

Provided or Shown
on Site Plan

Not
Applicable

9. Street names on proposed streets

10. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: _____

File No. _____

Date: _____

Fee: _____

Being a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and further being part of a 9.12 acre tract conveyed to the A.B.J. Corp. by deed recorded in Volume 96, Page 23, Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING on the Southwest line of White Hills Drive, a 60-foot right-of-way, at the North corner of Derrick Addition, an addition to the City of Rockwall, recorded in Slide B, Page 20, Plat Records, Rockwall County, Texas;

THENCE: South $45^{\circ} 33' 30''$ West a distance of 150.00 feet along the Northwest line of said addition to the West corner of said addition;

THENCE: South $44^{\circ} 26' 48''$ East a distance of 198.70 feet along the Southwest line of said addition to the Northerly line of I.H. 30:

THENCE: South $71^{\circ} 54' 20''$ West a distance of 175.17 feet along said Northerly line to the South corner of said 9.12 acre tract;

THENCE: North $44^{\circ} 26' 48''$ West a distance of 217.26 feet along the Southwest line of said tract to a point for a corner;

THENCE: North $45^{\circ} 33' 13''$ East a distance of 306.97 feet to the Southwest line of White Hills Drive;

THENCE: South $44^{\circ} 26' 45''$ East a distance of 96.32 feet along said Southwest line to the Point of Beginning and Containing 54.652 Square Feet or 1.2546 Acres of Land.

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 8-23-14

NAME Mitchell

ADDRESS White Hill - C 30.

Cash Check 127 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Site Plan</u>		<u>45.00</u>
		<u>1.50</u>

Received By [Signature]

2766

FORM G-1

CITY OF ROCKWALL
OFFICIAL RECEIPT

DATE 7-26-84
NAME MTB Investments
ADDRESS _____

Cash Check # 3172 Other

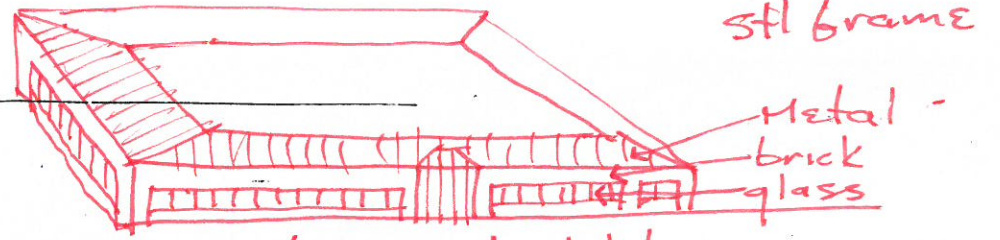
GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Board of Adjustments</u>		<u>50.00</u>
		<u>50.00</u>

Received By D. Morton

2713

FORM G-1

WHITE HILLS DR



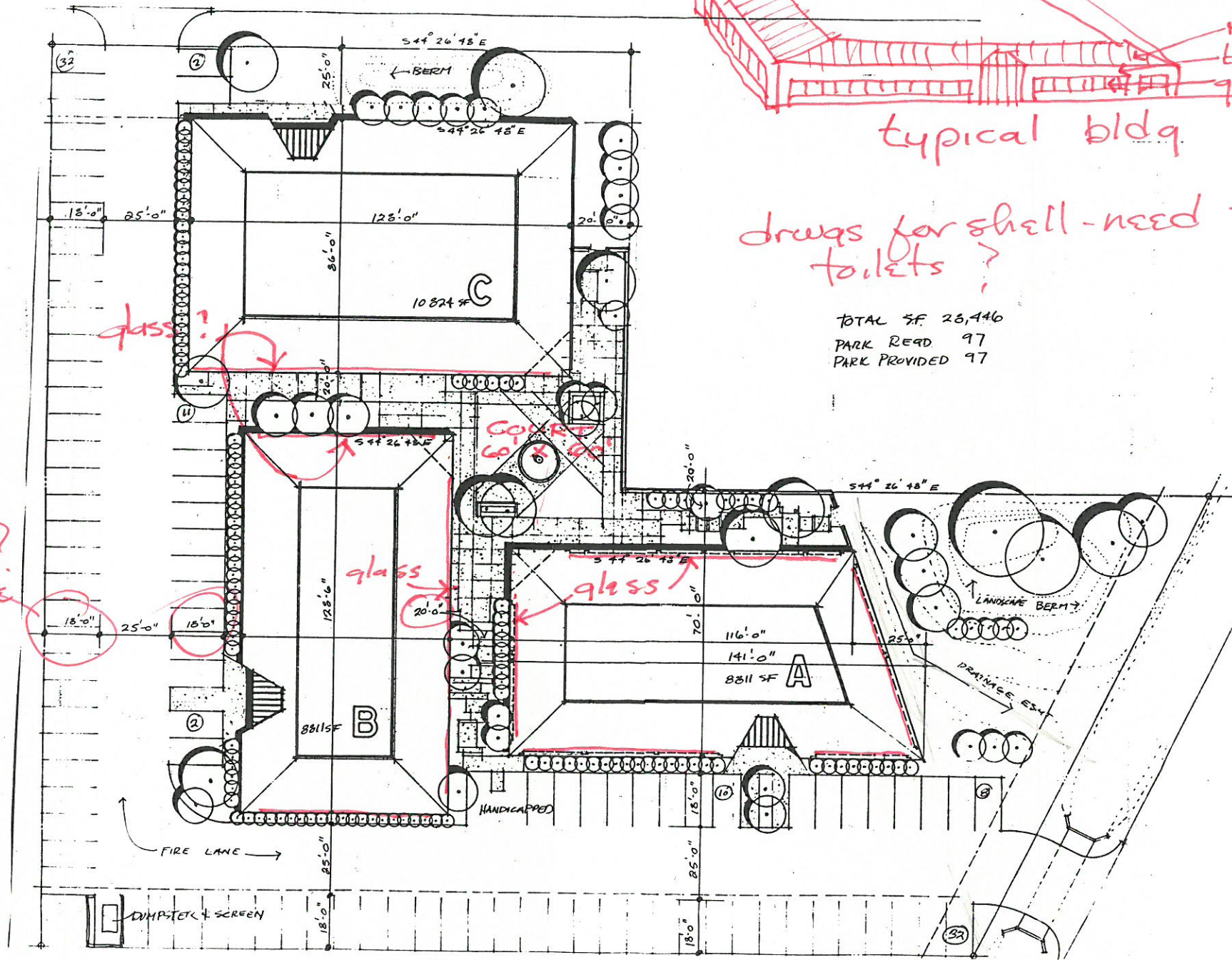
typical bldg.

draws for shell - need to show toilets?

TOTAL SF 28,446
PARK RECD 97
PARK PROVIDED 97

can curb be?
2' in 16' space

No!



31 AUG

V.D.

PROPERTY LEGAL DESCRIPTION (CONTINUED)

THENCE: South $44^{\circ} 26' 48''$ East a distance of 198.70 feet along the Southwest line of said addition to the Northerly line of I.H. 30:

THENCE: South $71^{\circ} 54' 20''$ West a distance of 175.17 feet along said Northerly line to the South corner of said 9.12 acre tract;

THENCE: North $44^{\circ} 26' 48''$ West a distance of 217.26 feet along the Southwest line of said tract to a point for a corner;

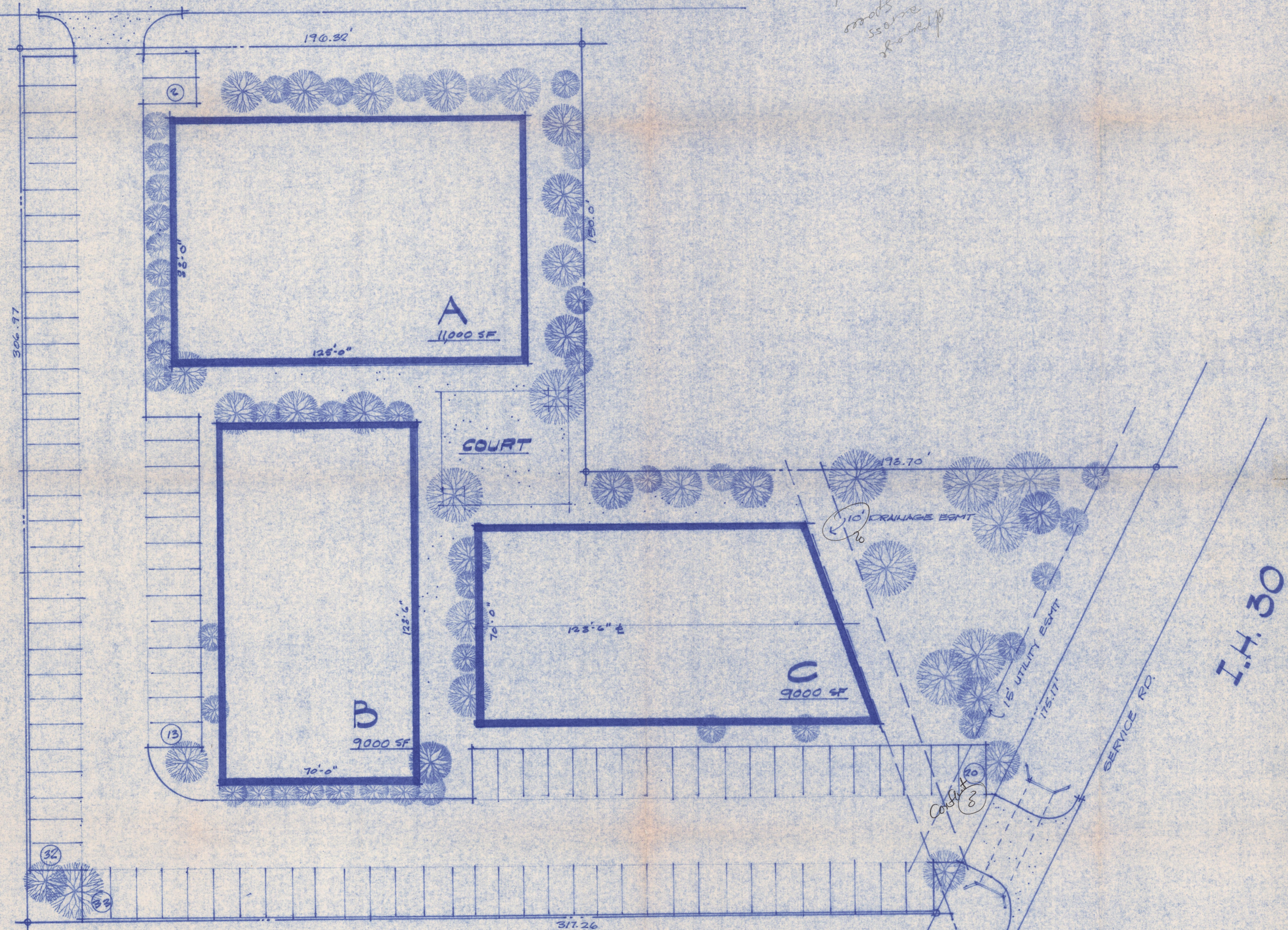
THENCE: North $45^{\circ} 33' 13''$ East a distance of 306.97 feet to the Wouthwest line of White Hills Drive;

THENCE: South $44^{\circ} 26' 45''$ East a distance of 96.32 feet along said Southwest line to the Point of Beginning and Containing 54.652 Square Feet or 1.2546 Acres of Land.

WHITE HILLS DRIVE

report
to
woods
some
to
help

151
100



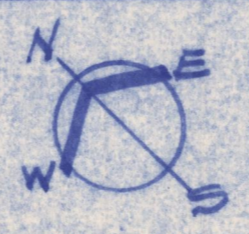
Label all dimensions
bldg materials

land area (1.959 ac)	85,349 SF
bldg area A	11,000
B	9,000
C	9,000
total	29,000 SF
parking reqd	99 cars
parking provided	100 cars

SITE PLAN

1"=20'
84113
15 AUG 84

J.L. Brantley, Inc.
Architects/Interiors
901 East Eighteenth Street
Plano, Texas 75074

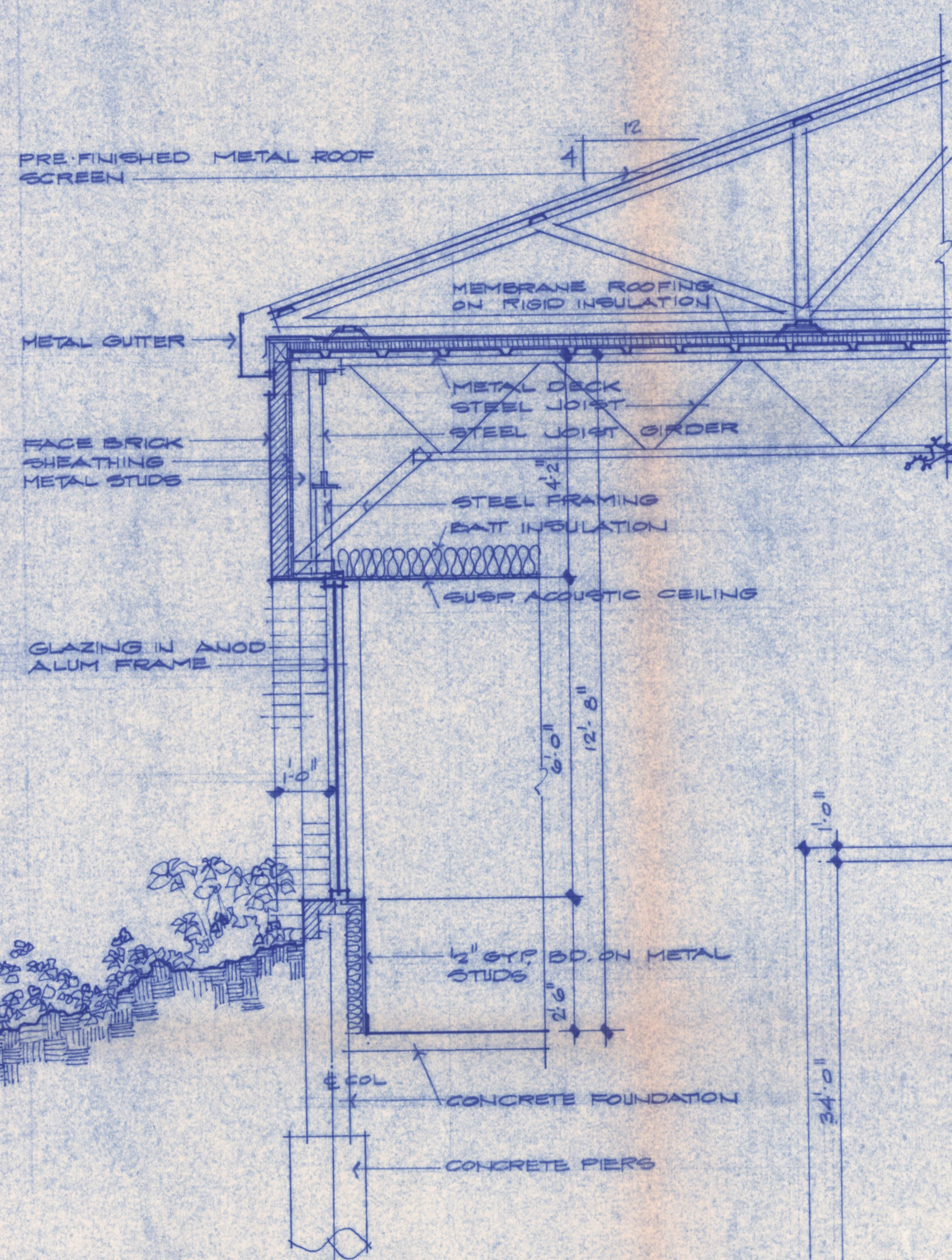


18
18
27
0

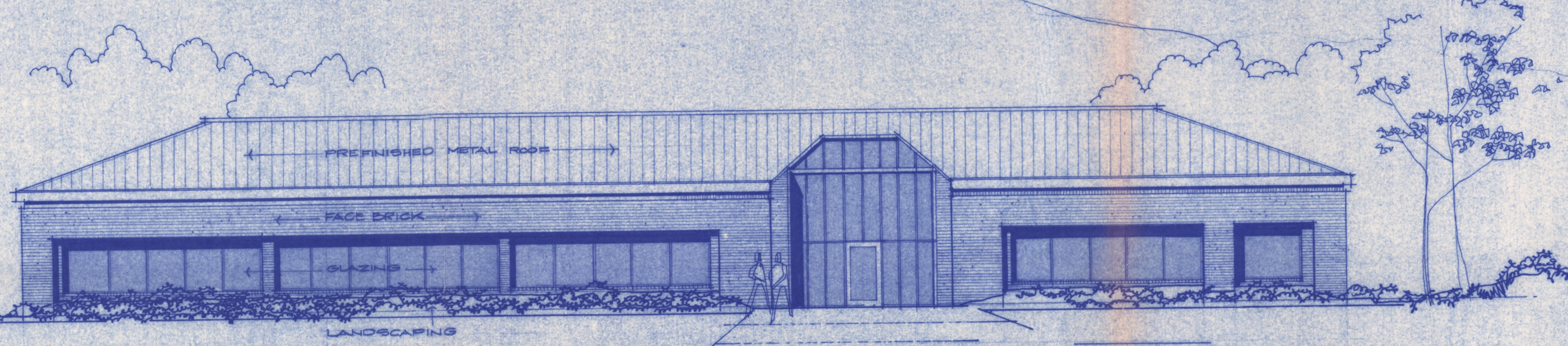
exterior finish
mark fire lane
handicapped parking
dumpster
signs

I.H. 30

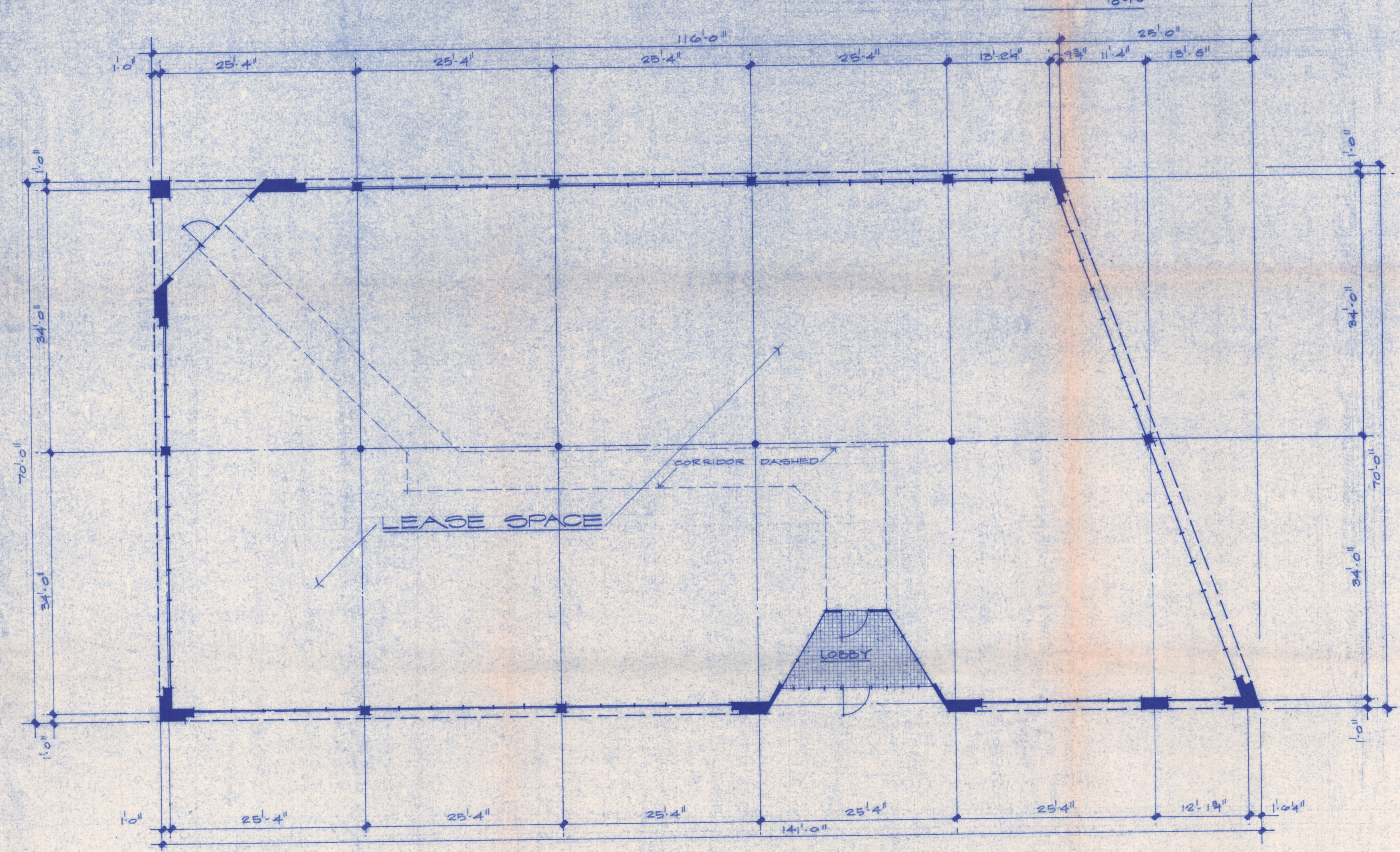
SERVICE RD.



SECTION
1/2" = 1'-0"



ELEVATION
1/8" = 1'-0"



FLOOR PLAN
BLOG A - TYPICAL
1/8" = 1'-0"

J.L. BRANTLEY, INC.
ARCHITECTS/INTERIORS
901 EAST 18TH STREET
PLANO TEXAS 75074



OFFICE BUILDINGS
ROCKWALL, TEXAS
LTD INVESTMENTS

REVISIONS

JOB NO. 84113
DATE 6 SEPT 84
SHEET NO.

Michael Mullen
203 Yacht Club Drive
Rockwall, Tx. 75087

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT Office Building Site Plan DATE 8/31/84

MESSAGE:

Staff and Planning Commission Comments:

1. Need all dimensions (parking spaces, building separations, etc.) labeled.
2. Mark fire lane.
3. Locate dumpster.
4. Handicapped parking?
5. Sidewalks?
6. Exterior finish?

Please revise site plan and submit 8 copies by September 10th.

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

Karen Martin
Karen Martin

REPLY

DATE SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO Michael Mullen
203 Yacht Club Drive
Rockwall, Tx. 75087

FROM CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT Lakeshore Business Park DATE 9/17/84

MESSAGE:

On September 13, 1984, the P&Z voted to approve your site plan. It will be placed on the October 1st City Council Agenda for final approval.

Our 18 ft. parking space requirement means 18 ft. of paved space, not overhang on curb.

Your engineering is being reviewed. We must keep the plat name "Panex Ltd.", but you may name your complex Lakeshore Business Park.

Karen Martin

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED

REPLY

DATE SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

Michael Mullin
203 Yacht Club Drive
Rockwall, Tx. 75087

CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3793
(214) 722-1111 • Dallas 226-7885

SUBJECT Lakeshore Business Park

DATE 10/3/84

MESSAGE:

On October 1, 1984, the City Council voted to approve your site plan as submitted.

Your engineering on the final plat is still under review by City engineers. Upon final approval of the engineering 2 mylars and 6 copies of the final plat must be submitted to the City for official filing. Then a building permit can be obtained if all fees due the City are paid. *(Harold has your engineering review.)*

CC: J. R. Brantley

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

To Karen Martin



CITY OF ROCKWALL
"THE NEW HORIZON"

January 7, 1985

Tony Reid
Freese and Nichols
Centerpoint Two, Suite 320
616 Six Flags Drive
Arlington, Texas 76011

Dear Tony:

I have received a request from the developer who has taken over Panex Ltd. (now known as Lakeshore Business Park) for a listing of the hours your staff has spent reviewing the project.

Your project number is ROK 83187. The first review letter we received on the project was dated November 25, 1983. Charges on the project to date total \$1,934.26.

Thank you for your assistance.

Sincerely

A handwritten signature in cursive script, appearing to read "Karen", written in black ink.

Karen Martin
Administrative Assistant

KM/mmp

John Kendro

DIANE

NOTE:

THESE ARE LABOR
COSTS ONLY -

AT THIS TIME TOTAL
BILLING WOULD BE:

LABOR	\$ 1,914.72
EXPENSES	64.15
	<u>1,978.87</u>

ACCT	DAY	CODE	EMPL	CHECK	ITEM	TIME	AMOUNT
ROK 83010 (CONTINUED)							
					TOTAL SALARIES		127.50
					TOTAL EXPENSES		16.48
					TOTAL COST		143.98
ROK 83054	1	0		61	COMPUTER CHARGES OCT		4.01
					TOTAL EXPENSES		4.01
					TOTAL COST		4.01
ROK 83065	1	0		61	COMPUTER CHARGES OCT		10.04
					TOTAL EXPENSES		10.04
					TOTAL COST		10.04
ROK 83175	27	12	2145		REG TIME	1 HRS	18.50
	27	12	3642		REG TIME	24 HRS	250.50
					TOTAL SALARIES		269.00
					TOTAL COST		269.00
ROK 83176	13	12	2058		REG TIME	6 HRS	129.75
					TOTAL SALARIES		129.75
					TOTAL COST		129.75
ROK 83184	27	12	2145		REG TIME	1 HRS	18.50
	27	12	3642		REG TIME	3 HRS	31.31
	27	12	3642		OVERTIME	2 HRS	20.88
					TOTAL SALARIES		70.69
					TOTAL COST		70.69
ROK 83187	27	12	2145	PLEMING	REG TIME	1 HRS	18.50
	27	12	3642	J. WRIGHT	REG TIME	2 HRS	20.87
	27	12	3642	"	OVERTIME	2 HRS	20.88
					TOTAL SALARIES		60.25
					TOTAL COST		60.25
RRA 81051	13	12	1006		REG TIME	2 HRS	44.50
	1	12	1007	2184	OTHER		3.24
	1	0		61	COMPUTER CHARGES OCT		165.77
	1	0		45	TRAVEL - F&N AUTOMOBILES		38.20
	8	0		10505	NTS		100.00
	8	0		10495	AMERICAN EXPRESS CO		7.98
					TOTAL SALARIES		44.50
					TOTAL EXPENSES		315.19
					TOTAL COST		359.69
RRA 82118	13	12	3440		REG TIME	2 HRS	30.00
	13	12	3557		REG TIME	2 HRS	19.50
	13	12	7634		REG TIME	2 HRS	12.50
	27	12	3557		REG TIME	1 HRS	9.75
	1	12	3557	2207	MEALS		17.88
	9	0		10510	SCIENTIFIC & INDUSTRIAL SERVIC		226.67
	11	0		67	TRAVEL - F&N AUTOMOBILES		110.60
					TOTAL SALARIES		71.75
					TOTAL EXPENSES		355.15
					TOTAL COST		426.90

ITEMIZED COSTS 1/1984

ACCOUNT	DAY	CODE	EMPL	CHECK	ITEM	TIME	AMOUNT
ROK 83005	(CONTINUED)						
	22	12	3618		REG TIME	1 HRS	17.88
	1	0		10	PRINTING - BLUELINE		28.64
					TOTAL SALARIES		459.86
					TOTAL EXPENSES		28.64
					TOTAL COST		488.50
ROK 83028	22	23	4381		REG TIME	14 HRS	150.50
	21	0		14	EXPRESS MAIL		9.35
					TOTAL SALARIES		150.50
					TOTAL EXPENSES		9.35
					TOTAL COST		159.85
ROK 83067	22	12	7615		REG TIME	1 HRS	6.94
					TOTAL SALARIES		6.94
					TOTAL COST		6.94
ROK 83110	1	0		18	COMPUTER		26.86
	20	0		10958	PRINTING - RIDGWAYS		11.76
					TOTAL EXPENSES		38.62
					TOTAL COST		38.62
ROK 83161	8	12	3613		REG TIME	4 HRS	42.50
					TOTAL SALARIES		42.50
					TOTAL COST		42.50
ROK 83175	8	12	3613		REG TIME	4 HRS	42.50
	22	12	3083		REG TIME	2 HRS	27.88
					TOTAL SALARIES		70.38
					TOTAL COST		70.38
ROK 83176	8	12	3613		REG TIME	4 HRS	42.50
	22	12	3083		REG TIME	2 HRS	27.88
					TOTAL SALARIES		70.38
					TOTAL COST		70.38
ROK 83184	8	12	3613		REG TIME	4 HRS	42.50
					TOTAL SALARIES		42.50
					TOTAL COST		42.50
ROK 83187	22	12	2145	FLEMING	REG TIME	1 HRS	18.50
	22	12	3083	WETHEBY	REG TIME	20 HRS	278.75
	22	12	3642	J. WRIGHT	REG TIME	2 HRS	20.87
					TOTAL SALARIES		318.12
					TOTAL COST		318.12
ROK 83202	8	12	3613		REG TIME	3 HRS	31.88
	8	12	3642		REG TIME	16 HRS	167.00
	8	12	3642		OVERTIME	2 HRS	20.88
					TOTAL SALARIES		219.76
					TOTAL COST		219.76
ROK 83203	8	12	2145		REG TIME	3 HRS	55.50
	8	12	3642		REG TIME	2 HRS	20.88

ITEMIZED COSTS 2/1984

ACCOUNT	DAY	CODE	EMPL	CHECK	ITEM	TIME	AMOUNT
ROK 83005	5	12	2145	x	REG TIME	2 HRS	37.00
	5	12	2189	x	REG TIME	3 HRS	54.56
	5	12	3613	x	REG TIME	2 HRS	21.25
	5	12	7127	x	REG TIME	1 HRS	8.94
	19	12	1006	x	REG TIME	4 HRS	89.00
	19	12	3030	x	REG TIME	1 HRS	18.34
	19	12	3613	x	REG TIME	4 HRS	42.50
	19	12	3689	x	REG TIME	9 HRS	90.00
	1	0		x	19 COMPUTER		42.70
	8	0			11038 RIDGEWAY'S, INC.		18.48
	8	0			11038 RIDGEWAY'S, INC.		29.64
					TOTAL SALARIES		361.59
					TOTAL EXPENSES		90.82
					TOTAL COST		452.41
ROK 83028	5	22	4381		REG TIME	1 HRS	10.75
	19	22	2145		REG TIME	1 HRS	18.50
	19	22	4381		REG TIME	19 HRS	204.25
	1	0			10 PRINTING BLUELINES		5.28
	24	0			17 TRAVEL-F&N AUTOMOBILES		4.20
					TOTAL SALARIES		233.50
					TOTAL EXPENSES		9.48
					TOTAL COST		242.98
ROK 83054	5	12	2145		REG TIME	1 HRS	18.50
					TOTAL SALARIES		18.50
					TOTAL COST		18.50
ROK 83067	5	12	3083		REG TIME	8 HRS	111.50
					TOTAL SALARIES		111.50
					TOTAL COST		111.50
ROK 83175	1	0			19 COMPUTER		22.05
					TOTAL EXPENSES		22.05
					TOTAL COST		22.05
ROK 83176	1	0			19 COMPUTER		12.89
					TOTAL EXPENSES		12.89
					TOTAL COST		12.89
ROK 83184	1	0			19 COMPUTER		10.76
					TOTAL EXPENSES		10.76
					TOTAL COST		10.76
ROK 83187	5	12	2145		REG TIME	4 HRS	74.00
	5	12	3083		REG TIME	1 HRS	13.91
					TOTAL SALARIES		87.91
					TOTAL COST		87.91
ROK 83202	5	12	2145		REG TIME	6 HRS	111.00
	5	12	3083		REG TIME	1 HRS	13.94
	5	12	7634		REG TIME	1 HRS	6.25

ROK 83187 5 12 2145 FLEMING
5 12 3083 WETHERBY

ITEMIZED COSTS 4/1984

ACCOUNT	DAY	CODE	EMPL	CHECK	ITEM	TIME	AMOUNT
RLN 83168	29	22	3639		REG TIME	6 HRS	71.23
	29	23	4585		REG TIME	1 HRS	5.99
	20	0		14	PRINTING-BLUELINES		22.78
					TOTAL SALARIES		77.22
					TOTAL EXPENSES		22.78
					TOTAL COST		100.00
ROK 83005	1	12	3423		REG TIME	22 HRS	247.50
	1	12	3613		REG TIME	1 HRS	10.61
	1	12	3617		REG TIME	10 HRS	201.88
	1	13	4564		REG TIME	10 HRS	63.75
	15	12	3423		REG TIME	8 HRS	90.00
	15	12	3532		REG TIME	5 HRS	56.88
	15	12	3617		REG TIME	3 HRS	65.44
	29	12	2145		REG TIME	1 HRS	18.50
	29	12	3423		REG TIME	10 HRS	112.50
	29	12	3423		OVERTIME	1 HRS	11.25
	29	12	3532		REG TIME	4 HRS	49.50
	29	13	4381		REG TIME	9 HRS	101.25
	3	12	3617	2642	MEALS		17.15
	10	0		11552	AMERICAN EXPRESS CO		15.79
	20	0		17	F&N COMPUTER		70.72
	20	0		14	PRINTING-BLUELINES		27.88
	23	0		40	TRAVEL-F&N AUTOMOBILE		30.40
					TOTAL SALARIES		1,029.06
					TOTAL EXPENSES		161.94
					TOTAL COST		1,191.00
ROK 83028	1	23	4381		REG TIME	22 HRS	236.50
	15	23	4381		REG TIME	1 HRS	11.25
	20	0		14	PRINTING-BLUELINES		24.61
					TOTAL SALARIES		247.75
					TOTAL EXPENSES		24.61
					TOTAL COST		272.36
ROK 83050	29	12	2145		REG TIME	3 HRS	55.50
	29	12	2466		REG TIME	23 HRS	380.94
					TOTAL SALARIES		436.44
					TOTAL COST		436.44
ROK 83054	29	12	3641		REG TIME	2 HRS	21.63
					TOTAL SALARIES		21.63
					TOTAL COST		21.63
ROK 83187	1	12	3083	WETHERBY	REG TIME	1 HRS	13.94
					TOTAL SALARIES		13.94
					TOTAL COST		13.94
ROK 84013	1	12	1006		REG TIME	1 HRS	22.25
	1	12	3532		REG TIME	4 HRS	45.50
	15	12	3532		REG TIME	2 HRS	22.75
	29	12	1006		REG TIME	4 HRS	89.00
	29	12	3532		REG TIME	1 HRS	12.35

ACCOUNT	DAY	CODE	EMPL	CHECK	ITEM	TIME	AMOUNT
RDK 83187	30	12	2466	PALMER	REG TIME	1 HRS	17.50
	30	12	3825	DOUGHERTS	REG TIME	4 HRS	51.00
	30	12	7698	D. DAVIS	REG TIME	1 HRS	7.19
							TOTAL SALARIES
						TOTAL COST	75.69
RDK 84013	2	12	2466		REG TIME	2 HRS	35.00
	2	12	3825		REG TIME	4 HRS	51.00
	30	12	2466		REG TIME	1 HRS	17.50
	30	12	3825		REG TIME	2 HRS	25.50
						TOTAL SALARIES	129.00
						TOTAL COST	129.00
RDK 84014	2	22	3057		REG TIME	2 HRS	39.50
						TOTAL SALARIES	39.50
						TOTAL COST	39.50
RDK 84029	2	21	4705		REG TIME	8 HRS	68.00
						TOTAL SALARIES	68.00
						TOTAL COST	68.00
RDK 84065	2	22	3292		REG TIME	18 HRS	265.50
	2	23	4370		REG TIME	4 HRS	36.25
	2	22	4716		REG TIME	6 HRS	43.50
	2	22	7127		REG TIME	1 HRS	9.31
	16	32	3292		REG TIME	2 HRS	29.50
	16	22	3292		REG TIME	20 HRS	295.00
	16	22	3292		OVERTIME	7 HRS	103.25
	16	23	4441		REG TIME	1 HRS	9.81
	16	22	4716		REG TIME	6 HRS	43.50
	16	32	7631		REG TIME	2 HRS	14.38
	30	32	3292		REG TIME	13 HRS	191.75
	30	32	4338		REG TIME	2 HRS	18.50
	30	31	5079		REG TIME	2 HRS	30.00
	30	31	5447		REG TIME	2 HRS	17.88
	30	31	5676		REG TIME	2 HRS	10.00
	30	32	7569		REG TIME	1 HRS	7.94
	30	32	7631		REG TIME	2 HRS	14.38
	1	0		12	PRINTING-BLUELINE		494.27
	1	0		10	PRINTING-OFFSET		467.40
	10	0		12504	RIDGWAY'S		22.39
27	0		30	TRAVEL-F&N AUTOMOBILES		67.60	
28	0		40	COMPUTER CHARGES AUGUST		105.13	
						TOTAL SALARIES	1,140.45
						TOTAL EXPENSES	1,156.79
						TOTAL COST	2,297.24
RRA 81051	16	12	1006		REG TIME	6 HRS	165.00
	10	0		12506	SPARTAN REPRODUCTION		23.18
	10	0		12504	RIDGWAY'S		20.21
	10	0		12516	ALLSTATE MAP MAKERS		12.63
	10	0		12507	RIDGWAY'S		9.30


ITEMIZED COSTS 10/1984

ACCOUNT	DAY	CODE	EMPL	CHECK	ITEM	TIME	AMOUNT
ROK 83005 (CONTINUED)							
	28	12	7698		REG TIME	1 HRS	7.19
	16	22	3825	3250	TRAVEL		17.00
	30	12	2466	3329	TRAVEL		10.00
	8	0		12748	MCI		2.40
	8	0		12751	SPARTAN REPRODUCTION		4.41
	19	0		16	PRINTING-BLUELINES		43.14
	23	0		12968	SPARTAN		13.88
					TOTAL SALARIES		1,754.67
					TOTAL EXPENSES		90.83
					TOTAL COST		1,845.50
ROK 83028							
	9	0		12797	MAPLES ASSOC.		130.85
					TOTAL EXPENSES		130.85
					TOTAL COST		130.85
ROK 83050							
	19	0		14	PRINTING-OFFSET		285.60
	23	0		12933	RIDGWAY'S		11.05
					TOTAL EXPENSES		296.65
					TOTAL COST		296.65
ROK 83187							
	28	12	2466	PALMER	REG TIME	1 HRS	17.50
	28	12	3825	DODANRATZ	REG TIME	2 HRS	25.50
	30	0		45	COMPUTER-SEP CHARGES		55.78
					TOTAL SALARIES		43.00
					TOTAL EXPENSES		55.78
					TOTAL COST		98.78
ROK 84013							
	30	0		45	COMPUTER-SEP CHARGES		18.92
					TOTAL EXPENSES		18.92
					TOTAL COST		18.92
ROK 84014							
	23	0		12933	RIDGWAY'S		366.24
					TOTAL EXPENSES		366.24
					TOTAL COST		366.24
ROK 84065							
	14	32	3292		REG TIME	19 HRS	280.25
	14	21	5079		REG TIME	16 HRS	240.00
	14	21	5447		REG TIME	16 HRS	143.00
	14	21	5676		REG TIME	16 HRS	80.00
	14	32	7631		REG TIME	2 HRS	14.38
	28	32	3146		REG TIME	1 HRS	12.38
	28	32	3292		REG TIME	7 HRS	103.25
	28	33	4342		REG TIME	2 HRS	21.63
	28	31	5079		REG TIME	4 HRS	60.00
	28	31	5447		REG TIME	4 HRS	35.75
	28	31	5676		REG TIME	4 HRS	20.00
	16	21	5079	3276	TRAVEL		26.20
	16	21	5079	3276	OTHER		1.25
	16	21	5079	3276	TRAVEL		24.60
	16	21	5079	3276	OTHER		1.25
	8	0		12748	MCI		0.36
	15	0		10	EXPRESS MAIL		12.45
	19	0		16	PRINTING-BLUELINES		70.01
	19	0		14	PRINTING-OFFSET		12.48
	23	0		12933	RIDGWAY'S		62.41

MEMORANDUM

January 24, 1985

TO: Bill

FROM: Karen 

SUBJECT: Panex Ltd./Lakeshore Business Park

On October 24, 1983, Ross Morris submitted a site plan and final plat for a property known as Panex Ltd. Addition on White Hills Drive and I-30. The plan and plat were reviewed, recommended for approval by the Planning and Zoning Commission on December 8, 1983, and approved by the City Council on January 9, 1984, subject to final engineering approval by Freese and Nichols.

In a related case, On December 13, 1983, Jack Werner, Jr., submitted an application for a Conditional Use Permit for buildings with less than 100% noncombustible materials on Panex Addition. The Planning and Zoning Commission recommended approval on January 12, 1984, and the City Council granted the permit with certain conditions on February 6, 1984.

Sometime in the following months Rosa Bielec came to the office and inquired about using the property. We explained that a one lot subdivision plat had been approved for the property subject to engineering approval. We discussed the possibility of her finishing the engineering, paying for the review when complete and filing the approved plat with the name "Panex Ltd. Addition". We also discussed her platting only a portion of the property. That would have required obtaining a variance to the lot frontage requirement on I-30 and returning to the Planning and Zoning Commission and City Council with a new plat. Either way a new site plan was to be submitted.

On July 26, 1984, Bielec made application to the Board of Adjustments on behalf of MTB Investments. The applicant withdrew the application, deciding to finish the engineering on the approved plat. On August 10, 1984, Michael Mullen submitted a new site plan on behalf of MTB Investments. We reviewed the plan. On September 13, 1984, the P&Z Commission recommended approval of the plan and on October 11, 1984, the City Council approved the plan. In the letter notifying Mullen of the P&Z action we informed him that the plat must remain entitled "Panex Ltd. Addition" to match the approval in the City Council minutes. In the letter notifying Mullen of the Council action, we informed him that once the engineering was approved, the plat filed, and all fees due the City were paid, he could obtain a building permit.

On October 30, 1984, Freese and Nichols gave their approval to the plat. We billed MTB Investments for the difference between engineering costs and fees paid on the project. Mullen paid the invoice under protest

Memorandum - 1/24/85

Bill Eisen

Page 2

and submitted a plat entitled "Lakeshore Buisness Park". He now plans to sue the City for engineering fees he feels his company does not owe.

When we offered to let the applicants use the approved plat, we were only trying to expedite the review process for them and prevent the Commission and Council from having to review the same one-lot subdivision twice. I remember there being a great deal of confusion on all sides as to what the applicants had to do and why. They never really understood what they were buying from Harold Evans when they purchased the unfinished plat and engineering. They complained of the cost at the time. We did not bill the applicant until the engineering review was complete and all bills received from Freese and Nichols.

PANEX LTD./LAKESHORE BUSINESS PARK
SUMMARY OF FEES AND EXPENSES

	<u>Expense</u>	<u>Fee Paid</u>
MTB Site Plan	\$	\$ 95.00
Staff time	34.00	
Panax Ltd. Plat		(Pd. by 170.00 Panex)
Staff time	212.00	
Filing at County	10.00	
Engineering	1,490.65 (through August '84)	
	443.61 (Sept. '84 - Nov. '84)	
<hr/>		
Total	\$2,190.26	\$ 265.00
 TOTAL AMOUNT DUE	 <u>\$1,925.26</u>	

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

February 18, 1985

Mr. William R. Eisen
City Manager
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

RE: Panex Ltd.
ROK 83187

Dear Bill:

You asked me for an estimate of our charges to review the referenced project. As we understand the situation, a new developer has assumed responsibility for the project. Total charges on the project to date are \$1,934.26. Our cost for September and October 1984 was \$443.60. The balance of the charges occurred in November 1983, January 1984, February 1984 and March 1984.

I have reviewed the file on this project and estimate that, if the project were submitted today as an entirely new project, our review cost would be approximately \$900.00. This amount is based on the assumption that a reasonably complete set of drawings is submitted the first time.

Yours very truly,

FREESE AND NICHOLS, INC.


T. Anthony Reid, P.E.

TAR:sf

*Rosa Bielic
203 yacht club Dr.
75087*