

APPLICATION AND  
FINAL PLAT CHECKLIST

DATE: 3-28-88

Name of Proposed Subdivision BUFFALO CREEK SHOPPING VILLAGE NO. 2

Name of Subdivider WHITTLE DEVELOPMENT, INC.

Address 2804 RIDGE RD ROCKWALL TX Phone 771-5238

Owner of Record SAME AS ABOVE

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS & ASSOCIATES, INC.

Address 2231 GUST THOMASSON RD DALLAS TX Phone 318-8133

Total Acreage 2.0283 ACRES

Current Zoning PD-9

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 into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>
--------------------------------------	---------------------------

- |  |   |
|--|---|
| <input checked="" type="checkbox"/><br>_____<br><br><input checked="" type="checkbox"/><br>_____<br><br><input checked="" type="checkbox"/><br>_____<br><br><input checked="" type="checkbox"/><br>_____<br><br><input checked="" type="checkbox"/><br>_____ | <ol style="list-style-type: none"> <li>1. Title or name of subdivision, written and graphic scale, north point, date of plat, and key map</li> <li>2. Location of the subdivision by City, County and State</li> <li>3. Location of subdivision tied to a USGS monument, Texas highway monument or other approved benchmark</li> <li>4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines</li> <li>5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground</li> </ol> |
|--|---|

APPLICATION AND  
FINAL PLAT CHECKLIST

✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____
✓	_____	_____

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page
10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
11. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
12. The designation of the entity responsible for the operation and maintenance of any commonly held property, and a waiver releasing the City of such responsibility; a waiver releasing the City for damages in establishment or alteration of grades
13. An instrument of dedication or adoption signed by the owner or owners
14. Space for signatures attesting approval of the plat
15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
16. Complies with all special requirements developed in preliminary plat review



- GENERAL RETAIL
- OFFICE
- CENTRAL BUSINESS DISTRICT
- NEIGHBORHOOD SERVICE
- HEAVY COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PLANNED DEVELOPMENT
- SPECIAL USE PERMIT

*BUFFALO CREEK  
SHOPPING Vlg 2  
(GARDEN CENTER)  
WHITTLE*

MF-15

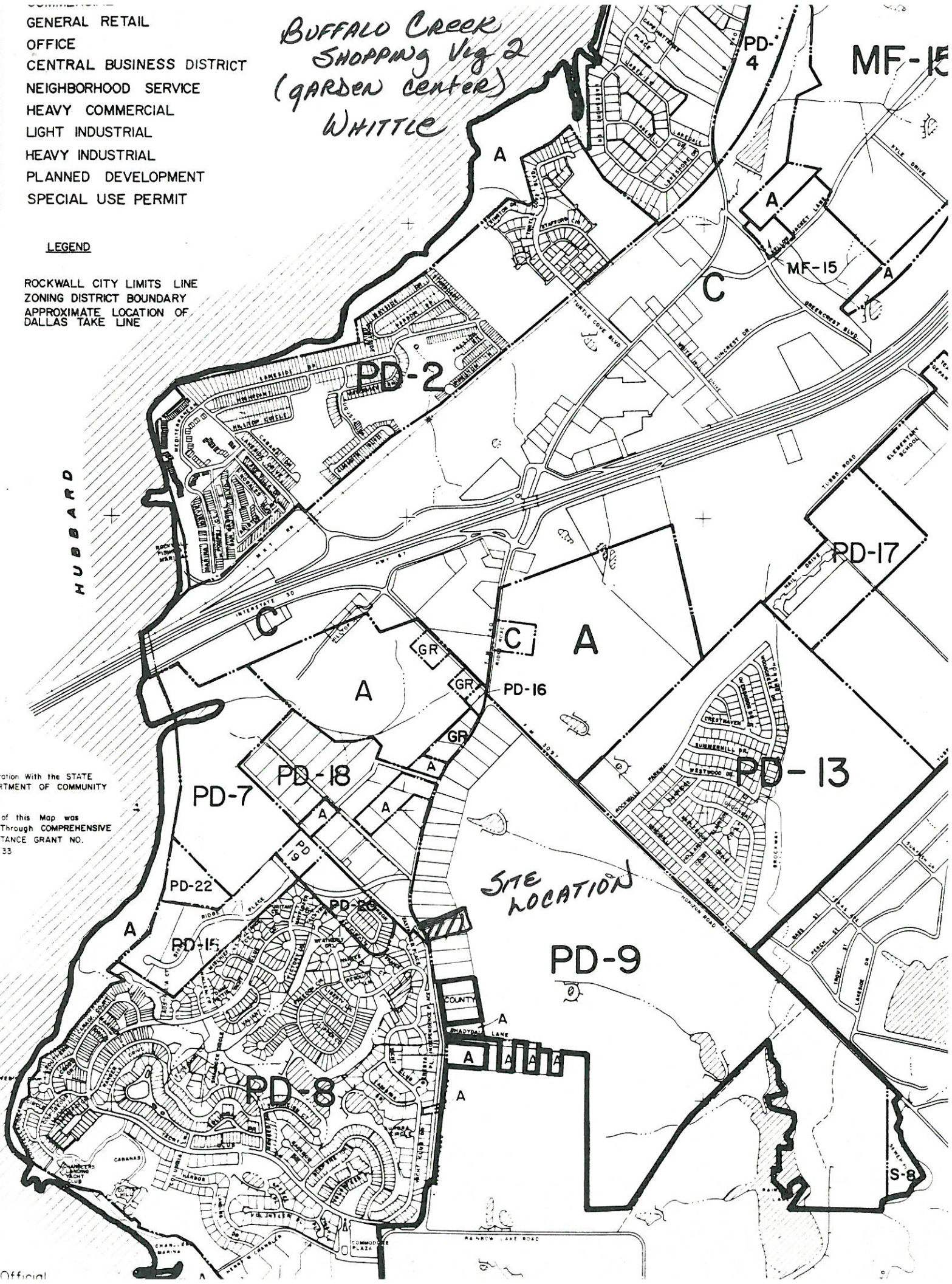
**LEGEND**

- ROCKWALL CITY LIMITS LINE
- ZONING DISTRICT BOUNDARY
- APPROXIMATE LOCATION OF DALLAS TAKE LINE

HUBBARD

operation With the STATE  
DEPARTMENT OF COMMUNITY

on of this Map was  
rt Through COMPREHENSIVE  
SISTANCE GRANT NO.  
83-33



*SITE  
LOCATION*

PD-9

PD-8

PD-13

PD-16

PD-17

PD-7

PD-18

PD-22

PD-15

PD-20

MF-15

PD-4

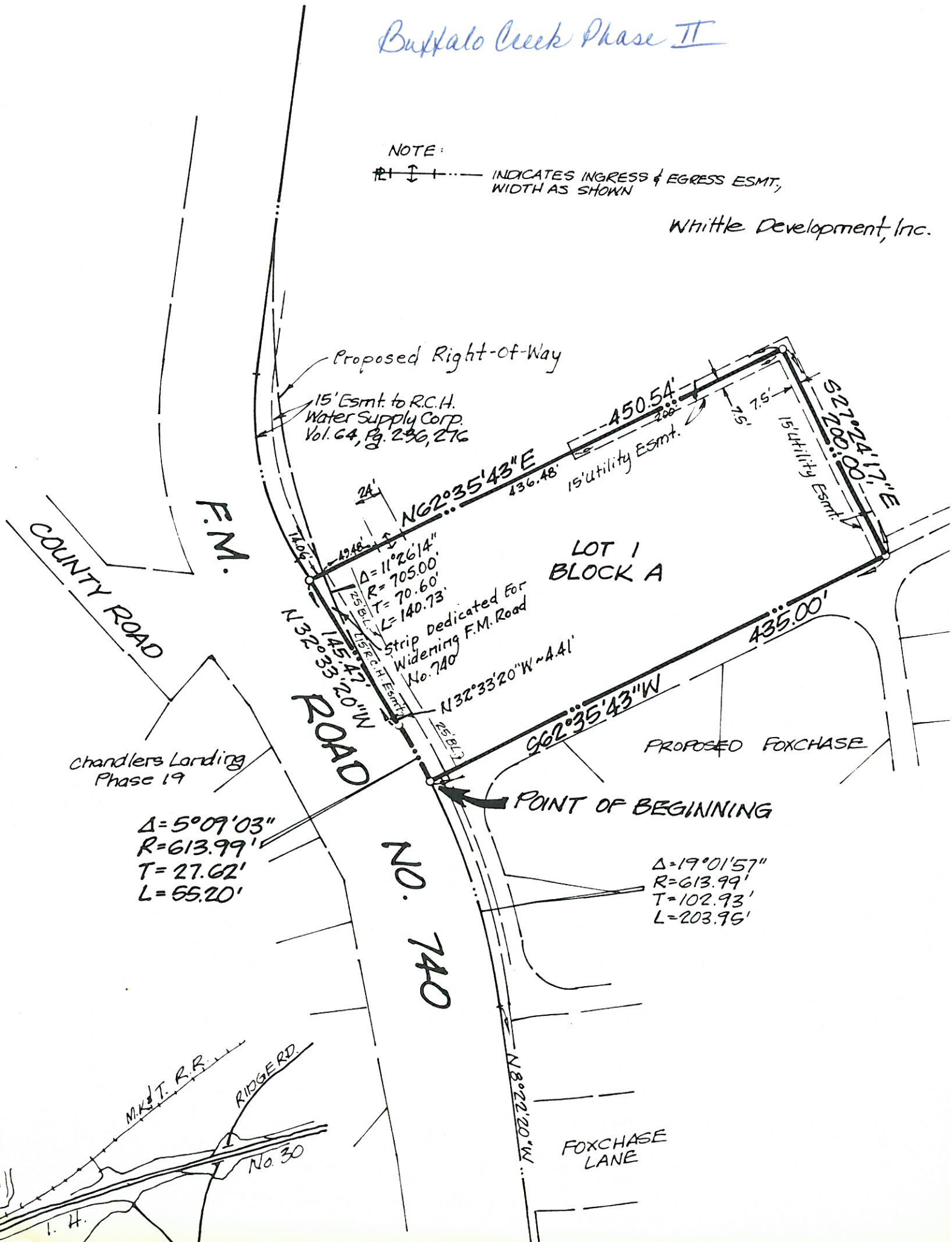
S-8



# Buffalo Creek Phase II

NOTE:  
 INDICATES INGRESS & EGRESS ESMT, WIDTH AS SHOWN

Whittle Development, Inc.



Proposed Right-of-Way

15' Esmt. to R.C.H. Water Supply Corp. Vol. 64, Pg. 236, 276

F.M. ROAD

COUNTY ROAD

LOT 1 BLOCK A

Strip Dedicated for Widening F.M. Road No. 740

PROPOSED FOXCHASE

POINT OF BEGINNING

Chandlers Landing Phase 19

$\Delta = 5^{\circ}09'03''$   
 $R = 613.99'$   
 $T = 27.62'$   
 $L = 55.20'$

No. 740

$\Delta = 19^{\circ}01'57''$   
 $R = 613.99'$   
 $T = 102.93'$   
 $L = 203.95'$

M.K.T. R.R.

RIDGE RD.

No. 30

FOXCHASE LANE



ENGINEERING DRAWINGS CHECKLIST

Date: 3-28-88

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Address 2331 GUS THOMASSON RD DALLAS TX Phone 328 8133

Total Acreage 2.0 ACRES Current Zoning P.D.-9

Number of Lots/Units 1 Signed [Signature]

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 should 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

Information  
Included  
on Plans

Information  
Sufficient  
for Review

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:

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

STORM DRAINAGE:

1. The drainage area map showing the entire watershed on which the project is located shall be included. 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.
_____	_____	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.
_____	_____	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.

FOR CITY USE ONLY

Information  
Included  
on Plans

Information  
Sufficient  
for Review

Item

WATER DISTRIBUTION

- |       |       |  |
|-------|-------|--|
| _____ | _____ | 1. The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves and location of fire hydrants and fire flow calculations. |
| _____ | _____ | 2. The plans shall identify the source of water supply.  |
| _____ | _____ | 3. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the Water Distribution Plan.  |

*Demanded*

WASTEWATER COLLECTION

- |       |       |   |
|-------|-------|---|
| _____ | _____ | 1. The plans shall show existing and proposed wastewater collection improvements.   |
| _____ | _____ | 2. The drainage calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, the area served in acres, the type of units served, 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. |
| _____ | _____ | 3. Where proposed facilities tie into existing facilities, the plans shall show the flow line 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: \_\_\_\_\_

Engineering Approval: \_\_\_\_\_

P & Z Approval: \_\_\_\_\_

City Council Approval: \_\_\_\_\_

Pre-Construction: \_\_\_\_\_

As Built Submitted: \_\_\_\_\_

Case No: \_\_\_\_\_

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

Availability Pd: \_\_\_\_\_



CITY OF ROCKWALL

"THE NEW HORIZON"  
Rockwall, Texas 75087-3628

No. 8585

205 West Rusk

(214) 722-1111  
Metro 226-7885

Cash Receipt

Name Robert Whittle Date 5-12-88

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  Cash  Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	00-00-3201		RCH	00-00-3211	
Beverage Tax	00-00-3204		Blackland	00-00-3214	
Building Permit	00-00-3601		Water Tap	00-00-3311	
Fence Permit	00-00-3602		10% Fee	00-00-3311	
Electrical Permit	00-00-3604		Sewer Tap	00-00-3314	
Plumbing Permit	00-00-3607		Reconnect Fees	00-00-3318	
Mechanical Permit	00-00-3610		Water Availability	33-00-3835	
Zoning, Planning, Board of Adj.	00-00-3616		Sewer Availability	34-00-3836	
Subdivision Plats	00-00-3619	17000	Meter Deposit	00-00-2201	
Sign Permits	00-00-3628		Portable Meter Deposit	00-00-2202	
Health Permits	00-00-3631		Misc. Income	00-00-3819	
Garage Sales	00-00-3625		Extra Trash	00-00-1129	
Misc. Permits	00-00-3625		Check Charge	00-00-3819	
Misc. License	00-00-3613		NSF Check	00-00-1128	
Misc. Income	00-00-3819				
Sale of Supplies	00-00-3807				
		17000			
<b>TOTAL GENERAL</b>			<b>TOTAL WATER</b>		

TOTAL DUE 17000 Received by [Signature]





**CITY OF ROCKWALL**  
 "THE NEW HORIZON"  
 Rockwall, Texas 75087-3628

No 8410

205 West Rusk

(214) 722-1111  
 Metro 226-7885

**Cash Receipt**

Name Whittle Development Date 4-14-88

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  Cash  Other

**General Fund Revenue 01**

**W & S Fund Revenue 02**

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
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Electrical Permit	00-00-3604		Sewer Tap	00-00-3314	
Plumbing Permit	00-00-3607		Reconnect Fees	00-00-3318	
Mechanical Permit	00-00-3610		Water Availability	33-00-3835	
Zoning, Planning, Board of Adj.	00-00-3616	286.00	Sewer Availability	34-00-3836	
Subdivision Plats	00-00-3619		Meter Deposit	00-00-2201	
Sign Permits	00-00-3628		Portable Meter Deposit	00-00-2202	
Health Permits	00-00-3631		Misc. Income	00-00-3819	
Garage Sales	00-00-3625		Extra Trash	00-00-1129	
Misc. Permits	00-00-3625		Check Charge	00-00-3819	
Misc. License	00-00-3613		NSF Check	00-00-1128	
Misc. Income	00-00-3819				
Sale of Supplies	00-00-3807				

TOTAL GENERAL

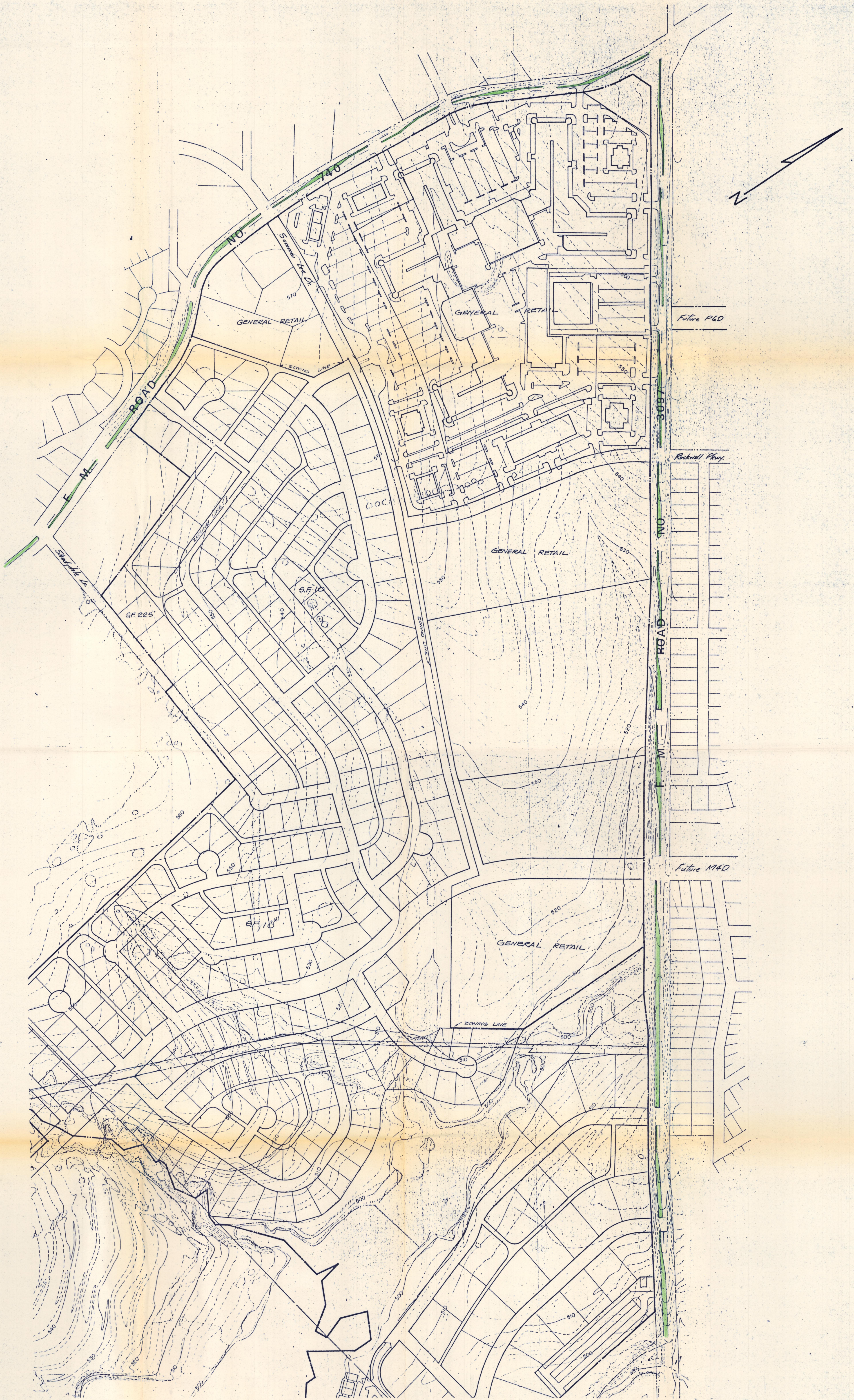
TOTAL WATER

TOTAL DUE

286.00

Received by





**MASTERPLAN**  
500 S. ERVAY SUITE 121A 214 761-9197

*MEDIAN OPENING CONCEPT PLAN*  
*FM. 740 & FM. 3097*

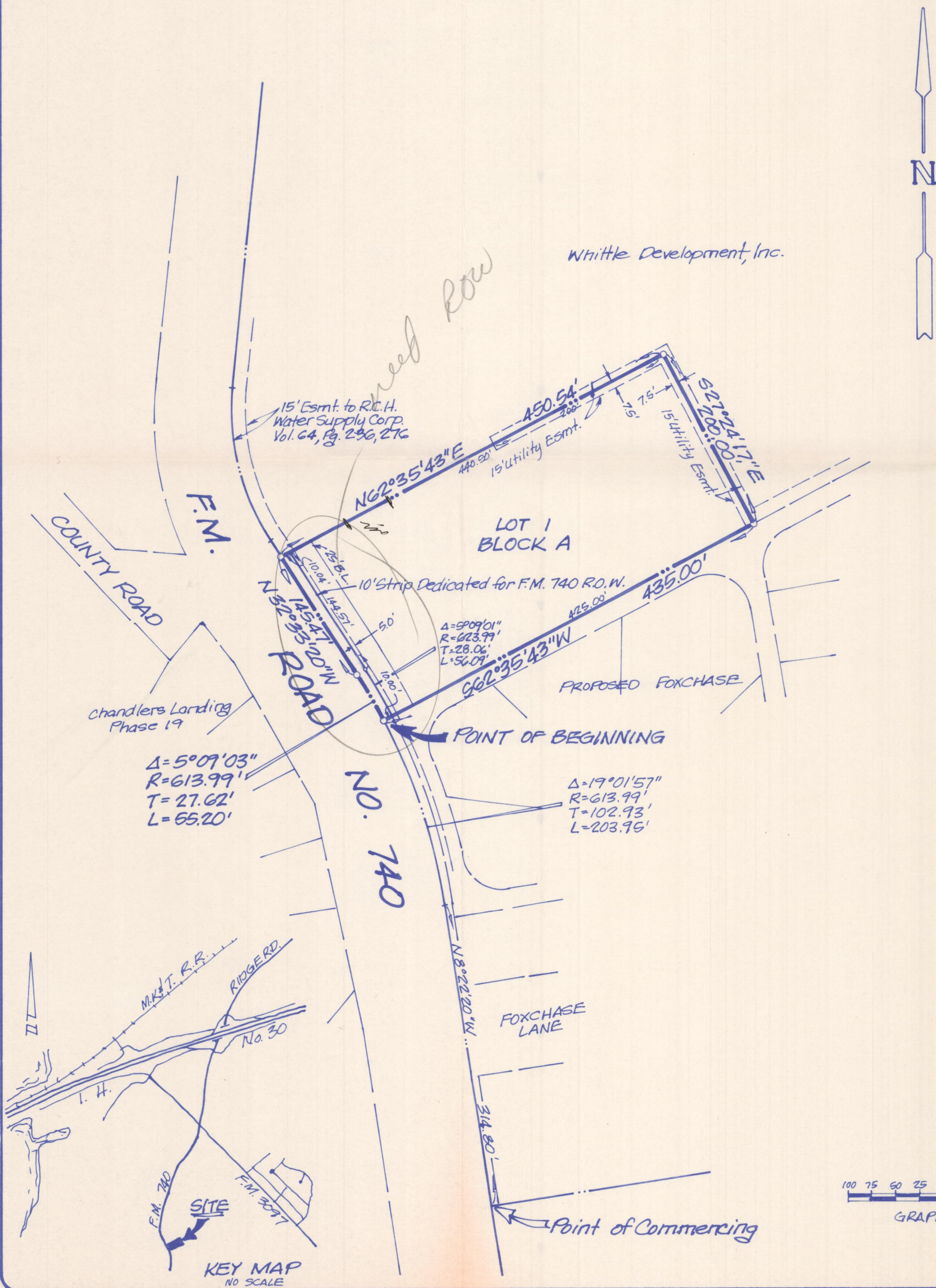
DATE 4-13-88  
SCALE 1" = 200'



OWNERS CERTIFICATE

WHEREAS, Whittle Development, Inc., is the owner of a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;  
 THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;  
 THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to the Point of Beginning;  
 THENCE: Continuing along said curve and with said East line through a central angle of 5° 09' 03" an arc distance of 55.20 feet to a point for a corner;  
 THENCE: North 32° 33' 20" West a distance of 145.47 feet with said East line to a point for a corner;  
 THENCE: North 62° 35' 43" East a distance of 450.54 feet to a point for a corner;  
 THENCE: South 27° 24' 17" East a distance of 200.00 feet to a point for a corner;  
 THENCE: South 62° 35' 43" West a distance of 435.00 feet to the Point of Beginning and Containing 88,351 Square Feet or 2.0283 Acres of Land.



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Whittle Development, Inc., being owner, does hereby adopt this plat designating the hereinabove property as Buffalo Creek Shopping Village No. 2, 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 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 at any time of 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 the 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 street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, storm sewers, water, sanitary sewer and alleys, 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 MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

WHITTLE DEVELOPMENT, INC.

Robert S. Whittle, President

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1988, by Robert S. Whittle, the President of Whittle Development, Inc., 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 \_\_\_\_\_, 1988, by Harold L. Evans.

Notary Public  
My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager  
APPROVED \_\_\_\_\_  
Date \_\_\_\_\_

\_\_\_\_\_  
Chairman, Planning and Zoning Commission  
APPROVED \_\_\_\_\_  
Date \_\_\_\_\_

I hereby certify that the above and foregoing plat of Buffalo Creek Shopping Village No. 2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1988.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

**1st (SUBMISSION)**

\_\_\_\_\_  
Mayor, City of Rockwall  
\_\_\_\_\_  
City Secretary, City of Rockwall

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

SCALE	DATE	JOB NO.
1"=100'	3-28-88	8821

**BUFFALO CREEK SHOPPING VILLAGE NO. 2**  
E. TEAL SURVEY ~ ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WHITTLE DEVELOPMENT, INC. ~ OWNER  
2804 RIDGE ROAD, ROCKWALL, TEXAS - 75087 TEL. 771-5228



OWNERS CERTIFICATE

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 THENCE: Continuing along said curve and with said East line through a central angle of 5° 09' 03" an arc distance of 55.20 feet to a point for a corner;  
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 THENCE: North 62° 35' 43" East a distance of 450.54 feet to a point for a corner;  
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WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1988.  
 WHITTLE DEVELOPMENT, INC.

Robert S. Whittle, President

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1988, by Robert S. Whittle, the President of Whittle Development, Inc., 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.

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COUNTY OF DALLAS

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Notary Public  
My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager

APPROVED

Date

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

Date

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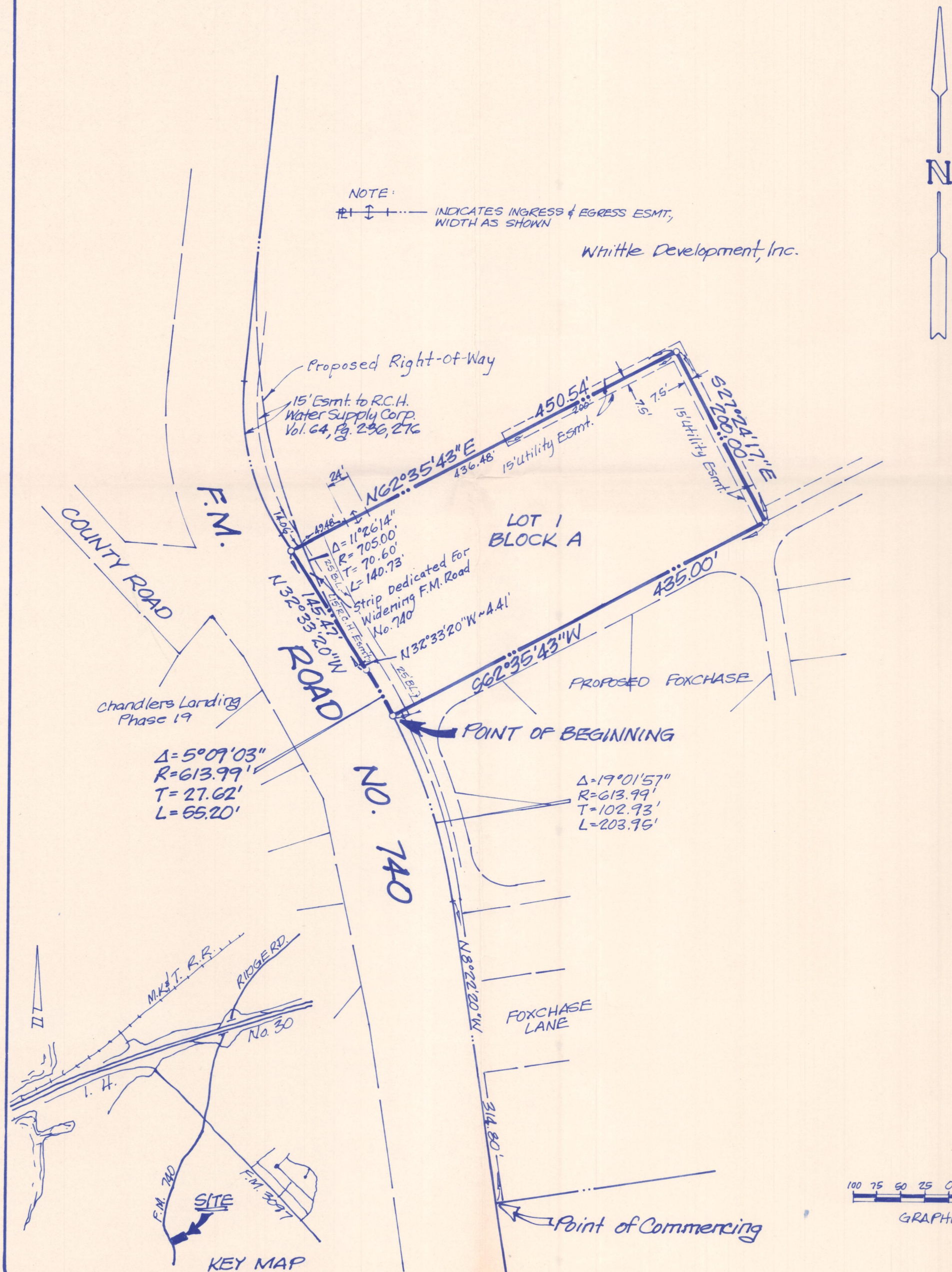
Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

*Did* (SUBMISSION)

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary, City of Rockwall



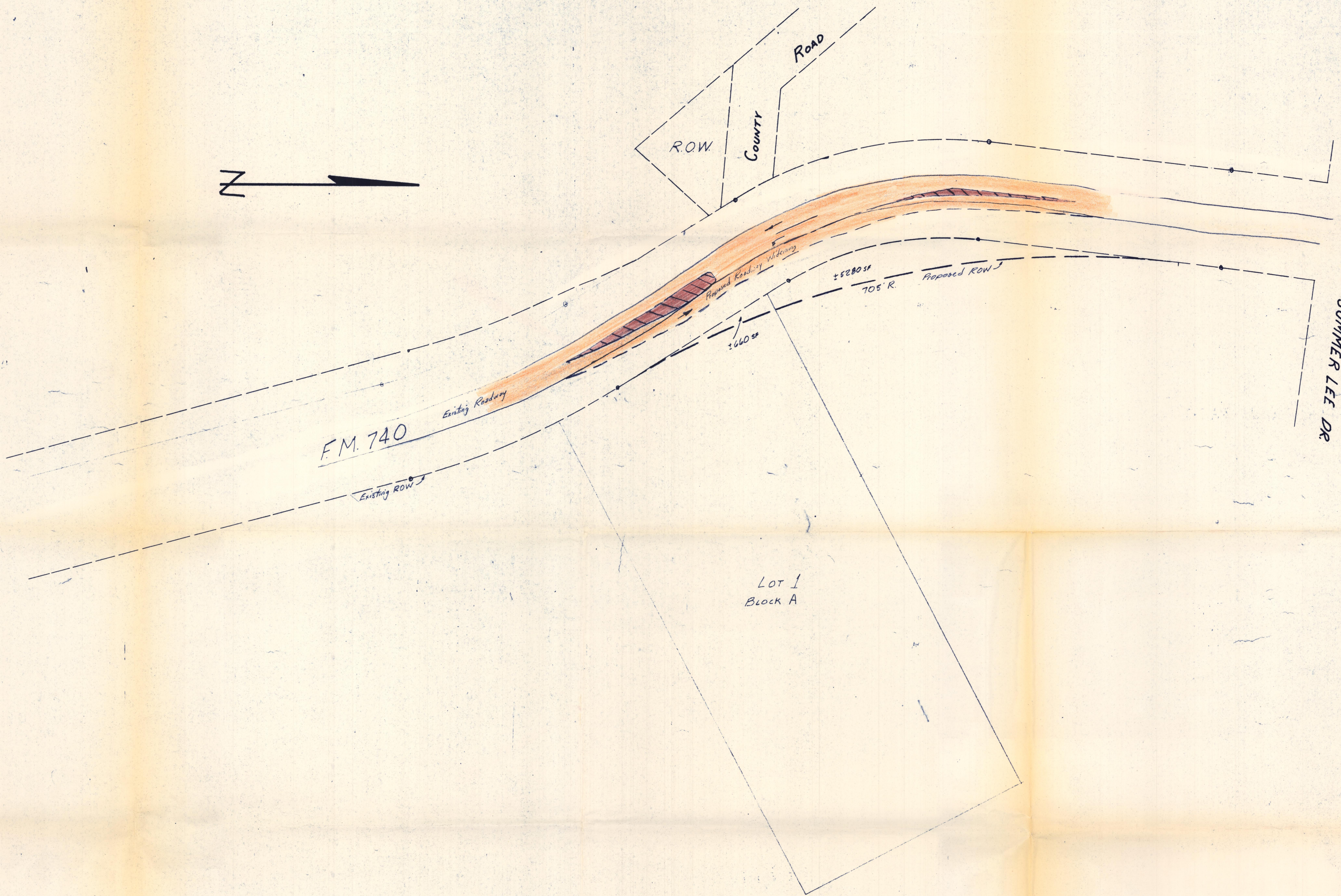
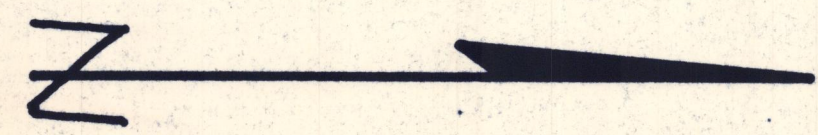
**HAROLD L. EVANS**  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	3-28-88	8821

**BUFFALO CREEK SHOPPING VILLAGE NO. 2**  
E. TEAL SURVEY ~ ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WHITTLE DEVELOPMENT, INC. ~ OWNER  
2804 RIDGE ROAD, ROCKWALL, TEXAS 75087 TEL. 771-5228





F.M. 740 So. of SUMMER LEE		
SCALE: 1" = 40'	APPROVED BY	DRAWN BY JFR
DATE: 4-8-88		
<b>MASTERPLAN</b>		
Temporary Improvements		DRAWING NUMBER



RIGHT-OF-WAY DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Whittle Development, Inc. is the owner of the following 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 E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;

THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 24° 11' 00", a radius of 613.99 feet and a chord that bears North 20° 27' 50" West a distance of 257.23 feet;

THENCE: Along said curve and with said East line an arc distance of 259.15 feet to a point for a corner;

THENCE: North 32° 33' 20" West a distance of 145.47 feet continuing with said East line to the West corner of Buffalo Creek Shopping Village No. 2 and the Point of Beginning;

THENCE: North 32° 33' 20" West a distance of 19.83 feet continuing with said East line to the point of curvature of a circular curve to the right having a central angle of 38° 47' 00", a radius of 247.93 feet, and a chord that bears North 13° 09' 50" West a distance of 164.64 feet;

THENCE: Along said curve and with said East line an arc distance of 167.82 feet to a point for a corner;

THENCE: North 6° 13' 40" East a distance of 160.89 feet with said East line to a point for a corner on a non-tangent circular curve to the left having a central angle of 27° 20' 46", a radius of 705.00 feet, and a chord that bears South 7° 26' 43" East a distance of 333.30 feet;

THENCE: Along said curve and traversing Tract 5 an arc distance of 336.48 feet to a point for a corner on the Northwest line of said proposed Buffalo Creek Shopping Village No. 2;

THENCE: South 62° 35' 43" West a distance of 14.06 feet with said Northwest line to the Point of Beginning and Containing 5,240 Square Feet or 0.1203 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Whittle Development, Inc., being owner, does hereby dedicate to the public use forever the street right-of-way described herein, together with easements for sloping the property either side of the right-of-way.

WITNESS MY HAND at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

WHITTLE DEVELOPMENT, INC.

\_\_\_\_\_  
Robert S. Whittle, President

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1988, by Robert S. Whittle, the President of Whittle Development, Inc., a Texas corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

WHITTLE - BUFFALO CREEK

4-11-88

West of Rockwell Pkwy	55 ac.	Retail	0.75:1	600,000 SF
East of Rockwell Pkwy	36 ac	"	0.22:1	340,000
SE of MAD	11 ac	"	0.20:1	96,000
SE of lake	34 ac	office	0.33:1	500,000
SW of Summer Lee	4.4 ac	Retail	<sup>0.26</sup> 0.30:1	50,000
	2.0	Nursery		2,300

TRIP GENERATION


Use/Magnitude	Daily Trips	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Retail - 600,000 SF	22,613	358	154	907	1022
- 340,000 SF	15,575	255	109	591	667
- 96,000 SF	7,236	119	51	299	311
Office - 500,000 SF	4,587	696	104	120	628
Retail - 50,000 SF	4,735	80	35	213	222
Nursery - 2,300 SF	<u>189</u>	<u>3</u>	<u>3</u>	<u>13</u>	<u>9</u>
Total Trips	54,935	1511	456	2143	2859

WAIVER

On 3-28-88 the undersigned filed a final plat with the City of Rockwall for submission to the Planning and Zoning Commission and thereafter to the City Council of the City of Rockwall. The undersigned does hereby WAIVE any statutory or other requirement that the Planning and Zoning Commission and City Council consider and act upon this final plat within thirty (30) days from the filing date thereof.

DATED this 29<sup>th</sup> day of March, 1988.

APPLICANT:

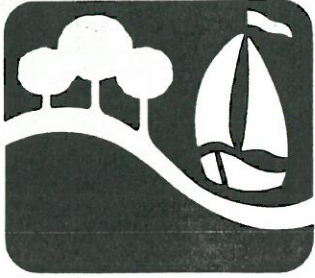


By: Robert S. White

Title Robert S. White

Final plat for Buffalo Creek Phase II





**CITY OF ROCKWALL**  
"THE NEW HORIZON"

April 7, 1988

Mr. Rob Whittle  
Whittle Development Co.  
2804 Ridge Road  
Rockwall, Texas 75087

Dear Mr. Whittle:

Your application for a final plat on Buffalo Creek Phase II is scheduled for consideration by the Planning and Zoning Commission on April 14, 1988, at 7:30 P.M. in City Hall, 205 West Rusk.

Please note that to date we have not received your filing fee in the amount of \$170<sup>00</sup>. In addition, we will need seven copies of the final plat prior to Friday, April 8th.

Feel free to call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

CC: Harold Evans  
MN/mmp

# MASTERPLAN

## TECHNICAL MEMORANDUM

TO: Mr. Bill Eisen  
City Manager

FROM: Mr. John F. Reglin, P.E. *JFR*  
MASTERPLAN

DATE: April 12, 1988

RE: Whittle Development - FM 740/3097

### GARDEN CENTER SITE PLAN

In response to your request, I have assessed the roadway conditions along FM 740 in the vicinity of the proposed garden center. The proposed driveway to the garden center is located in the reverse curve of FM 740, and just south of Summer Lee Dr. At this point, there appears to be inadequate sight distance looking north along the road, so that southbound drivers may not be able to properly see someone who is stopped to turn into the garden center. Also, there appears to be some problem for motorists exiting the proposed facility with the intent of going south - these motorists may not have sufficient sight distance to make the left turn across FM 740 and become part of the traffic stream.

The number of automobile trips ends generated by this garden center is expected to be approximately as follows:

	WEEKDAY	WEEKEND
Daily	190	220
Peak Hour	25	40

As can be seen, the trip ends generated by this use are not a great number, and it is not this volume which creates a potential problem here. The location is the problem.

To help alleviate this potential safety problem, the roadway should be widened at this location so that southbound motorists can enter a short left turn lane and thus be sheltered from the southbound through movement. Also, this "median" would create a

storage place for exiting motorists who desire to drive south. A concept for this turn lane may be seen on the accompanying drawing. This turn lane should also serve the adjacent tract to the north along FM 740, and thus development of the two tracts should include the right of cross-access.

It is hoped that in the long term, the relatively sharp horizontal curves at this location will be improved - the developer has committed to a dedication of right-of-way which will allow safe operation at a design speed of 40 mph (the existing speed limit) when the roadway is permanently improved to a four lane divided standard. It is also hoped that the vertical curve will be altered to eliminate the apparent lack of sufficient sight distance. This should be accomplished by the State Department of Highways and Transportation (SDHPT) at some time in the future.

The City will discuss these problems with the SDHPT once the applicant obtains a building permit, and seek their commitment to provide the storage lane prior to the center beginning its operation. Should the SDHPT be unwilling or unable to fund this safety improvement, the applicant should be required to provide engineering plans and construction funding. In either event, this turn lane should be constructed prior to issuance of a Certificate of Occupancy.

#### FM 740 & FM 3097 MEDIAN OPENINGS

In order to guide the City and developer in the location of future driveways which will access the two subject roadways, I studied the planned roadway network in the vicinity and prepared a concept plan showing future median openings. This plan may be found accompanying this report.

Because the number of median openings is limited along any tract, it is recommended that the developer be required to provide cross-access throughout the development to maximize the usefulness of these openings.

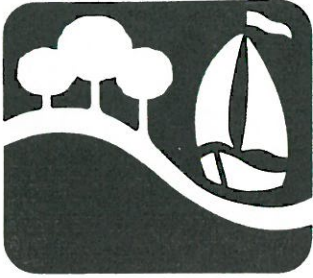
In some cases, it is expected that left turn lanes should be constructed prior to the future widening of these two roads. It is difficult to predict when these should be required, but it is recommended that the City perform some traffic analyses prior to taking action on any site plans submitted in commercial districts of PD-9.

It is not anticipated that the proposed bowling center will need a left turn lane for northbound FM 3097 traffic.

## RECOMMENDATIONS

1. Accept a dedication of ROW for the future improvement of FM 740 approximately as shown at the garden center site, based upon engineering plans as submitted by the applicant.
2. Require the provision of a left turn storage lane for southbound traffic at the garden center prior to issuance of a Certificate of Occupancy.
3. Require the provision of cross-access rights between the garden center site and the tract immediately to the north so that both may use the storage lane in the future.
4. Provide the developer with copies of the concept plan for median openings along FM 740 and FM 3097 for use in planning access locations prior to submitting site plans for future development.
5. Do not require the provision of a left turn lane for northbound FM 3097 traffic at the proposed bowling center at this time.
6. Conduct studies of the need for left turn lanes or other roadway improvements prior to approving additional site plans for commercial property within PD-9.





# CITY OF ROCKWALL

"THE NEW HORIZON"

April 27, 1988

Mr. Rob Whittle  
2804 Ridge Road  
Rockwall, Texas 75087

Dear Mr. Whittle:

On April 14, 1988, the Rockwall Planning and Zoning Commission recommended approval of a final plat for Buffalo Creek Shopping Village No. 2 subject to the following conditions:

1. Planning and Zoning Commission will review changes made on the plat at their Worksession on April 28th
2. Cross access easements will be provided to the north
3. The plat will reflect the appropriate amount of right-of-way dedication

The Planning and Zoning Commission will review the plat at a Worksession on April 28, 1988, at 7:00 P.M. and the Rockwall City Council will consider approval of the plat on May 2, 1988, at 7:00 P.M. in City Hall, 205 West Rusk.

Feel free to call me if you have any questions.

Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Assistant

CC: Harold Evans & Assoc.  
MN/minp

# TRANSMITTAL LETTER

AIA DOCUMENT G810

PROJECT: *WHITTLE DEVELOPMENT*  
 (name, address) *BOWLING CENTER*  
*FM 13097*

ARCHITECT'S PROJECT NO: *BOWLING CENTER*

DATE: *27 APRIL 1988*

TO: *CITY OF ROCKWELL TX*  
*JULIE COUCH ASSIST. CITY*  
*MANAGER*

If enclosures are not as noted, please inform us immediately.  
 If checked below, please:  
 Acknowledge receipt of enclosures.  
 Return enclosures to us.

ATTN: *JULIE COUCH*

WE TRANSMIT:  
 herewith  under separate cover via *26 April 1988 plans*  
 in accordance with your request

FOR YOUR:  
 approval  distribution to parties  information  
 review & comment  record  
 use

THE FOLLOWING:  
 Drawings  Shop Drawing Prints  Samples  
 Specifications  Shop Drawing Reproducibles  Product Literature  
 Change Order

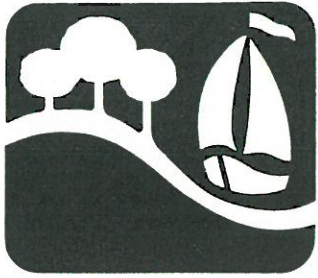
COPIES	DATE	REV. NO.	DESCRIPTION	ACTION CODE
<i>5</i>			<i>SITE PLANS</i>	
<del>10</del>			<i>SITE PLANS</i>	

ACTION CODE A. Action indicated on item transmitted B. No action required C. For signature and return to this office  
 D. For signature and forwarding as noted below under REMARKS E. See REMARKS below

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPIES TO: \_\_\_\_\_ (with enclosures)

BY: *Charles H. [Signature]*



# CITY OF ROCKWALL

## "THE NEW HORIZON"

May 4, 1988

Mr. Rob Whittle  
2804 Ridge Road  
Rockwall, TX 75087

Dear Mr. Whittle;

On May 2, 1988, the Rockwall City Council approved a final plat for Buffalo Creek Shopping Village No. 2 subject to the following conditions:

1. that the City's traffic planner will review the amount of dedicated right of way prior to the plat being filed of record at the County Clerk's Office
2. that cross access will be provided to the north
3. that no Certificate of Occupancy will be issued prior to the completion of a turn lane on FM-740

Please note that a final plat must be filed by this office with the County within 120 days of the approval date or the plat becomes void. Sixteen executed copies and two mylars of the final plat reflecting the appropriate amount of right of way and cross access must be returned to this office within 100 days of the date of this letter to insure timely filing. We cannot assure timely filing of plats returned after August 10, 1988. In addition, we still have not received the four revised copies of the site plan we requested which indicates cross access easements to the north.

Feel free to call me if you have any questions.

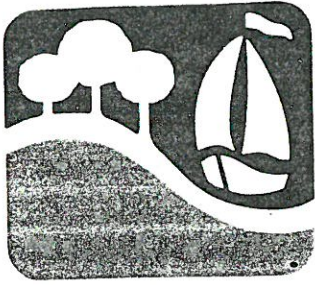
Sincerely,

*Mary Nichols*

Mary Nichols  
Administrative Aide

cc: Harold Evans  
Chuck Hodges





# CITY OF ROCKWALL

"THE NEW HORIZON"

September 14, 1989

Mr. Rob Whittle  
P.O. Box 319  
Rockwall, TX 75087

Dear Mr. Whittle:

Per our telephone conversation yesterday, please make note of the following provisions included in the approvals for Buffalo Creek Shopping Village No. 2, the proposed garden center on FM-740:

- \* The Conditional Use Permit was extended by ordinance which was approved on second reading on March 20, 1989. As you know, a CUP which is not activated within six (6) months from the approval date becomes void and requires re-approval. The way in which a CUP is activated is by building permit application. This six month period expires on Tuesday, September 20th.
- \* The final plat approval was given by Council on May 2, 1988 for Buffalo Creek Shopping Village No. 2. As you will recall, approval included a provision that no Certificate of Occupancy would be issued prior to the completion of a turn lane on FM-740.

You stated on the telephone that you intend to make application for a building permit this week. For your benefit, enclosed is a copy of Ordinance 89-5 which grants the CUP extension and lists several conditions of approval. Please contact Julie Couch if you have any questions regarding these conditions or the turn lane requirements.

Sincerely,

Mary Nichols  
Administrative Assistant

Enclosure



PLANNING AND ZONING ACTION SHEET

Applicant Rob Whittle Case No. 88-15-FP

Property Description garden center on FM740

Case Subject Matter final plat

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>4/14/88</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions <u>review at worksession</u>			

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to City Council <u>5/2/88</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Ordinance no. \_\_\_\_\_ Date \_\_\_\_\_

ITEMS IN FILE

- | <u>Zoning Cases</u>                                 | <u>Plat/Site Plan Cases</u>                           |
|---|---|
| <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 checked="" 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 checked="" type="checkbox"/> Agenda Notes      |
| <input type="checkbox"/> Residents' Responses       | <input type="checkbox"/> Minutes                      |
| <input type="checkbox"/> Consultant's Review        | <input checked="" type="checkbox"/> Correspondence    |
| <input type="checkbox"/> Agenda Notes               | <input type="checkbox"/> County File Number           |
| <input type="checkbox"/> Minutes                    | <input type="checkbox"/> Applicant Receipts           |
| <input type="checkbox"/> Ordinance                  |   |
| <input type="checkbox"/> Correspondence             |   |
| <input type="checkbox"/> Applicant Receipts         |   |