

City of Rockwall, Texas

Date: _____

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision ROCKWALL 205 BUSINESS PARK

Name of Subdivider LADD PROPERTIES LTD

Address ^{PO Box 122} 4732 INDUSTRIAL, ROWLETT, TX 75088 Phone 475-1816

Owner of Record LADD PROPERTIES LTD

Address ^{P.O. Box 122} 4732 INDUSTRIAL, ROWLETT, TX 75088 Phone 475-1816

Name of Land Planner/Surveyor/Engineer HAROLD EVANS

Address _____ Phone _____

Total Acreage 40 ACRES Current Zoning NONE

No. of Lots/Units 11 Signed Bill Memann

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or Not
Shown on Plat Applicable

I. General Information

A. Vicinity map

B. Subdivision Name

C. Name of record owner, subdivider, land planner/engineer

D. Date of plat preparation, scale and north point

II. Subject Property

A. Subdivision boundary lines

B. Identification of each lot and block by number or letter

C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization

D. Proposed land uses, and existing and proposed zoning categories

E. Approximate acreage

F. Typical lot size; lot layout; smallest lot area; number of lots

G. Building set-back lines adjacent to street

H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable

I. Location of City limit lines, contiguous or within plat area

J. Location and sizes of existing utilities

K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats.

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by: _____

File No. _____

Date: _____

Fee: _____

Receipt: _____

FACT SHEET

Applicant: Ladd Properties

Name of Proposed Development: Rockwall 205 Business Park

Acreage: 14

Number of Lots: 11

Current Zoning: County, no zoning

Surrounding Zoning: County, no zoning

Description: Commercial park west of SH-205 south of Lofland Road (Curtis Crawford's property). Located in County, but in ETJ, so we can require water lines and streets to City specifications. Plans a commercial park platted into lots with 6 in. RCH water lines and septic tanks. Will plat in two phases.

Staff Comments: We advised the applicant that he could plat into blocks and sell the land off by metes and bounds, however, he wants to plat into lots. He must either put in the entire 6 in. water line loop or 8 in. deadend with first phase. We will want either 10 ft. easement or additional ROW on SH-205 for future widening. Lofland Road is proposed to become a 4-lane divided, so we may need to require some ROW. Drawing shows property abuts Lofland Road with no ROW. Need to change name to distinguish from other business parks in Rockwall.

Planning and Zoning Commission Recommendations:

4/12/84 - Approval Lots 1-7, Block a and Lots 1-5, Block B.

City Council Decision:

5/7/84 - Approve

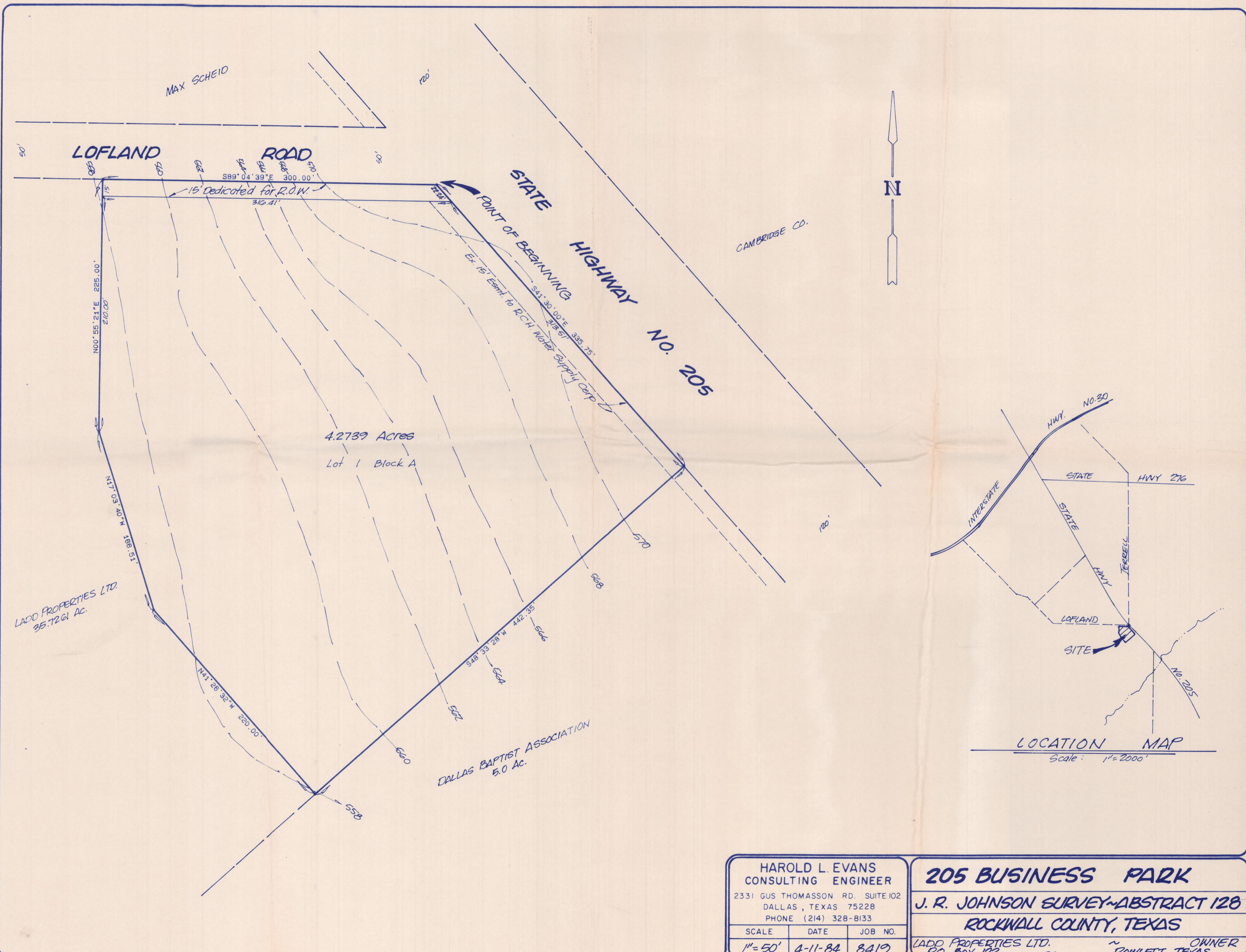
CITY OF ROCKWALL
OFFICIAL RECEIPT

NAME Crawford Utility DATE 3/23/84
ADDRESS _____

Cash Check Other

| | | |
|---------------------------|--------------|--|
| GARBAGE | | |
| LAND FILL PERMIT | | |
| GARAGE SALES | | |
| SOLICATORS PERMIT | | |
| RENT | | |
| MISCELLANEOUS WATER SALES | | |
| <u>Preliminary Plat</u> | <u>95.00</u> | |
| | | |
| | | |
| | | |

Received By _____ **2443**
FORM G-1



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

| SCALE | DATE | JOB NO. |
|----------|---------|---------|
| 1" = 50' | 4-11-84 | 8419 |

205 BUSINESS PARK
J. R. JOHNSON SURVEY-ABSTRACT 128
ROCKWALL COUNTY, TEXAS

LADD PROPERTIES LTD.
 P.O. Box 122

OWNER
 ROWLETT, TEXAS

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, Ladd Properties Ltd. is the owner of a tract of land situated in the J.R. Johnson Survey, Abstract No. 128, in Rockwall County, Texas, being part of a 40.0000 acre tract described in deed to Ladd Properties Ltd. filed for record on January 25, 1984, and recorded in Volume 189 at Page 68 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the South line of Lofland Road (50-foot R.O.W.) with the Southwest line of State Highway No. 205 (120-foot R.O.W.);
THENCE: South 41° 30' 00" East along said Southwest line of S.H. No. 205 a distance of 335.75 feet to an iron rod for a corner;
THENCE: South 48° 33' 28" West leaving said Southwest line of S.H. No. 205 along the Northwest line of Dallas Baptist Association property a distance of 442.35 feet to an iron rod for a corner;
THENCE: North 41° 26' 32" West leaving said Northwest line of Dallas Baptist Association property a distance of 220.00 feet to an iron rod for a corner;
THENCE: North 17° 03' 40" West a distance of 166.51 feet to an iron rod for a corner;
THENCE: North 00° 55' 21" East a distance of 225.00 feet to an iron rod in the said South line of Lofland Road for a corner;
THENCE: South 89° 04' 39" East along said South line of Lofland Road a distance of 300.00 feet to the Point of Beginning and Containing 4.2739 Acres (186,170 Square Feet) of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Ladd Properties Ltd., being the owner of said tract, does hereby adopt this plat designating the hereinabove described property as 205 Business Park, 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 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 constructing, reconstructing, 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 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 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 _____, this _____ day of _____, 19____.

LADD PROPERTIES, LTD.

Bill Neiman

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Bill Neiman, on behalf of Ladd Properties Ltd.

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 Administrator Date: _____

APPROVED

Chairman, Planning and Zoning Commission Date: _____

I hereby certify that the above and foregoing plat of 205 Business Park, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19____.

The approval of a plat of the City does not constitute any representation, assurance 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, as required under Ordinance 83-54.

Mayor, City of Rockwall

City Secretary, City of Rockwall

This plat is approved for filing by the Commissioners Court of Rockwall this _____ day of _____, 19____.

Harold Crawford, County Judge

Recorded in Court Minutes, Volume _____, Page _____.

| | | |
|---|---------|---------|
| HAROLD L. EVANS CONSULTING ENGINEER | | |
| 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133 | | |
| SCALE | DATE | JOB NO. |
| 1"=50' | 4-11-84 | 8419 |

| | |
|--------------------------------------|-------------------------|
| 205 BUSINESS PARK | |
| J. R. JOHNSON SURVEY-ABSTRACT 128 | |
| ROCKWALL COUNTY, TEXAS | |
| LADD PROPERTIES LTD. P.O. BOX 122 | OWNER ROWLETT, TEXAS |