

APPLICATION AND
FINAL PLAT CHECKLIST

Date: March 23, 1984

Name of Proposed Subdivision Rockwall 205 Business Park

Name of Subdivider Ladd Properties Ltd.

Address 4732 Industrial, Rowlett, Tx. 75088 Phone 475-0055

Owner of Record Ladd Properties Ltd.

Address 4732 Industrial, Rowlett, Tx. 75088 Phone 475-0055

Name of Land Planner/Surveyor/Engineer Harold Evans

Address _____ Phone 328-8133

Total Acreage 14

Current Zoning None

Number of Lots/Units 11

Signed Bill Neman

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

Provided or Shown on Plat	Not Applicable
------------------------------	-------------------

- | | |
|------------------------------|---|
| <p><u>✓</u></p> <p>_____</p> | <p>1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map</p> |
| <p><u>✓</u></p> <p>_____</p> | <p>2. Location of the subdivision by City, County and State</p> |
| <p><u>✓</u></p> <p>_____</p> | <p>3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark</p> |
| <p><u>✓</u></p> <p>_____</p> | <p>4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines.</p> |
| <p><u>✓</u></p> <p>_____</p> | <p>5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground</p> |

18. Plan profiles for streets and
utilities

Taken by _____

File No. _____

Date _____

Fee _____

Receipt _____

APPLICATION AND
FINAL PLAT CHECKLIST

Date: April 11, 1984

Name of Proposed Subdivision 205 Business Park

Name of Subdivider Ladd Properties Ltd.

Address P. O. Box 122, Rowlett, Texas 75088 Phone 475-1816

Owner of Record Ladd Properties Ltd.

Address P. O. Box 122, Rowlett, Texas 75088 Phone 475-1816

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

Address P. O. Box 28355, Dallas, Texas 75228 Phone 328-8133

Total Acreage 4.2739 Current Zoning _____

Number of Lots/Units 1 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</u>	<u>Not</u>
<u>Shown on Plat</u>	<u>Applicable</u>

- | | | |
|--------------|--------------|--|
| <u>✓</u> | <u>_____</u> | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map |
| <u>✓</u> | <u>_____</u> | 2. Location of the subdivision by City, County and State |
| <u>_____</u> | <u>✓</u> | 3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark |
| <u>✓</u> | <u>_____</u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines. |
| <u>✓</u> | <u>_____</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 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. Contours at a minimum of 2 ft. intervals

12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners

13. 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

14. An instrument of dedication or adoption signed by the owner or owners

15. Space for signatures attesting approval of the plat

16. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat

17. Complies with all special requirements developed in preliminary plat review

_____ ✓ _____

18. Plan profiles for streets and
utilities

Taken by _____ File No. _____

Date _____

Fee _____

Receipt _____

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 4-27-84

NAME Ladd Prop Ltd

ADDRESS 433 Industrial - Burgess
Park

Cash Check Other

GARBAGE	APR 27 1984		
LAND FILL PERMIT	APR 27 1984		
GARAGE SALES			
SOLICITORS PERMIT			
RENT			
MISCELLANEOUS WATER SALES			
<u>Plat Fees</u>			<u>35.00</u>

Received By DM

2511

FORM G-1

~~SITE PLAN/PRELIMINARY PLAN~~/FINAL PLAT
FACT SHEET

Applicant: Ladd Properties

Name of Proposed Development: 205 Business Park

Acreage: 4.2739

Number of Lots: 1

Current Zoning: in County

Surrounding Zoning: in County

Description: One lot of planned three phase Commercial and Light Industrial development on west side of SH-205 at Lofland Road. RCH water line available. Dedicating ROW for widening of Lofland Road. No paving or other engineering required.

Staff Comments: 1. Need fire hydrant
2. Change name of plat

Planning and Zoning Commission Recommendations:

5/10/84 - Approval with fire hydrant, change name, and ROW determination on Lofland Road

City Council Decision:

6/4/84 - Approve with fire hydrant, name changed, and construction or escrow of one-half of a 4-lane divided on Lofland Road

SITE PLAN/PRELIMINARY PLAT/FINAL PLAT

FACT SHEET

Applicant: Ladd Properties

Name of Proposed Development: 205 Business Park

Acreage: 4.2739

Number of Lots: 1

Current Zoning: in county

Surrounding Zoning: in county

Description: One lot of planned three phase Commercial and light Industrial development on west side of SH-205 at Lotland Rd. RCH water line available. Dedicating ROW for widening of Lotland Road. No paving or ~~other~~^{other} engineering required.

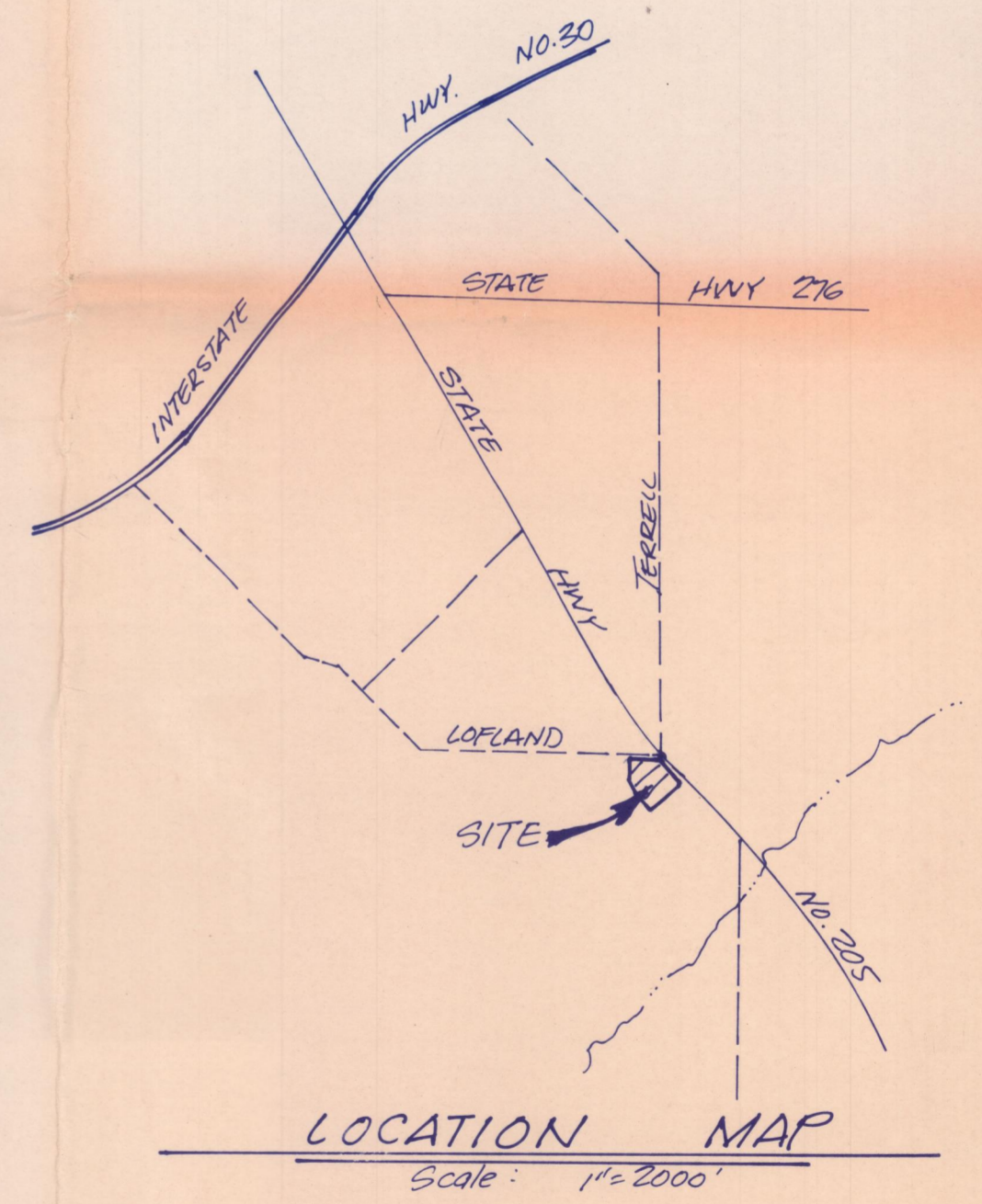
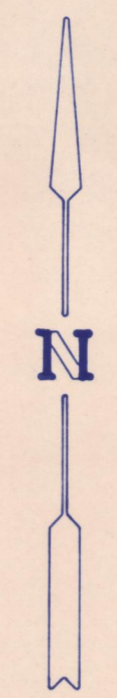
Staff Comments:

1. Need fire hydrant
2. Change name of plat

~~205 Row~~

Planning and Zoning Commission Recommendations:

City Council Decision:



Check wording since in county

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

APPROVED

Chairman, Planning and Zoning Commission

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

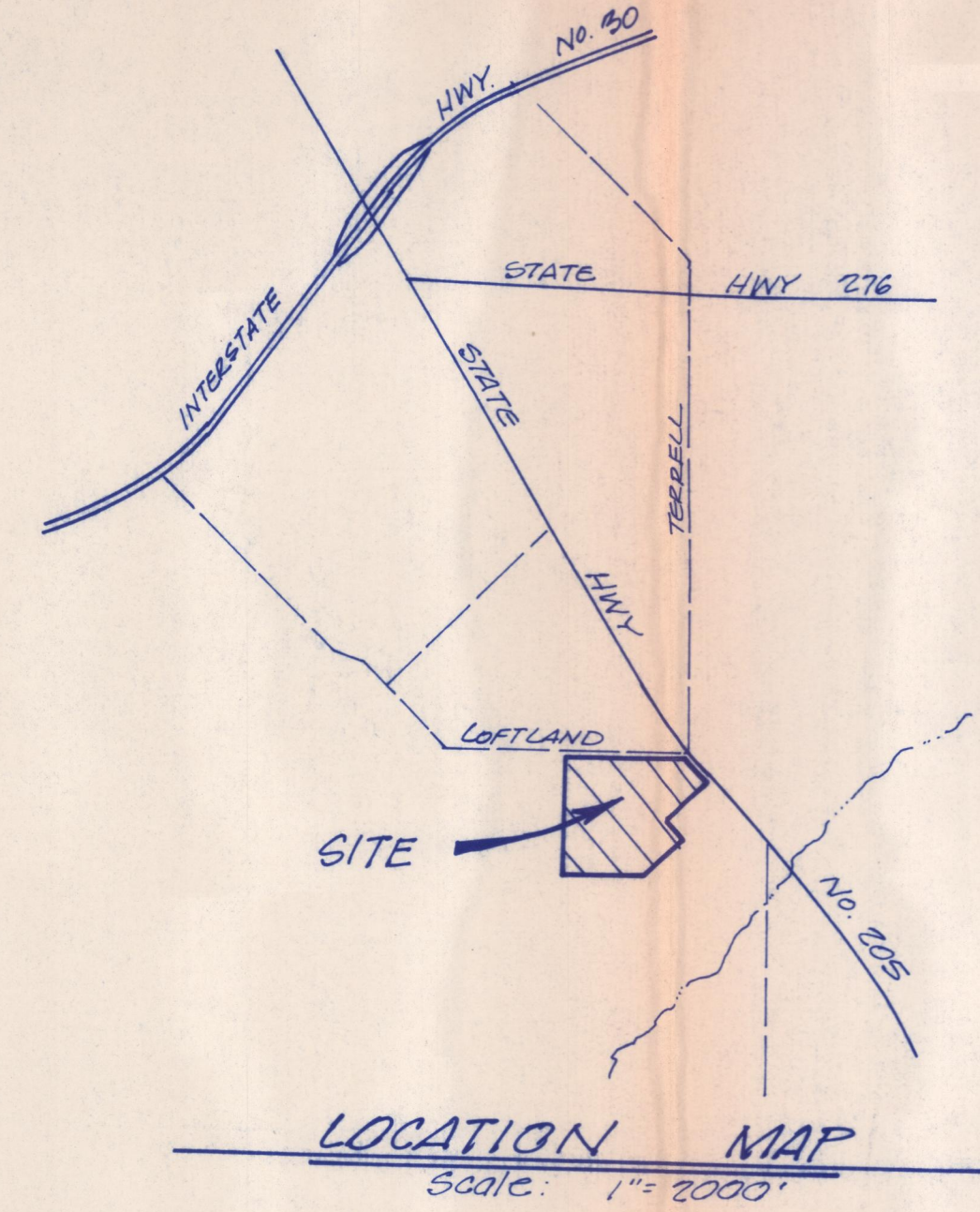
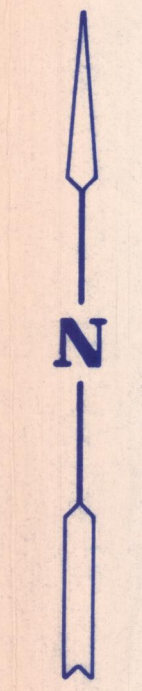
This plat is approved for filing by the Commissioners Court of Rockwall this _____ day of _____, 19____.

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



HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			PRELIMINARY PLAT ROCKWALL 205 BUSINESS PARK LADD PROPERTIES LTD. ~ OWNER P.O. BOX 122 ROWLETT, TEXAS ROCKWALL COUNTY, TEXAS		
SCALE	DATE	JOB NO.			
1"=100'	2-20-84	8419			

WAIVER

The undersigned has this date filed a final plat with the City of Rockwall for submission to the Planning and Zoning Commission and thereafter to the City Council of the City of Rockwall. The undersigned has previously filed with the City of Rockwall a Preliminary Plat which as of this date has not been submitted to and approved (conditionally or otherwise) by the City Council of the City of Rockwall.

In consideration for the acceptance of this final plat for filing prior to the approval of the Preliminary Plat by the governing body, the undersigned does hereby WAIVE any statutory or other requirement that the governing body consider and act upon this final plat within thirty (30) days from the filing date thereof.

DATED this 24th day of April, 1984.

APPLICANT:

Ladd Properties, Inc

By:

Nelda C. Ladd

Title:

General Partner