

APPLICATION AND FINAL PLAT CHECKLIST

Date MAY 11, 1989

Name of Proposed Development PARK PLACE BUSINESS CENTER

Name of Developer GEORGE J. NABHOLTZ, JR.

Address 3031 ALLEN ST. # 206 DALLAS TX. 75204 Phone 522-4227

Owner of Record GEORGE J. NABHOLTZ, JR.

Address DALLAS TX. 75204 3031 ALLEN ST. # 206 Phone 522-4227

Name of Land Planner/Surveyor/Engineer HAROLD EVANS

Address _____ Phone _____

Total Acreage 5 AC.

Current Zoning COMMERCIAL

Number of Lots/Units 1

Signed *George J. Nabholz, Jr.*

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" x 24".

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

Provided or
Shown on Plat

Not
Applicable

1. Title or name of development, written and graphic scale, north point, date of plat and key map

2. Location of the development by City, County and State

- | | | |
|-------|-------|---|
| _____ | _____ | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark |
| _____ | _____ | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines |
| _____ | _____ | 5. If no engineering is provided show contours of 5 ft. intervals |
| _____ | _____ | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |
| _____ | _____ | 7. Approved name and right-of-way width of each street, both within and adjacent to the development |
| _____ | _____ | 8. Locations, dimensions and purposes of any easements or other rights-of-way |
| _____ | _____ | 9. Identification of each lot or site and block by letter and number and building lines |
| _____ | _____ | 10. 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 by deed record volume and page |
| _____ | _____ | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development |
| _____ | _____ | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording) |

13. 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 (see wording)

14. Statement of developer responsibility for storm drainage improvements (see wording)

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

16. Space for signatures attesting approval of the plat (see wording)

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit Along with plat a calculation sheet indicating the area of each lot.

21. Attach copy of any proposed deed restrictions for proposed subdivision.

Page 4 of 4

Taken by: _____

File No.: _____

Date: _____

Fee: _____

Receipt No.: _____

APPLICATION AND FINAL PLAT CHECKLIST

Date 5/29/89

Name of Proposed Development PARK PLACE BUSINESS CENTER

Name of Developer FLEMING COMMERCIAL CONSTR. CO. INC.

Address 525 BAY COAST HEATH Phone 840-9000

Owner of Record PRECISION CABLE MFG CO.

Address 2920 NATIONAL COURT GARLAND Phone 840-9000

Name of Land Planner/Surveyor/Engineer J. L. BEAULT

Address PLANO Phone 422-5601

Total Acreage 5 Current Zoning FREEWAY

Number of Lots/Units 1

Signed B. R. Fleming

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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 |

- | | | |
|-------|-------|---|
| _____ | _____ | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark |
| _____ | _____ | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines |
| _____ | _____ | 5. If no engineering is provided show contours of 5 ft. intervals |
| _____ | _____ | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |
| _____ | _____ | 7. Approved name and right-of-way width of each street, both within and adjacent to the development |
| _____ | _____ | 8. Locations, dimensions and purposes of any easements or other rights-of-way |
| _____ | _____ | 9. Identification of each lot or site and block by letter and number and building lines |
| _____ | _____ | 10. 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 by deed record volume and page |
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13. 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 (see wording)

14. Statement of developer responsibility for storm drainage improvements (see wording)

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

16. Space for signatures attesting approval of the plat (see wording)

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit Along with plat a calculation sheet indicating the area of each lot.

21. Attach copy of any proposed deed restrictions for proposed subdivision.

Page 4 of 4

Taken by: _____

File No.: _____

Date: _____

Fee: _____

Receipt No.: _____

OWNER'S CERTIFICATE

(Privately Maintained Common Area)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS _____ (Owner) _____ BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows: (Legal Description)

(15)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ (Owner) _____ being the owner, does hereby adopt this plat designating the hereinabove described property as (Subdivision Name), an addition to the City of Rockwall, Rockwall County, Texas, and does ⁽¹³⁾ hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to _____ (Owner) _____, its successors and assigns, and further reserving its private easement for itself, its successors and assigns, at all times hereafter for ingress and egress to and from

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. (14) The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(19)

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 Subdivision Regulations 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, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

(19)

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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND AT _____, Texas, this, the _____ day of _____.

By _____ (Owner or Owner's representative)

_____ (Title)

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____ by _____ (the Owner) (on behalf of the Owner) of the above described property.

Notary Public

My Commission Expires _____

OWNER'S CERTIFICATE

(Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS _____ (Owner) _____, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: (Legal Description)

(15)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ (Owner) _____ being the owner, does hereby adopt this plat designating the hereinabove described property as (Subdivision Name), an addition to the City of Rockwall, Rockwall County, Texas, and does ⁽¹²⁾ 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. No buildings shall be constructed or placed upon, over, or across the utility easements as described

herein. 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 at all times 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 ⁽¹³⁾ 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. ¹⁴ The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(19)

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

Subdivision Regulations 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, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

(19)

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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at _____, Texas, this _____ day
of _____

BY (Owner or Owner's representative)

(Title)

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of
_____, by _____ (the
owner) (on behalf of the owner) of the above described property.

Notary Public
My Commission Expires _____

(16) RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission

Date

APPROVED

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

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 Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall

City Secretary
City of Rockwall

(17) SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____ (Name) _____, 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.

(Name)
Registered Public Surveyor No. _____

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____ by _____.

Notary Public
My Commission Expires _____

SITE PLAN APPLICATION

Date 5/22/84

NAME OF PROPOSED DEVELOPMENT Park Place

NAME OF PROPERTY OWNER/DEVELOPER Precision Cable MFG Co Inc

ADDRESS 2970 NATIONAL COURT PHONE 840-9000 15041

NAME OF LAND PLANNER/ENGINEER J.L. Brantley Inc

ADDRESS 901 EAST 18TH ST PHONE 422-5601

TOTAL ACREAGE 5

CURRENT ZONING _____

NUMBER OF LOTS/UNITS 1

SIGNED B.L. Fleming
(B.L. Fleming)

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. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

<u>Provided or Shown</u>	<u>Not</u>	
<u>On Site Plan</u>	<u>Applicable</u>	
<u>✓</u>	_____	1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned
<u>✓</u>	_____	2. <u>Location, dimensions, and size</u> of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>✓</u>	_____	3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas
_____	_____	4. <u>Calculation</u> of landscaped area provided
<u>✓</u>	_____	5. <u>Location</u> and <u>dimensions</u> of ingress and egress

6. Location, number and dimensions of off-street parking and loading facilities
7. Height of all structures
8. Proposed uses of all structures
9. Location and types of all signs, including lighting and heights
10. Elevation drawings citing proposed exterior finish materials and proposed structural materials
11. Location and screening of trash facilities
12. Location of nearest fire hydrant within 500 ft.
13. Street names on proposed streets
14. 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 _____



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

(214) 771-1111

Cash Receipt

Name B. L. Fleming Date 5-22-89

Mailing Address _____

Job Address _____ Permit No. _____

Check Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411		Meter Deposit	02-2201	
Subdivision Plats	01-3412	85 00	Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE

85.00

Received by *[Signature]*

City of Rockwall Planning and Zoning Applicant Receipt

Date 5/22/89

Applicant _____ Phone _____

Address Park Place - I-30/High School

Development Precision Cable

The following items have been received on this date by the City of Rockwall Administrative Office:

Site Plan Application

Prel. Plat Application

Final Plat Application

Zone Change Application

Sign Board Application

Board of Adj. Application

Front Yard Fence Application

CUP Application

(9) sets/site plans - Submission # _____

() sets/prel. plats - Submission # _____

() sets/final plats - Submission # _____

() sets/executed final plats/mylars

() sets/engineer drawings - Submission # _____

Filing fee \$ 85⁰⁰

Other _____

*City Council
June 19 7:00pm*

*PK Work session
May 28 7:00pm*

With this application, you are scheduled to appear before the

Planning & Zoning Commission

on June 8, 1989

at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: ma

City of Rockwall Planning and Zoning Applicant Receipt

Date 5/29/89
Applicant B.L. Fleming Phone _____
Address _____
Development Trussler Park

The following items have been received on this date by the City of Rockwall Administrative Office:

- _____ Site Plan Application
- _____ Prel. Plat Application
- Final Plat Application
- _____ Zone Change Application
- _____ Sign Board Application
- _____ Board of Adj. Application
- _____ Front Yard Fence Application -
- _____ CUP Application
- (18) sets/site plans - Submission # _____
- _____ () sets/prel. plats - Submission # _____
- _____ () sets/final plats - Submission # _____
- _____ () sets/executed final plats/mylars
- _____ () sets/engineer drawings - Submission # _____
- _____ Filing fee \$ _____
- _____ Other _____

*City Council
June 19
7:00
P.M.*

revised

With this application, you are scheduled to appear before the
Planning & Zoning Comm
on June 8, _____,
at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

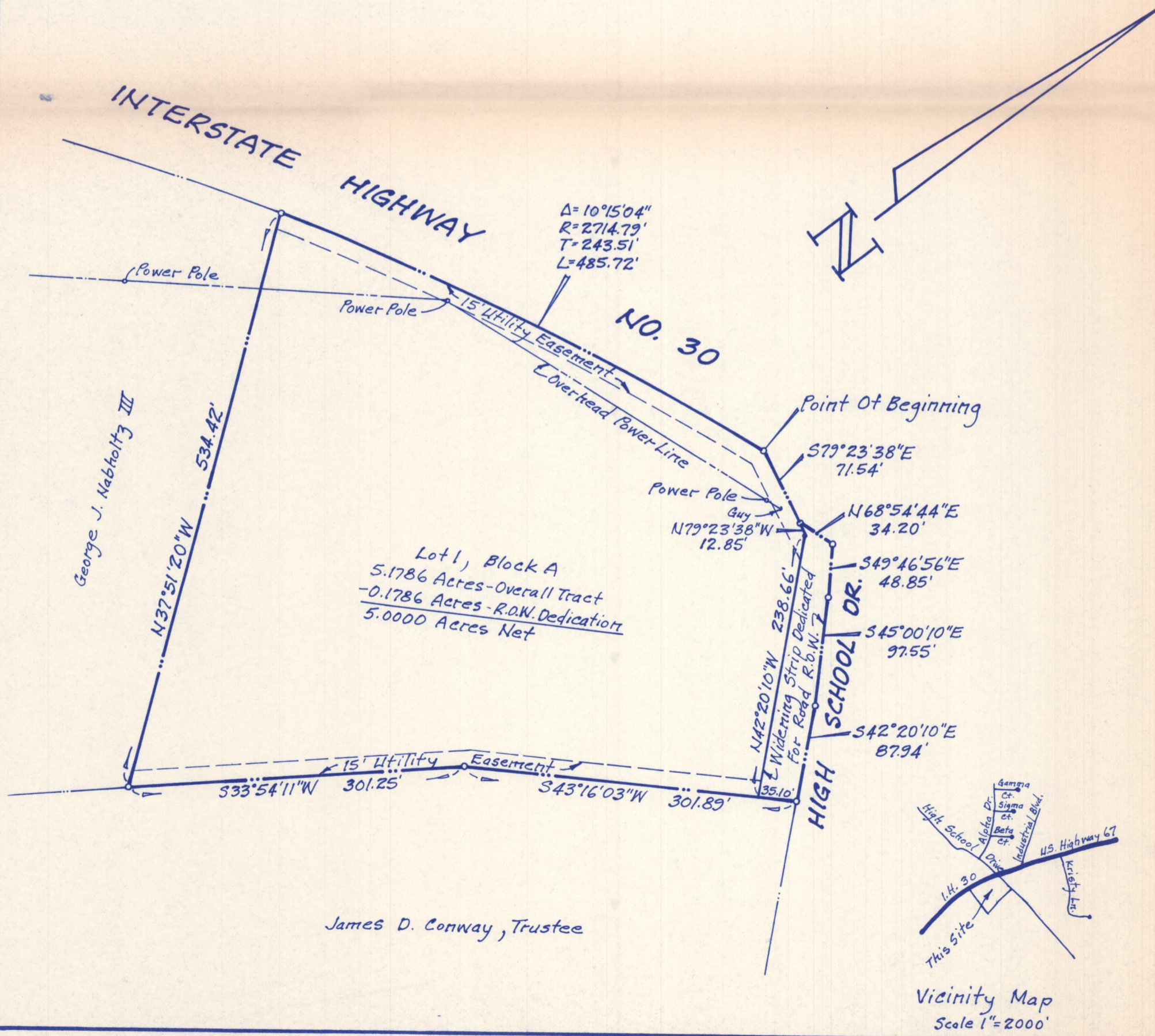
Received By: MA

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS George J. Nabholz III is the owner of a tract of land situated in the H. H. Ballard Survey, Abstract No. 48, and the Joseph Cadle Survey, Abstract No. 65, Rockwall County, Texas, and being that tract of land conveyed to George J. Nabholz, III by deeds recorded in Volume 69, Page 533 and Volume 112, Page 1099, both in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a broken Texas Highway Department concrete monument on the southeast line of I.H. 30 at the right-of-way cut-back on High School Drive (the old Terrell-Rockwall road);
 THENCE: South 79° 23' 38" East a distance of 71.54 feet with said cut-back to an iron rod set for a corner in the center of High School Drive.
 THENCE: With the centerline of High School Drive as follows; South 49° 45' 56" East a distance of 48.85 feet to an iron rod set at the Southeast edge of the old concrete slab, South 45° 00' 10" East a distance of 97.55 feet to an iron rod set at said Southwest edge and South 42° 20' 10" East a distance of 97.55 feet to an iron rod set at said Southwest edge and also being the East corner of said Nabholz tract.
 THENCE: South 42° 15' 03" West a distance of 256.79 feet generally with the remains of an old fence line as evidenced by old fence posts and old "broken off" fence post to an iron rod set at an angle point;
 THENCE: South 33° 54' 11" West with said old fence line, passing at 115.4 feet the junction of said old fence line with an existing fence line, and continuing a total distance of 301.25 feet to an iron rod set for a corner;
 THENCE: North 37° 51' 20" West a distance of 534.42 feet traversing said Nabholz tract to an iron rod set for a corner on the southeast line of I.H. 30, said iron rod being on a circular curve to the right, having a central angle of 19° 15' 04", a radius of 2714.79 feet, and a chord that bears North 63° 46' 59" East a distance of 485.07 feet;
 THENCE: Along said curve and with said southeast line an arc distance of 485.72 feet to the Point of Beginning and Containing 225,578 Square Feet or 5.1786 Acres of Land.



James D. Conway, Trustee

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT George J. Nabholz III, being owner, does hereby adopt this plat designating the hereinabove described tract as Park Place Business Centre, Phase One, City of Rockwall, Rockwall County, Texas, and does hereby dedicate for public use forever the street 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 using or desiring to use the 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 to, from and upon said easement strips for the 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 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 which the property abuts, including water and sanitary sewer facilities in accordance with the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold building permits until the water and sewer systems have been accepted by the City. The approval of the 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 93-54.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1989.

George J. Nabholz III

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1989, by George J. Nabholz III.

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 made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, R.P.S. No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this _____ day of _____, 1989, by Harold L. Evans.

Notary Public
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission _____ Date _____

APPROVED

Chairman, Planning and Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of Park Place Business Centre, Phase One, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1989.

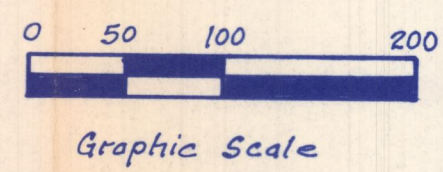
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS this _____ day of _____, 1989.

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'	4-20-89	8936

PARK PLACE BUSINESS CENTRE
N.M. BALLARD SURVEY, ABSTRACT NO. 484
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
GEORGE J. NABHOLTZ III - OWNER
3031 ALLEN ST, SUITE 206, DALLAS, TEXAS 75204 TEL. 522-4227

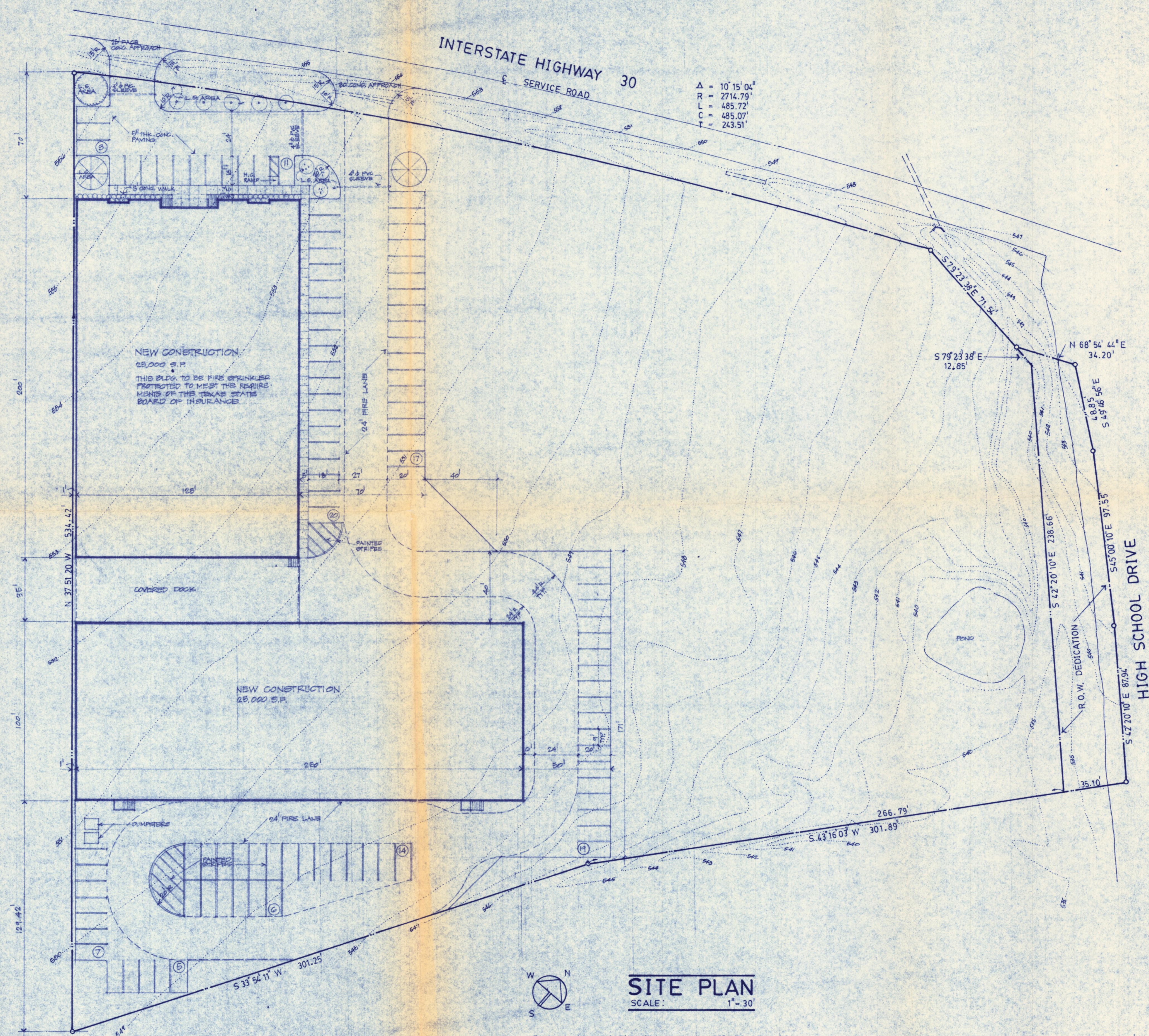
SITE TABULATIONS

AREA OF LAND	217,800 S.F. 5.000 ACRES (NET OF R.O.W. DEDICATION)	
AREA OF BUILDINGS	80,000 S.F.	
COVERAGE	23.4%	
PARKING REQUIREMENTS		
OFFICE	6000 SF ± 300	20 SPACES
LT. MFG.	18,000 SF ± 800	36 SPACES
WAREHOUSE	28,000 SF ± 1000	28 SPACES
TOTAL REQUIRED		84 SPACES
PARKING PROVIDED		102 SPACES

LANDSCAPE LEGEND

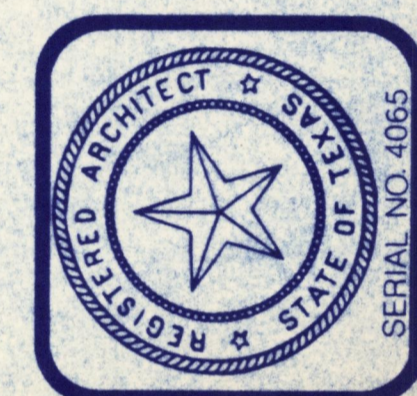
- 00000 DWARF BURFORD HOLLY
2' CAL. @ 20' O.C.
 - ASIAN JASMINE
4' POTS @ 12' B.W.
 - YUPOON HOLLY
6' TO 8' TALL (MULTI-TRUNK)
 - CRAPES MYRTLE
6' TO 8' TALL (MULTI-TRUNK)
 - RED OAK 4" CALIFER
 - LIVE OAK 4" CALIFER
- ALL LANDSCAPE AREAS TO RECEIVE BERMUDA HYDRO-MULCH, UNLESS OTHERWISE NOTED
- ALL LANDSCAPE AREAS TO BE PROVIDED W/ AUTOMATIC UNDERGROUND IRRIGATION SYSTEM

SUBMISSION



$\Delta = 10' 15" 04"$
 $R = 2714.79'$
 $L = 485.72'$
 $C = 485.07'$
 $T = 243.51'$

J.L. BRANTLEY, INC.
 ARCHITECTS/INTERIORS
 901 EAST 18TH STREET
 PLANO TEXAS 75074



PRECISION CABLE
 I.H. 30 & HIGH SCHOOL DRIVE
 ROCKWALL, TEXAS

REVISIONS

JOB NO. 8926
DATE 17 MAY 1989
SHEET NO.

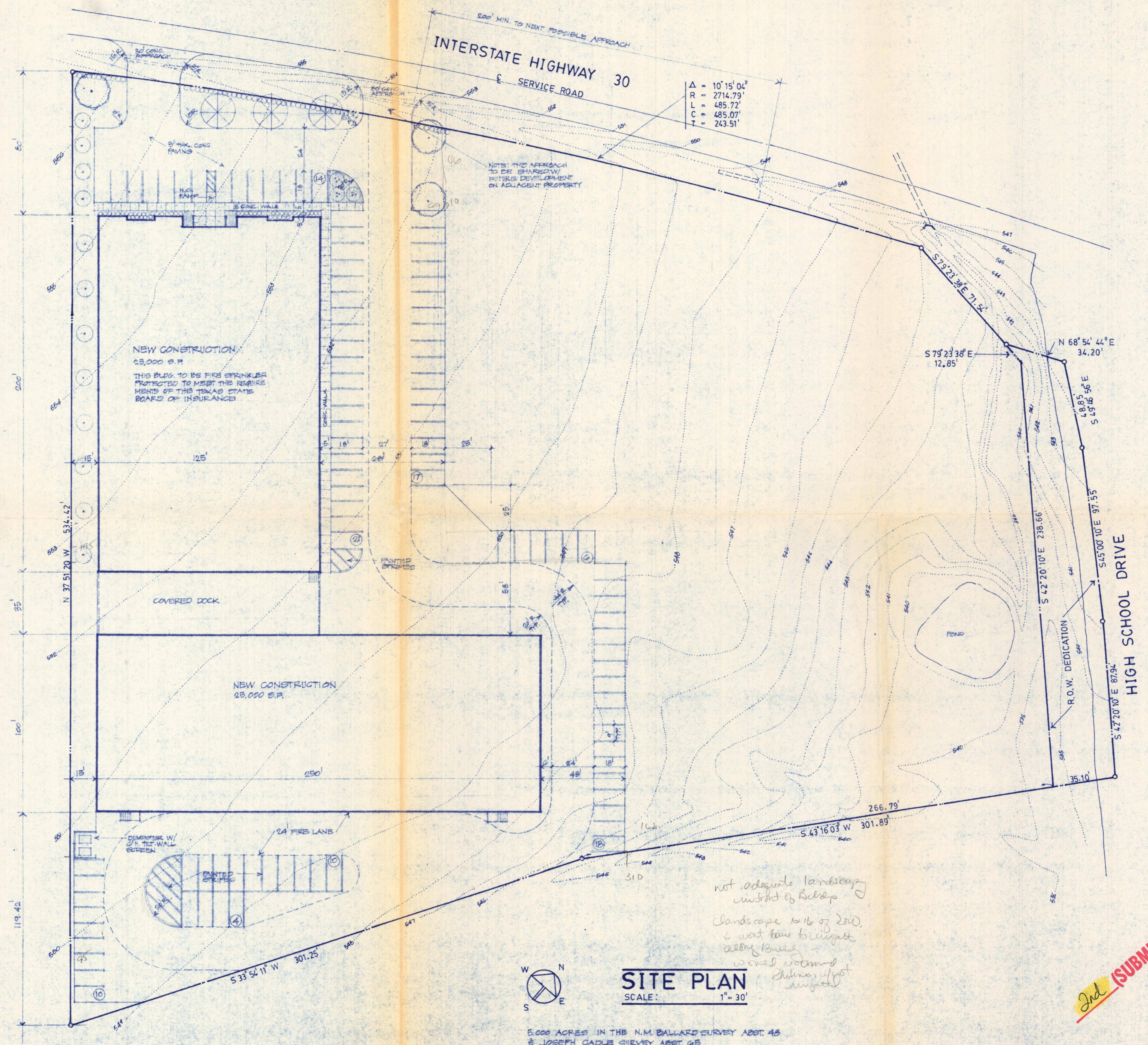
OF

SITE TABULATIONS

AREA OF LAND	217,200 S.F.	5.000 ACRES (NET OF R.O.W. DEDICATION)
AREA OF BUILDINGS	50,000 S.F.	
COVERAGE	23%	
PARKING REQUIREMENTS		
OFFICE	2000 SF = 300	30 SPACES
LT. MFG.	10,000 SF = 500	30 SPACES
WAREHOUSE	20,000 SF = 1000	20 SPACES
TOTAL REQUIRED		50 SPACES
PARKING PROVIDED		100 SPACES
LANDSCAPE AREA REQUIRED - 10% OF 120,648		
LESS 2 1/2% FOR FRONTAGE SCREENING - REGD. S.F.	12,010 S.F.	9,092
LANDSCAPE AREA PROVIDED		10,024 S.F. (8.3%)

LANDSCAPE LEGEND

- DWARF BURFORD HOLLY
5" CAL. @ 26' O.G.
 - ASIAN JASMINE
4' RBTS @ 12' E.W.
 - ⊙ YOUNG HOLLY
6" TO 8" TALL (MULTI-TRUNK)
 - CRAPPE MYRTLE
6" TO 8" TALL (MULTI-TRUNK)
 - ⊗ RED OAK
4" CALIBER
 - LIVE OAK
4" CALIBER
- ALL LANDSCAPE AREAS TO BE PROVIDED
BERMUDA HYDRO-MULCH UNLESS
OTHERWISE NOTED
- ALL LANDSCAPE AREAS TO BE PROVIDED
W/ AUTOMATIC UNDERGROUND IRRIGATION SYSTEM
- ALL LANDSCAPE AREAS TO HAVE 6" HIGH
CONCRETE CURB TO SEPARATE PAVING FROM
LANDSCAPING



Δ = 10' 15" 04"
R = 2714.79'
L = 485.72'
C = 485.07'
T = 243.51'



SITE PLAN
SCALE: 1" = 30'

5.000 ACRES IN THE N.M. BALLARD SURVEY ABST. 46
& JOSEPH GABLE SURVEY, ABST. 65

*not adequate landscaping
instead of 2000
landscape 10% of 2000
& want trees to line
along building
would not want
shrubbery at
entrance*

Incl. (SUBMISSION)

J.L. BRANTLEY, INC.
ARCHITECTS/INTERIORS
901 EAST 18TH STREET
PLANO TEXAS 75074

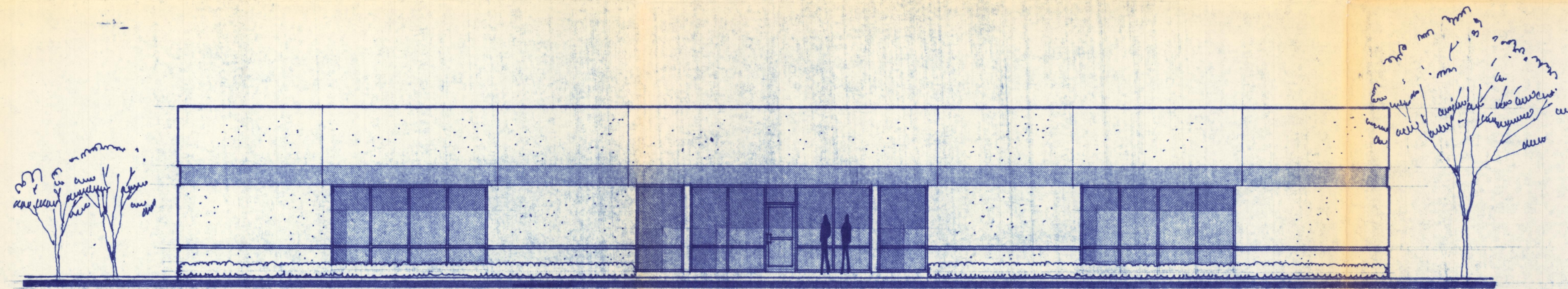


PRECISION CABLE
I.H. 30 & HIGH SCHOOL DRIVE
ROCKWALL, TEXAS

REVISIONS	
20	MAY 1981

JOB NO. 8926
DATE 17 MAY 1981
SHEET NO.

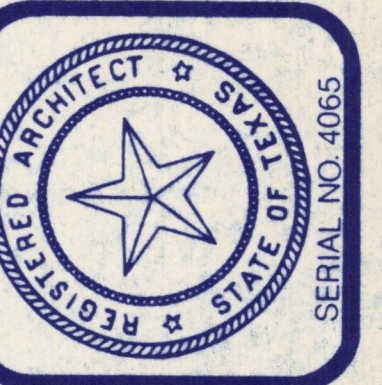
OF



NORTH ELEVATION
SCALE: 1/8"=1'-0"

3rd Submission

J.L. BRANTLEY, INC.
ARCHITECTS/INTERIORS
901 EAST 18TH STREET
PLANO TEXAS 75074



PRECISION CABLE
I.H. 30 & HIGH SCHOOL DRIVE
ROCKWALL, TEXAS

REVISIONS

JOB NO. 8926
DATE 7 JUNE 1989
SHEET NO.

OF

Precision Cable

1. Screening along front must be 36" depth at time of planting & may need to be closer than 36" OC
2. Plant needs access easement or shared access
3. 100% of eq. must be in front
Still need to landscape 50% of ^{Row} ~~Row~~ to reduce % this would equal 425 ft could eliminate sprinklers along the side of the property - Still a good idea to put shrubs - what about photenias - don't require irrigation
4. What about front elevation
5. Must grass Row if dirt enhance - should show.
6. What about entry billboard?
7. This is metal ~~sp~~ superstructure

Precision Cable

158,789 - total developed area
1940 - 5% of lot area of enhanced
15,879 - 10%

Have 2659 shown in landscaping

~~as lands curved?~~
~~do not have 10' buffer strip~~
~~need 2 additional trees large~~
~~need to show grass along Row~~
~~driveway needs to be screened~~
~~w/ masonry fence~~
~~could get used for screening~~
~~parking lot 3ft high~~
~~solid plants - evergreen~~
~~could get used for enhancing~~
~~the landscaping in Row~~
~~must cover 50% of Row~~

~~Many - can they go 0 in to outside yard?~~

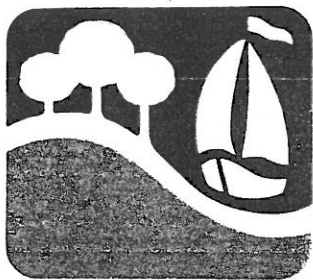
~~Many - who is contact on site plan~~

~~what are the buildings constructed of~~

~~structures are only 100 feet apart w/ 200~~

~~what will the structure look like~~

~~how tall is building~~



CITY OF ROCKWALL
"THE NEW HORIZON"

May 23, 1989

Mr. B.L. Fleming
Precision Cable Manufacturing Company, Inc.
2920 National Court
Garland, TX 75041

Dear Mr. Fleming:

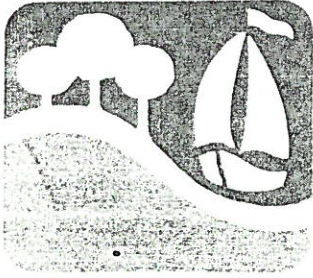
The Planning and Zoning Commission will meet on Thursday, June 8, 1989, at 7:30 P.M. to consider approval of your request for approval of a site plan for a site located at I-30 and High School Road. The Rockwall City Council will consider approval of the site plan on Monday, June 19, 1989, at 7:00 P.M. Both these meetings will take place in City Hall, 205 West Rusk, and it is important that somebody representing your interests be present. Upon approval of the site plan by the Planning and Zoning Commission, I will need an additional seven copies of the site plan for submission to the City Council. Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

cc/J.L. Brantley, Inc.



CITY OF ROCKWALL
"THE NEW HORIZON"

June 20, 1989

Mr. B.L. Fleming
Precision Cable Manufacturing Company, Inc.
2920 National Court
Garland, TX 75041

Dear Mr. Fleming:

On June 19, 1989, the Rockwall City Council approved a site plan for Precision Cable, a final plat for Park Place Phase One, and an ordinance on second reading authorizing a change in zoning from "C" Commercial to "LI" Light Industrial on 16 acres located at I-30 and High School Road.

A final plat must be filed by this office with the County Clerk within 120 days of the date of approval or the approval becomes void. Please submit 16 executed copies and two mylars of the plat not later than September 28th (100 days). We cannot guarantee timely filing of plats received after that date. However, please note that no building permit may be issued until the plat is filed. You may wish to submit the plats sooner in order to expedite your building permit application.

Please feel free to contact me or Julie Couch at 771-1111 if you have any questions regarding these approvals.

Sincerely,

Mary Nichols
Administrative Assistant

cc/ J.L. Brantley, Inc.
Harold Evans & Associates

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date:

June 8, 1989

Agenda No: IV. A.

Agenda Item:

P&Z 89-23-SP/FP - Consider Approval of a Site Plan and Final Plat for Precision Cable on I-30 at High School Drive

Item Generated By:

Applicant

Action Needed:

Take any necessary action

Background Information:

We have received the site plan and the final plat for the Precision Cable site on I-30. Our comments on the application are as follows:

SITE PLAN

The site plan as submitted and revised generally meets our requirements. They will be making some changes to the site plan that they will bring Thursday night.

1. They will be landscaping 50% of the ROW in front of the property to be developed in order to reduce the amount of required landscaping. They are providing screening plants along the frontage as well to reduce the required landscaping and they will be minimum 5 gal. plants rather than 2 gallon plants.
2. They have two entrances that are closer than 200 feet which they wish to retain. They have agreed to utilize the eastern drive as a joint access drive for the property to the east when it develops. Because the western drive will only be used by the people utilizing the few parking spaces in the front we do not see a significant problem with the two drives so long as the eastern drive is jointly used.
3. They will have a typical elevation for your review Thursday night. They have not done the architectural drawings yet so it will not be exactly what they will build, but typical of the construction they plan to use. The buildings will be tilt wall with a flat roof.

PLAT

The Plat meets all of our requirements. We have asked them to provide an access easement for the eastern drive.

Attachments:

1. Location Map
2. Site Plan
3. Plat

Agenda Item:

Site Plan/Plat Precision Cable

Item No: IV. A.

CITY OF ROCKWALL
City Council Agenda

Agenda Date:

June 19, 1989

Agenda No: VI. A.

Agenda Item:

P&Z 89-23-SP/FP - Consider Approval of a Site Plan and Final Plat for Precision Cable on I-30 at High School Drive

Item Generated By:

Applicant

Action Needed:

Take any necessary action

Background Information:

We have received the site plan and the final plat for the Precision Cable site on I-30. Our comments on the application are as follows:

SITE PLAN

The site plan as submitted and revised generally meets our requirements.

1. In accordance with the landscaping ordinance, they will be landscaping 50% of the ROW in front of the property to be developed in order to reduce the amount of required landscaping. They are providing screening plants along the frontage as well to reduce the required landscaping.
2. They have two entrances that are closer than 200 feet which they wish to retain. They have agreed to utilize the eastern drive as a joint access drive for the property to the east when it develops. Because the western drive will only be used by the people utilizing the parking spaces in the front we do not see a significant problem with the two drives as long as the eastern drive is jointly used.
3. They have submitted a typical elevation for your review. They have not done the architectural drawings yet so this not exactly what they will build, but it is typical of the construction they plan to use. The buildings will be tilt wall with a flat roof.

PLAT

The Plat meets all of our requirements. We have asked them to provide an access easement for the eastern drive, which is included on the plat.

The Planning and Zoning Commission has recommended approval of the site plan and plat as submitted with the condition that the access easement be provided, which it has.

Attachments:

1. Location Map
2. Site Plan/Elevations
3. Plat

Agenda Item:

Site Plan/Plat Precision Cable

Item No: VI. A.