

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. BEAULTY

Address PLANO Phone 472-5601

Total Acreage 5 Current Zoning FREEWAY

Number of Lots/Units 1

Signed B. R. Fleming

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)

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

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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 <sup>(13)</sup> 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

the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto \_\_\_\_\_ (Owner)

\_\_\_\_\_, its successors, and assigns. Provided, however,

(12) all private roads, common areas, and/or utility easements are hereby dedicated 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. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. \_\_\_\_\_ (Owner)

\_\_\_\_\_, its successors and assigns will be responsible for maintenance of all private streets and grades. 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, 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 <sup>(12)</sup> 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 <sup>(13)</sup> 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. <sup>14</sup> 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 5/22/89

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>On Site Plan</u>	<u>Not</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 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 \$ 85<sup>00</sup>

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

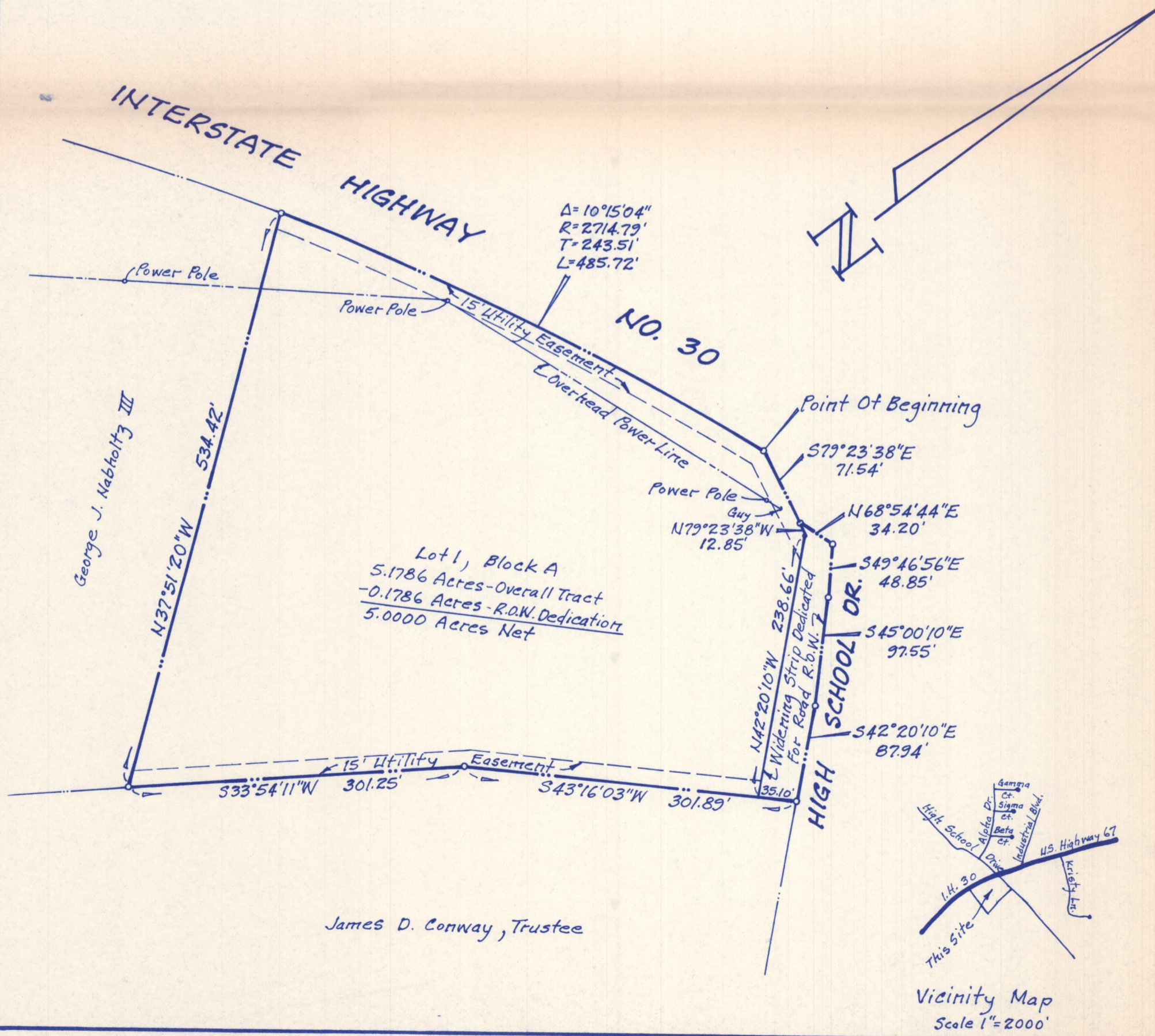


OWNERS CERTIFICATE

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.

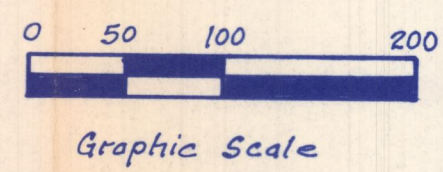
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

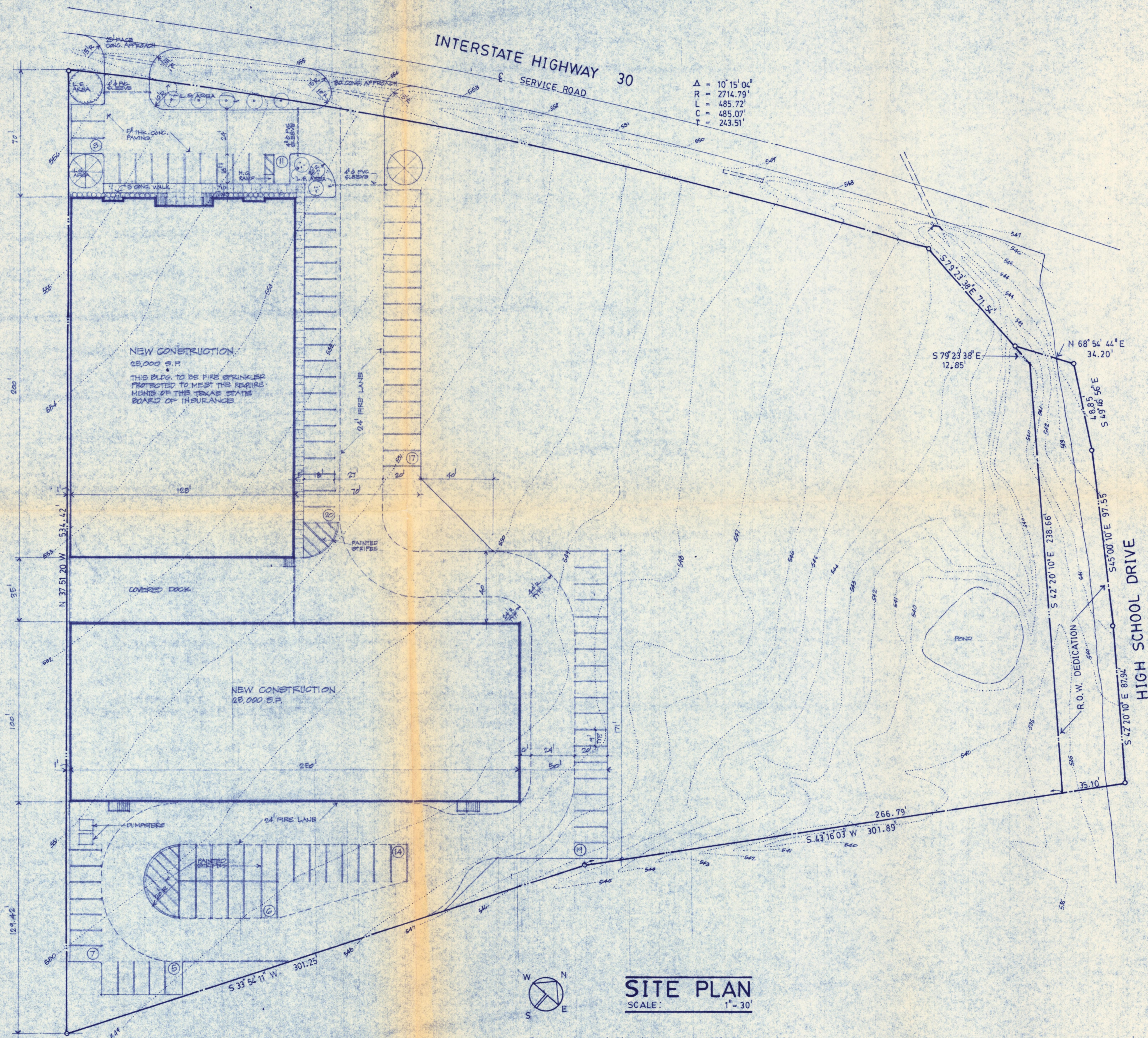
**SITE TABULATIONS**

AREA OF LAND	217,800 S.F. 5.000 ACRES (NET OF R.O.W. DEDICATION)
AREA OF BUILDINGS	50,000 S.F.
COVERAGE	23%
<b>PARKING REQUIREMENTS</b>	
OFFICE	6000 SF ± 300 20 SPACES
LT. MFG	10,000 SF ± 500 30 SPACES
WAREHOUSE	20,000 SF ± 1000 20 SPACES
TOTAL REQUIRED	32 SPACES
PARKING PROVIDED	102 SPACES

**LANDSCAPE LEGEND**

- 0000 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" CALIPER
  - LIVE OAK 4" CALIPER
- ALL LANDSCAPE AREAS TO RECEIVE BERMUDA HYDRO-MULCH, UNLESS OTHERWISE NOTED
- ALL LANDSCAPE AREAS TO BE PROVIDED W/ AUTOMATIC UNDERGROUND IRRIGATION SYSTEM

SUBMISSION



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

**SITE PLAN**  
SCALE: 1" = 30'

5.000 ACRES IN THE N.M. BALLARD SURVEY, ABET. 45  
 & JOSEPH GABLE SURVEY, ABET. 65

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



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

REVISIONS

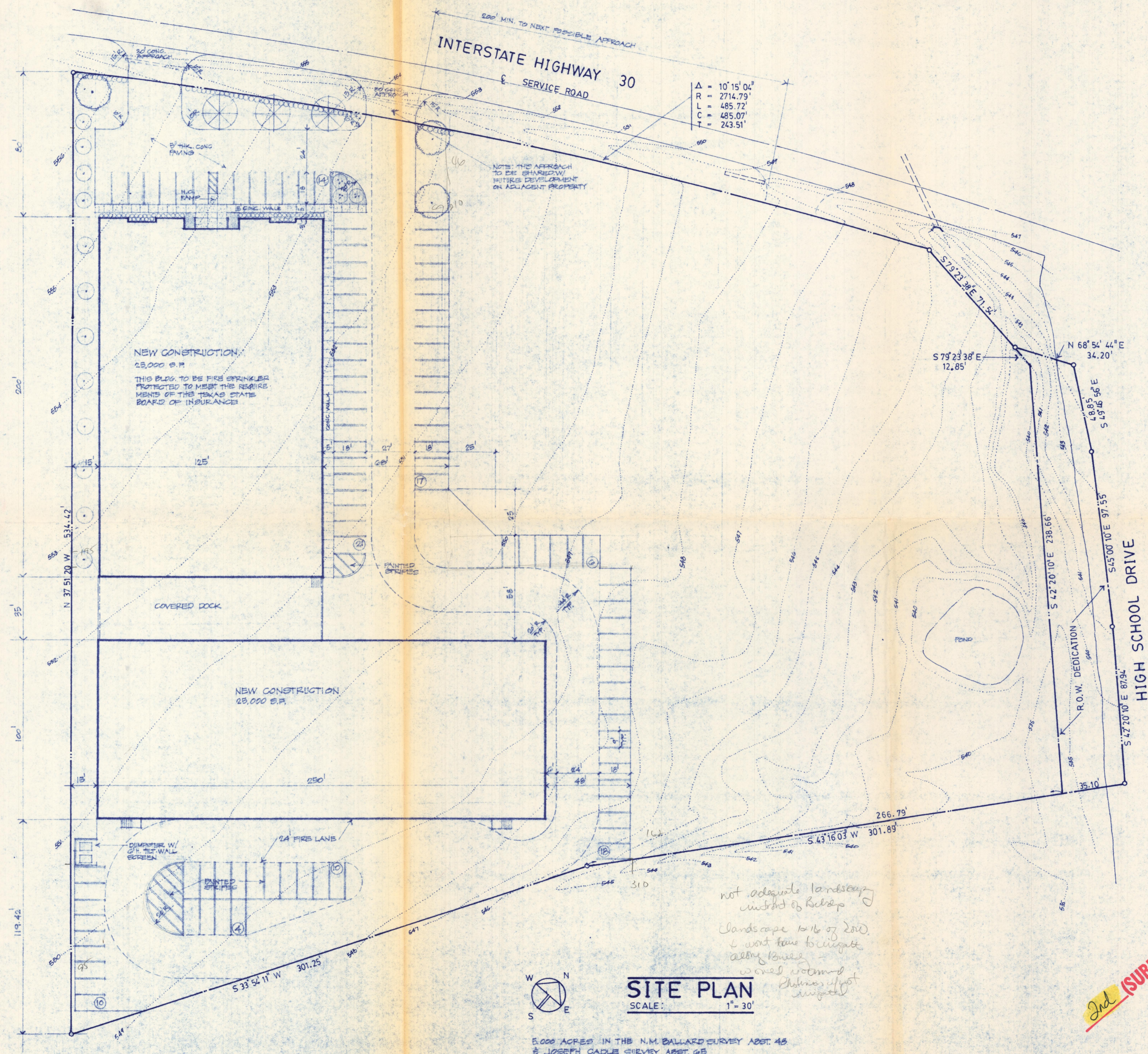

JOB NO. 8926  
 DATE 17 MAY 1984  
 SHEET NO.

**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%	
<b>PARKING REQUIREMENTS</b>		
OFFICE	2,000 SF ± 300	20 SPACES
LT. MFG.	16,000 SF ± 500	20 SPACES
WAREHOUSE	20,000 SF ± 1,000	20 SPACES
TOTAL REQUIRED		60 SPACES
PARKING PROVIDED		100 SPACES
<b>LANDSCAPE AREA REQUIRED - 10% OF 120,648</b>		
LESS 2 1/2% FOR FRONTAGE SCREENING - RECD. S.F.	12,010 S.F.	9,092
LANDSCAPE AREA PROVIDED		10,024 S.F. (8.3%)

**LANDSCAPE LEGEND**

- ○ ○ ○ ○ DWARF BURFORD HOLLY 5' H. CAL. 3" DB. O.G.
  - ASIAN JASMINE 4' DB. 12" E.W.
  - ⊙ YOUNG HOLLY 6' TO 8' TALL (MULTI-TRUNK)
  - ⊙ CRAWF MYRTLE 6' TO 8' TALL (MULTI-TRUNK)
  - ⊙ RED OAK 4" CALIPER
  - ⊙ LIVE OAK 4" CALIPER
- 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



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

NOTE: THE APPROACH TO BE SHARED W/ FUTURE DEVELOPMENT ON ADJACENT PROPERTY

not adequate landscaping  
 instead of Berber  
 landscape 10% of 200  
 & want to be bright  
 along building  
 would not want  
 bushes if not  
 required



**SITE PLAN**  
 SCALE: 1" = 30'

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

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



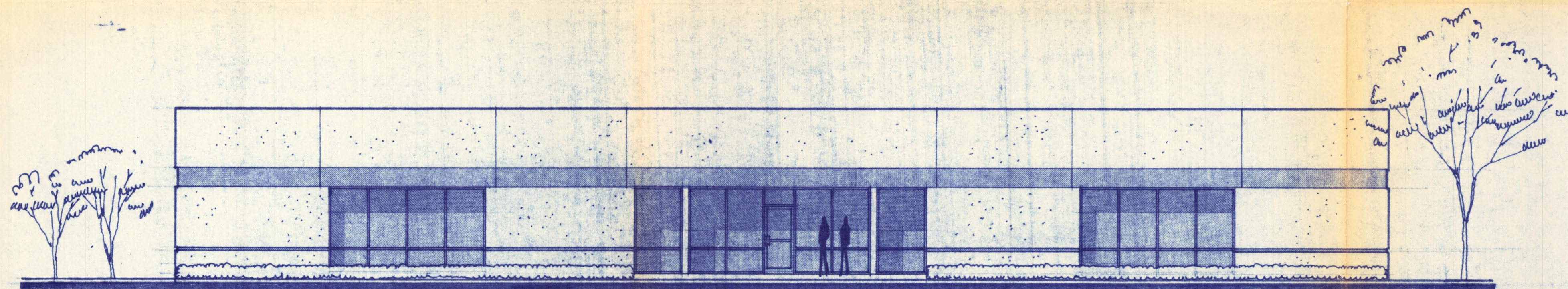
**PRECISION CABLE**  
 I.H. 30 & HIGH SCHOOL DRIVE  
 ROCKWALL, TEXAS

**REVISIONS**

20 MAY 1984

JOB NO. 8926  
 DATE 17 MAY 1984  
 SHEET NO.

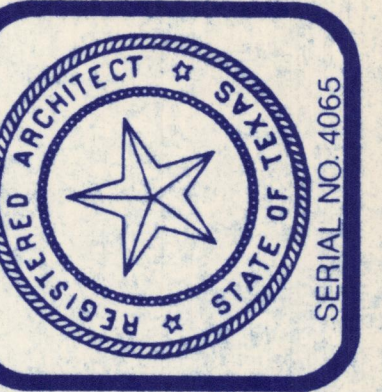
**Ind. (SUBMISSION)**



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 <sup>Row</sup> ~~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?~~

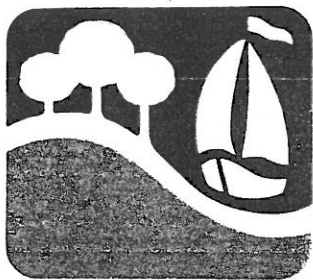
~~Many - who is contact on site plan~~

~~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:

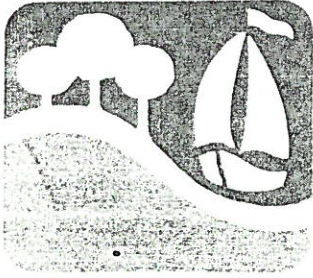
The Planning and Zoning Commission will meet on Thursday, June 8, 1989, at 7:30 P.M. to consider approval of your request for approval of a site plan for a site located at I-30 and High School Road. The Rockwall City Council will consider approval of the site plan on Monday, June 19, 1989, at 7:00 P.M. 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.