

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: MARCH 23, 1987

Name of Proposed Development LANE BUSINESS PARK
 Name of Developer LANE CONCRETE, INC. - DALE LANE, PRESIDENT
 Address 1520 EAST I.H. No. 30 ^{ROCKWALL} _{TEXAS 75087} Phone (214) 722-9381
 Owner of Record LANE CONCRETE, INC. - DALE LANE, PRESIDENT
 Address 1520 EAST I.H. No. 30 ^{ROCKWALL} _{TEXAS 75087} Phone (214) 722-9381
 Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS & ASSOCIATES
 Address 2331 GUST THOMASSON RD. SUITE 102
P.O. Box 28355 DALLAS, TEXAS 75228 Phone (214) 328-8133
 Total Acreage 2.0000 Ac. Current Zoning PD
 Number of Lots/Units 1 Signed [Signature]

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 on a satisfactory scale, usually not smaller than one inch equals 100 feet. The final plat shall be submitted on a drawing which is 18 inches by 24 inches.

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

Provided or Shown on Plat	Not Applicable	
✓		5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
✓		6. Approved name and right-of-way width of each street, both within and adjacent to the development
✓		7. Locations, dimensions and purposes of any easements or other rights-of-way
✓		8. Identification of each lot or site and block by letter and building lines or residential lots
	✓	9. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
	✓	10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
	✓	11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
	✓	12. 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
✓		13. Instrument of dedication or adoption signed by the owner or owners
✓		14. Space for signatures attesting approval of the plat
		15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
<hr/>	<hr/> ✓	16. Compliance with all special requirements developed in preliminary plat review
<hr/>	<hr/> ✓	17. Waiver of drainage liability by the City due to development's design
<hr/> ✓	<hr/>	18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.

PLAT REVIEW

 Preliminary Plat

 ✓ Final Plat

Name of Proposed Subdivision Lane Business Park

Location of Proposed Subdivision I-30

Name of Subdivider Dall Lane

Date Submitted 3/22/87

Date of Review 3/26/87

Total Acreage 2 ac

Number of Lots 1

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted and checked? (attach copy)	<u> ✓ </u>	<u> </u>	<u> </u>
2. Were the proper number of copies submitted?	<u> ✓ </u>	<u> </u>	<u> </u>
3. Is scale 1" = 100' (Specify scale if different <u> </u>)	<u> ✓ </u>	<u> </u>	<u> </u>
4. Comments			

Planning and Zoning

1. What is the proposed land use? <u> LI and HC </u>			
2. What is the proposed density? <u> N/A </u>			
3. What is existing zoning? <u> PD </u>			
4. Is the plan zoned properly?	<u> ✓ </u>	<u> </u>	<u> </u>
5. Does the use conform to the Land Use Plan?	<u> ✓ </u>	<u> </u>	<u> </u>
6. Is this project subject to the provisions of the Concept Plan Ordinance?	<u> </u>	<u> ✓ </u>	<u> </u>
7. Has a Concept Plan been provided and approved?	<u> </u>	<u> ✓ </u>	<u> </u>
8. Does the plan conform to the Master Park Plan?	<u> </u>	<u> </u>	<u> ✓ </u>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
9. Does plan conform to the Comprehensive Zoning Ordinance or approved "PD" Ordinance?			
a. Lot size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building Line	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Has the City Planner reviewed and commented on the plan? (If so, attach copy of review.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Comments:			

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is adequate right-of-way provided for any major thoroughfares or collectors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is any additional right-of-way provided for all streets and alleys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Is any additional right-of-way required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Is there adequate road access to the proposed project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Will escrowing of funds or construction of substandard roads be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
g. Do proposed streets and alleys align with adjacent right-of-way?	_____	_____	✓
h. Do the streets and alleys conform to City regulations and specifications?	_____	_____	✓
i. Comments			

2. Utilities

a. Does the Plan conform to the Master Utility Plan?	_____	_____	_____
b. Are all lines sized adequately to handle development?			
1. Water	✓	_____	_____
2. Sewer	_____	_____	✓
c. Is additional line size needed to handle future development?			
1. Water	_____	✓	_____
2. Sewer	✓	_____	_____
d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?	✓	_____	_____
e. Are all necessary easements provided? <i>do we need an easement or fund?</i>	_____	_____	_____
f. Do all easements have adequate access?	_____	_____	_____
g. Are any offsite easements required?	_____	✓	_____
h. Have all appropriate agencies reviewed and approved plans?			
1. Electric	_____	_____	_____
2. Gas	_____	_____	_____
3. Telephone	_____	_____	_____
i. Does the drainage conform to City regulations and specifications?	_____	_____	_____
j. Do the water and sewer plans conform to City regulations and specifications?	_____	_____	_____

Yes No N/A

k. Comments:

General Requirements

- 1. Has the City Engineer reviewed and approved the plan?
- 2. Does the final plat conform to the City's Flood Plain Regulations?
- 3. Does the final plat conform to the preliminary plat as approved?
- 4. Staff Comments:

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u><i>J. L. Work</i></u>	<u>3/26/87</u>	<u>30 min</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

William Eisen
City Administrator

5/22/87
Date

APPROVED

[Signature]
Chairman, Planning and Zoning Commission

5/14/87
Date

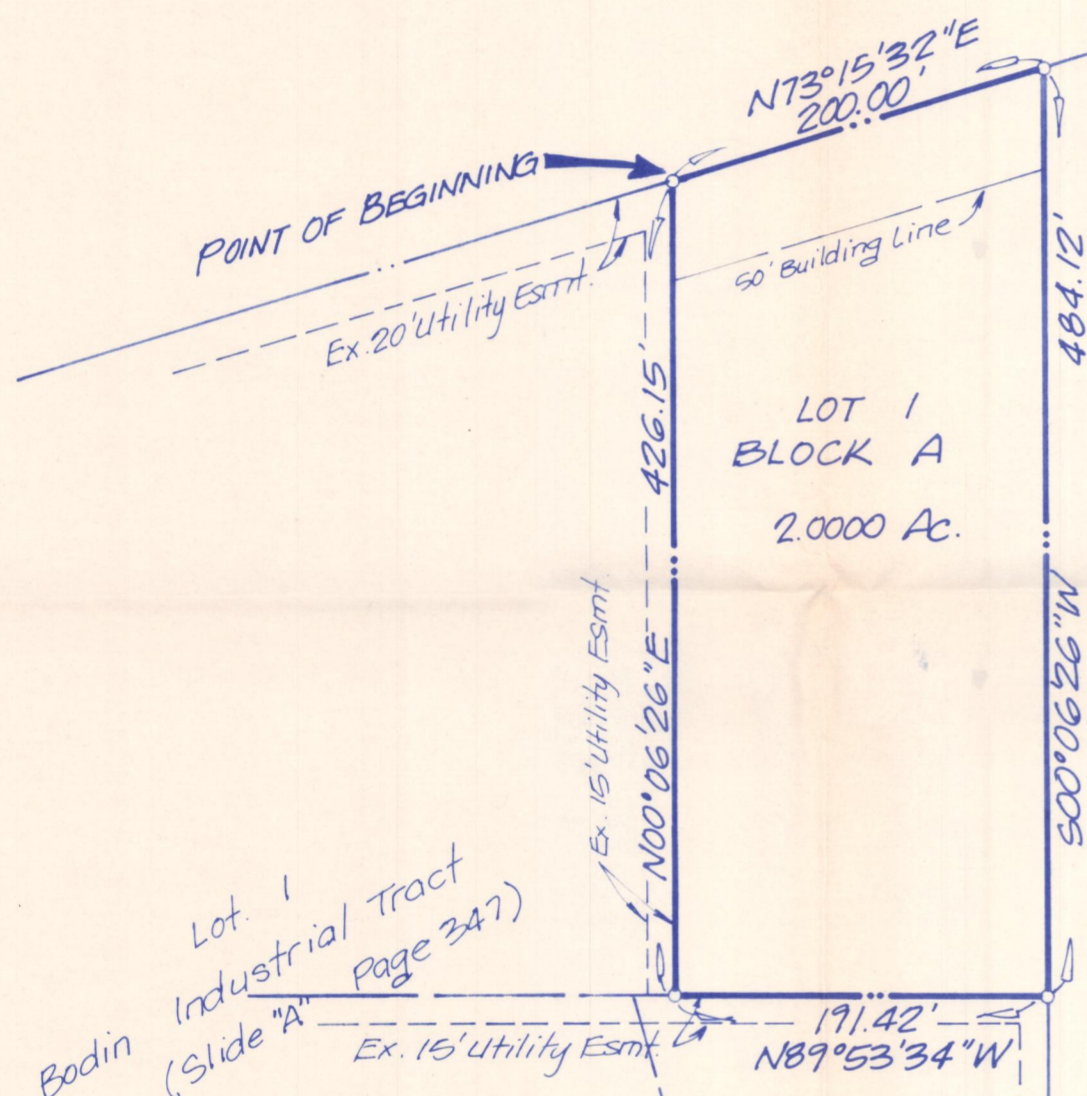
I hereby certify that the above and foregoing plat of Lane Business Park, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20th day of April, 1987.

John E. Miller
Mayor, City of Rockwall

Julie Lamb
City Secretary, City of Rockwall



INTERSTATE HIGHWAY NO. 30
(R.O.W. varies)



Myers Co.

WHEREAS, LANE CONCRETE, INCORPORATED, is the owner of a tract of land situated in the N. M. Ballard Survey, Abstract No 24, Rockwall County, Texas, and being part of a 58.25 acre tract conveyed by W. H. Lofland and wife, Nora, to C. F. Rhoades and wife, Battice, on February 18, 1915, recorded in Volume 15, Page 305, Deed Records, of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the most North Northeast corner of Bodin Industrial Tract as recorded on Slide "A", Page 347, Map Records, Rockwall County, Texas, said iron rod also being in the South line of Interstate Highway No. 30 (right-of-way varies);
THENCE: North 73° 15' 32" East along said South line of Interstate Highway 30 a distance of 200.00 feet to an iron rod for a corner;
THENCE: South 00° 06' 26" West leaving said South line of Interstate Highway 30 a distance of 484.12 feet to an iron rod for a corner at the most East Northeast corner of said Bodin Industrial Tract;
THENCE: North 89° 53' 34" West along the North Northeast line of said Bodin Industrial Tract a distance of 191.42 feet to an iron rod for a corner;
THENCE: North 00° 06' 26" East a distance of 426.15 feet to the Point of Beginning and containing 2.0000 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT LANE CONCRETE, INCORPORATED, being the owner of said tract, does hereby adopt this plat designating the hereinabove described property as LANE BUSINESS PARK, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for purpose of 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 subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the streets 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 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.

WITNESS MY HAND at Rockwall, Texas, this 6th day of May, 1987.

LANE CONCRETE, INCORPORATED

STATE OF TEXAS
COUNTY OF Rockwall
Dale Lane, President
This instrument was acknowledged before me on the 6th day of May, 1987, by DALE LANE the PRESIDENT of LANE CONCRETE, INCORPORATED, a TEXAS corporation, on behalf of said corporation.

[Signature]
Notary Public
My Commission Expires: 6-28-87

SURVEYOR'S CERTIFICATE

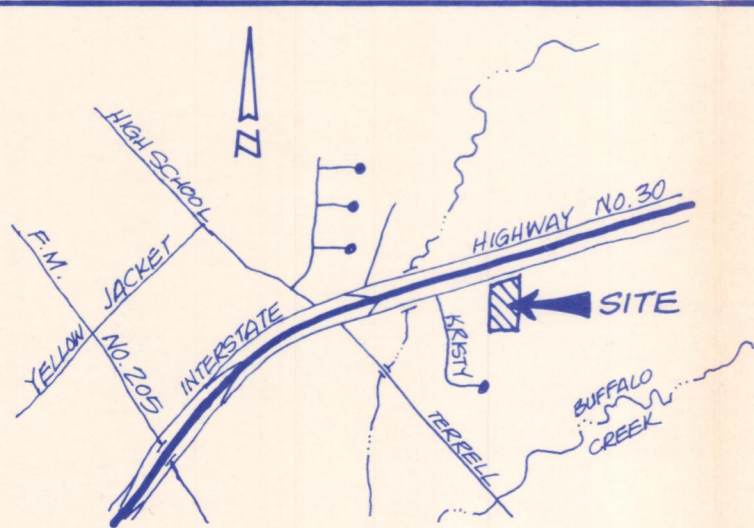
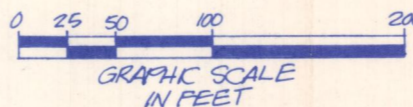
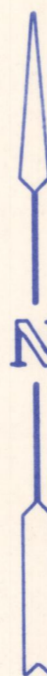
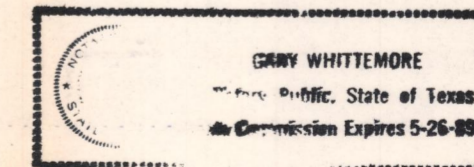
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

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



STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on the 5 day of May, 1987, by Harold L. Evans.

[Signature]
Notary Public
My Commission Expires: 5-26-89



LOCATION MAP
1" = 2000'

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

SCALE	DATE	JOB NO.
1"=100'	3-23-87	8776

LANE BUSINESS PARK
N. M. BALLARD SURVEY ~ ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LANE CONCRETE, INCORPORATED ~ OWNER
1520 EAST I.H. NO. 30 ROCKWALL, TEXAS 75087 (214) 722-9381

RECOMMENDED FOR FINAL APPROVAL

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

City Administrator

Date

APPROVED

Chairman, Planning and Zoning Commission

Date

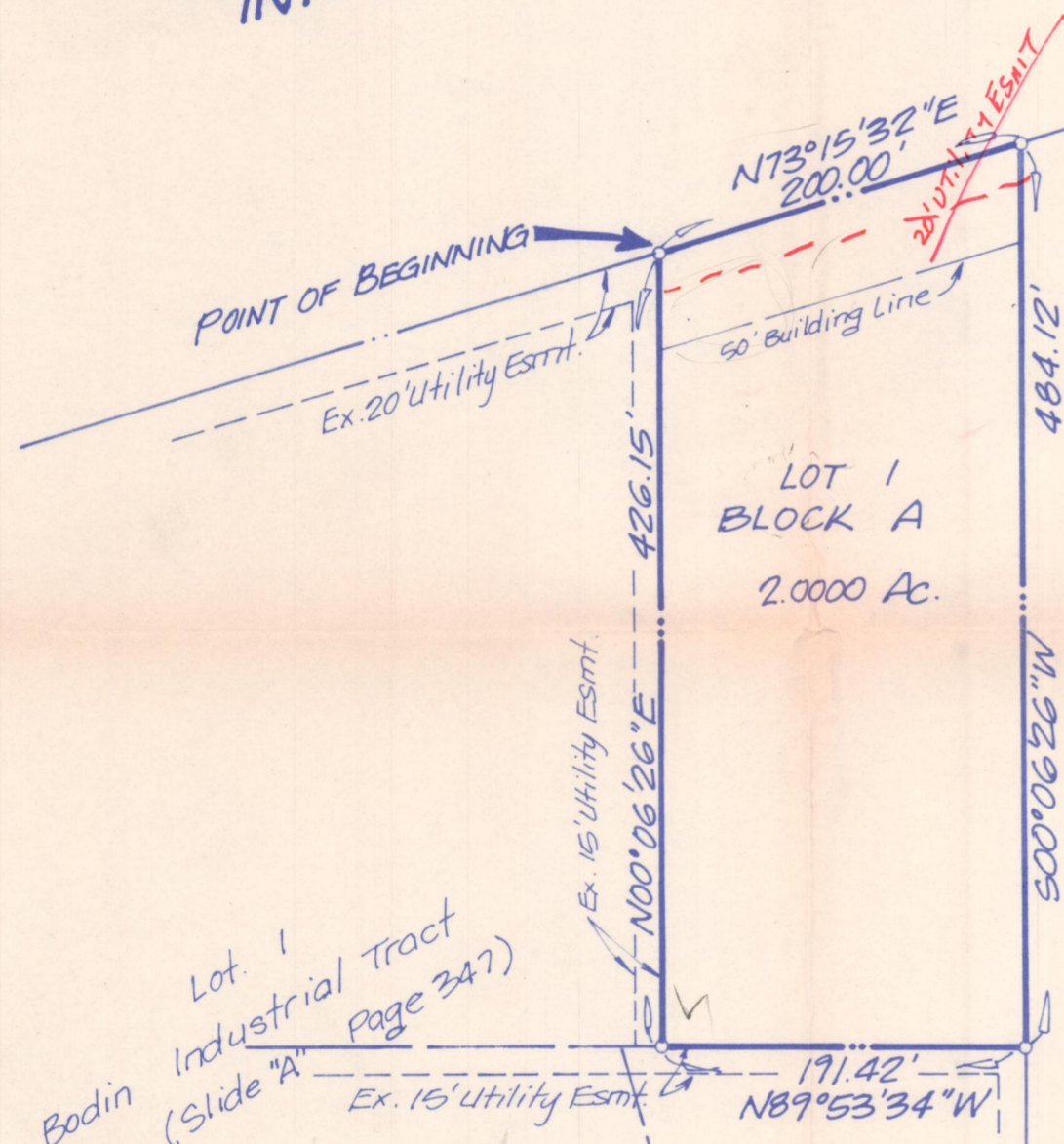
I hereby certify that the above and foregoing plat of Lane Business Park, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1987.

Mayor, City of Rockwall

City Secretary, City of Rockwall

INTERSTATE HIGHWAY NO. 30
(R.O.W. varies)

Fire Hydrant may be required
check specs



20' dim to be widened to 24' upon approval per last meeting

Myers Co.

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WITNESS MY HAND at _____, this _____ day of _____, 1987.

LANE CONCRETE, INCORPORATED

STATE OF TEXAS
COUNTY OF _____ Dale Lane, President

This instrument was acknowledged before me on the _____ day of _____, 1987, by DALE LANE the PRESIDENT of LANE CONCRETE, INCORPORATED, a TEXAS corporation, on behalf of said corporation.

Notary Public
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

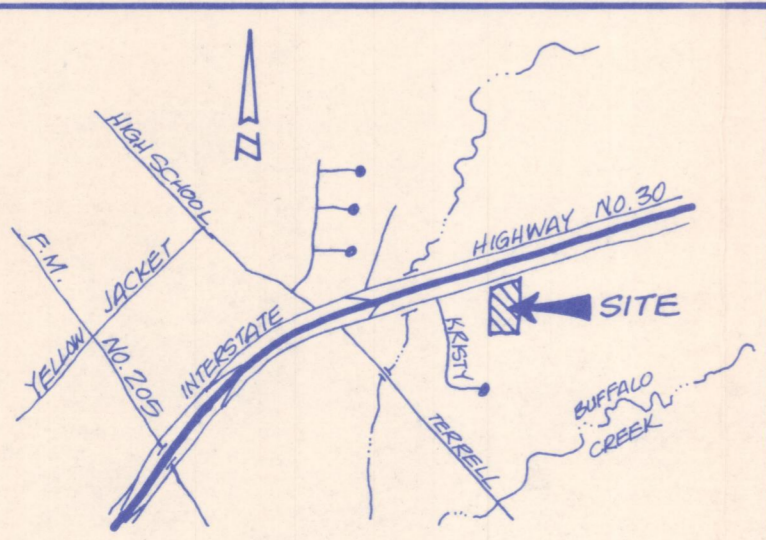
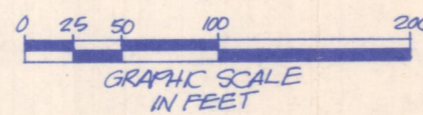
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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 _____, 1987, by Harold L. Evans.

Notary Public
My Commission Expires: _____



LOCATION MAP
1" = 2000'

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

SCALE	DATE	JOB NO.
1"=100'	3-23-87	8776

LANE BUSINESS PARK
N.M. BALLARD SURVEY ~ ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
LANE CONCRETE, INCORPORATED ~ OWNER
1520 EAST I.H. No. 30 ROCKWALL, TEXAS 75087 (214) 722-9381

Harold L. Evans, Consulting Engineer

2331 Gus Thomasson Road
P.O. Box 28355
Dallas, Texas 75228
(214) 328-8133

LETTER OF TRANSMITTAL

DATE	3-24-87	JOB NO.	8775-8776
ATTENTION	JULIE COUCH		
RE:			

TO CITY OF ROCKWALL
205 W. RUSK ST.
ROCKWALL, TEXAS 75087

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Contracts Prints Plans Samples Specifications
- Copy of letter Change order ACETATE REDUCTIONS

COPIES	DATE	NO.	DESCRIPTION
1	3-23-87	1/1	FILM POSITIVE OF FINAL PLAT LANE BUSINESS PARK
1	3-23-87	1/1	FILM POSITIVE OF PRELIMINARY PLAT OF BUFFALO CREEK OFFICE PARK

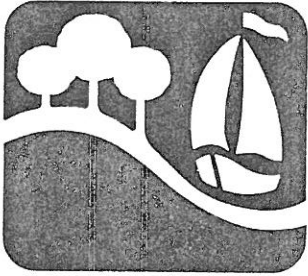
THESE ARE TRANSMITTED as checked below:

- For signature
 For approval
 For your use
 As requested
 For review and comment _____

REMARKS IF WE CAN BE OF FURTHER ASSISTANCE
PLEASE FEEL FREE TO CONTACT OUR OFFICE.

COPY TO EACH FILE 8775 & 8776

SIGNED: TIM ANDRIEFS



CITY OF ROCKWALL
"THE NEW HORIZON"

March 25, 1987

Dale Lane
Lane Concrete
1520 East I-30
Rockwall, TX 75087

Dear Mr. Lane,

Your filing fee and application have been received for a final plat for Lane Business Park. The Planning and Zoning Commission will consider approval of the plat on April 9th at 7:30 P.M. in City Hall, 205 West Rusk.

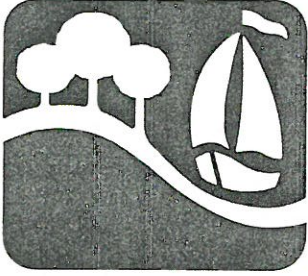
Please feel free to call me, if you have any questions.

Sincerely,

Mary Nichols
Administrative Aide

MN/ss

cc: Harold Evans



CITY OF ROCKWALL
"THE NEW HORIZON"

April 13, 1987

Mr. Dale Lane
Lane Concrete
1520 East I-30
Rockwall, Texas 75087

Dear Mr. Lane:

On April 9, 1987, the Planning and Zoning Commission recommended approval of a final plat for Lane Business Park subject to your meeting the fire protection standards which include:

- 1) hydrants at 300 ft. intervals
- 2) hydrants located such that not more than 500 ft. of hose lay would be necessary to reach the furthest point on any building.

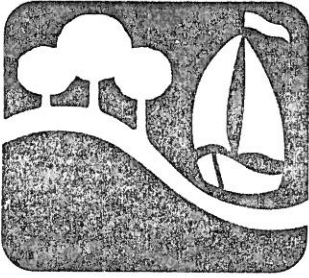
The City Council will consider approval of your request on April 20th at 7:00 P.M. in City Hall, 205 West Rusk. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Harold Evans
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

April 29, 1987

Mr. Dale Lane
1520 East I-30
Rockwall, Texas 75087

Dear Mr. Lane:

On April 20, 1987, the Rockwall City Council approved a final plat for Lane Business Park. Please provide nine blue line copies and two mylars of the final plat no later than 100 days from date of approval for filing with the County Clerk's office. Should you miss the filing deadline the plat approval will become void.

Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

CC: Harold Evans
MN/mmp

PLANNING AND ZONING ACTION SHEET

Applicant Dale Lane Case No. 87-27-FP
Property Description Lane Concrete 1520 I30
Case Subject Matter final plat

CASE ACTION

Date to P&Z April 9th ✓ _____ _____

Conditions meeting fire protection standards

Date to City Council April 20 ✓ _____ _____

Conditions _____

Ordinance no. _____ Date _____

ITEMS IN FILE

- Zoning Cases
- Application
 - Site Plan
 - Filing Fee
 - Notice to Paper
 - Notice to Residents
 - List of Residents Notified
 - Residents' Responses
 - Consultant's Review
 - Agenda Notes
 - Minutes
 - Ordinance
 - Correspondence
 - Applicant Receipts

- Plat/Site Plan Cases
- Application
 - Filing Fee
 - Plat/Plan
 - Engineer's Review
 - Consultant's Review
 - Agenda Notes
 - Minutes
 - Correspondence
 - B388 County File Number
 - Applicant Receipts