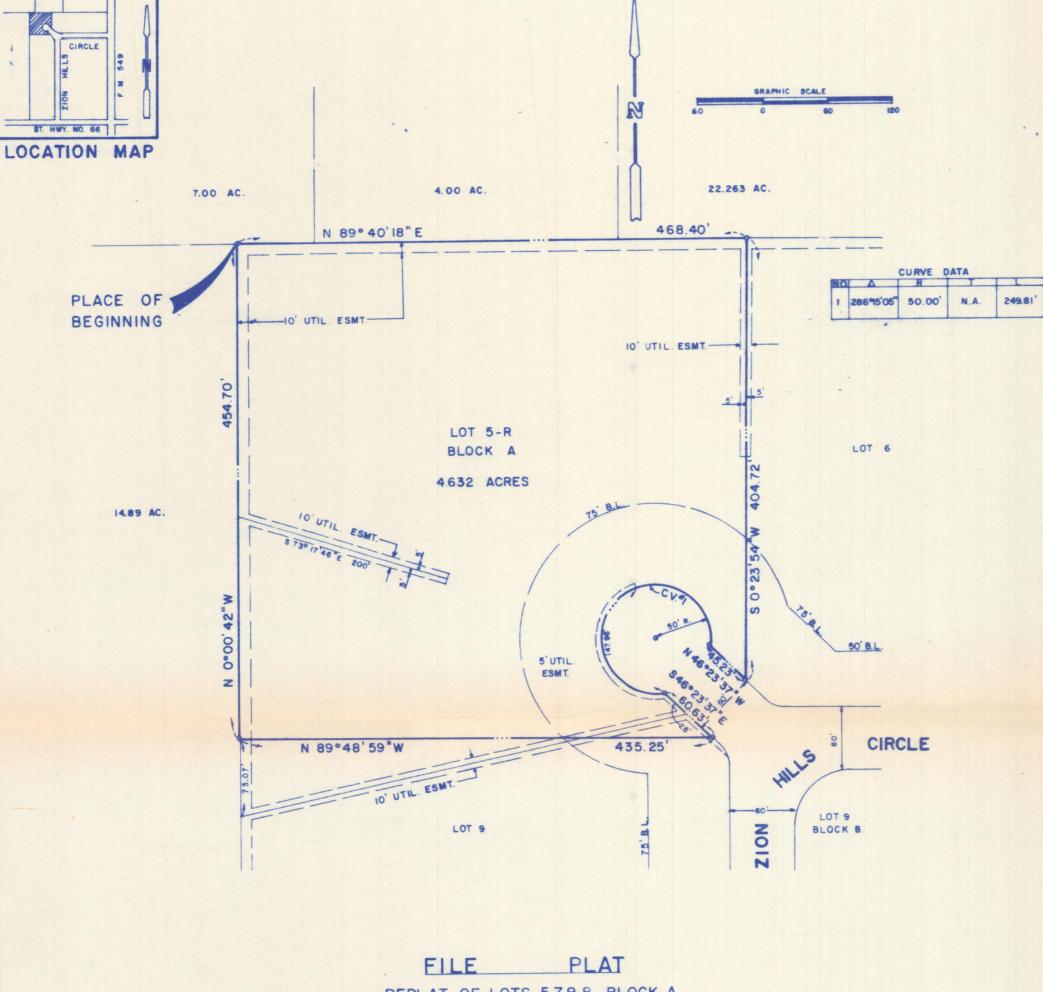
"THE NEW HORIZON"

Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name S	1.5	and	associety	Date 3
Mailing Address				
Job Address			Perr	nit No
	Check [7	κ c	Cash ☐ Oth	er 🗆
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
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	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411		Portable Meter Deposit	02-2311
Subdivision Plats	01-3412	55 00	Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Marina Lease	08-3810
Misc. Income	01-3819		Cemetery Receipts	10-3830
Sale of Supplies	01-3807		PID	13-3828
Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206
TOTAL OF C	OLUMN		TOTAL OF COLU	JMN
TC	TAL DUE	1-5-1	Receive	dby X



REPLAT OF LOTS 5,788, BLOCK A

ZION HILLS ESTATES E.T.J. CITY OF ROCKWALL

W. DALTON SURVEY, ABSTRACT NO. 72

ROCKWALL COUNTY, TEXAS

OWNERS REUBIN E. & BRENDA E. HARLE ROCKWALL TEXAS 75087 P.O. BOX 912

SURVEYORS B.L.S. & ASSOCIATES, INC. 965 SIDS RD. , P.O. BOX 65 (771-3036) ROCKWALL, TEXAS 75087 FEBRUARY 26 ,1992 SCALE I"= 60"

OWNERS CERTIFICATE

WHEREAS, Reubin E. and Brenda E. Harle being owners of a tract of land situated in the W. DALTON SURVEY, ABSTRACT NO. 72, E.T.J. City of Rockwall, Rockwall County, Texas, and also known as LOTS 5, 7 & 8, BLOCK A, ZION HILLS ESTATES, an Addition to the County of

known as LOTS 5, 7 & 8, BLOCK A, ZION HILLS ESTATES, an Addition to the County of Rockwall, as recorded in Slide A, Page 271, Map & Plat Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at the Northwest corner of Zion Hills Estates, a ** iron stake for corner;

THENCE, N.89°40'18"E., along the North line of Zion Hills Estates, a distance of corner;

THENCE, S.0°23'54"W., along the West line of Lot 6, a distance of 404.72 feet to a point on the Northeast line of Zion Hills Circle, an iron stake for corner;

THENCE, along the Northeast & Southwest line of Zion Hills Circle the following;

N.46°23'37"W., a distance of 45.23 feet to the Beginning of a curve to the left having a central angle of 286°15'05", a radius of 50.00 feet, an iron stake for corner;

Around said curve a distance of 249.81 feet to the end of said curve, an iron

Around said curve a distance of 249.81 feet to the end of said curve, an iron stake for corner; S.46°23'37"E., a distance of 60.63 feet to an iron stake for corner THENCE, N.89°48'59"W., leaving the Southwest line of Zion Hills Circle and along the North line of Lot 9, a distance of 435.25 feet to an iron stake for corner; THENCE, N.0°00'42"W., along the West line of Zion Hills Estates, a distance of 454.70 feet to the PLACE OF BEGINNING and containing 4.632 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, REUBIN E. & BRENDA E. HARLE, being owners does hereby adopt this plat designating the herein above described property as FINAL PLAT OF REPLAT OF LOTS 5, 7 & 8, BLOCK A, ZION HILLS ESTATES, E.T.J. 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 easements 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 claims of any nature resulting from or occasioned by the establishments of grades of streets in this addition. A) The approval of a plat by the City of Rockwall and Rockwall County, Texas, 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 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 Rockwall and Rockwall County, Texas, of the adequacy and availability of water for personal use and fire protection within such plat.

MITNESS my hand

Ву	
Roubin F Warle	Branda E Hawle

State Of Texas County Of Rockwall

BEFORE ME, a notary public, on this day personally appeared Reubin E. & Brenda E. Harle known to me to be the persons whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.

Given	under	my	hand	and	seal	of	office	thisday of,198	12.
-------	-------	----	------	-----	------	----	--------	----------------	-----

Notary Public in and for the State Of Texas

SURVEYORS CERTIFICATION

NOW THEREFORE KNOW ALL MEN 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.

Bob O. Brown, Registered Professional Land Surveyor # 1744

County Of Rockwall

BEFORE ME, a notary public, on this day personally appeared Robert R. Hawk and Cecelia J. Hawk, known to me to be the persons whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this__

Notary Public in and for the State Of Texas

RECOMMENDED FOR FINAL APPROVAL

City Manager Chairman Planning and Zoning Commission

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 and 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, Texas.

WITNESS OUR HAND THIS ______ day of _______ A.D. 1992.

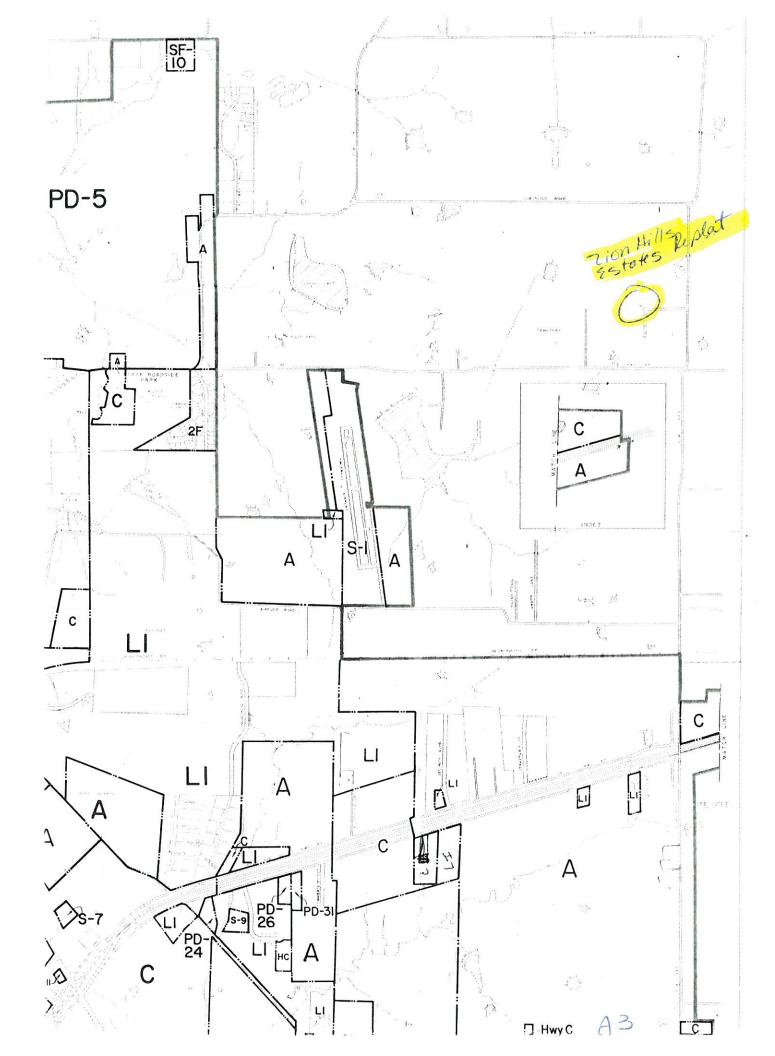
Mayor, City of Rockwall, Texas

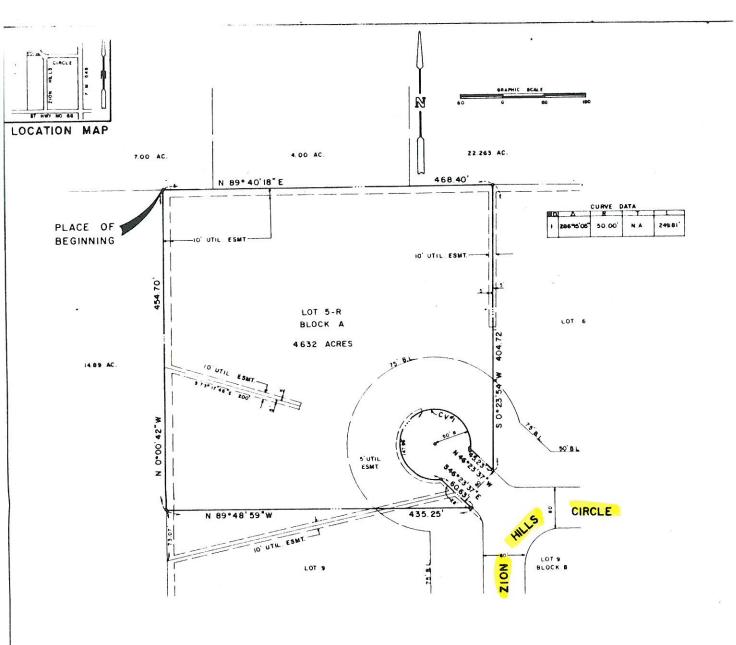
City Secretary, City of Rockwall, Texas

APPROVED:

This plat is approved for filing by the Commissioners Court of Rockwall County, Texas, this day of 1992, subject to the Subdivision Regulations, dated May 9, 1983, relative to the Dedication of Public Roads.

County Judge Rockwall County, Texas





FILE PLAT
REPLAT OF LOTS 5,788, BLOCK A

ZION HILLS ESTATES

E.T.J. CITY OF ROCKWALL

W. DALTON SURVEY . ABSTRACT NO. 72

ROCKWALL COUNTY . TEXAS

REUBIN E. 8 BRENDA E. HARLE OWNERS
P.O. BOX 912 ROCKWALL .TEXAS 75087

CITY OF ROCKWALL Planning and Zoning Agenda

Agenda Date:

April 9, 1992

Agenda No: III. C.

Agenda Item:

P&Z 92-7-FP - Hold Public Hearing and Consider A Request from Reubin and

Brenda Harle to Replat Lots 5, 7, and 8, Block A of the Zion Hills Estates

Item Generated By:

Owners

Action Needed:

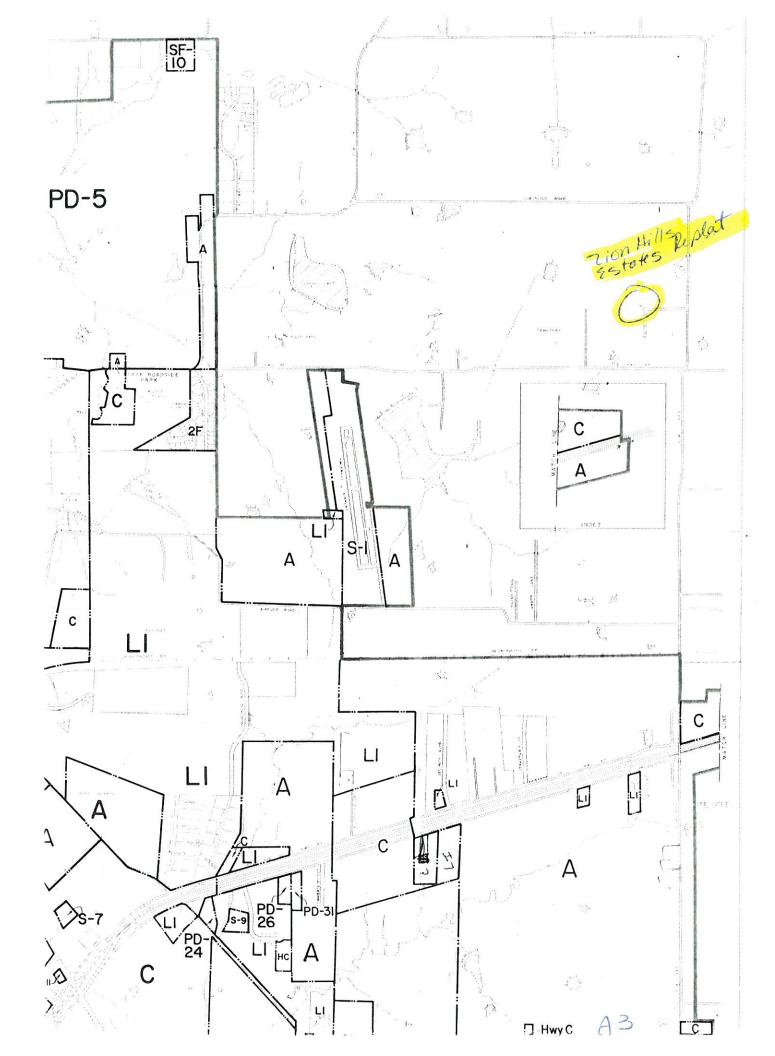
Hold public hearing and take any necessary action.

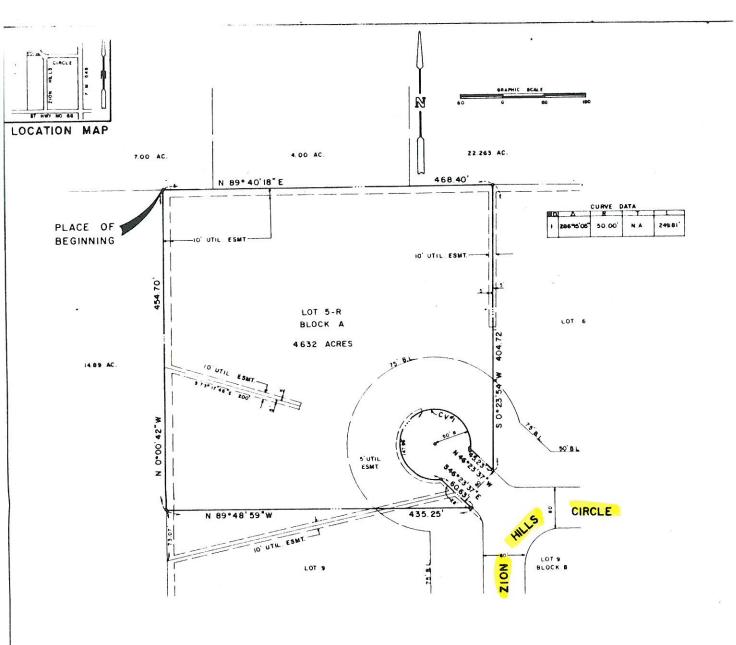
Background Information:

We have received a request for a replat in the Zion Hills Estates. This subdivision is in the ETJ of the City but not within the city limits. Under our subdivision ordinance we have the authority to approve all plats and replats that are completed within our ETJ. The Harles own all three lots and they want to be able to homestead all of them as one tract. We have no problem with the replat as submitted.

Attachments:

- 1. Location Map
- 2. Plat





FILE PLAT
REPLAT OF LOTS 5,788, BLOCK A

ZION HILLS ESTATES

E.T.J. CITY OF ROCKWALL

W. DALTON SURVEY . ABSTRACT NO. 72

ROCKWALL COUNTY . TEXAS

REUBIN E. 8 BRENDA E. HARLE OWNERS
P.O. BOX 912 ROCKWALL .TEXAS 75087

CITY OF ROCKWALL City Council Agenda

Agenda Date:

April 20, 1992

Agenda No: V. D.

Agenda Item:

P&Z 92-7-FP - Hold Public Hearing and Consider Approval of A Request from

Reubin and Brenda Harle to Replat Lots 5, 7, and 8, Block A of the Zion Hills

Estates

Item Generated By:

Owners

Action Needed:

Hold public hearing and take any necessary action.

Background Information:

We have received a request for a replat in the Zion Hills Estates. This subdivision is in the ETJ of the City but not within the city limits. Under our subdivision ordinance we have the authority to approve all plats and replats that are completed within our ETJ. The Harles own all three lots and they want to be able to homestead all of them as one tract. We have no problem with the replat as submitted.

The Commission has recommended approval of the request.

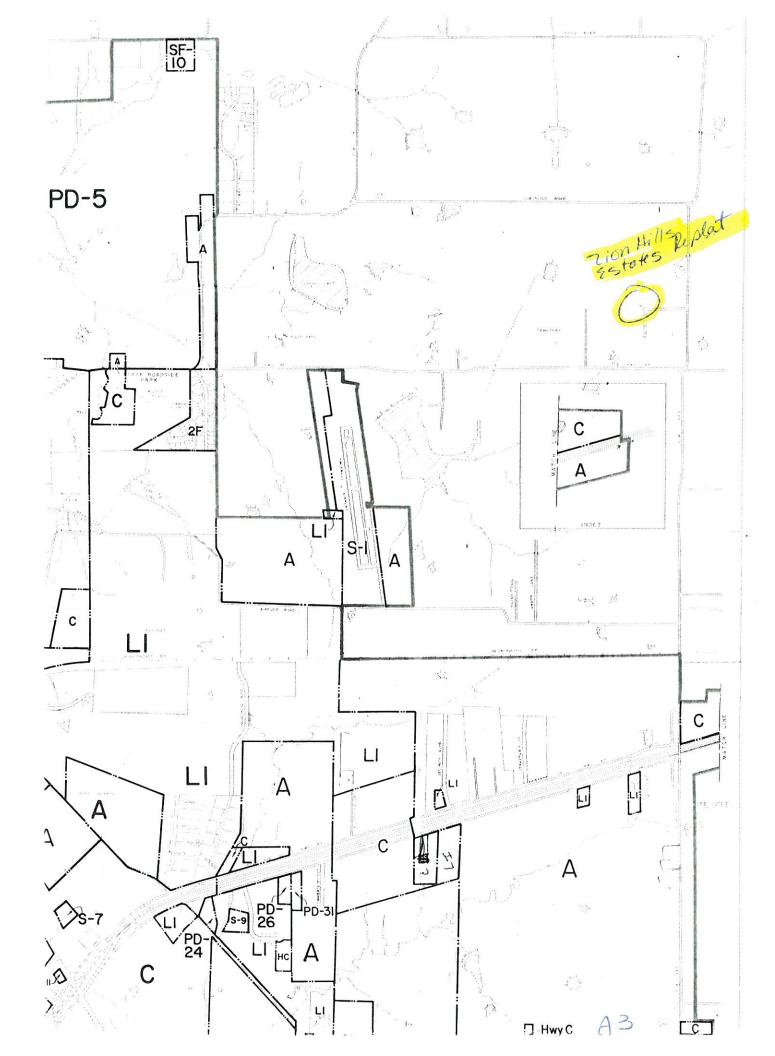
Attachments:

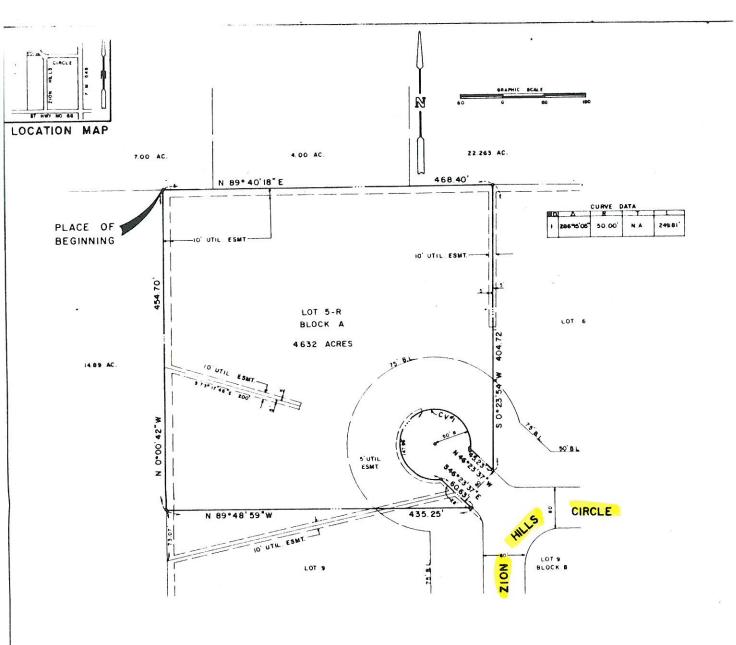
- 1. Location Map
- 2. Plat

Agenda Item:

Replat of the Zion Hills Estates

Item No: V. D.





FILE PLAT
REPLAT OF LOTS 5,788, BLOCK A

ZION HILLS ESTATES

E.T.J. CITY OF ROCKWALL

W. DALTON SURVEY . ABSTRACT NO. 72

ROCKWALL COUNTY . TEXAS

REUBIN E. 8 BRENDA E. HARLE OWNERS
P.O. BOX 912 ROCKWALL .TEXAS 75087

PUBLIC HEARING

The Rockwall Planning and Zoning Commission will hold public hearings on April 9, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk to consider the following items:

- 1. A request from St. Paul A.M.E. Church for a conditional use permit for a church in a residential zoning classification to construct an addition to the church at 805 Peter Colony more specifically described as follows: Lot 2 in Block G of the Sanger Bros. Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Volume Q, Page 100, Deed Records of Rockwall County, Texas.
- 2. A request from Reubin E and Brenda E. Harle to replat lots 5, 7, and 8 Block A of Zion Hills Estates into one lot, located on Zion Hills Circle.
- 3. A request from Dr. M. Sealock for a conditional use permit to allow a veterinary clinic in a commercial zoning classification on a portion of Lot 3, Block A, Carlisle Plaza Addition, in the Rockwall Village Shopping Center.
- 4. A change in the Preliminary Plan for PD-8, Planned Development No. 8, regarding the area requirements, maximum density, and approved land uses applicable to a 6.88 acre tract of land located between Phase 3 of Spyglass Hill and Lake Ray Hubbard off of Henry M. Chandler Drive.

All interested persons are encouraged to	o attend	l.
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Attn: Rockwall Chronicle Please publish this public hearing in tomorrow's edition of March 25, 1992.

Thanks.

Hilda Crangle City of Rockwall 771-7700 ext. 103

PUBLIC HEARING

The Rockwall City Council will hold public hearings on April 20, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk to consider the following items:

- 1. A request from St. Paul A.M.E. Church for a conditional use permit for a church in a residential zoning classification to construct an addition to the church at 805 Peter Colony more specifically described as follows: Lot 2 in Block G of the Sanger Bros. Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Volume Q, Page 100, Deed Records of Rockwall County, Texas.
- 2. A request from Reubin E and Brenda E. Harle to replat lots 5, 7, and 8 Block A of Zion Hills Estates into one lot, located on Zion Hills Circle.
- 3. A request from Dr. M. Sealock for a conditional use permit to allow a veterinary clinic in a commercial zoning classification on a portion of Lot 3, Block A, Carlisle Plaza Addition, in the Rockwall Village Shopping Center.

All interested persons are encouraged to attend.

PUBLIC HEARING

The Rockwall City Council will hold a public hearing on April 20, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk to consider a request from Maximum Security Fence for approval to construct a fence in the required front yard at 5912 Yacht Club Drive. All interested persons are encouraged to attend.



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on April 9, 1992 at 7:00 P.M. in City Hall, 205 W. Rusk, to consider approval of a request from Reubin and Brenda Harle to Replat Lots 5, 7 and 8, Block A of Zion Hills Estates. The applicant plans to combine the three existing lots into one lot. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

	City Secretary
Case No. PZ 92-7-FP	
I am in favor of the request for the reasons listed below	
I am opposed to the request for the reasons listed below	
1.	
2.	
3.	
	Signature
	Signature



B. L. S. & ASSOCIATES, INC.

RT. 1 • BOX 142-E • SIDS ROAD • ROCKWALL, TEXAS 75087 ROCKWALL 722-3036 • DALLAS 771-3036

Surveying & Engineering Services



DANNY AKARD 845 ZION CIRCLE ROCKWALL, TEXAS 75087 ROBERT B. MOORE 837 ZION CIRCLE ROCKWALL, TEXAS 75087 LARRY WILLIAMS 821 ZION HILL CIRCLE ROCKWALL, TEXAS THEODORE R. CISEK 817 ZION HILL CIRCLE ROCKWALL, TEXAS RICHARD COLEMAN 813 ZION HILL CIRCLE ROCKWALL, TEXAS STEPHEN S. SWIGER RT. 1 BOX 14P ROCKWALL, TEXAS 75087 DAVID E. CHOATE RT.1 ZION HILL CIRCLE ROCKWALL, TEXAS 75087 HELUMTH TIMM 820 ZION HILL CIRCLE ROCKWALL, TEXAS ERSKINE WILLIAMS, JR. 4501 EDMONDSON DALLAS, TEXAS 75205 HARRY REEVER 6611 CLUB HOUSE CIRCLE DALLAS, TEXAS 75240 ROBERT KENT REEVER RT.1 BOX 12-A ROCKWALL, TEXAS 75087 RT. 2 BOX 12-AA Rockwall, Texas GLEN MURRAY GARRY S. HARTIS 2055 WILLIAMS ROCKWALL, TEXAS 75087