

B.R.C.
B.R. & R.B. CAMERON

WILLIAM R. WAUGH, TRUSTEE

existing sewerline?
1st Submission

CURVE DATA		
	C.V. #1 E	C.V. #2 E
Δ	25° 56' 27"	25° 38' 01"
R	1000.00'	250.00'
T	230.32'	56.88'
C	448.89'	110.92'
L	452.75'	111.85'

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

SCALE	DATE	JOB NO.
1"=100'	10-12-85	85128

LOFLAND INDUSTRIAL PARK
B.J. LEWIS SURVEY, ABSTRACT # 225
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
THE CAMERON COMPANY
1101 RIDGE ROAD ROCKWALL, TEXAS 75087

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Bill R. Cameron and Raymond B. Cameron are the owners of a tract or parcel of land situated in the B.J. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being a part of that 50.46 acre tract of land conveyed to Bill R. Cameron and Raymond B. Cameron by deed recorded in Volume 101, Page 837, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found at the Northwest corner of said 50.46 acre tract and on the Southwest line of High School Drive;
THENCE: South 42° 26' 11" East a distance of 773.16 feet along said Southwest line to an iron rod for a corner;
THENCE: South 47° 22' 48" West a distance of 442.39 feet to an iron rod for a corner;
THENCE: South 29° 46' 36" West a distance of 594.28 feet to an iron rod for a corner;
THENCE: North 42° 44' 37" West a distance of 184.58 feet to an iron rod for a corner;
THENCE: South 21° 37' 22" West a distance of 257.02 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 25° 38' 01" and a radius of 188.40 feet;
THENCE: Along said curve an arc distance of 84.29 feet to an iron rod for a corner;
THENCE: North 47° 15' 23" East a distance of 50.00 feet to an iron rod for a corner on the Northeast line of State Hwy. 205;
THENCE: North 42° 44' 37" West a distance of 80.00 feet along said Northeast line to an iron rod for a corner;
THENCE: North 47° 15' 23" East a distance of 50.00 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 25° 38' 01" and a radius of 311.60 feet;
THENCE: Along said curve an arc distance of 139.41 feet to an iron rod for a corner;
THENCE: North 21° 37' 22" East a distance of 197.90 feet to an iron rod for a corner;
THENCE: North 68° 22' 38" West a distance of 200.00 feet to an iron rod for a corner on the Northwest line of said 50.46 acre tract;
THENCE: North 21° 37' 22" East a distance of 909.44 feet along said Northwest line to an iron rod for a corner;
THENCE: North 23° 03' 24" East a distance of 306.93 feet continuing along said Northwest line to the Point of Beginning and Containing 14.4221 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Bill R. Cameron and Raymond B. Cameron are the owners of said tract, and do hereby adopt this plat designating the hereinabove described property as LOFLAND INDUSTRIAL 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 systems 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 construction, reconstruction, 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 addition.

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 therefore 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.

WITNESS OUR HANDS at _____, Texas, this _____ day of _____, 19____.

BILL R. CAMERON

RAYMOND B. CAMERON

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Bill R. Cameron.

Notary Public
My Commission Expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Raymond B. Cameron.

Notary Public
My 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
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date: _____

APPROVED

Chairman, Planning and Zoning Commission

Date: _____

I hereby certify that the above and foregoing plat of LOFLAND INDUSTRIAL 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____.

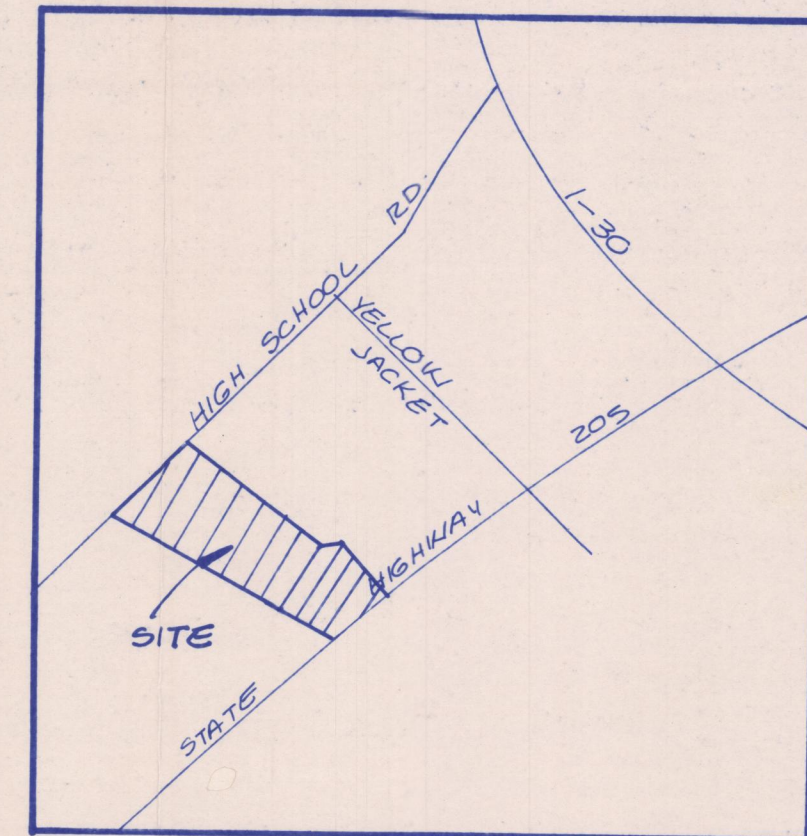
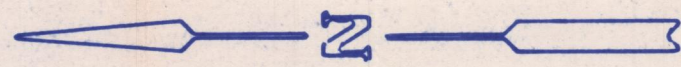
Mayor, City of Rockwall

City Secretary, City of Rockwall

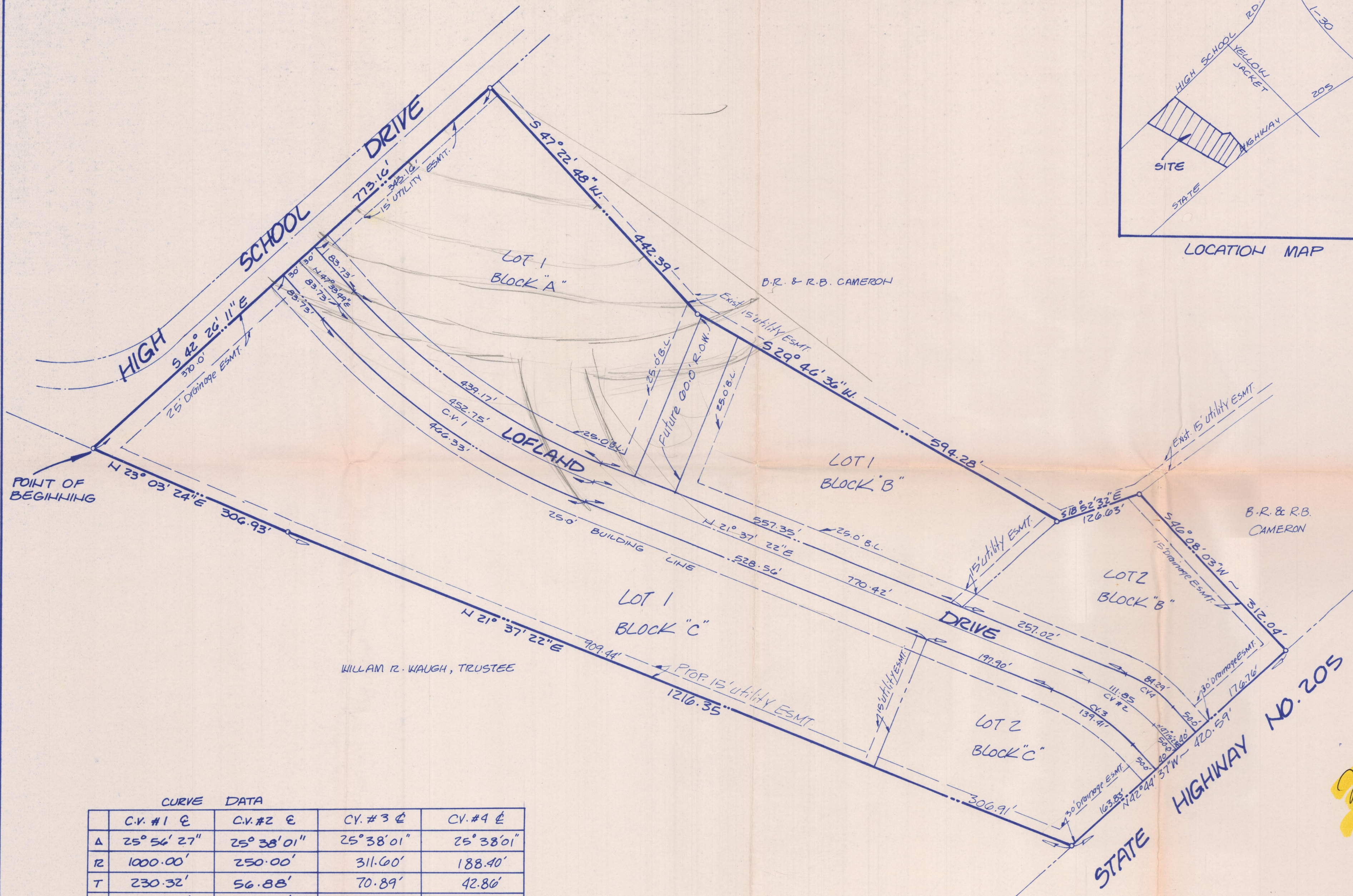
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HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	10-12-85	85128

LOFLAND INDUSTRIAL PARK	
B.J. LEWIS SURVEY, ABSTRACT #225	
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
THE CAMERON COMPANY 1101 RIDGE ROAD ROCKWALL, TEXAS 75087	



LOCATION MAP



WILLIAM R. WAUGH, TRUSTEE

B.R. & R.B. CAMERON

B.R. & R.B. CAMERON

2nd Submission

1/7

CURVE DATA

	C.V. #1 ϵ	C.V. #2 ϵ	C.V. #3 ϵ	C.V. #4 ϵ
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R	1000.00'	250.00'	311.60'	188.40'
T	230.32'	56.88'	70.89'	42.86'
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HAROLD L. EVANS
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2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
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B.J. LEWIS SURVEY, ABSTRACT # 225
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS
THE CAMERON COMPANY
1101 RIDGE ROAD ROCKWALL, TEXAS 75087

Revised Nov. 20 1985

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Bill R. Cameron and Raymond B. Cameron are the owners of a tract or parcel of land situated in the B.J. Lewis Survey, Abstract No. 225, Rockwall County, Texas, and being a part of that 50.46 acre tract of land conveyed to Bill R. Cameron and Raymond B. Cameron by deed recorded in Volume 101, Page 837, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found at the Northwest corner of said 50.46 acre tract and on the Southwest line of High School Drive;
THENCE: South 42° 26' 11" East a distance of 773.16 feet along said Southwest line to an iron rod for a corner;
THENCE: South 47° 22' 48" West a distance of 442.39 feet to an iron rod for a corner;
THENCE: South 29° 46' 36" West a distance of 594.28 feet to an iron rod for a corner;
THENCE: South 18° 52' 32" East a distance of 126.63 feet to an iron rod for a corner;
THENCE: South 46° 08' 03" West a distance of 312.04 feet to an iron rod for a corner on the Northeast line of State Hwy. 205;
THENCE: North 42° 44' 37" West a distance of 420.59 feet along said Northeast line to an iron rod for a corner on the Northwest line of said 50.46 acre tract;
THENCE: North 21° 37' 22" East a distance of 1216.35 feet along said Northwest line to an iron rod for a corner;
THENCE: North 23° 03' 24" East a distance of 306.93 feet continuing along said Northwest line to the Point of Beginning and Containing 17.7451 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Bill R. Cameron and Raymond B. Cameron are the owners of said tract, and do hereby adopt this plat designating the hereinabove described property as LOFLAND INDUSTRIAL 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 systems 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 construction, reconstruction, 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 addition.

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.

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WITNESS OUR HANDS at _____, Texas, this _____ day of _____, 19____.

BILL R. CAMERON

RAYMOND B. CAMERON

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Bill R. Cameron.

Notary Public
My Commission Expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Raymond B. Cameron.

Notary Public
My 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

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Notary Public
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date: _____

APPROVED

Chairman, Planning and Zoning Commission

Date: _____

I hereby certify that the above and foregoing plat of LOFLAND INDUSTRIAL 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____.

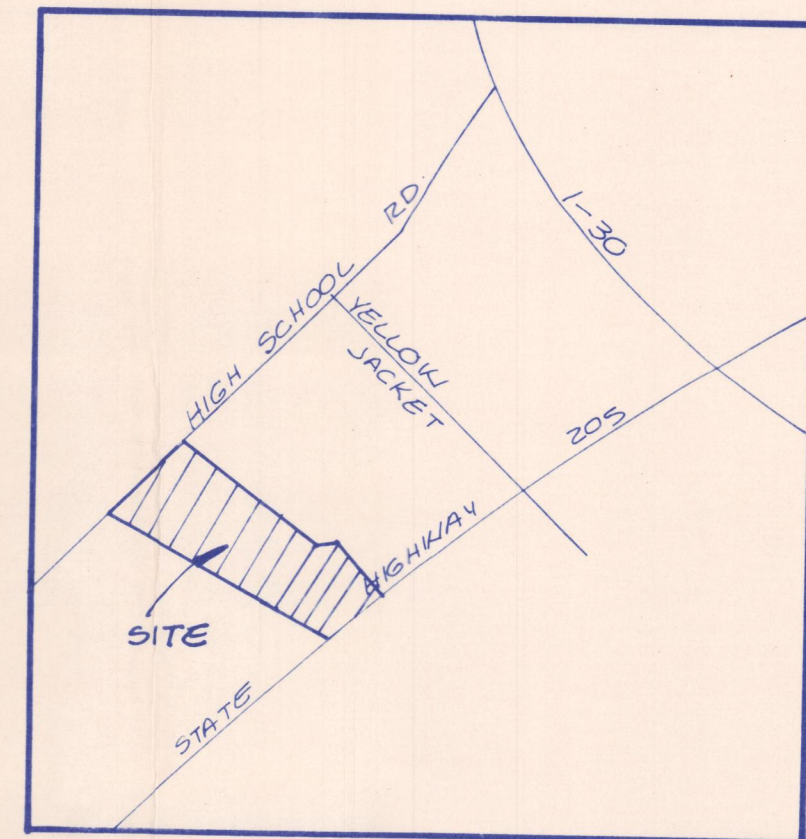
Mayor, City of Rockwall

City Secretary, City of Rockwall

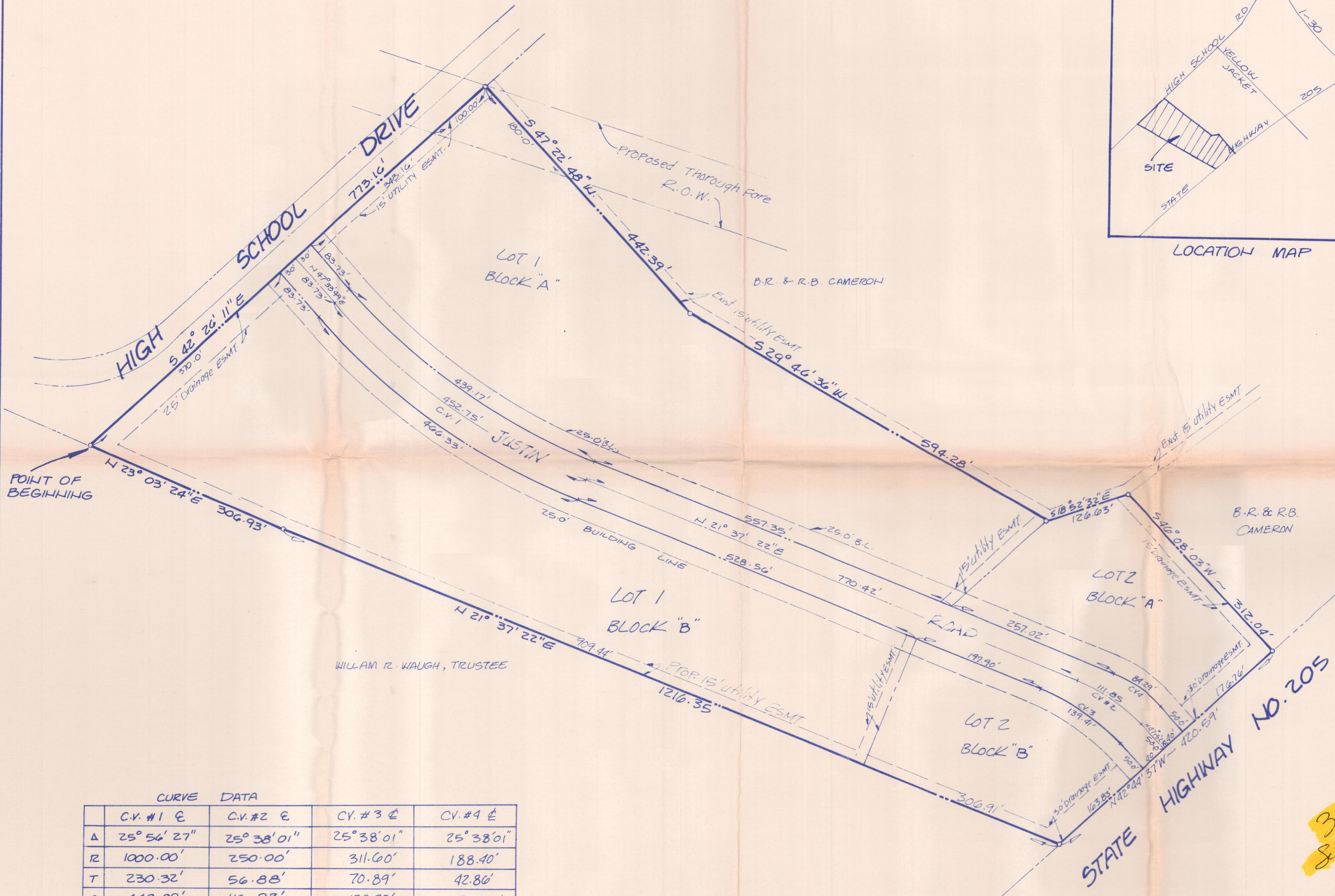
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HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	10-12-85	85128

LOFLAND INDUSTRIAL PARK	
B.J. LEWIS SURVEY, ABSTRACT #225	
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
THE CAMERON COMPANY 1101 RIDGE ROAD ROCKWALL, TEXAS 75087	



LOCATION MAP

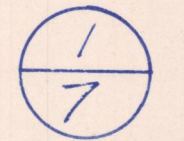


WILLIAM R. WAUGH, TRUSTEE

B.R. & R.B. CAMERON

B.R. & R.B. CAMERON

3rd Submission



CURVE DATA

	C.V. #1 E	C.V. #2 E	C.V. #3 E	C.V. #4 E
A	25° 56' 27"	25° 38' 01"	25° 38' 01"	25° 38' 01"
R	1000.00'	250.00'	311.60'	188.40'
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THE CAMERON COMPANY
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Revised NOV. 20 1985

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COUNTY OF ROCKWALL

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THENCE: South 18° 52' 32" East a distance of 126.63 feet to an iron rod for a corner;
THENCE: South 46° 08' 03" West a distance of 312.04 feet to an iron rod for a corner on the Northeast line of State Hwy. 205;
THENCE: North 42° 44' 37" West a distance of 420.59 feet along said Northeast line to an iron rod for a corner on the Northwest line of said 50.46 acre tract;
THENCE: North 21° 37' 22" East a distance of 1216.35 feet along said Northwest line to an iron rod for a corner;
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WITNESS OUR HANDS at _____, Texas, this _____ day of _____, 19____.

BILL R. CAMERON

RAYMOND B. CAMERON

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Bill R. Cameron.

Notary Public
My Commission Expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Raymond B. Cameron.

Notary Public
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

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Notary Public
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager
Date: _____

APPROVED

Chairman, Planning and Zoning Commission
Date: _____

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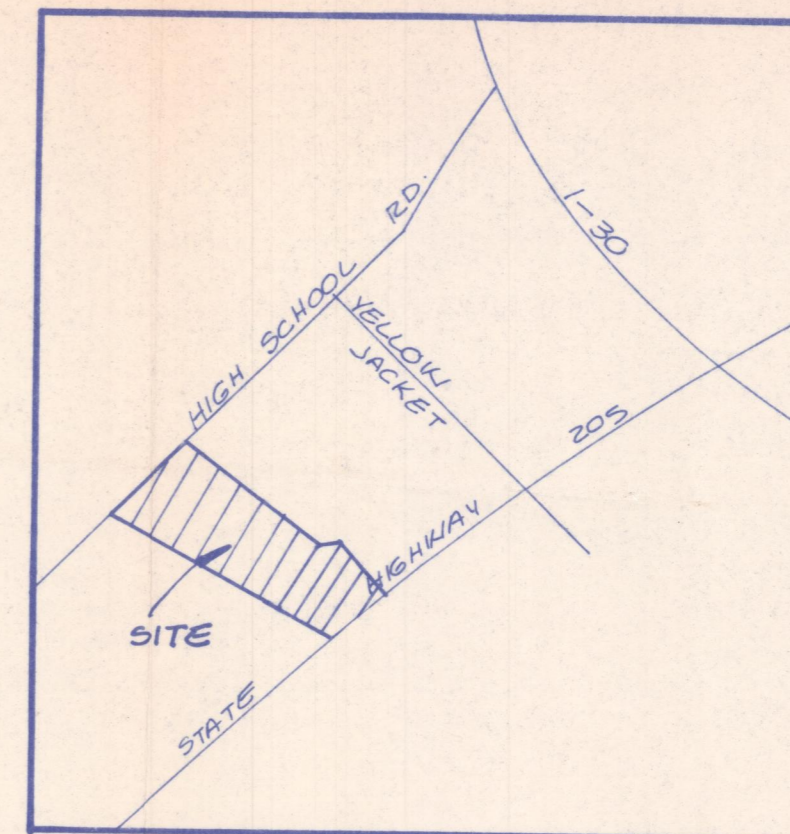
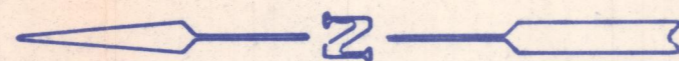
Mayor, City of Rockwall

City Secretary, City of Rockwall

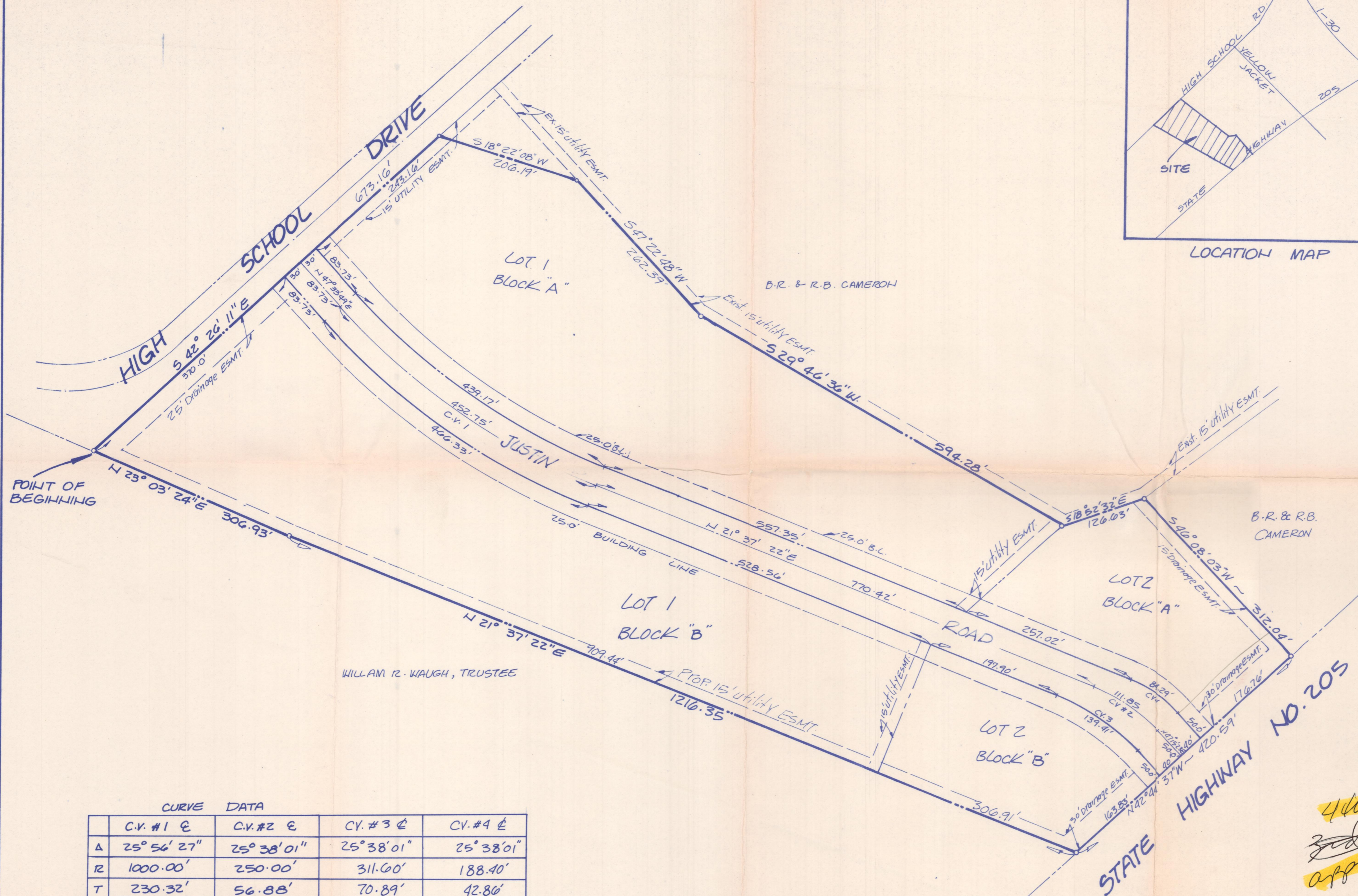
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HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
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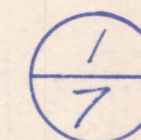
LOCATION MAP



CURVE DATA

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4th Submission
3rd
approved



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

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THENCE: South 42° 26' 11" East a distance of 673.16 feet along said Southwest line to an iron rod for a corner;
THENCE: South 18° 22' 08" West a distance of 206.19 feet to an iron rod for a corner;
THENCE: South 47° 22' 48" West a distance of 262.39 feet to an iron rod for a corner;
THENCE: South 29° 46' 36" West a distance of 594.28 feet to an iron rod for a corner;
THENCE: South 18° 52' 32" East a distance of 126.63 feet to an iron rod for a corner;
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BILL R. CAMERON

RAYMOND B. CAMERON

STATE OF TEXAS
COUNTY OF _____

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Notary Public
My Commission Expires _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Raymond B. Cameron.

Notary Public
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SURVEYOR'S CERTIFICATE

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City Manager

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Date: _____

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Mayor, City of Rockwall

City Secretary, City of Rockwall

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HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	10-12-85	85123

LOFLAND INDUSTRIAL PARK	
B.J. LEWIS SURVEY, ABSTRACT #225	
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
THE CAMERON COMPANY 1101 RIDGE ROAD ROCKWALL, TEXAS 75087	

ENGINEERING DRAWINGS CHECKLISTDate: 10-14-1983Name of Proposed Development LOFLAND INDUSTRIAL PARKName of Developer DON CAMERONAddress 1101 RIDGE ROAD ROCK TX Phone _____Owner of Record DON CAMERONAddress 1101 RIDGE ROAD ROCK TX Phone _____Name of Land Planner/Surveyor/Engineer HAROLD L. EVANSAddress 2331 GUS THOMASSON RD. Phone 328-8133Total Acreage SUITE 102 DALLAS TX 75228
14.4221 Current Zoning IND.Number of Lots/Units 2 Signed Pete Nelson

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City will be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>
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Item

UTILITY PLAN:

1. Plan view shall show relationship of all existing and proposed utilities, including streets, storm drainage, water distribution pipelines, sewer pipelines, natural gas pipelines, electric lines, telephone cables and television cables.
2. Plan view shall also include all existing and proposed easements and rights-of-ways.
3. Plan view shall show street lighting.

STREETS SYSTEM:

1. Paving plan shall show plan of existing and proposed street improvements.
2. Paving plan shall show paving width and street classification with standard curve data.
3. Paving profile shall show existing ground grade and the proposed grade of the right and left curb and the existing and proposed utilities.
4. Paving details shall comply with the Standard Details for the City of Rockwall.

STORM DRAINAGE SYSTEM:

1. A map showing the entire watershed on which the project is located shall be included on the drainage map as an insert. This map shall show contours at a minimum of 5 foot intervals and be on a scale no larger than 1 inch = 2000 feet.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	2. A drainage area map of the project site with contours at a minimum of 2 feet intervals shall be included. This map shall show the existing topography of the project site and the proposed grading plan of the site. Drainage contributing from areas outside the project site shall be specifically addressed.
_____	_____	3. The drainage calculations for the site shall be provided on the plans as per the standard table. This calculation shall identify the sub-drainage area by number, the contributing area in acres, the time of concentration in minutes, the coefficient of runoff, the storm frequency and duration, the storm intensity in inches per hour and the accumulated runoff in cubic feet per second.
_____	_____	4. The direction of storm water flow on the site shall be shown on the drainage area map, with a "Q" shown at locations where flow enters inlets, channels or other structures.
_____	_____	5. The drainage facilities shall be designed for ultimate watershed development as shown on the Growth and Management Plan even though the project may be developed in phases or the topography is such that other developments contribute to the proposed site.
_____	_____	6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
_____	_____	7. Where the storm drainage facilities tie into existing facilities, the plans shall show how this project will affect those existing facilities.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>
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Item

8. All existing and proposed drainage easements on the project site shall be shown.

9. The storm drainage details shall comply with the Standard Details for the City of Rockwall.

WATER DISTRIBUTION SYSTEM:

1. The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves (gate and flush) and location of fire hydrants and services.

2. Summary calculations pertaining to the water demand of the development, including appropriate fire flows, shall be shown in tabular form on the water plan sheet.

3. The plans shall identify the source of water supply.

4. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the approved Water Distribution Plan.

SANITARY SEWER SYSTEM

1. The plans shall show existing and proposed wastewater collection improvements, including location of manholes, cleanouts, and services.

2. The calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, the maximum, dry weather flow in million gallons per day (MGD), the infiltration/inflow allowance in MGD and the total accumulated wastewater flow in MGD.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	3. Where proposed facilities tie into existing facilities, the plans shall show the flowline of the existing facilities and how the proposed facilities affect the system.
_____	_____	4. Where a portion of the proposed wastewater collection system will service areas outside the project, the plans shall clearly indicate how the design of the common pipeline is determined.
_____	_____	5. The details of the wastewater collection system shall comply with the Standard Details of the City of Rockwall.
_____	_____	6. If a wastewater collection system will not be provided, the plans should indicate how the wastewater will be collected and treated.

FOR CITY USE ONLY

Date Submitted: _____

Sent to Engineer: _____

P & Z Approval: _____

City Council Approval: _____

Pre-Construction: _____

As Built Submitted: _____

Case No.: _____

Fee Paid: _____

Availability Paid: _____

PLANNING AND ZONING ACTION SHEET

Applicant: Don Cameron Case No. 85-83-FP
Property Description Inland Industrial Park
Case Subject Matter Final Plat on Industrial
subdivision

CASE ACTION

Date to P&Z: Nov. 14, 1985 Dec. 12, 1985 Approved Disapproved Tabled
Conditions: did not conform to prev. plat, refiled 1-16-86

Date to City Council 1-20 Approved Disapproved Tabled
Conditions: _____

Ordinance No. _____ Date: _____

ITEMS IN FILE

Zoning Cases

Plat/Site Plan Cases

- | | |
|---|---|
| <input type="checkbox"/> Application | <input checked="" type="checkbox"/> Application |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Filing Fee |
| <input type="checkbox"/> Filing Fee | <input checked="" type="checkbox"/> Plat/Plan |
| <input type="checkbox"/> Notice to Paper | <input type="checkbox"/> Engineer's Review |
| <input type="checkbox"/> Notice to Residents | <input type="checkbox"/> Consultant's Review |
| <input type="checkbox"/> List of Residents Notified | <input type="checkbox"/> agenda notes |
| <input type="checkbox"/> Residents' Responses | <input type="checkbox"/> minutes |
| <input type="checkbox"/> Consultant's Review | |

MINUTES OF THE ROCKWALL CITY COUNCIL

January 20, 1986

The Rockwall City Council meeting was called to order by Mayor Leon Tuttle at 7:30 P.M. Other members present were Nell Welborn, Luke Gournay, Ed Eubanks, Bill Fox and John Bullock. Granville Davis was not present.

The Council first held a public hearing on a request from Layne Western Company for a change in zoning from "LI" Light Industrial to "HC" Heavy Commercial on a 2.9737 acre tract of land located in the Bodin Industrial Subdivision south of I-30. Mayor Tuttle opened the public hearing.

Mr. Kent Smith, Rockwall, addressed the City Council. Smith asked the Council to respond favorably on the requested change in zoning and stated that he was in favor of the change.

Mr. Pat Scott, representing Layne Western, then addressed the Council. Scott explained the proposed use of the property and asked the Council to approve the request. Scott answered several questions regarding the company.

Gary Johnson, Rockwall, then addressed the Council. Johnson, Manager of Texas Power and Light Company, stated that TP&L had a service center facility adjacent to the property for which the change in zoning had been requested and that he had absolutely no objection to the requested change. Johnson stated that he would welcome Layne Western to Rockwall and that he had discussed this matter with Richard Harris and Tommy Hooper, who had also stated that they had no objection to the requested change.

Mayor Tuttle stated that he had been contacted by Hooper and that he had expressed his support for the requested zoning change to him. Tuttle asked if there were others present who wished to be heard on this matter. There being none, he closed the public hearing.

Gournay made a motion that the Council approve the request from Layne Western for a change in zoning from "LI" Light Industrial to "HC" Heavy Commercial on a 2.9737 acre tract of land located in the Bodin Industrial Subdivision south of I-30. Eubanks seconded the motion. The motion was voted on and passed unanimosuly.

The Council then considered an Emergency Agenda Item, consideration of a request from Don Cameron for approval of a final plat on the Lofland Industrial Park at SH-205 and High School Road. Julie Couch, Assistant City Manager, outlined the background on the plat and explained the recommendation of the Planning and Zoning Commission.

The Council discussed several alternative stipulations that might be placed on the approval of the plat.

Don Cameron asked to address the Council. Cameron outlined the project proposed in the plat. Cameron asked the Council not to require escrow deposits for improvement or improvements to High School Drive. He asked the Council to consider his contentions:

1. That the Council had established a precedent by the improvements made by the City to High School Drive, setting one standard for the City and another standard for developers.
2. That if escrowing of funds was required, such funds could remain in escrow for as long as twenty years and that if these funds were not used during this period of time, funds would be refunded to the then owners of the adjoining property which would most certainly not be Cameron nor his partners on the project.
3. That it was his belief that the City's ordinance which provides for the escrowing of funds for future street improvements (Sec. 24-16) was unconstitutional under Article I, Section 17, of the Constitution of the State of Texas and a violation of Amendment Number 5 of the Bill of Rights of the Constitution of the United States.

Cameron stated that all except the first of the above contentions which he had offered for consideration were also, in his opinion, applicable to the depositing of funds into escrow for improvements to SH-205. In addition, Cameron stated that SH-205 is owned by the State of Texas and not the City of Rockwall. He stated that to his knowledge no written agreement exists between the City and the State which would require the City to participate in the costs incurred to improve SH-205.

Cameron requested, in summarizing, that the City Council approve the final plat for Lofland Industrial Park as submitted.

Eubanks asked what Cameron's request was with regard to High School Drive. Cameron answered that he did not own the High School Drive roadway. He also stated that the City could do whatever the City would like to do on High School Drive and that he was not saying that his company would not contribute its fair share if the City wanted to distribute the cost of improvements among those who are benefited by the improvements. He stated that his company would pay in proportion to the benefit that the company received from the streets.

Eubanks asked if Cameron proposed to curb SH-205 where his property joined that right-of-way. Cameron stated that this would be asking that he do construction on property that he does not own. Eubanks stated his opinion that Cameron must assume responsibility for his development the same as in every other development in the City. Eubanks stated that he felt that the City was trying to be fair with regard to the development requirements.

Cameron stated that the situation would be different if the improvements to High School Drive and SH-205 were to be done within a short period of time. He stated, however, that the improvements would be done at a time when he would have sold the project.

Tuttle stated that if he had understood the intent of the Council in discussions prior to Cameron's getting up to speak, the intent of the Council had appeared to be that Cameron would put in the curb and gutter on High School Drive and SH-205 when he developed the property. He asked Cameron if he was saying that he did not want to do that. Cameron stated that he did not recall ever agreeing to put curb and gutter on High School Drive or SH-205 although the City Council had requested him to do that in consideration of the preliminary plat.

Tuttle stated that the Council had gone beyond the installation of curb and gutter at the preliminary plat stage, having attached a stipulation to the preliminary plat approval requiring the escrowing of funds to bring High School Drive up to City standards. Cameron stated that this was true. He said that he was now asking that the Council not require this of him.

Fox asked City Attorney Eckert if the City's ordinance was a violation of the laws referenced by Cameron. Eckert stated that escrowing funds for public street improvements has been upheld in the past. He discussed several challenges that had been made similar to the approach taken by Cameron; however, Eckert stated that the courts of the State had, as far as he knew, recognized an overriding public interest in the Council being able to have exclusive dominion over the public streets even under the Missouri Case, which was the first case on park improvements which was struck down, improvements to streets were recognized. He stated that this had been carried forward to the Turtle Rock Case which now even recognizes escrowing of funds for public parks, overturning the the Missouri case. He stated that the general proposition is that the Council can require dedication of right-of-way and the improvement of the streets being discussed in regard to the Lofland Industrial Addition.

Tuttle pointed out that the situation confronting Mr. Cameron was not different from many other cases throughout the City where developers have been required to install curb and gutters and to make street improvements. He pointed out that in some cases residents had even been required to pay for certain street improvements. He stated that he did not feel that requiring curb and gutter installation was an unreasonable request, especially on a development of this size. Tuttle stated that prior to Cameron's statements he had been inclined to ask the Council for a motion to approve the request and that Cameron be required to install curb and gutters only, this being a much more favorable situation for Cameron than had been discussed at the preliminary plat consideration.

Cameron stated that he felt that this was the way the Council was going and that he had made the statements that he made fully realizing this. Cameron stated that he took issue with

the City Attorney's assessment of the cases discussed. Cameron repeated that his point was that there is a significant time lapse between the time that he would put the money in escrow and the time that the money would actually be spent.

Tuttle pointed out that his suggestion would have been to not require escrow but that the developer construct the curb and gutters at the time the development was built without a time lag being involved.

Cameron stated that he would appreciate the Council going ahead and approving the final plat with whatever stipulations it so desired attached to that approval. Cameron stated that after this was done by the Council (which he stated would fully realize his objections) he and his partners would take the steps which they decided to take.

Tuttle stated that he could see some merit in waiving the escrow requirements as Cameron had suggested; however, he said that he could see some danger to the City in doing that due to the possibility that other adjacent developments might change the needs of the area and the City would then be required to pay the costs for improvements which would have otherwise been paid for out of escrow deposits.

Welborn pointed out that the Council's action with regard to improvements at the preliminary plat level were not suggestions; rather, they were conditions placed on the approval. She called for the question.

Fox made a motion that the final plat of the Lofland Industrial Addition be approved with all conditions concerning escrowing funds for roadways, curb and gutter, and all other improvements other than that portion including the paving on High School Drive, and that these streets, curb and gutters, and sidewalks either be constructed or funds be placed in escrow for that purpose. In response to questions, Fox pointed out that the motion included curb and gutter on High School and SH-205 as well as sidewalks on High School Drive.

The motion died for lack of a second.

Eubanks pointed out that the City was in the process of reviewing the ordinance requirements with regard to improvements to State and Federal Highways in the City.

Welborn asked that the minutes of the meeting where the preliminary plat was approved be read. Couch read the stipulations placed on approval of the preliminary plat.

Welborn made a motion that the Council approve the final plat of the Lofland Industrial Addition with the requirement that funds be placed in escrow for paving 12 ft. of SH-205 including curb, gutter, and sidewalks, and that funds be placed in escrow for curb, gutter and sidewalk along High School Drive. Fox seconded the motion. The motion was voted on and passed unanimously.

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.
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
Lofland Industrial Park
ROK 85918

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

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

SIMON W. FREESE, P.E.
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RONNIE M. LEMONS, P.E.
MICHAEL G. MORRISON, P.E.
C. DIANE PALMER, P.E.
ROBERT F. PENCE, P.E.

Novmeber 12, 1985

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

RE: First Review
Lofland Industrial Park
ROK 85918

We have received the plans for the referenced project and have completed the first review. We offer the following comments regarding compliance with the City of Rockwall's Standards of Design and good engineering practice.

GENERAL COMMENTS

1. The vertical curves along Lofland Drive appear to be inadequate per the Standards of Design.
2. The storm sewer capacity along Lofland Drive appears to be low, as indicated on the plans provided.

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 any way relieve the Developer or his agent from responsibility and compliance with the City of Rockwall's Standards of Design 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.



W. L. Douphrate, II

WLD:dd

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

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

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RONNIE M. LEMONS, P.E.
MICHAEL G. MORRISON, P.E.
C. DIANE PALMER, P.E.
ROBERT F. PENCE, P.E.

December 2, 1985

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

RE: Second Review
Lofland Industrial Park
ROK 85918

Dear Mr. Eisen:

We have received the plans for the referenced project and have completed the second review. We offer the following comments regarding compliance with the City of Rockwall's Standards of Design and good engineering practice.

All of the comments of the first review in our letter of November 14, 1985 have been addressed. Our recommendations do not in any way relieve the Developer or his agent from responsibility and compliance with the City of Rockwall's Standards of Design and good engineering practice.

Sincerely,

FREESE AND NICHOLS, INC.

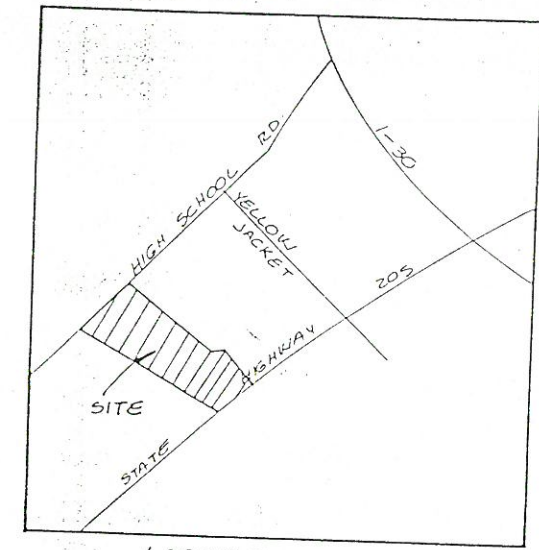


W. L. Douphrate, II

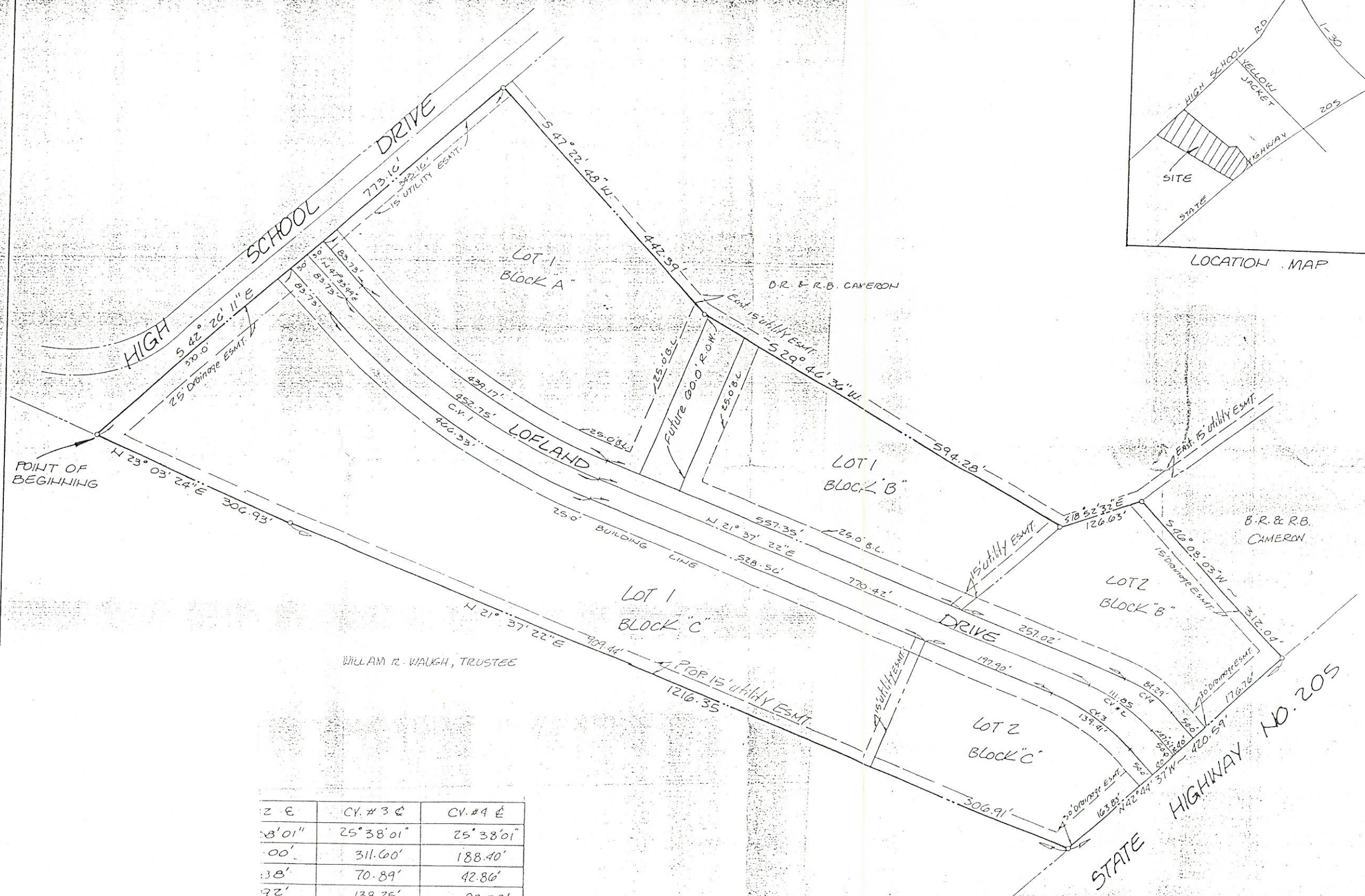
WLD:dd

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

IV
C



LOCATION MAP



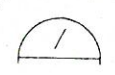
WILLIAM R. WAUGH, TRUSTEE

Z E	CY. # 3 Q	CY. # 4 E
3' 01"	25' 38' 01"	25' 38' 01"
00'	311.60'	188.40'
38'	70.89'	42.86'
72'	138.25'	83.59'
5'	139.41'	84.29'

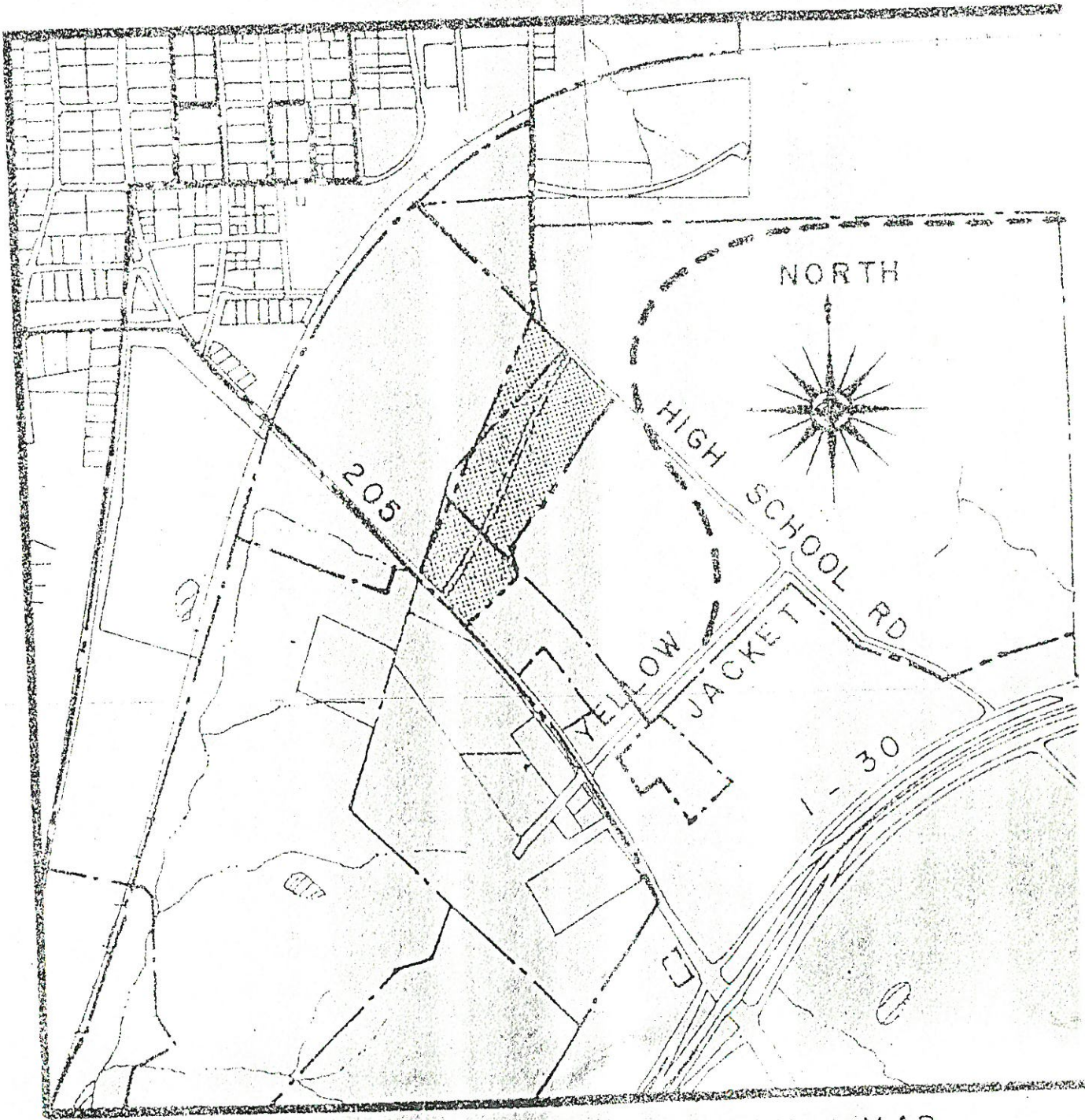
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

LOFLAND INDUSTRIAL
B.J. LEWIS SURVEY, ABSTRACT
CITY OF ROCKWALL, ROCKWALL, TX

SCALE: DATE: JOB NO.:



Show on Prel plat



LOCATION MAP

8/5/83

Hofland Park
Plat

Hofland Park ~~Escrow~~ Escrow

Original Escrow for better curbed gutter on
High School rd road improvements on 205 =

56,852.00

less 6" subgrade 1400.00

less 6" paving 5600.00

less earthwork 2000.00

9,000.00

x 20% 1800.00

Refund 10,800.00

10,800.00

~~Refund~~

Balance remaining \$ = 46,052.00

plus interest earned

Refund for
change in escrow
policy

title : _____

Date : _____
 By : _____
 ✓ _____

High School Rd

Item	Unit	Quantity	Price
1) 6" Lime Subgrade	\$2.50/sy	149 sy	500.00
2) 6" curb & gutter	11.00/ft	673 ft	7403.00
3) 4' wide sidewalk	4.50/sf	2692	12,114.00
4) 10' Recessed inlets	2500.00 ea	2	5000.00
5) 24" RCP	25.00/ft	50	4250 OK

Subtotal 26,267.00

20% Contingency 5253.40

Total 31,520.40

54,852.00
 10,800.00
 461,052.00
 64,436.40
 10,800.00
 531,636.40

Title : _____

Date : _____
 By : _____
 ✓ _____

Cost Estimate for High School Rd
 S.H. 205 Rd. Improvements

¹²⁰
 S.H. 205

Item	Cost/unit	No. Units	Total
1) 6" Lime Stabilized Subgrade	\$ 2.50/sy	560 sy	# 1400.00
2) 12' wide HMA 6" thick	10.00/sy	560 sy	5600.00
3) 400 cy Earthwork	5.00/cy	400 cy	2000.00
4) 6" curb & gutter	11.00/ft	420 ft	4620.00
5) 4' wide sidewalk	4.5/sf	1680 sf	7560.00
6) 24" RCP	25.00/ft	50 ft	1250.00
7) 10' Recessed inlets	2500.00 ea	2	5000.00
		Subtotal	27,430.00
		20% Contingency	5486.00
		Total	\$ 32,916.00

12,180
 2,436
14,616

10,800

XIII. P&Z 85-83-FP - Consider Approval of a Request from Don Cameron for a Final Plat on Lofland Industrial Park Located at SH-205 and High School Road

As you will recall, at the last meeting you approved a final plat for Lofland Industrial Park submitted by Don Cameron between High School Road and SH-205. The stipulation was placed on that final plat approval that if the proposed thoroughfare that will tie into Yellowjacket on the south affects this property that it would then come back to the Planning and Zoning Commission for reconsideration. We have had an alignment study completed and have determined that it will need to clip the corner of Lofland Industrial Park. The plat has been revised to reflect this change. Because of the proximity of the thoroughfare they have also opted to pull that small collector that was going to come off of their main road to tie into the tract to the south. They don't feel that it's necessary nor do we feel that it's necessary to continue to propose an additional road going into the south. With the thoroughfare being located on his property, the approval of the final plat should be subject to the escrowing of the required funds for the area of the thoroughfare which does cross the applicant's property and the same stipulation that you made at the last meeting that you recommend that the City Council not require escrowing the funds for road improvements on High School Road. Other than the change which takes off the small street and adds the right-of-way for the future thoroughfare, the plats meets all conditions as required.

SUPPLEMENTAL NOTE

After completing the notes on the revised plat for Lofland Industrial Park, Don Cameron filed another revised file plat on the subdivision which deletes the triangle of right-of-way for the future thoroughfare from the subdivision. This is a change from the preliminary plat in that he has deleted a corner of the original property from the subdivision. By doing this he eliminates the need to dedicate that right-of-way which we have determined would be necessary for the future thoroughfare. He also, if this version were approved, would not be required to escrow any funds for improvement of that section of the right-of-way. Escrowing of funds would be placed on the next phase of this development at whatever point in time that might occur. A copy of both versions of the plat are attached.