

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision Ya-Hoo Subdivision  
 Name of Subdivider I-30/549 Limited, L.T. Hansen II, Managing Gen. Partner  
 Address 366 W. I-30, Garland, Tx. 75043 Phone 226-6564  
 Owner of Record I-30/549 Limited  
 Address above Phone above  
 Name of Land Planner/Surveyor/Engineer McCormack Associates Architects  
 Address 750 I-30, Suite 100, Rockwall, Tx. 75087 Phone 722-0412  
 Total Acreage 3.085 Ac. Current Zoning Agricultural  
 No. of Lots/Units one Signed L.T. Hansen II, Managing General Partner

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

INFORMATION

Provided or                      Not  
Shown on Plat              Applicable

- I. General Information
  - X                      \_\_\_\_\_              A. Vicinity map
  - X                      \_\_\_\_\_              B. Subdivision Name
  - X                      \_\_\_\_\_              C. Name of record owner, subdivider, land planner/engineer
  - X                      \_\_\_\_\_              D. Date of plat preparation, scale and north point
- II. Subject Property
  - X                      \_\_\_\_\_              A. Subdivision boundary lines
  - \_\_\_\_\_              X                      B. Identification of each lot and block by number or letter

- |                   |                   |    |   |
|-------------------|-------------------|----|---|
| <u>  X  </u>      | <u>          </u> | C. | Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization. |
| <u>  X  </u>      | <u>          </u> | D. | Proposed land uses, and existing and proposed zoning categories   |
| <u>  X  </u>      | <u>          </u> | E. | Approximate acreage   |
| <u>          </u> | <u>  X  </u>      | F. | Typical lot size; lot layout; smallest lot area; number of lots   |
| <u>  X  </u>      | <u>          </u> | G. | Building set-back lines adjacent to street:   |
| <u>  X  </u>      | <u>          </u> | H. | Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable  |
| <u>          </u> | <u>  X  </u>      | I. | Location of City limit lines, contiguous or within plat area  |
| <u>  X  </u>      | <u>          </u> | J. | Location and sizes of existing utilities  |
| <u>  X  </u>      | <u>          </u> | K. | Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction   |

III. Surrounding Area

- |                   |                   |    |  |
|-------------------|-------------------|----|--|
| <u>  X  </u>      | <u>          </u> | A. | The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plats.   |
| <u>          </u> | <u>  X  </u>      | B. | The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area. |

Taken by: \_\_\_\_\_

File No. \_\_\_\_\_

Date: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt: \_\_\_\_\_

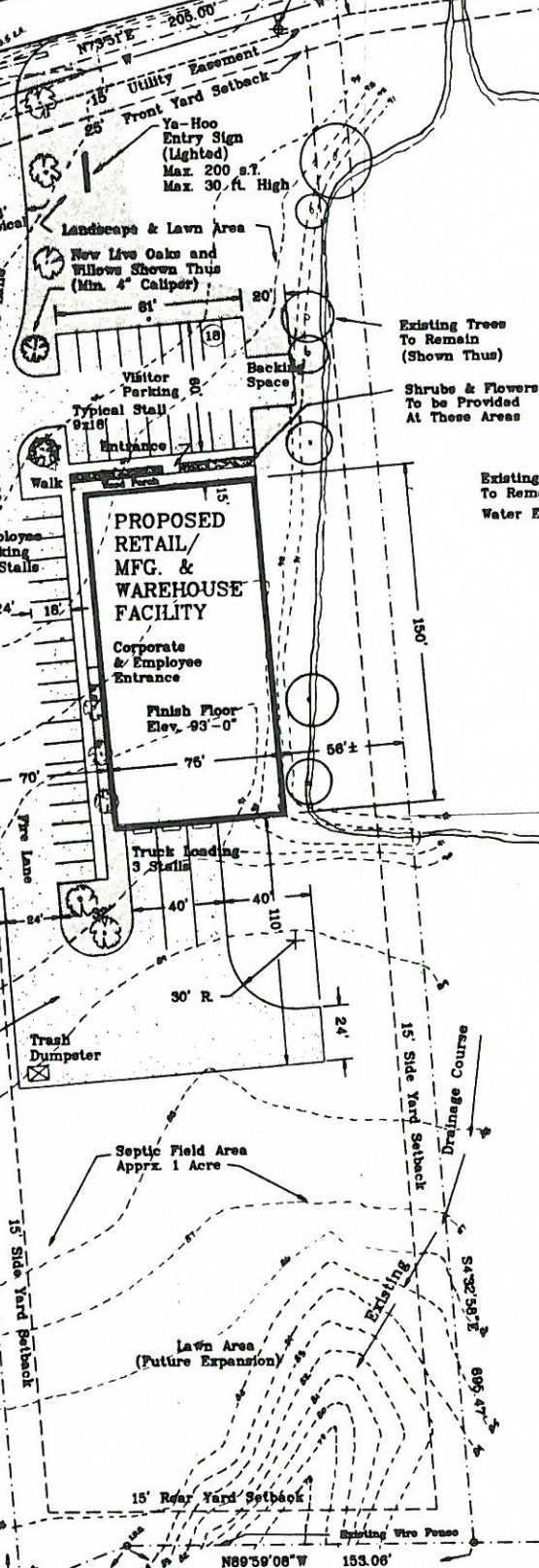
Interstate 30

Existing Exit Ramp

Front

Existing 6" Water Main

Existing Fire Hydrant



of  
rner  
ervice  
V. 100.00'

te

to Receive  
ape  
on are  
Thus

Existing Trees  
To Remain  
(Shown Thus)

Shrubs & Flowers  
To be Provided  
At These Areas

Existing S  
To Remain  
Water Elev

Metroplex  
Manufactured  
Homes

PROPERTY OWNERS  
OF RECORD:  
H.A. & Gwen Cowan  
Rt 2 Box 510  
Sunnyvale, Tx 75152

Concrete Paving &  
Curbs to City of  
Rockwall Standards  
Typical. 6" Concrete  
at Fire Lanes, Truck  
Dock, and Dumpster

Septic Field Area  
Approx. 1 Acre

Lawn Area  
(Future Expansion)

PROPERTY OWNER  
OF RECORD:  
P.D. Holt  
Rt. 1  
Rockwall, Tx 75087



APPLICATION FOR ZONING CHANGE

Case No. \_\_\_\_\_ Filing Fee \_\_\_\_\_ Date 5-16-86  
Applicant I-30/549 Limited  
L.T.Hansen II, Managing Gen. Partner Phone 226-6564  
Mailing Address 366 W. I-30, Garland, Tx. 75043

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (if additional space is needed for description, the description may be put on a separate sheet and attached hereto.)

**Attached on Drawing of Preliminary Plat**

I hereby request that the above described property be changed from its present zoning which is

Agricultural District Classification  
to Light Industrial District Classification

for the following reasons: (attach separate sheet if necessary)

**To allow proposed land uses of bakery, candy manufacture, warehousing, shipping, and retail store for The Original Texas Ya-Hoo Cake and Candy Co.**

There ~~XXXX~~ (Are Not) deed restrictions pertaining to the intended use of the property.

Status of Applicant: Owner  Tenant \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Signed L.T. Hansen II, Managing General Partner

NOTE: The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

(The following Certificate may be used by the applicant to give notice to the City of the sufficiency of the legal description, however, the same is not a requirement of the Application.)

CERTIFICATE

I hereby certify that I have checked the legal description of the property described in this Application and the same describes the tract of land shown on the Plat attached hereto as Exhibit "A" and said description is sufficient to allow qualified surveyor to locate and mark off said tract on the ground.

\_\_\_\_\_  
Surveyor or Attorney for Applicant  
(Mark out one)

SITE PLAN APPLICATION

Date: 5-16-86

NAME OF PROPOSED DEVELOPMENT Ya-Hoo Subdivision  
I-30/549 Limited  
 NAME OF PROPERTY OWNER/DEVELOPER L.T. Hansen II, Managing Gen. Partner  
 ADDRESS 366 W. I-30, Garland, Tx. 75043 PHONE (214)226-6564  
 NAME OF LAND PLANNER/ENGINEER McCormack Associates Architects  
 ADDRESS 750 I-30, Suite 100, Rockwall, Tx PHONE 722-0412  
 TOTAL ACREAGE 3.085 Ac. CURRENT ZONING Ag  
 NUMBER OF LOTS/UNITS one

Signed L.T. Hansen II, Managing General Partner

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>X</u>	<u>      </u>	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>X</u>	<u>X</u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>X</u>	<u>      </u>	3. Design and location of ingress and egress
<u>X</u>	<u>      </u>	4. Off-street parking and loading facilities
<u>X</u>	<u>      </u>	5. Height of all structures
<u>X</u>	<u>      </u>	6. Proposed Uses
<u>X</u>	<u>      </u>	7. Location and types of all signs, including lighting and heights
<u>X on request</u>	<u>      </u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown  
on Site Plan

Not  
Applicable

\_\_\_\_\_  
\_\_\_\_\_

  X    
\_\_\_\_\_

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: \_\_\_\_\_

SITE PLAN REVIEW

Date Submitted \_\_\_\_\_

Scheduled for P&Z \_\_\_\_\_

Scheduled for Council \_\_\_\_\_

Applicant/Owner L.T. Hansen - Partner

Name of Proposed Development Yahoo Subdivision

Location E-30 / FM 549

Total Acreage 3.055 acres Number Lots/Units 1 lot

Current Zoning Ag

Special Restrictions \_\_\_\_\_

Surrounding Zoning Ag

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning</u>			
1. Is the site zoned properly? <u>app. for</u> <u>LI has been made</u>	_____	✓ _____	_____
2. Does the use conform to the Land Use Plan <u>land use plan indicates commercial - this is a cheap comm. use with</u>	✓ _____	_____	_____
3. Is this project in compliance with the provisions of a Concept Plan? <u>not outside stairs</u>	_____	_____	✓ _____
4. Is the property platted?	_____	✓ _____	_____
5. If not, is this site plan serving as a preliminary plat?	✓ _____	_____	_____
6. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance			
a. Lot size	✓ _____	_____	_____
b. Building line	✓ _____	_____	_____
c. Buffering	_____	_____	✓ _____
d. Landscaping	✓ _____	_____	_____
e. Parking	✓ _____	_____	_____
f. Lighting	_____	_____	✓ _____
g. Building height	✓ _____	_____	_____
h. Building Materials	✓ _____	_____	_____

Yes      No      N/A

- 7. Does the site plan contain all required information from the application checklist? ✓
- 8. Is there adequate access and circulation? ✓
- 9. Are street names acceptable? ✓
- 10. Was the plan reviewed by a consultant? (If so, attach copy of review.) ✓
- 11. Does the plan conform to the Master Park Plan? ✓

Comments:

Building Codes

- 1. Do buildings meet setback requirements? ✓
- 2. Do buildings meet fire codes? \_\_\_\_\_
- 3. Do signs conform to Sign Ordinance? \_\_\_\_\_

Comments: *they will if amendments to sign ord are passed*

Engineering

- 1. Does plan conform to Thoroughfare Plan? ✓
- 2. Do points of access align with adjacent ROW? *the location of a NIS collector was checked & determined that it should be elevated next to this prop* \_\_\_\_\_
- 3. Are the points of access properly spaced? ✓
- 4. Does plan conform with Flood Plain Regulations? \_\_\_\_\_
- 5. Will escrowing of funds or construction of substandard roads be required? ✓

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<i>Julie Cook</i>	_____	<i>30 min</i>
_____	_____	_____
_____	_____	_____
_____	_____	_____



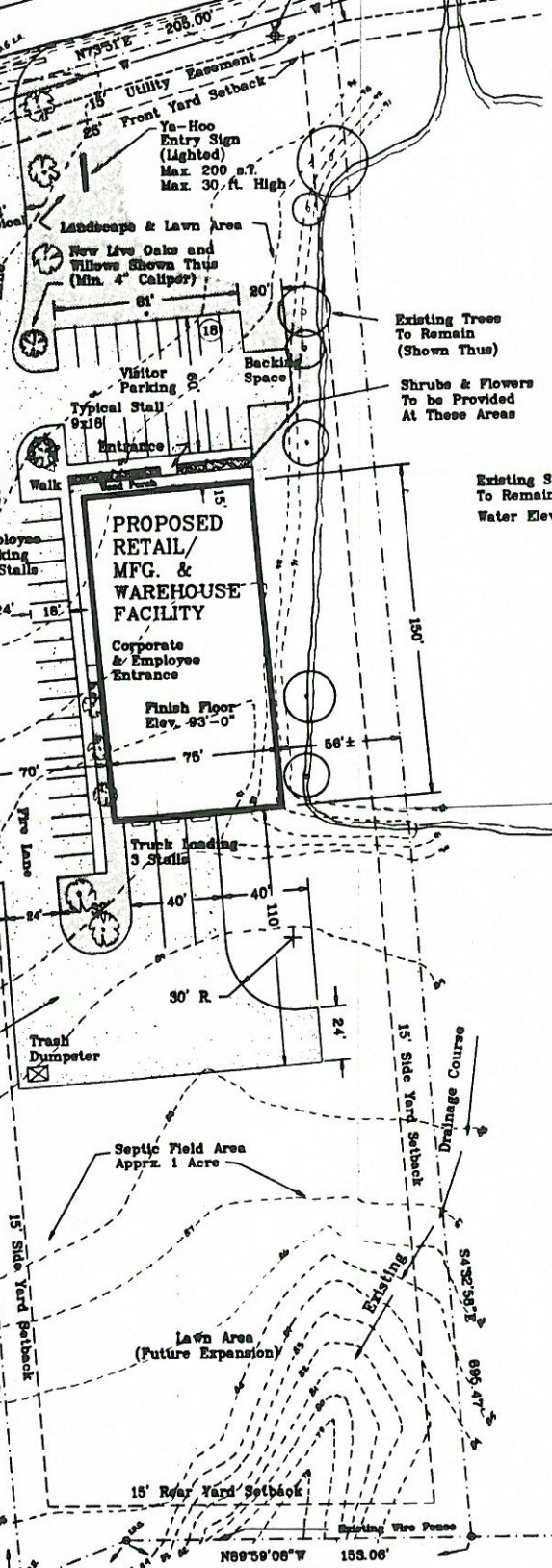
Interstate 30

Existing Exit Ramp

Front

Existing 6" Water Main

Existing Fire Hydrant



of  
rner  
ervice  
W. 100.00'  
te  
to Receive  
ape  
on are  
Thus

20 ft. Pole Mtd.  
Drive Lighting

Metroplex  
Manufactured  
Homes  
PROPERTY OWNERS  
OF RECORD  
H & G Green Co. Inc.  
P.O. Box 218  
Sunnyvale, Tx 75158

Existing  
Open Wood  
Fence

Concrete Paving &  
Curbs to City of  
Rockwall Standards  
Typical 6" Concrete  
at Fire Lanes, Truck  
Dock, and Dumpster

N

PROPERTY OWNER  
OF RECORD  
F.D. HET  
Et. 1  
Rockwall, Tx 75087

# LEGAL DESCRIPTION

## DESCRIPTION 3.085 Acre Tract

BEING, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being part of a 38.21 acre tract as recorded in Volume 126, Page 116, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being N. 73° 51' E., a distance of 1,564.51 feet from the Northwest corner of said 38.21 acre tract, a iron stake found for corner.

THENCE, N. 73° 51' E., along the South line of Interstate Highway No. 30, a distance of 205.00 feet to a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, S. 4° 32' 58" E., leaving the South line of Interstate Highway No. 30, a distance of 695.47 feet to a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, N. 89° 59' 08" W., a distance of 153.06 feet to a fence corner post for corner.

THENCE, S. 68° 19' 22" W., a distance of 50.47 feet to a  $\frac{1}{2}$ " iron stake set for corner.

THENCE, N. 4° 32' 58" W., a distance of 656.93 feet to the PLACE OF BEGINNING, and containing 3.085 acres of land. These descriptions are based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on April 18, 1986.

Site information shown herein is taken from  
Land Title Survey  
J. Lockhart Sur. Abst. No. 134  
Rockwall County, Texas

Prepared by B.L.S. & Associates, Inc.  
304 W. Rusk, Rockwall, Texas  
Dated 4-18-86

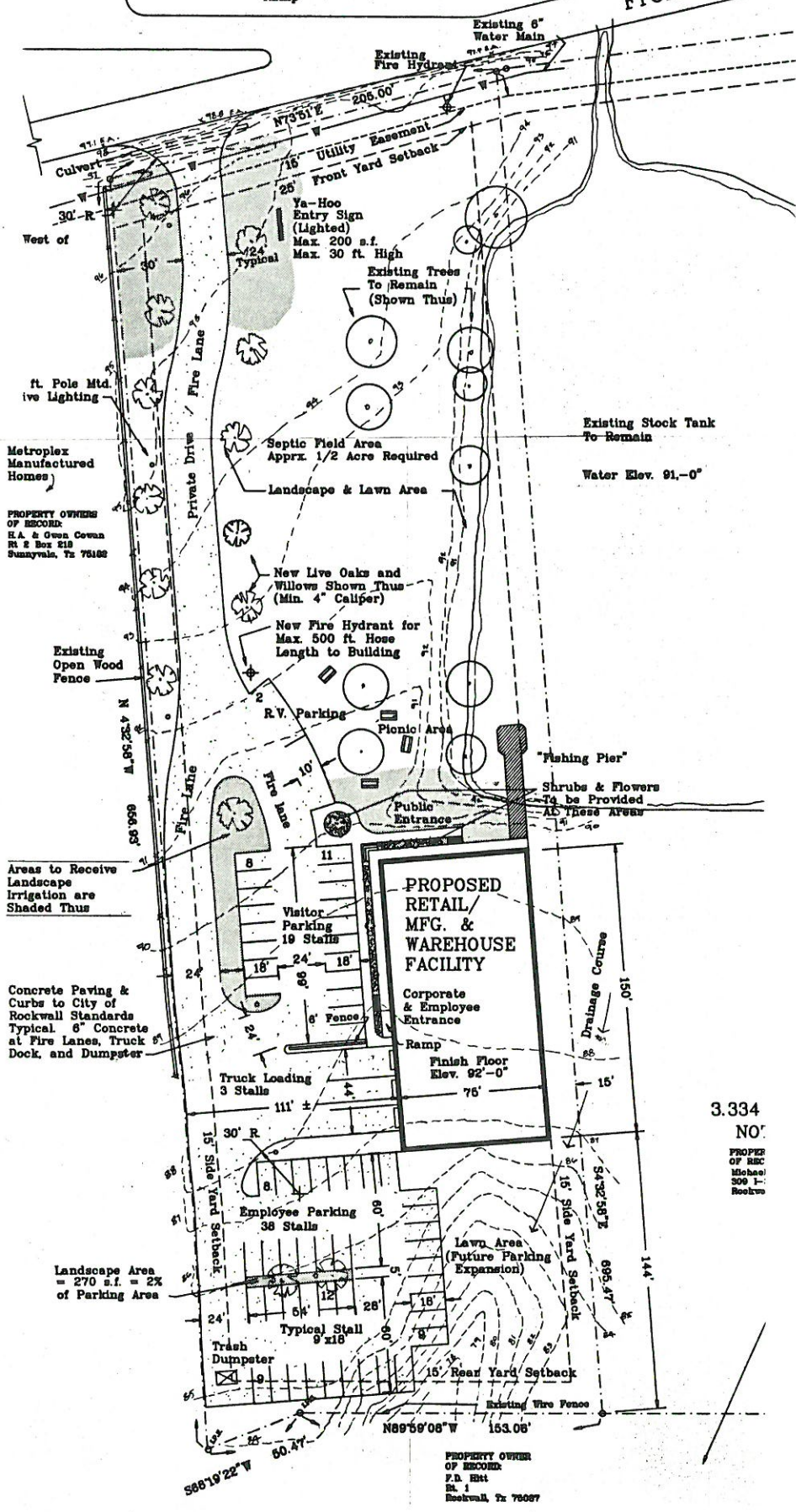
Topographic information shown herein  
is taken from Topographic Survey by  
Harold L. Evans, Consulting Engineer, dated  
5-20-86.

PROJ

Interstate 30

Existing Exit Ramp

Frontage R



PROPERTY OWNERS  
OF RECORD  
H.A. & Gena Cowan  
Rt. 2 Box 218  
Sunnyvale, Tx 76182

Areas to Receive  
Landscape  
Irrigation are  
Shaded Thus

Concrete Paving &  
Curbs to City of  
Rockwall Standards  
Typical. 6" Concrete  
at Fire Lanes, Truck  
Dock, and Dumpster

Landscape Area  
= 270 s.f. = 2%  
of Parking Area

**PROPOSED  
RETAIL/  
MFG. &  
WAREHOUSE  
FACILITY**

Corporate  
& Employee  
Entrance

Ramp

Finish Floor  
Elev. 92'-0"

76'

15'

15' Side Yard Setback

15' Side Yard Setback

15' Side Yard Setback

15' Side Yard Setback

15' Side Yard Setback

15' Side Yard Setback

15' Side Yard Setback

15' Side Yard Setback

15' Side Yard Setback

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15' Side Yard Setback

15' Side Yard Setback

15' Side Yard Setback

15' Side Yard Setback

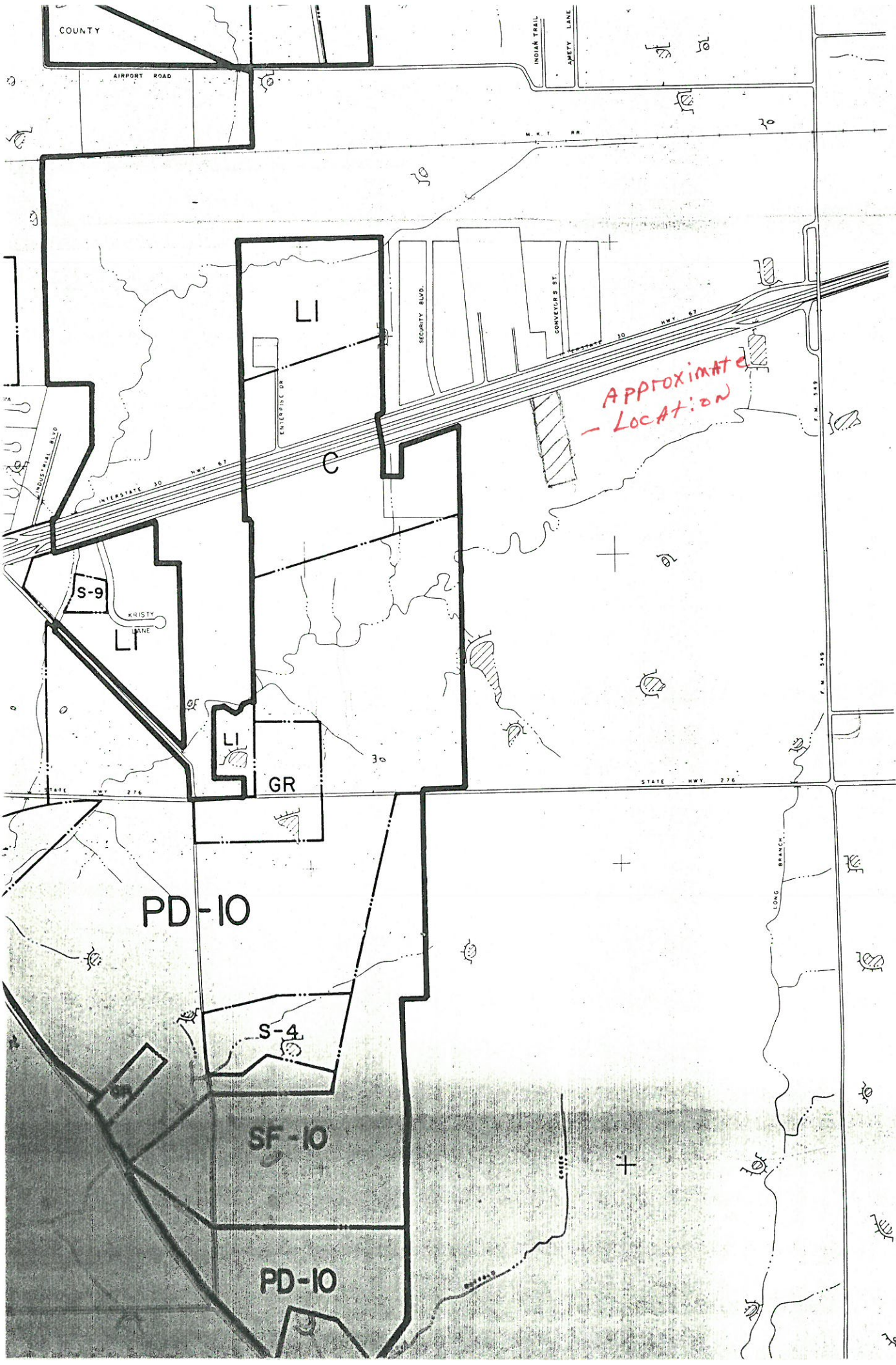
15' Side Yard Setback

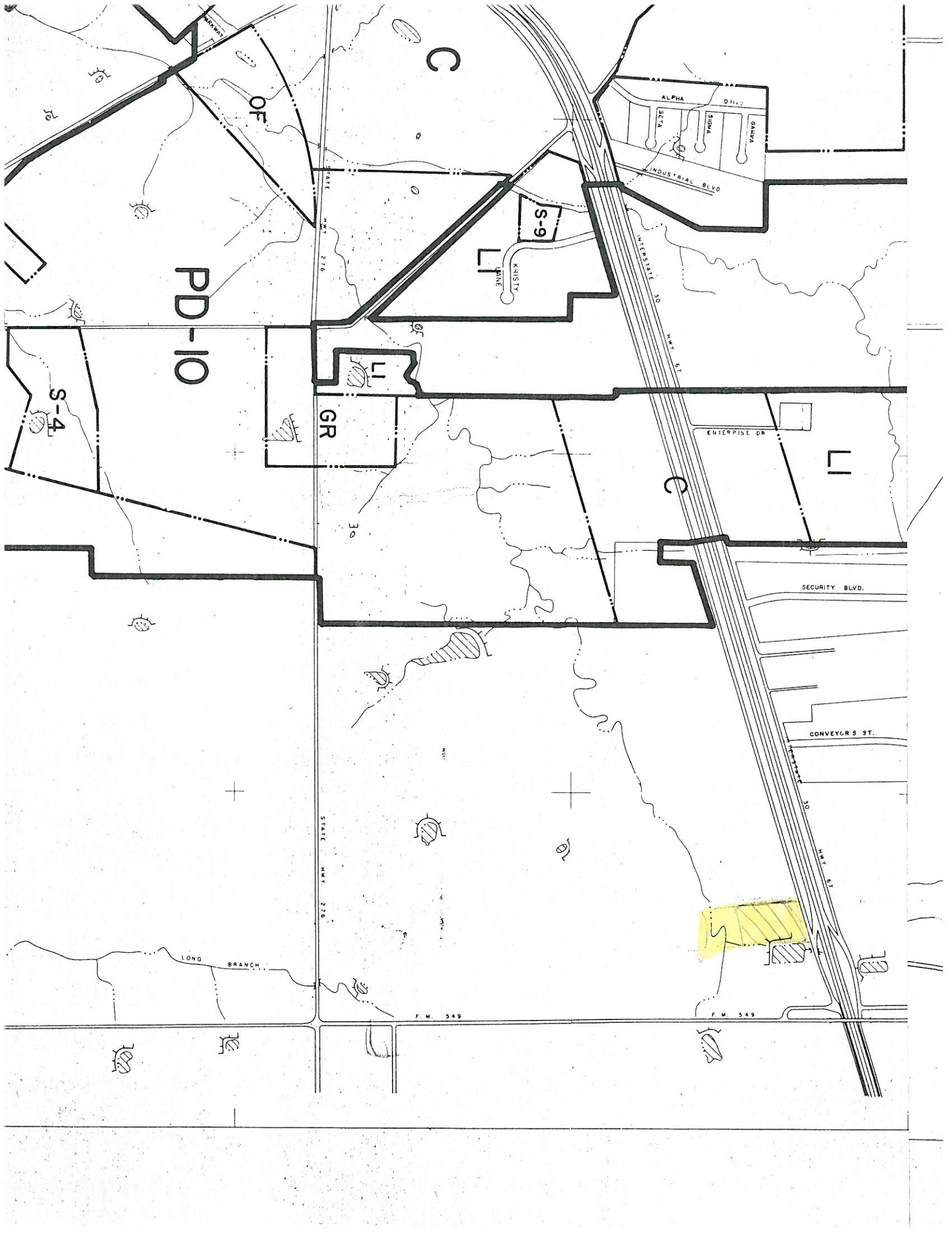
15' Side Yard Setback

3.334  
NO.

PROPER  
OF REC  
Michael  
308 1-  
Rockwall

PROPERTY OWNER  
OF RECORD  
P.D. Holt  
Rt. 1  
Rockwall, Tx 76087





PD-10

C

S-9

GR

LI

C

LI

OF

S-4

ALPHA DRIVE

INDUSTRIAL BLVD

KRISTY LANE

ENTERPRISE DR

SECURITY BLVD.

CONVEYOR ST.

STATE HWY 276

STATE HWY 276

LONG BRANCH

F.M. 549

F.M. 549



# J. LOCKHART A-134

Tr 6  
64.0 Ac.

11 52.23'

Tr 5 12.186 Ac  
Tr 5H 1.0 Ac

Richard  
Cullins

1505.2

383.55

1792  
74.8

Tr 16  
1.739 Ac.

Tr 13  
7 Ac.

Tr 15  
Tr 15-1  
1 Ac  
2 Ac

1366.82

1458.68

314.95

684.7

1758.97

1545.56

1485.28

287.17

752.48

mini ware  
houses &  
storage

car  
auction

300.3  
auto center

Tr 7  
8.91 Ac.  
mini warehouse

Tr 7-2  
6 Ac

Redwall  
mini warehouse

Vacant

Tr 7-1  
3.25 Ac

Tr 8  
6.0 Ac  
Harry  
Tr 1 labels

Vacant

Tr 9-1  
6.0 Ac

Robert  
Peoples

Tr 9-2  
1.63 Ac

Tr 9-10  
1.925 Ac  
mini  
storage

Tr 9-3  
3.45 Ac

Bob  
Keller

Tr 9-4  
3.36 Ac

Tr 9-5  
3.26 Ac

Tr 9-6  
3.076 Ac

Tr 9-7  
3.171 Ac

Tr 9-8  
3.076 Ac

Tr 9-9  
3.086 Ac

Tr 9-10  
3.335 Ac

Tr 9-11  
3.335 Ac

Tr 9-12  
3.335 Ac

Tr 9-13  
3.335 Ac

Tr 9-14  
3.335 Ac

Tr 9-15  
3.335 Ac

Tr 9-16  
3.335 Ac

Tr 9-17  
3.335 Ac

Tr 9-18  
3.335 Ac

Tr 9-19  
3.335 Ac

Tr 9-20  
3.335 Ac

Tr 9-21  
3.335 Ac

Tr 9-22  
3.335 Ac

Tr 9-23  
3.335 Ac

Tr 9-24  
3.335 Ac

Tr 9-25  
3.335 Ac

Tr 9-26  
3.335 Ac

Tr 9-27  
3.335 Ac

Tr 9-28  
3.335 Ac

Tr 9-29  
3.335 Ac

Tr 9-30  
3.335 Ac

Tr 9-31  
3.335 Ac

EASTPLEX  
IND. PARK #2

EASTPLEX  
IND. PARK #1

Tr 3  
51.94 Ac

ROADWAYS

LAFON  
SUBD.

# J.M. ALLEN A-2

Tr 3

127.874

FD. HIT

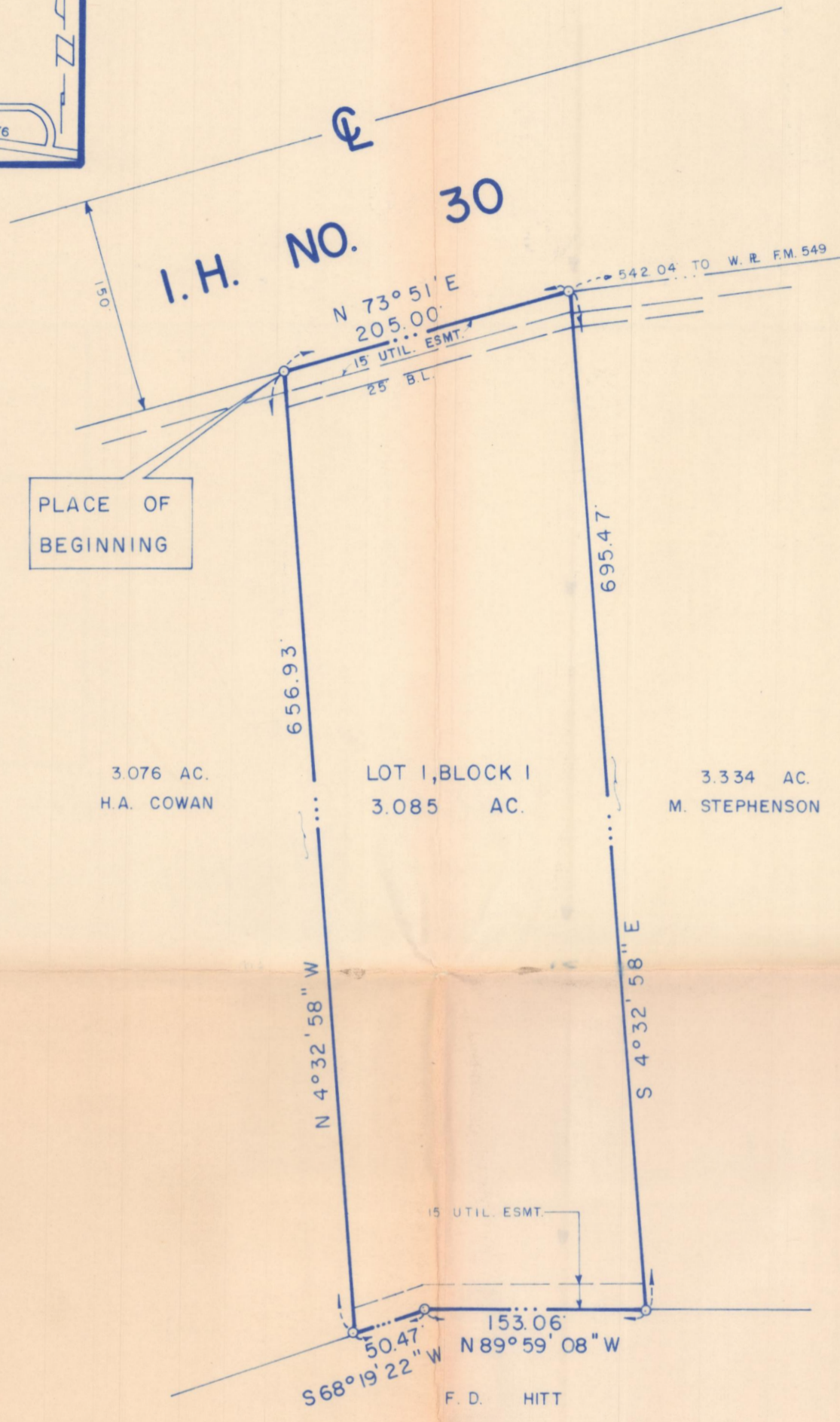
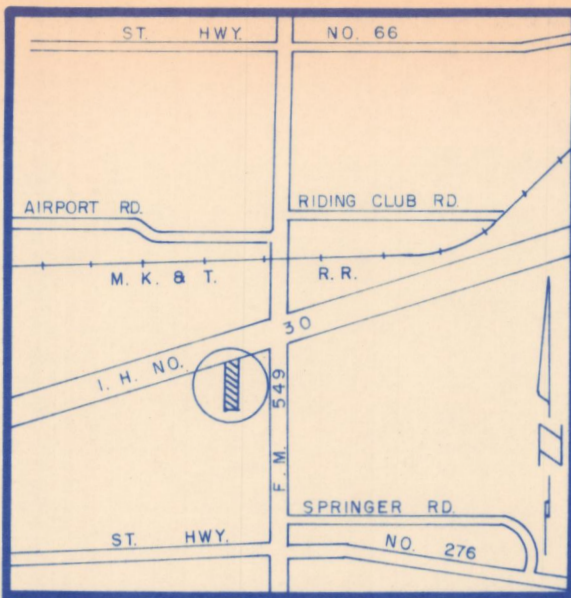
Tr 11  
44.5 Ac.

2422.45

1792  
74.8

18





PLACE OF BEGINNING

3.076 AC.  
H.A. COWAN

LOT 1, BLOCK 1  
3.085 AC.

3.334 AC.  
M. STEPHENSON

86-43-2/SP/1A

FINAL PLAT

**YA-HOO SUBDIVISION**  
JOHN LOCKHART SURVEY - ABSTRACT NO. 134  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

I-30/549 LIMITED OWNER  
L.T. HANSEN II MANAGING GENERAL PARTNER  
 366 W. I-30 GARLAND, TEXAS 75043

B.L.S. & ASSOCIATES, INC. SURVEYORS  
 RT. 1, BOX 142 E, P.O. BOX 65 ROCKWALL, TEXAS 75087  
 SCALE 1"=100' MAY 23, 1986

OWNERS CERTIFICATE

STATE OF TEXAS  
 COUNTY OF ROCKWALL

WHEREAS, I-30/549 Limited, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being part of a 38.21 acre tract as recorded in Volume 126, Page 116, Deed Records, Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being N. 73° 51' E., a distance of 1,564.51 feet from the Northwest corner of said 38.21 acre tract, an iron stake found for corner.  
 THENCE, N. 73° 51' E., along the South line of Interstate Highway No. 30, a distance of 205.00 feet to an 1/2" iron stake set for corner.  
 THENCE, S. 4° 32' 58" E., leaving the South line of Interstate Highway No. 30, a distance of 695.47 feet to an 1/2" iron stake set for corner.  
 THENCE, N. 89° 59' 08" W., a distance of 153.06 feet to a fence corner post for corner.  
 THENCE, S. 68° 19' 22" W., a distance of 50.47 feet to an 1/2" iron stake set for corner.  
 THENCE, N. 4° 32' 58" W., a distance of 656.93 feet to the PLACE OF BEGINNING and containing 3.085 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, I-30/549 Limited, being owner does hereby adopt this plat designating the herein described property as Ya-Hoo Subdivision, to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets and alleys shown thereon and does hereby reserve the right-of-way and easement strips shown on this plat for the purpose 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 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 the right-of-way and easement strips and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 grades of streets in this addition. (A) 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. (B) 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.

WITNESS our hand at Rockwall, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_.  
 Managing General Partner  
 By \_\_\_\_\_ Owner  
 L.T. Hansen II

STATE OF TEXAS  
 COUNTY OF Rockwall

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared L.T. Hansen II, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_

Notary Public for the State of Texas  
 My Commission Expires \_\_\_\_\_

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Bob O. Brown, 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 property placed under my personal supervision.

Bob O. Brown, Registered Public Surveyor No. 1744

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_

Notary Public for the State of Texas  
 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 the Ya-Hoo Subdivision to the City of Rockwall, Texas was approved by The City Council of the City of Rockwall, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_.

WITNESS our hand this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_.

\_\_\_\_\_  
 Mayor City Secretary



# LEGAL DESCRIPTION

**DESCRIPTION 3.085 Acre Tract**  
 BEING a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being part of a 38.21 acre tract as recorded in Volume 126, Page 116, Deed Records, Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being N. 73° 51' E.; a distance of 1,564.51 feet from the Northwest corner of said 38.21 acre tract, a iron stake found for corner.  
 THENCE, N. 73° 51' E., along the South line of Interstate Highway No. 30, a distance of 205.00 feet to a 1/4" iron stake set for corner.  
 THENCE, S. 4° 32' 58" E., leaving the South line of Interstate Highway No. 30, a distance of 695.47 feet to a 1/4" iron stake set for corner.  
 THENCE, N. 89° 59' 08" W., a distance of 153.06 feet to a fence corner post for corner.  
 THENCE, S. 68° 19' 22" W., a distance of 50.47 feet to a 1/4" iron stake set for corner.  
 THENCE, N. 4° 32' 58" W., a distance of 656.93 feet to the PLACE OF BEGINNING, and containing 3.085 acres of land. These descriptions are based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on April 18, 1986.

Site information shown herein is taken from Land Title Survey J. Lockhart Sur. Abst. No. 134 Rockwall County, Texas Prepared by B.L.S. & Associates, Inc. 304 W. Rusk, Rockwall, Texas Dated 4-18-86

Topographic information shown herein is taken from Topographic Survey by Harold L. Evans, Consulting Engineer, dated 5-20-86.

## PROJECT DATA

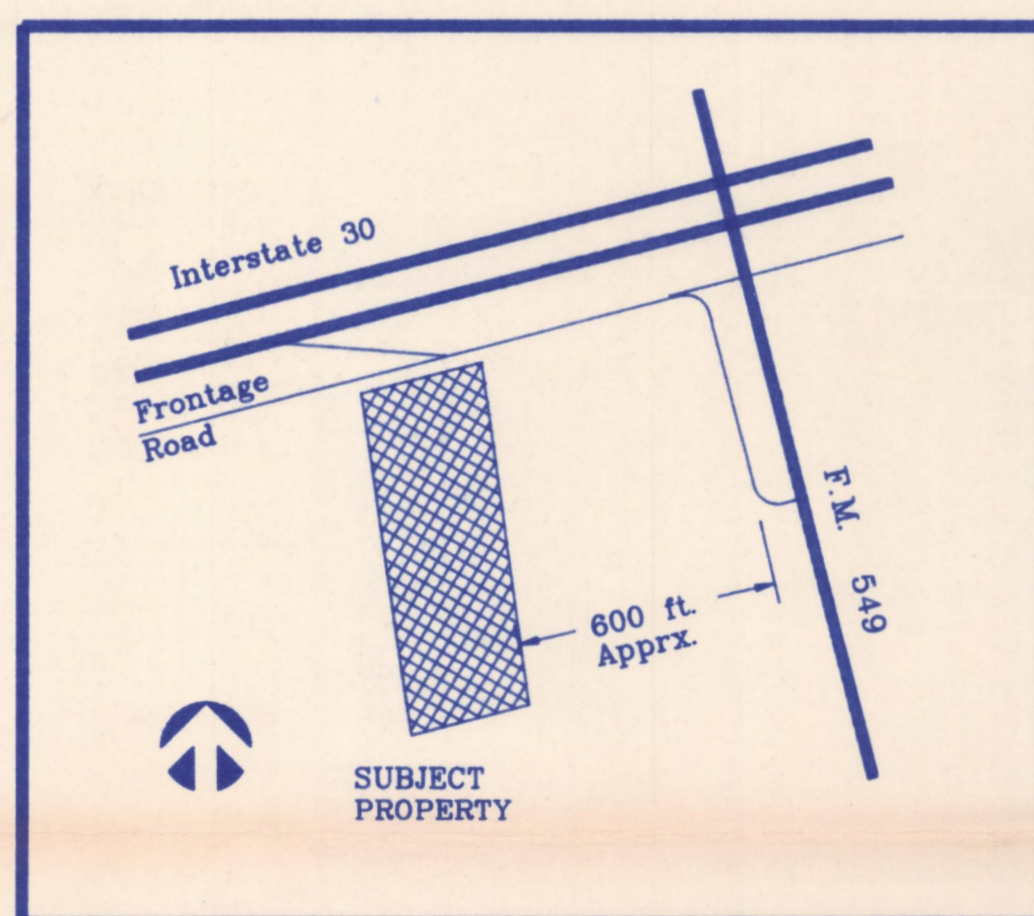
Current Zoning: AGRICULTURAL  
 Zoning Requested: (LI) Light Industrial  
 BUILDING USE: Bakery & Candy Manufacture, Retail Outlet, Warehouse & Shipping  
 BUILDING CONSTRUCTION:  
 Tilt-wall & Stone Veneer  
 100% Non-Combustible Structure  
 2-Story Retail Area, Max. 30' Height  
 1-Story Manufacturing Bldg., Max. 24' Height

PROJECT ACREAGE.....3.085 AC. = 134,383 s.f.  
 BUILDING COVERAGE: 11,250 s.f. = 8.4% < 60% Allowed  
 IMPERVIOUS COVERAGE: 53,040 s.f. = 39.4% < 95% Allowed  
 LANDSCAPE AREA: 81,343 s.f. = 60.6% > 5% Required  
 Irrigated Area Shaded on Plan = Min. 6700 s.f.  
 F.A.R. = Apprx. 1:12 < 2:1 Allowed

### PARKING TABULATION

Retail Area.....	2670 s.f. = 13 Stalls Required
Office Area.....	1930 s.f. = 6
Manufacturing Area.....	5050 s.f. = 10
Warehouse Area.....	2760 s.f. = 3
<b>TOTAL PARKING REQUIRED.....</b>	<b>32 STALLS</b>
<b>TOTAL PARKING PROVIDED.....</b>	<b>59 STALLS</b>

## LOCATION MAP

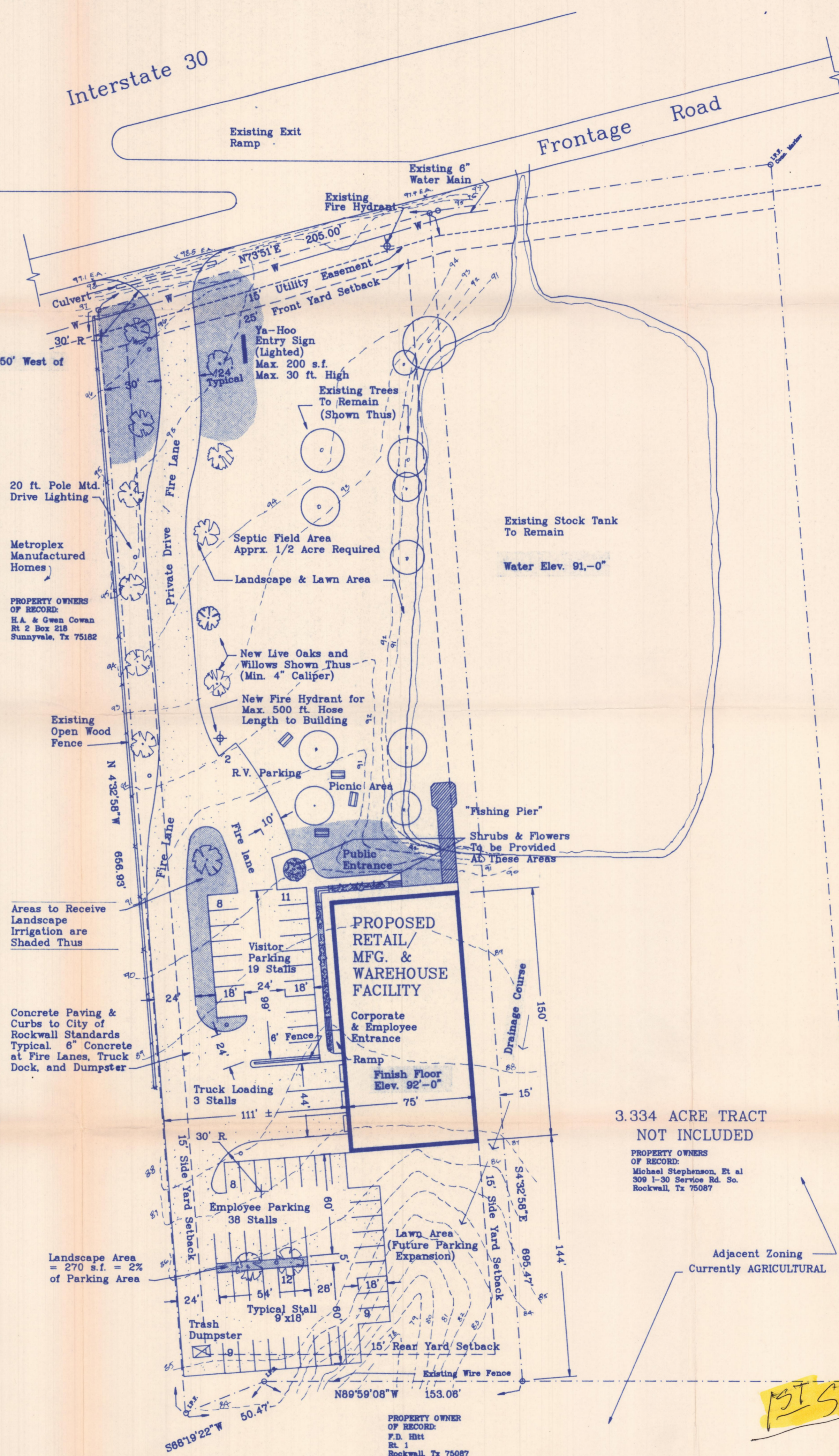


# YA-HOO SUBDIVISION PRELIMINARY PLAT / SITE PLAN

Scale: 1" = 40'

BENCH MARK: "0" Cut Top HDWL ± 50' West of Northwest Property Corner North Side of South Service Road of I-30 = Elev. 100.00'

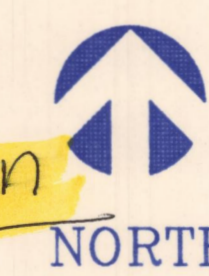
Contours Shown Indicate Existing Grades



3.334 ACRE TRACT NOT INCLUDED

PROPERTY OWNERS OF RECORD: Michael Stephenson, Et al 309 I-30 Service Rd. So. Rockwall, Tx 75087

Adjacent Zoning Currently AGRICULTURAL



mccormack  
 associates  
 architects



YA-HOO SUBDIVISION SITE PLAN  
 THE ORIGINAL TEXAS YA-HOO CAKE & CANDY CO.  
 I-30/549 LIMITED, OWNER  
 L.T. HANSEN II, MANAGING GENERAL PARTNER  
 366 W. I-30 Garland, Texas 75043

PROJECT NUMBER 8608-65

REVISIONS

DATE: May 20, 1986

SHEET

S1

750 INTERSTATE 30 SUITE 100  
 ROCKWALL, TEXAS 75087 214/722-0412

# LEGAL DESCRIPTION

**DESCRIPTION 3.085 Acre Tract**  
 BEING, a tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, and being part of a 38.21 acre tract as recorded in Volume 126, Page 116, Deed Records, Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING, at a point on the South line of Interstate Highway No. 30, said point being N. 73° 51' E., a distance of 1,564.51 feet from the Northwest corner of said 38.21 acre tract, a iron stake found for corner.  
 THENCE, N. 73° 51' E., along the South line of Interstate Highway No. 30, a distance of 205.00 feet to a 4" iron stake set for corner.  
 THENCE, S. 4° 32' 58" E., leaving the South line of Interstate Highway No. 30, a distance of 495.47 feet to a 4" iron stake set for corner.  
 THENCE, N. 89° 59' 08" W., a distance of 153.06 feet to a fence corner post for corner.  
 THENCE, S. 68° 19' 22" W., a distance of 50.47 feet to a 4" iron stake set for corner.  
 THENCE, N. 4° 32' 58" W., a distance of 656.93 feet to the PLACE OF BEGINNING, and containing 3.085 acres of land. These descriptions are based on the Land Title Survey and Plat made by Kenneth E. Brown, Registered Public Surveyor on April 18, 1986.

Site information shown herein is taken from Land Title Survey  
 J. Lockhart Sur. Abst. No. 134  
 Rockwall County, Texas  
 Prepared by B.L.S. & Associates, Inc.  
 304 W. Rusk, Rockwall, Texas  
 Dated 4-18-86

Topographic information shown herein is taken from Topographic Survey by Harold L. Evans, Consulting Engineer, dated 5-20-86.

## PROJECT DATA

Current Zoning: AGRICULTURAL  
 Zoning Requested: (LI) Light Industrial  
 BUILDING USE: Bakery & Candy Manufacture, Retail Outlet, Warehouse & Shipping

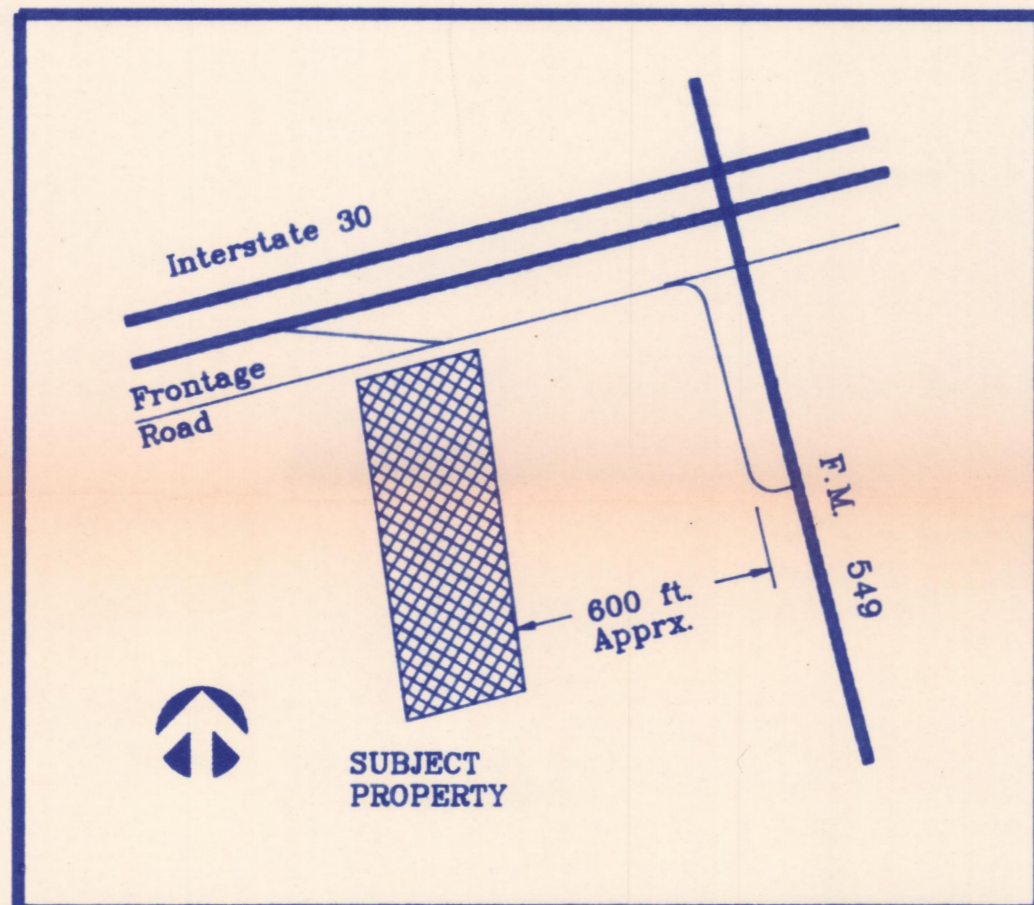
BUILDING CONSTRUCTION:  
 Tilt-wall & Stone Veneer  
 100% Non-Combustible Structure  
 2-Story Retail Area, Max. 30' Height  
 1-Story Manufacturing Bldg., Max. 24' Height

PROJECT ACREAGE.....3.085 AC. = 134,383 s.f.  
 BUILDING COVERAGE: 11,250 s.f. = 8.4% < 60% Allowed  
 IMPERVIOUS COVERAGE: 44,060 S.F. = 32.7% < 95% Allowed  
 LANDSCAPE AREA: 90,323 s.f. = 67.3% > 5% Required  
 Irrigated Area Shaded on Plan = Min. 6700 s.f.  
 F.A.R. = Apprx. 1:12 < 2:1 Allowed

### PARKING TABULATION

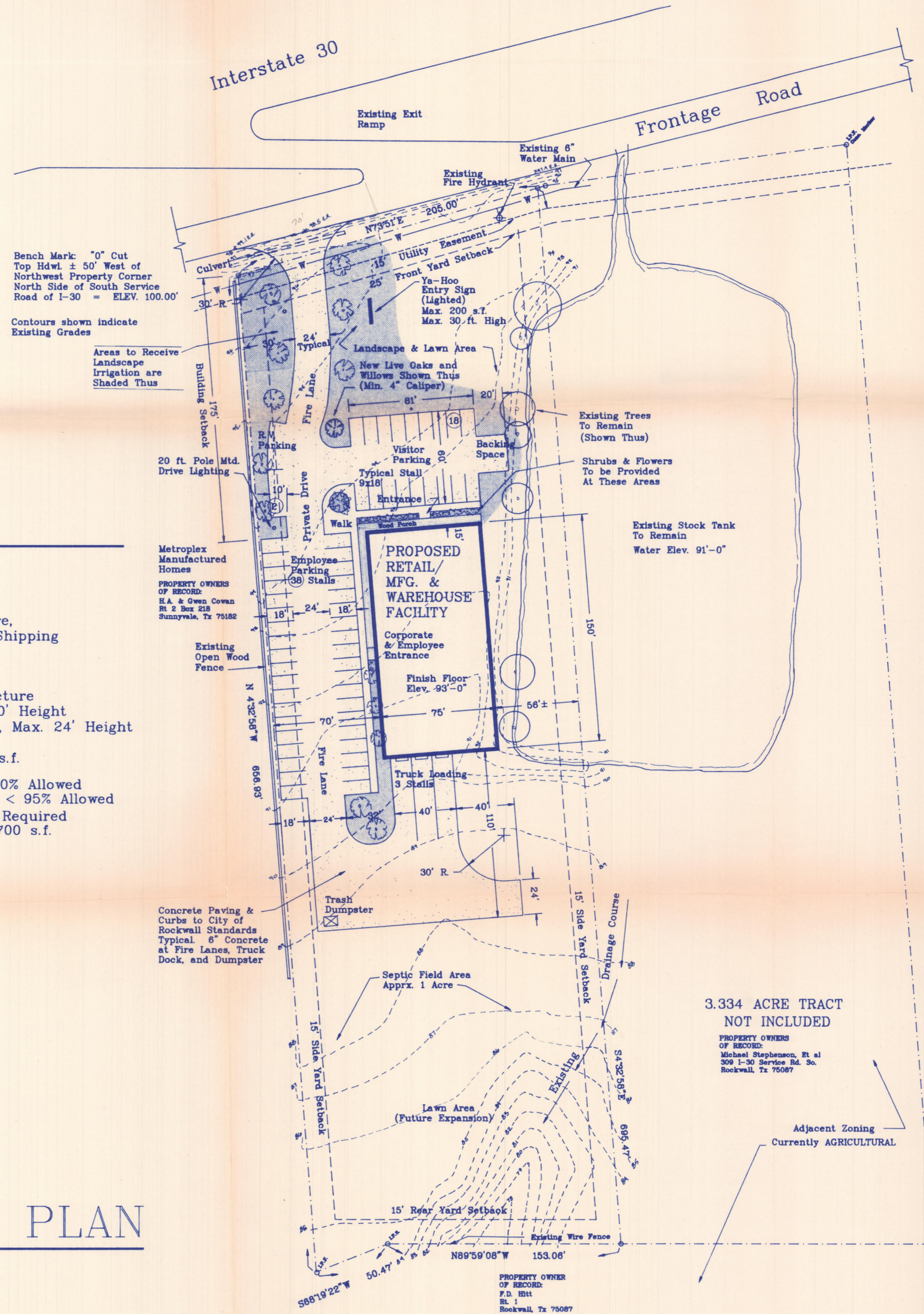
Retail Area.....	2870 s.f. = 13 Stalls Required
Office Area.....	1930 s.f. = 6
Manufacturing Area.....	5050 s.f. = 10
Warehouse Area.....	2760 s.f. = 3
<b>TOTAL PARKING REQUIRED.....</b>	<b>32 STALLS</b>
<b>TOTAL PARKING PROVIDED.....</b>	<b>58 STALLS</b>

## LOCATION MAP



# YA-HOO SUBDIVISION PRELIMINARY PLAT / SITE PLAN

Scale: 1" = 40'-0"



SUITE 100  
 750 I-30  
 ROCKWALL, TEXAS 75087 214/725-0418

mccormack  
 associates  
 architects



YA-HOO SUBDIVISION SITE PLAN  
 THE ORIGINAL TEXAS YA-HOO CAKE & CANDY CO.  
 I-30/549 LIMITED, OWNER  
 L.T. HANSEN II, MANAGING GENERAL PARTNER  
 366 W. I-30  
 Garland, Texas 75043

PROJECT NUMBER  
 8608-65

REVISIONS

DATE:  
 May 29, 1986

SHEET  
 S1

*2nd Subdivision*



# J. LOCKHART A-134

Tr 6  
64.0 Ac.

Tr 5 12.18 Ac  
Tr 5A 1.0 Ac

Richard  
Cullins

Tr 16  
1.739 Ac.

Tr 13  
7 Ac.

Tr 15  
1 Ac  
Tr 15-1  
9 Ac

EASTPLEX  
IND. PARK #2

EASTPLEX  
IND. PARK #1

Tr 3  
51.94 Ac

230

200

Tr 3-1  
4.49 Ac

Tr 16  
2.0 Ac

201.65

812.86

1758.97

1545.56

1485.28

1458.68

1366.82

1907.93

383.55

741.8

1152.29'

1505.2

684.7

752.48

287.17

91

314.95

DE-1

mobile  
store

vacant

vacant

vacant

vacant

vacant

vacant

vacant

vacant

vacant

vacant

vacant

vacant

vacant

Fireworks

543.29

LAFON  
SUBD.

Tr 12

1.105 Ac

Tr 19

308.19

846.4

Tr 7  
8.911 Ac.

967.64

Tr 7-1  
3.25 Ac

Tr 7-2  
6.0 Ac

Tr 9-1  
6.0 Ac

Tr 9-2  
1.63 Ac

Tr 9-3  
3.457 Ac

Tr 9-4  
3.56 Ac

Tr 9-5  
3.266 Ac

Tr 9-7  
3.171 Ac

Tr 9-8  
3.076 Ac

Tr 9-6  
3.086 Ac

Tr 9-9  
3.935 Ac

Tr 9  
6.245 Ac

832.57

Tr 2  
12.44 Ac.

201.6

353.0

1326.55

1986.11

647.57

381.1

682.54

750.49

1099

282.46

350.75

342.88

300.5

334.57

813.36

760.24

739.58

718.32

698.26

672.59

649.59

625.47

57.47

52.47

750

Tr 11  
44.5 Ac.

800'

2422.48

# J.M. ALLEN A-2

Tr 3  
121.69 Ac.

Tr 1 3.25 Ac.  
Tr 1-1 54.2 Ac.  
Tr 1-2 1.0 Ac

Tr 2  
147.51 Ac.

2659.57

2539.47

187

**McCORMACK ASSOCIATES  
ARCHITECTS**  
~~2808 Ridge Rd., P.O. Box 92~~  
 ROCKWALL, TX 75087

750 I-30  
Suite 100

**LETTER OF TRANSMITTAL**

**(214) 722-0412**

TO the City of Rockwall  
205 W. Rusk  
Rockwall, Texas

DATE	May 21, 1986	JOB NO.	8608-65
ATTENTION	Ms. Julie Couch		
RE:	Ya-Hoo Subdivision		

WE ARE SENDING YOU  Attached  Under separate cover via Hand Delivery the following items:

- Shop drawings     
  Prints     
  Plans     
  Samples     
  Specifications  
 Copy of letter     
  Change order     
  \_\_\_\_\_

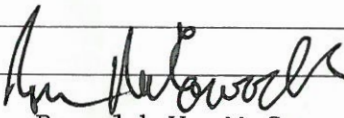
COPIES	DATE	NO.	DESCRIPTION
8	5-20-86	S1	Preliminary Plat/Site Plan Drawings
2			8½ x 11 reductions of Site Plan portion of above
1	5-16-86		Application for Zoning Change
1	"		Site Plan Application
1	"		Application & Preliminary Plat Checklist
1			Check for \$130.00 as application fee for above

THESE ARE TRANSMITTED as checked below:

- For approval     
  Approved as submitted     
  Resubmit \_\_\_\_\_ copies for approval  
 For your use     
  Approved as noted     
  Submit \_\_\_\_\_ copies for distribution  
 As requested     
  Returned for corrections     
  Return \_\_\_\_\_ corrected prints  
 For review and comment     
  \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS The above are submitted for consideration and approval by the  
P&Z at their regular meeting of June 12, 1986, for site plan,  
preliminary plat, and zoning change. We understand City  
Council action can then be taken on June 16, 1986 for the above  
items. Final Plat will be submitted by June 9, 1986, for P&Z  
approval June 26, and Council approval July 7, 1986. As time  
is extremely important to our client, please notify me A.S.A.P.  
if I am in error on any of the above, or if you need any other  
information from us. Thanks for all your help!

COPY TO Mr. Les Hansen

  
 SIGNED: Ronald H. McCormack, AIA

**McCORMACK ASSOCIATES  
ARCHITECTS**

2808 Ridge Rd., P. O. Box 92  
ROCKWALL, TX 75087

**(214) 722-0412**

**LETTER OF TRANSMITTAL**

TO City of Rockwall  
205 w. Rusk  
Rockwall, Texas 75087

DATE	May 29, 1986	JOB NO.	8608-65
ATTENTION	Ms. Julie Couch		
RE:	Ya-Hoo Subdivision		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings       Prints       Plans       Samples       Specifications  
 Copy of letter       Change order       \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
8	5-29-86	S1	Revised Preliminary Plats/ Site Plans
2			8½ x 11 reductions of Site Plan Pportion of same.

THESE ARE TRANSMITTED as checked below:

- For approval       Approved as submitted       Resubmit \_\_\_\_\_ copies for approval  
 For your use       Approved as noted       Submit \_\_\_\_\_ copies for distribution  
 As requested       Returned for corrections       Return \_\_\_\_\_ corrected prints  
 For review and comment       \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_       PRINTS RETURNED AFTER LOAN TO US

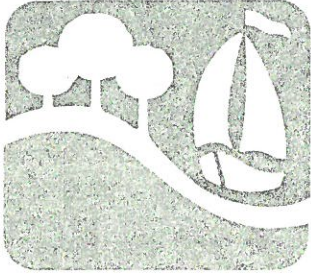
REMARKS Please substitute these revised drawings for those submitted to you on 5-21-86. As indicated, cost of locating the building at the rear of the site was prohibitive, thus the new plan. I am sorry if this has inconvenienced you at this late hour, but we really appreciate your help with this.

Sincerely,

Ron

COPY TO Mr. Les Hansen

SIGNED:   
Ronald H. McCormack, AIA



CITY OF ROCKWALL  
"THE NEW HORIZON"

June 13, 1986

Mr. L. T. Hansen II  
I-30/549 Limited  
366 W. I-30  
Garland, TX 75043

Re: P&Z Case No. 86-43-Z/SP/P

Dear Mr. Hansen:

On 6-12-86 the Rockwall Planning and Zoning Commission recommended approval of your request for a zone change from "A" Agricultural to "LI" Light Industrial classification, and the site plan/preliminary plat on the 3.085 acre tract of land located at I-30 & FM-549.

The Rockwall City Council will hold a public hearing and consider approval of your request on 6-23-86 beginning at 7:30 P.M. at the City Hall, 205 West Rusk.

If you should have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Sincerely,

Jennifer Jarrett  
Administrative Aide

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30  
o'clock P . M. on the 12th day of June, 1986 in  
the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the re-  
quest of L. T. Hansen, II  
for a change in zoning from "A" Agricultural to "LI" Light Industrial  
classification on 3.085 acres of land located at I-30 and FM-549  
on the following described property:

(See attached legal description and location map)

As an interested property owner, it is important that you attend this hear-  
ing or notify the Commission of your feeling in regard to the matter by re-  
turning the form below. In replying, please refer to Case No. P&Z 86-43-Z/SP/P

  
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and  
Zoning Commission, 205 West Rusk Street, Rockwall, Texas 75087.

Case NO. P&Z 86-43/Z/SP/P

I am in favor of the request for the reasons listed below. \_\_\_\_\_

I am opposed the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,  
City of Rockwall

L. T. Hanson - I-30 at 549  
Yahoo Subd. 3. 085 AC. - TR 9-6  
of John Lockhart Sur. AB. 134

TR. 9-8 H. A. & Gwen Cowan  
Rt. 2, Box 218  
Sunnyvale, Tx. 75182

TR. 9-9 Michael Stephenson  
2300 Stemmons S-F-30  
Dallas 75027

TR-11 F. D. Hitt  
Rt. 1  
Rockwall