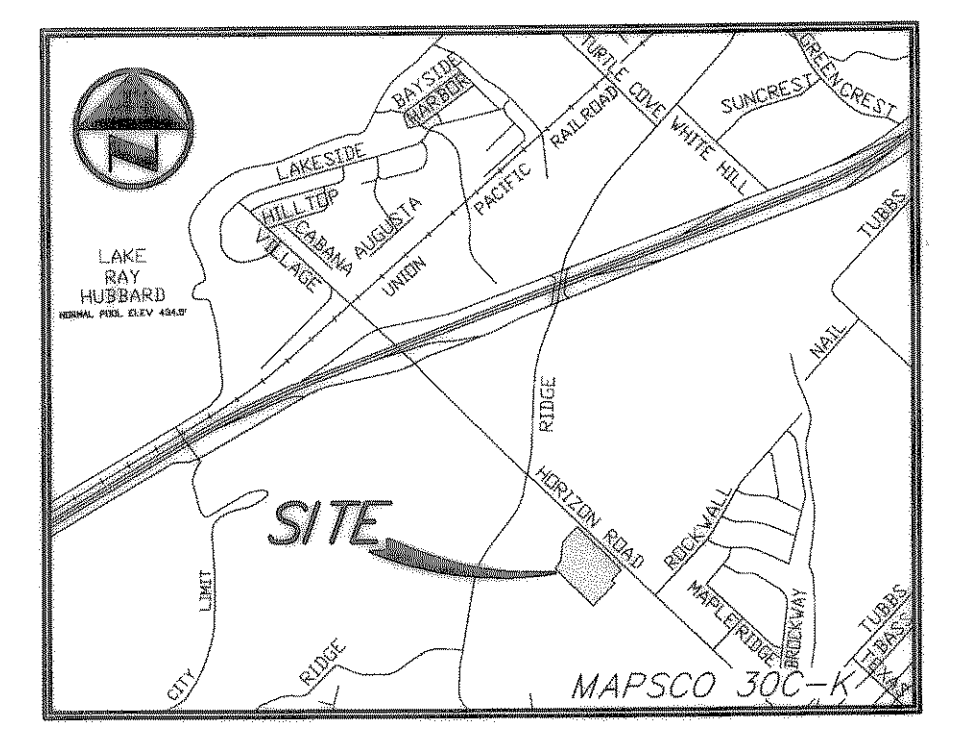
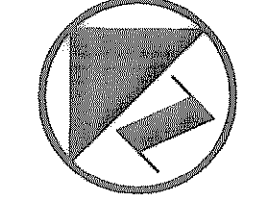


WILLIAMS 12/04/2003 - 11:37AM  
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**HORIZON ROAD (F.M. 3097)**  
**(110' R.O.W.)**  
**(CABINET E, PAGE 117, M.R.R.C.T.)**



VICINITY MAP  
NOT TO SCALE



GRAPHIC SCALE IN FEET  
SCALE: 1" = 20'

BASIS OF BEARINGS  
 SOUTH R.O.W. LINE OF HORIZON RD  
 S 45°37'17" E AS SHOWN ON PLAT  
 HORIZON RIDGE ADDITION  
 (CABINET E, PAGE 117, M.R.R.C.T.)

**LEGEND**

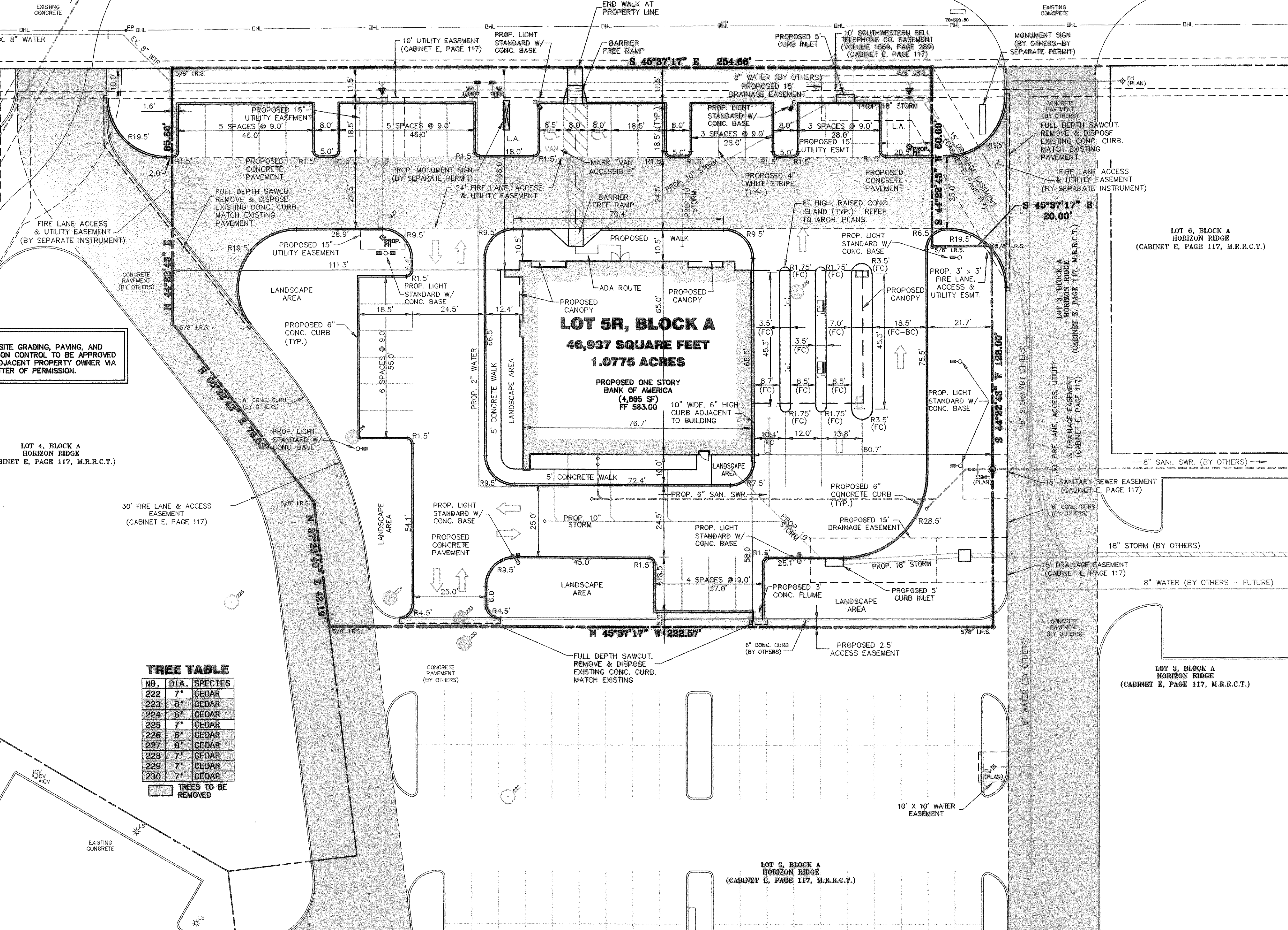
- B BOLLARD
- EM ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- CO CLEAN OUT
- MH MANHOLE
- GM GAS METER
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TELE TELEPHONE BOX
- TV TV BOX
- FP FLAG POLE
- PROPERTY LINE
- O.H. O.H. POWER LINES
- TEL U/G TELEPHONE LINES
- WATER U/G WATER LINES
- GAS U/G GAS LINES
- FENCE
- EXISTING CONTOURS
- XXX PROPOSED CONTOURS
- XXX PROPOSED CONTOURS FROM GRADING PLAN FOR HORIZON RIDGE ADDITION PREPARED BY LAWRENCE A. GATES & ASSOCIATES, INC.
- XXXX EXISTING SPOT GRADES
- TC XXXXX PROPOSED SPOT GRADES
- 6 XXXXX PROPOSED SPOT GRADES (BY OTHERS)
- XXX PROPOSED SPOT GRADES (BY OTHERS)
- PROPOSED EROSION CONTROL
- PROPOSED DRAINAGE DIVIDES
- PROPOSED DRAINAGE DIVIDES FROM DRAINAGE PLAN FOR HORIZON RIDGE ADDITION PREPARED BY LAWRENCE A. GATES & ASSOCIATES, INC. DATED 9-12-01

**PARKING TABULATION:**

PARKING RATIOS:  
 COMMERCIAL: 1 SPACE / 200 SF  
  
 PROPOSED BUILDING:  
 COMMERCIAL: 4,865 SF  
  
 REQUIRED PARKING:  
 4,865 SF / 200 SF = 25  
 TOTAL REQUIRED PARKING = 25  
  
 PARKING PROVIDED:  
 28 REGULAR PARKING SPACES  
 2 HANDICAPPED PARKING SPACES  
 30 TOTAL PARKING SPACES PROVIDED

**NOTE:**  
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

**RECORD DRAWINGS:**  
 IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN.  
 RANDALL P. POGUE, P.E. DATE: DECEMBER 4, 2003  
 TX LIC. NO. 84780



**NOTE:**  
OFF-SITE GRADING, PAVING, AND EROSION CONTROL TO BE APPROVED BY ADJACENT PROPERTY OWNER VIA A LETTER OF PERMISSION.

**TREE TABLE**

| NO. | DIA. | SPECIES |
|-----|------|---------|
| 222 | 7"   | CEDAR   |
| 223 | 8"   | CEDAR   |
| 224 | 6"   | CEDAR   |
| 225 | 7"   | CEDAR   |
| 226 | 6"   | CEDAR   |
| 227 | 8"   | CEDAR   |
| 228 | 7"   | CEDAR   |
| 229 | 7"   | CEDAR   |
| 230 | 7"   | CEDAR   |

TREES TO BE REMOVED

**BENCH MARK LIST:**

|              |   |
|--------------|---|
| BENCHMARK #1 | CITY OF ROCKWALL CONTROL MONUMENT RESET #1 LOCATED WEST OF AN ENTRANCE INTO A BANK OFF OF SUMMER STREET WEST OF F.M. 740. ELEVATION = 587.70  |
| BENCHMARK #2 | SQUARE CUT ON TOP OF A CURB INLET LOCATED IN THE PARKING LOT NEAR THE NORTHEAST ENTRANCE TO THE WALGREEN'S STORE NEAR THE INTERSECTION OF F.M. 740 AND HORIZON ROAD. ELEVATION = 585.31 |

**FRANCHISE UTILITY NOTES:**

- ONCOR ELECTRIC & GAS - CONTACT BRIAN HUGHES @ (972) 771-3979
- SOUTHWESTERN BELL TELEPHONE - (214) 320-5307
- ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.
- CHARTER COMMUNICATIONS (CABLE) - CONTACT BEVERLY SELLERS @ (817) 509-6272

**CAUTION!!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.  
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377  
TEXAS ONE CALL SYSTEMS 1-800-245-4546  
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5  
**BEFORE YOU DIG...**

| NO. | DATE    | REVISION / DESCRIPTION    |
|-----|---------|---------------------------|
| 4   | 8-19-03 | COORDINATION              |
| 1   | 5-21-03 | REVISED PER CITY COMMENTS |

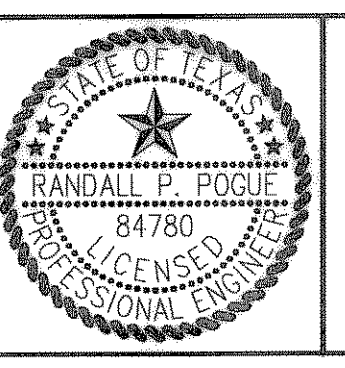
| DESIGN | DRAWN | DATE    | SCALE    | NOTES |
|--------|-------|---------|----------|-------|
| RPP    | EMS   | 4-24-03 | AS SHOWN | -     |

**PROJECT INFORMATION**  
 BANK OF AMERICA  
 SEC HORIZON ROAD (FM 3097) @ RIDGE ROAD (FM 740)  
 CITY OF ROCKWALL, TEXAS  
 LOT 5R, BLOCK A  
 HORIZON RIDGE ADDITION  
 E. TEAL SURVEY, ABSTRACT No. 207

**ARCHITECT**  
 THE SAMUEL GROUP  
 2906 MAPLE AVENUE, SUITE 202  
 DALLAS, TEXAS 75201  
 MR. ELLIOTT BAIRD  
 (214) 922-8012 PHONE  
 (214) 922-9689 FAX

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RANDALL P. POGUE, P.E. 84780 ON 4-24-03. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

R.P.P. 42403



**POGUE**  
 ENGINEERING & DEVELOPMENT COMPANY, INC.  
 2111 ELDORADO PARKWAY SUITE 101 MCKINNEY, TEXAS 75070  
 (214) 544-8880 PHONE (214) 544-8882 FAX randypogue@texoma.net

**SITE PLAN**  
 BANK OF AMERICA  
 1.0775 ACRES  
 LOT 5R, BLOCK A, HORIZON RIDGE ADDITION  
 CITY OF ROCKWALL, TEXAS

SHEET NO. C1.01