

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: January 14, 1985

Name of Proposed Subdivision Rockwall Towne Centre Phase II
 Pat Donovan
 Name of Subdivider Rockwall Village Limited
 8235 Douglas Street, Suite 816 Phone 214-528-1905
 Address Dallas, Texas 75225
 Pat Donovan
 Owner of Record Rockwall Village Limited
 8235 Douglas Street, Suite 816
 Address Dallas, Texas 75225 Phone 214-528-1905
 Name of Land Planner/Surveyor/Engineer Rudy M. Garcia, Wier & Associates
 3908 South Freeway
 Address Fort Worth, Texas 76110 Phone 817-926-0212
 Total Acreage 10.367 Current Zoning Commercial/Retail
 Number of Lots/Units 4 Lots 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 Shown on Plat</u>	<u>Not Applicable</u>	
<u>X</u>	_____	1. Title or name of subdivision, written and graphic scale, north point, date of plat, and key map
<u>X</u>	_____	2. Location of the subdivision by City, County and State
_____	_____	3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark
<u>X</u>	_____	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines
<u>X</u>	_____	5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

APPLICATION AND
FINAL PLAT CHECKLIST

- | | | |
|--------------|---------------|--|
| <u> X </u> | _____ | 6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision |
| <u> X </u> | _____ | 7. Locations, dimensions and purposes of any easements or other rights-of-way |
| <u> X </u> | _____ | 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 |
| _____ | <u> NA </u> | 10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision |
| <u> X </u> | _____ | 11. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners |
| _____ | _____ | 12. 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 |
| <u> X </u> | _____ | 13. An instrument of dedication or adoption signed by the owner or owners |
| <u> X </u> | _____ | 14. Space for signatures attesting approval of the plat |
| <u> X </u> | _____ | 15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat |
| _____ | _____ | 16. Complies with all special requirements developed in preliminary plat review |

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 1-17-85

NAME Weis & Associates

ADDRESS _____

Cash Check 1105 Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Plat</u>		<u>485.00</u>

Received By D. Gher

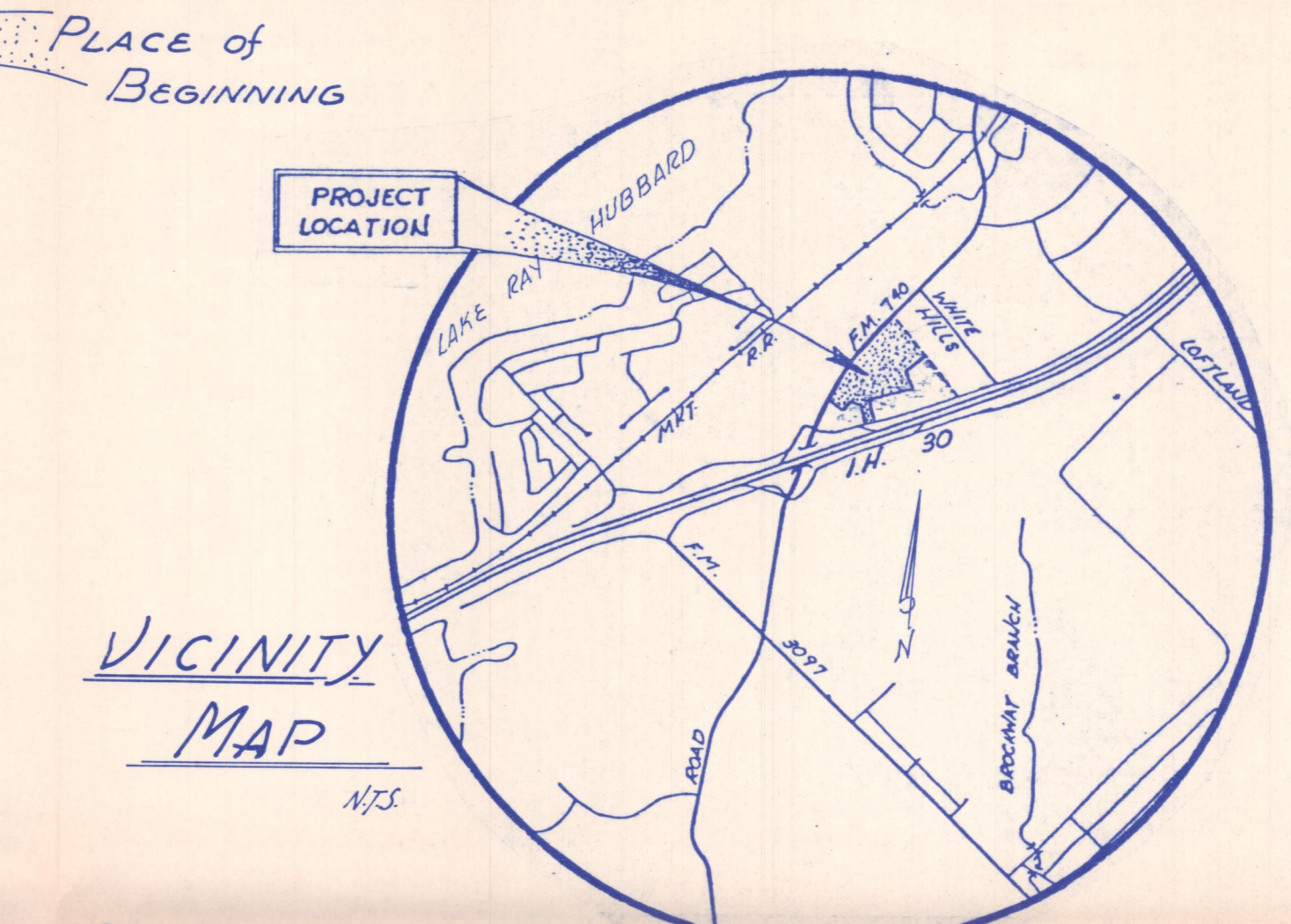
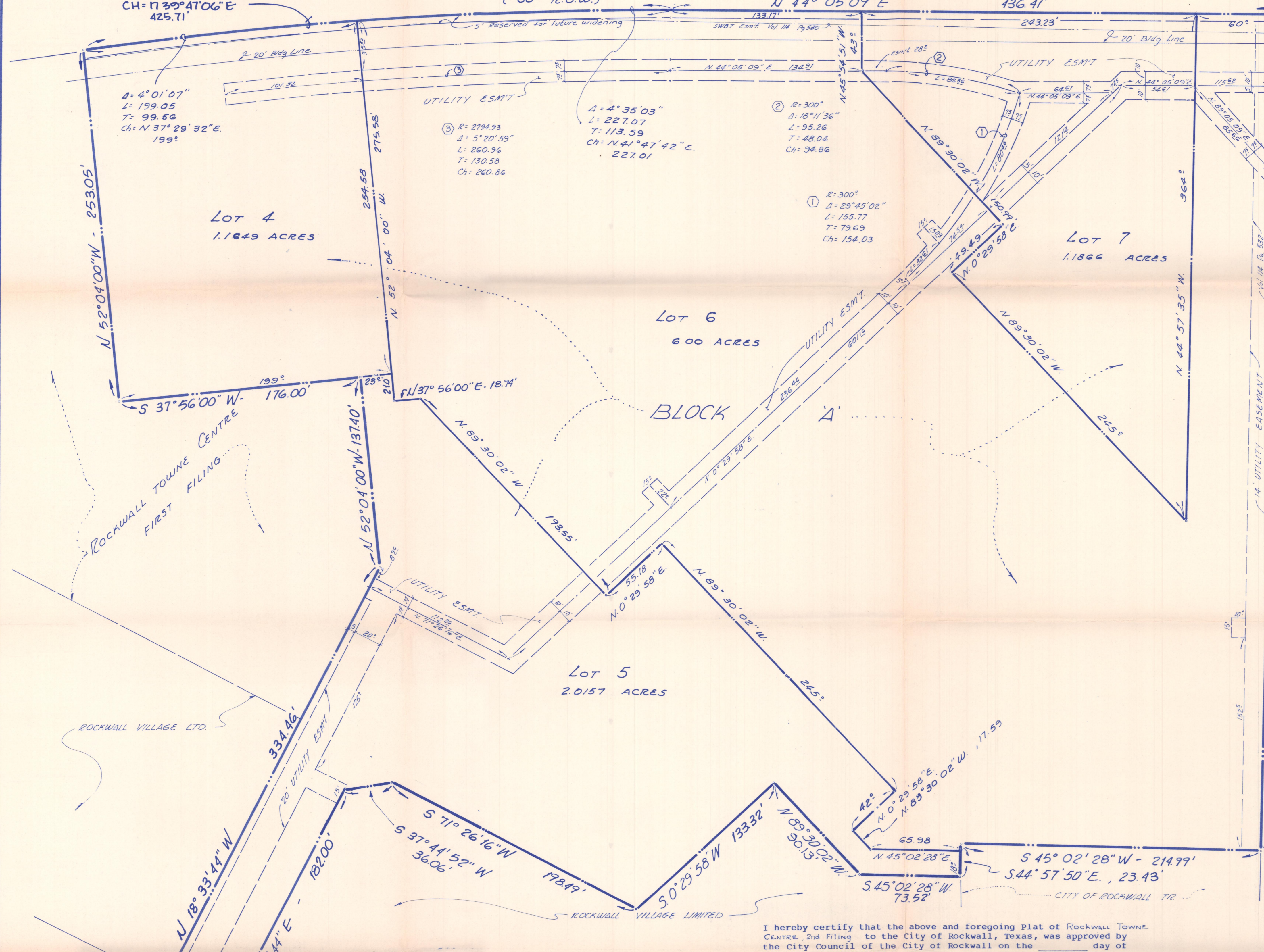
3081

FORM G-1

+

Δ = 08° 36' 10" R = 2837.93'
 T = 213.45' L = 426.11'
 CH = 173° 29' 47" 06" E
 425.71'

FARM - MARKET N° 740
 (80' r.o.w.) N 44° 05' 09" E



STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS, Rockwall Village Limited, is the owner of a 10.3672 acre tract of land situated in the JAMES SMITH SURVEY, Abstract No. 200 and the E. P. GAINES CHISUM SURVEY, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Earl Hollandsvors from G. B. Mann and wife by deed dated July 13, 1966, recorded in Volume 76, Page 270, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 iron rod for corner in the East right-of-way line (80' right-of-way) F.M. 740, said point being most Westerly corner of the Joyce Walters Tract;

THENCE S 44° 57' 35" E, 601.71 feet to a point for corner;

THENCE S 45° 02' 28" W, 214.99 feet to a point for corner;

THENCE S 44° 57' 50" E, 23.43 feet to a point for corner;

THENCE S 45° 02' 28" W, 73.52 feet to a point for corner;

THENCE N 89° 30' 02" W, 90.13 feet to a point for corner;

THENCE S 00° 29' 58" W, 133.32 feet to a point for corner;

THENCE S 71° 26' 16" W, 198.45 feet to a point for corner;

THENCE S 37° 44' 52" W, 36.06 feet to a point for corner;

THENCE S 18° 33' 44" E, 182.00 feet to a point for corner in North right-of-way line of I-30;

THENCE S 71° 26' 16" W, with said right-of-way line 50 feet to a point for corner;

THENCE N 18° 33' 44" W, 334.46 feet to a point for corner;

THENCE N 52° 04' 00" W, 137.40 feet to a point for corner;

THENCE S 37° 56' 00" W, 176.00 feet to a point for corner;

THENCE N 52° 04' 00" W, 253.05 feet to a point for corner in East right-of-way line (80 feet right-of-way) F.M. No. 740, said point being on a curve;

THEN to the Right, radius of 2,837.93 feet, and arc length of 426.11, thru a central angle of 08° 36' 10", a chord bearing N 39° 47' 06" E, 425.71 feet to the point of tangent of said curve;

THENCE continuing with said right-of-way line, N 44° 05' 09" E, 436.41 feet to the PLACE OF BEGINNING and containing 10.3672 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, ROCKWALL VILLAGE LIMITED, does hereby adopt this plat designating the herein described property as Lot 4, 5, 6, 7, Block A, Rockwall Towne Center City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon and agree to build the improvements indicated by the plans.

By: DAVID DUNNING, VENTURE MANAGER

STATE OF TEXAS §
 COUNTY OF DALLAS §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared, David Dunning, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein,

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 1984.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

ROCKWALL TOWNE CENTRE
 PHASE TWO
 A 10.3672 ACRE SUBDIVISION OUT OF
 the
 E. P. GAINES CHISUM SURVEY, A-64
 and the JAMES SMITH SURVEY, A-200
 CITY OF ROCKWALL, ROCKWALL CO., TEXAS

THIS is to certify that I, JACK M. CRAWFORD, Registered Public Surveyor, of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

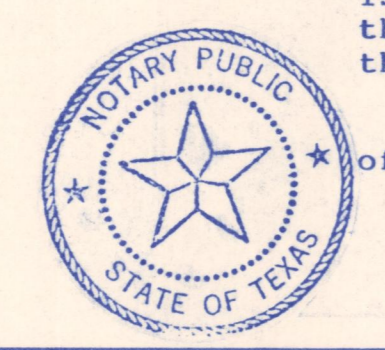


JACK M. CRAWFORD, REGISTERED PUBLIC SURVEYOR
 State of Texas, No. 4059

STATE OF TEXAS §
 COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jack M. Crawford, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ day of _____, 1984.



Notary Public, County, Texas

I hereby certify that the above and foregoing Plat of Rockwall Towne Centre, 2nd Filing to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1984.

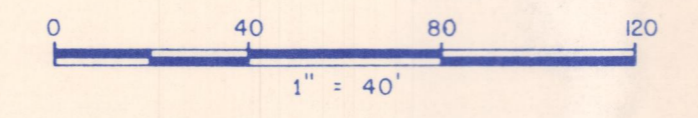
This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within thirty (30) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

Witness my hand this _____ day of _____, 1984.

City Secretary, City of Rockwall, Texas

- Recommended for Final Approval: _____
 Chairman, Planning & Zoning Commission Date
- Approved: _____
 Mayor, City of Rockwall, Texas Date



SURVEYORS:
 BRITAIN & CRAWFORD
 3908 SOUTH FREWAY
 FT WORTH, TEXAS 76110
 PHONE: 429-5112

ENGINEERS:
 WIER & ASSOCIATES, INC.
 ARLINGTON, TEXAS
 3908 SOUTH FREWAY
 METRO (817) 265-2004
 FORT WORTH, TEXAS
 3908 SOUTH FREWAY
 METRO (817) 429-9007

**PERMIT TO CONSTRUCT ACCESS DRIVEWAY FACILITIES
ON HIGHWAY RIGHT OF WAY**

To: _____ Hwy. No. _____ Permit No. _____
Control _____ Section _____
_____ County

Date _____

Dear Sir:

The State Department of Highways and Public Transportation hereby authorizes you to (re) construct facilities on the highway right of way for development of access to your property abutting Highway No. Interstate Highway 30 in Rockwall County, located in James Smith Survey, Abstract No. 200, R.C.T. North of I.H. 30 and East of Farm Market Road No. 740 provided you agree to and comply with the following conditions:

1. Design of facilities shall be as follows and/or as shown on sketch: Development Plat Attached
Two driveway facilities involved - One Ingress-Egress Unit, 40.0 ft. wide
and One Ingress Only Unit, 25.0 ft. wide.

All construction and materials shall be subject to inspection and approval by the State Department of Highways and Public Transportation.

2. Maintenance of facilities constructed hereunder shall be the responsibility of the grantee, and the State Department of Highways and Public Transportation reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State Department of Highways and Public Transportation.
3. The grantee shall hold harmless the State Highway and Public Transportation Commission and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
4. The grantee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as service pumps, vendor stands, tanks or water hydrants shall be located at least twelve (12) feet from the right of way line to insure that any vehicles serviced from these fixtures will be off of the highway.

The State Department of Highways and Public Transportation will assist as follows: _____

This permit shall not be valid until grantee signs the statement in which he agrees to comply with the conditions herein.
Mr. _____ should be contacted at least twenty-four (24) hours before beginning the work authorized by this permit.

STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION

By: _____
District Engineer

I (We), the undersigned, hereby agree to accept and comply with the terms and conditions set out in this permit for construction of access driveway facilities on highway right of way.

WITNESS: _____

SIGNED:  _____

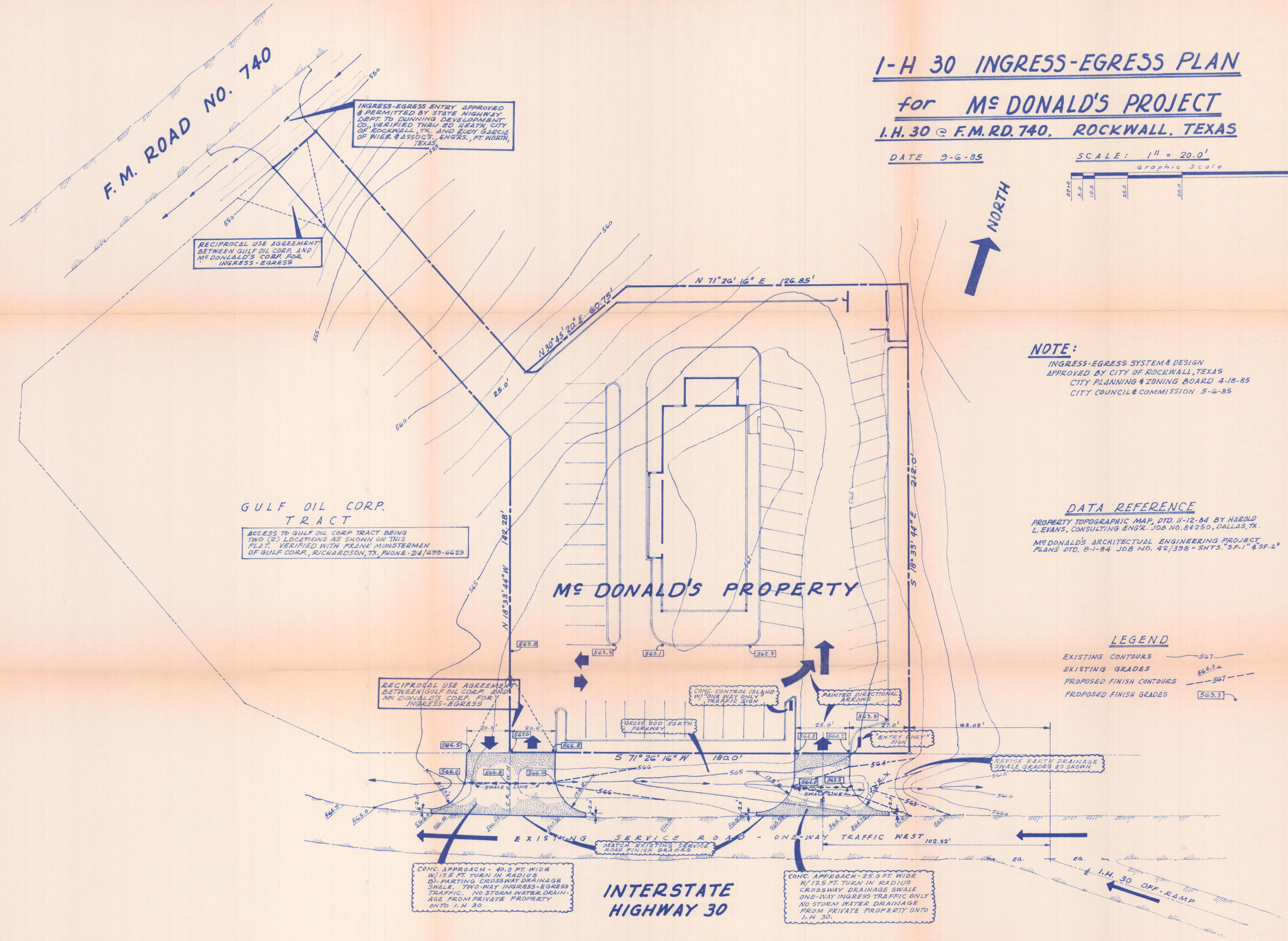
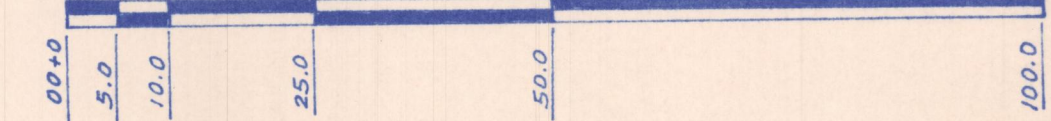
I-H 30 INGRESS-EGRESS PLAN

for **Mc DONALD'S PROJECT**

I.H. 30 @ F.M. RD. 740, ROCKWALL, TEXAS

DATE 9-6-85

SCALE: 1" = 20.0'
Graphic Scale



INGRESS-EGRESS ENTRY APPROVED & PERMITTED BY STATE HIGHWAY DEPT. TO DUNNING DEVELOPMENT CO., VERIFIED THRU 20 HEALTH CITY OF ROCKWALL, TX, AND RUDY GARCIA OF WIER & ASSOC'S., ENGRS., FT. WORTH, TEXAS

RECIPROCAL USE AGREEMENT BETWEEN GULF OIL CORP. AND Mc DONALD'S CORP. FOR INGRESS-EGRESS

GULF OIL CORP. TRACT
ACCESS TO GULF OIL CORP TRACT BEING TWO (2) LOCATIONS AS SHOWN ON THIS PLAT. VERIFIED WITH FRANK MUNSTERMAN OF GULF CORP., RICHARDSON, TX, PHONE 214/699-6623

RECIPROCAL USE AGREEMENT BETWEEN GULF OIL CORP. AND Mc DONALD'S CORP. FOR INGRESS-EGRESS

CONC. APPROACH - 40.0 FT. WIDE W/17.5 FT. TURN IN RADIUS @ PARTING CROSSWAY DRAINAGE SWALE. TWO-WAY INGRESS-EGRESS TRAFFIC. NO STORM WATER DRAINAGE FROM PRIVATE PROPERTY ONTO I.H. 30

CONC. APPROACH - 25.0 FT. WIDE W/17.5 FT. TURN IN RADIUS CROSSWAY DRAINAGE SWALE ONE-WAY INGRESS TRAFFIC ONLY NO STORM WATER DRAINAGE FROM PRIVATE PROPERTY ONTO I.H. 30

NOTE:
INGRESS-EGRESS SYSTEM & DESIGN APPROVED BY CITY OF ROCKWALL, TEXAS CITY PLANNING & ZONING BOARD 4-18-85 CITY COUNCIL & COMMISSION 5-6-85

DATA REFERENCE
PROPERTY TOPOGRAPHIC MAP, DTD. 11-12-84 BY HAROLD L. EVANS, CONSULTING ENGR. JOB NO. 84250, DALLAS, TX.
McDONALD'S ARCHITECTURAL ENGINEERING PROJECT, PLANS DTD. 8-1-84 JOB NO. 42/398-SHTS. "SP-1" & "SP-2"

LEGEND
EXISTING CONTOURS — 567
EXISTING GRADES — 564.84
PROPOSED FINISH CONTOURS — 567
PROPOSED FINISH GRADES — 563.3

JOHN W. YEAGER
LAND DEVELOPMENT CONSULTANT
1021 MOBLEY ROAD
CEDAR HILL, TEXAS, 75104
PHONE: 214/291-7676

Mc DONALD'S PROJECT
ROCKWALL, TEXAS
INTERSTATE HWY. 30 AT F.M. ROAD NO. 740
REGIONAL JOB NO. 42/398

DATE: 9-6-85
FILE:
REVISIONS:
SHEET NO. 1 of 1



CITY OF ROCKWALL
"THE NEW HORIZON"

May 12, 1994

Rockwall One Partnership
c/o Benton Rutledge
8525 Ferndale, #204
Dallas, Texas 75238

Re: Rockwall Town Center, Phase 1

Dear Mr. Rutledge:

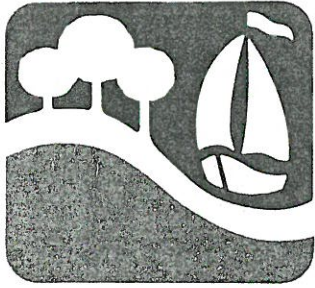
In regard to your request for information regarding the status of the parking located on the above referenced property, it is my understanding that Certificates of Occupancy have been issued to all of the current tenants in this center with the parking that currently exists. Based on our discussion, it appears that the existing parking does not conform to the requirements established under the zoning ordinance. We do not have any plans to require additional parking with the existing tenants, however, you need to be aware that should a parking problem develop the City could at that time request that additional parking be provided. You should also be aware that should any of the existing tenants vacate the location and a Certificate of Occupancy be requested for a new tenant, you may be asked to provide additional parking at that time.

Should additional parking be required in the future, the City would certainly be willing to work with you in regard to possible changes in the approved site plan to accommodate additional parking. Any proposed changes would need to be submitted to the City for review and consideration. If you have any additional questions, don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Couch", written over a light blue horizontal line.

Julie Couch
City Manager



CITY OF ROCKWALL
"THE NEW HORIZON"

February 1, 1985

Pat Donovan
Dunning Development
8235 Douglas Ste 816
Dallas, Texas 75225

Subject: Rockwall Towne Centre, Ph.2 plat

Staff comments:

1. Name "Phase 2" not "Second Filing"
2. Submit approved final mylars on 18"X24"
3. List acreage in Lot 7
4. Label all neighboring property owners
5. Lines 5 and 8 of legal description do not match drawing

Sincerely,

A handwritten signature in cursive script that reads "Karen Martin".

Karen Martin
Administrative Assistant

cc: Rudy Garcia
Weir & Associates

KM/sle

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 5, 1985

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

Re: First Review
Rockwall Towne Centre
Phase II
ROK 84877

Dear Mr. Eisen:

We have reviewed the engineering plans for Phase II of the Rockwall Towne Centre. We offer the following comments with regard to the City of Rockwall's Standards of Design and good engineering practice:

STORM DRAINAGE SYSTEM

1. The drainage calculations appear to be incorrect in that the drainage area designations are not consistent with the calculations.
2. According to the grading plan for Phase II, drainage area 5 southwest of the IH-30 entrance and a portion of the drainage area northeast of the IH-30 entrance will continue to run onto the entrance road. The developer's engineer has indicated that these areas will be filled at some future date to elevations shown on the drainage map; however, the City should try to get some determination how long these areas will contribute to the drainage across the site. The two areas referenced will have the potential of washing soil onto the IH-30 entrance road unless special care is taken to prevent the probable erosion.
3. Water may pond behind a portion of the retaining wall as noted on the plans.
4. The Standards of Design state that "underground drainage pipes shall be used to accommodate flows up to and including the equivalent capacity of a forty eight (48") inch pipe."

The drainage channel proposed along the northeastern edge of Phase II could fall in this category or could be designated as parking lot drainage. The City may want to require the developer to provide depth and spread of water calculations for this channel in order to determine whether an enclosed pipe system would be more appropriate.

Mr. William R. Eisen
February 5, 1985
Page 2

5. The amount of runoff which the proposed inlet at the northwestern corner of the property at F.M. 740 can capture is questionable since the valleys in the paving do not intersect the inlet.

WATER SYSTEM

1. The taps on the 16-inch water pipeline should be made under pressure conditions by Gifford Hill American.

SANITARY SEWER SYSTEM

1. Where water and sanitary sewer pipelines cross within 9 feet of each other, special construction methods are required by the Texas Department of Health and should be noted on the plans.

2. The sanitary sewer pipelines B and C have been designed with horizontal curve. The City may want to require manholes at the changes in alignment.

3. Since sanitary sewer pipelines B and C will be placed in 10 to 20 feet of fill material, the City may want to require that at least the portion of the fill in which the pipelines are placed be select material that is well tamped.

4. No details on the sanitary sewer lift station have been provided.

PAVING PLAN

1. Apparently no dedicated streets are planned for this plat; however, the City may want to ask the developer to provide typical cross-sections for the paving in the parking areas.

Mr. William R. Eisen
February 5, 1985
Page 3

GENERAL COMMENTS

Various other comments have been made on the attached plans for review and consideration. Upon the City of Rockwall's review and acceptance of these comments offered herein, we would recommend that the developer provide corrections and additions to the plans as noted. Our recommendations do not in anyway relieve the developer or his agent from responsibility and compliance with Rockwall's Design Standards and good engineering practice.

Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

FREESE AND NICHOLS, INC.

C. Diane Palmer

C. Diane Palmer, P.E.

CDP:sf

xc: Ed Heath
R.L. Nichols
T.A. Reid
W.L. Douphrate II
G.N. Williams

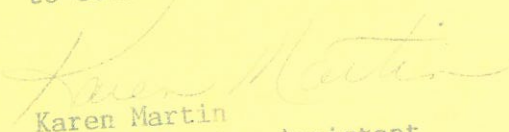
CITY OF ROCKWALL
205 West Rusk Street
ROCKWALL, TEXAS 75087-3628
(214) 722-1111 — Dallas 226-7885

TO: Pat Donovan
Dunning Development
8235 Douglas Ste 816
Dallas, Texas 75225

March 7, 1985

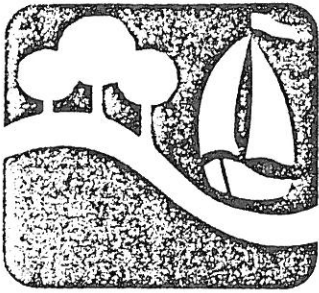
> Subject: Rockwall Towne Centre, Ph. 2 Final Plat

We received the revised engineering drawings for the above plat on March 7, 1985. Even though this does not meet our resubmission deadline of two weeks before the City Council meeting at which you are requesting approval, we have asked our engineers to put a rush on their review of the project and if they determine that your engineering is acceptable by Thursday, March 14, we will ask the Council to consider approval of your plat on March 18.


Karen Martin
Administrative Assistant

cc: Rudy Garcia

DUPLICATE



CITY OF ROCKWALL
"THE NEW HORIZON"

March 19, 1985

MAR 20 1985

Mr. Pat Donovan
Dunning Development Corporation
8235 Douglas Ave., Suite 816
Dallas, Texas 75225

Dear Pat:

Attached is a copy of the road improvements that were approved for Rockwall Towne Centre. Let me know if you have any questions.

Please submit 2 mylars and 8 blueline copies of the plat with owner and surveyor signatures by April 17, 1985.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch".

Julie Couch
Assistant City Manager

CC: Karen Martin
JC/mmp
Attachment

ROCKWALL TOWNE CENTRE
FM-740 IMPROVEMENTS

Following are the recommended improvements for FM-740 fronting the Rockwall Towne Centre development.

Turn Lanes:

1. One turn lane shall be completed prior to the issuance of a Certificate of Occupancy being granted on any portion of Phase I.
2. A turn lane into the main entrance and the northernmost entrance shall be completed prior to the issuance of a Certificate of Occupancy being granted on any portion of Phase II.
3. All improvements must be approved by and meet all conditions of the State Highway Department.

Remaining Improvements:

1. Developer shall place into escrow 115% of the cost to complete the paving, storm drainage, curb and gutter, sidewalks and engineering for a 12 ft. lane, as estimated by the City's engineers, on a proportionate basis relative to the percentage of completion of building square footage in both Phase I and Phase II.

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.
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GARY N. REEVES, P.E.

JOE B. MAPES, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
LEO A. DOTSON, P.E.
JERRY L. FLEMING, P.E.
DAVID R. GATTIS
A. LEE HEAD, P.E.
JOHN L. JONES, P.E.
RONNIE M. LEMONS, P.E.
MICHAEL G. MORRISON, P.E.
C. DIANE PALMER, P.E.
ROBERT F. PENCE, P.E.

November 7, 1985

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

RE: First Review
Rockwall Town Centre Drive
Entrance Review
ROK 85913

Dear Mr. Eisen:

We are in receipt of the referenced plans. These plans have been reviewed for general compliance with the City of Rockwall's Standards of Design; and upon completion, we will provide a letter of our findings. The compensation for the services will be based on our letter agreement of subdivision review dated March 27, 1984.

Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

FREESE AND NICHOLS, INC.



W. L. Douphrate, II

WLD:dd

xc: R. L. Nichols
T. A. Reid



COMMISSION
ROBERT C. LANIER, CHAIRMAN
ROBERT H. DEDMAN
JOHN R. BUTLER, JR.

STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION
P. O. Box 3067
Dallas, Texas 75221-3067
December 6, 1985

ENGINEER-DIRECTOR
MARK G. GOODE

IN REPLY REFER TO
FILE NO.

Control 1014-3
F.M. 740
Rockwall County

Mr. Ed Heath
Director of Community Services
City of Rockwall
205 West Rusk Street
Rockwall, Texas 75087-3628

Re: Rockwall Towne Center

Dear Mr. Heath:

Reference is made to your transmittal letter dated November 26, 1985, submitting plans of pavement widening on F.M. 740 and an access driveway to the above improvements.

We have no objections to the City of Rockwall proceeding with this construction subject to the elimination of the Cement Stabilized Subgrade option from the plans. Our experience indicates that lime when used in accordance with our Standard Specification Item 260 in stabilizing the predominate soils in this area (Taylor Marl and Houston Clay) is much more effective than Portland Cement.

Please contact Mr. Freddie Lee, Maintenance Construction Supervisor, in Rockwall at 826-5360, 24 hours before beginning work in the F.M. 740 right-of-way.

Yours very truly,

A handwritten signature in cursive script that reads "Robert L. Yielding".

Robert L. Yielding
District Engineer

Rockwall Town Centre

FM-740 Improvements

Phase 1: 24ft - 54,400

15% Engineering - 11,787.45 -

24" RCP
1 IN. INLET 5'

drainage - 24,183.00

15% Contingency - ~~13,555.57~~

115% Total \$119,514.92

Phase 2: 24ft. - 79,400

15% engineering - 14,480.14

24" RCP
1 IN. INLET 10'

drainage - 17,134.40

15% Contingency - 16,652.18

115% Total - \$146,816.75

\$ 230,000 total (115%)

\$ 93,500 Ph. 1

\$ 136,500 Ph. 2

Call Pat

Ph. 1 construct left turn lane
at entrance A, B, or C
before complete

Ph. 2 construct left turn lane
C (if not done) & D

credit cost toward 24 ft. escrow
escrow before building permit

~~Ed = 24 ft. paving~~

~~Pat~~

115% X cost 24 ft paving + sidewalk + curb + gutter
+ storm drainage

F&N \$ 95.50 per foot for 24 ft. paving,
curb + gutter, sidewalk

storm drainage

$$\text{Ph 1 } 95.50 \times 617 = 58,900 \times 115\% = 67,735$$

$$\text{Ph 2 } 95.50 \times 863 = 82,400 \times 115\% = 94,760$$

$$\underline{\$162,495}$$

+ storm drainage

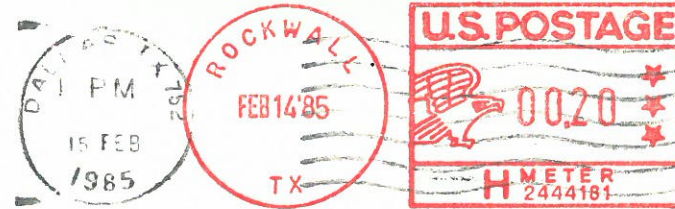


205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



WIE 08 001952N1 02/19/85

RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD

Rudy Garcia
Wier and Associates
3908 South Freeway
Ft. Worth, Tx. 76110

