

APPLICATION AND FINAL PLAT CHECKLIST

Date 2/6/90

Name of Proposed Development Resubdivision of Industrial Addition

Name of Developer Rockwall Steel Inc.

Address P.O. Box 159 Rockwall Phone 226-1983

Owner of Record Rockwall Steel Corp.

Address P.O. Box 159 Rockwall Phone 226-1983

Name of Land Planner/Surveyor/Engineer DENNIS A WALKER & ASSOCIATES.

Address 329 South Fennin Tyler TX Phone _____

Total Acreage 8 Acres ± Current Zoning Light Industrial

Number of Lots/Units 2

Signed D. H. Haraway.

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.: _____

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 Bob Shauer (Owner or Owner's representative)

President (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 _____

St. Shaw
BY (Owner or Owner's representative) _____

President
(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

(6/87)

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 _____

ITEMIZED COST APPLICATION

DATE 2-6-90

GENERAL CONTRACTOR NAME Rockwall Steel

ADDRESS _____ PHONE NO. _____

JOB ADDRESS _____

OWNER NAME Allen Sharaway

ADDRESS _____

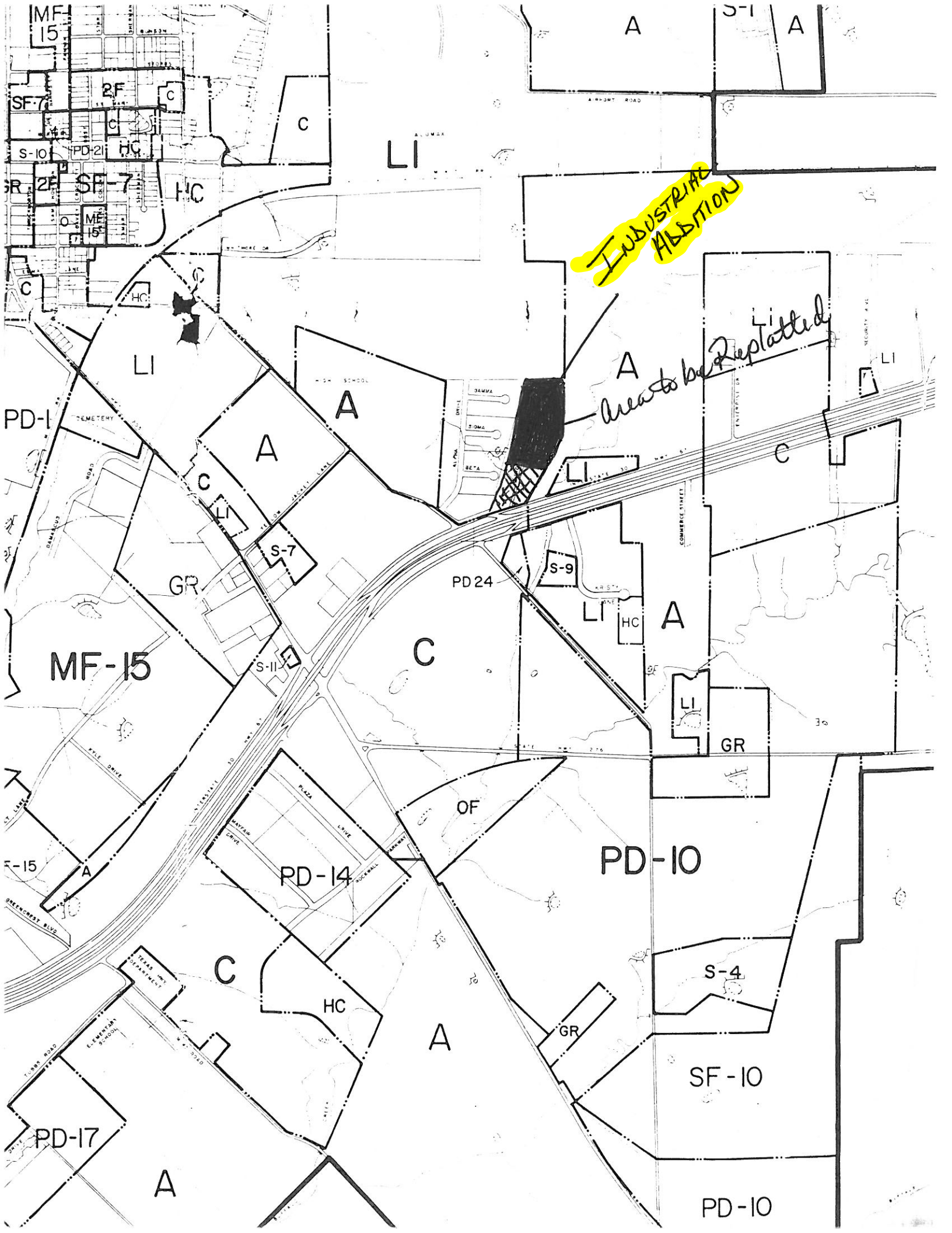
PHONE NUMBER _____

GENERAL FUND
ACCT. NO.

WATER FUND
ACCT. NO.

00-3601	CERT. OF OCCUPANCY: _____	<u>WATER SERVICES</u>	
00-3601	BUILDING PERMIT: _____	00-3311	MATERIAL, LABOR & EQUIP. FEE: _____
00-3602	FENCE PERMIT: _____	00-3311	10% FEE: _____
00-3604	ELECTRICAL PERMIT: _____	00-2201	METER DEPOSIT: _____
00-3607	PLUMBING PERMIT: _____	00-3819	MISCELLANEOUS: _____
00-3610	MECHANICAL PERMIT: _____	33-3835	WATER AVAILABILITY: _____
00-3828	SIGN PERMIT: _____	<u>SEWER SERVICES</u>	
00-3631	HEALTH PERMIT: _____	00-3314	MATERIAL, LABOR & EQUIP. FEE: _____
00-3613	ELEC. LIC.: CONTRACTOR, MASTERS JOURNEYMAN & TEST FEE: _____	34-3836	SEWER AVAILABILITY: _____
00-3613	OTHER LIC.: _____	TOTAL WATER & SEWER _____	
00-3819	MISCELLANEOUS: <u>flat</u> <u>35.00</u>		
TOTAL GENERAL: <u>35.00</u>			

TOTAL AMOUNT DUE: 35.00



**INDUSTRIAL
ABSTITION**

Area to be Replatted

15249 ✓



CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628
(214) 771-1111

Cash Receipt

Name Allen Staraway Date 2-6-90

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	35.00	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 35.00

Received by [Signature]

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS ROCKWALL STEEL COMPANY, INC., A TEXAS CORPORATION, BEING THE OWNER OF A TRACT OF land in the county of Rockwall, State of Texas, said tract being described as follows:
(Legal Description)

N. L. Lofland et ux to Nan A. Smartt, et al.
Vol. 70, Pg. 183 D. R. R. Co., Tx.

FIELD NOTES FOR 9.9791 ACRES OF LAND

BEING 9.9791 acres of land situated in the A. Hanna Survey, Abstract 99, City of Rockwall, Rockwall County, Texas, and being all of Lots 5 thru 10 and part of lots 4, 11 and 12 of the Industrial Addition to the City of Rockwall, Rockwall County, Texas, and also being all of that same tract of land conveyed by Industrial Foundation of Rockwall to Rockwall Steel Company, Inc. by deed recorded in Volume 109, Page 366 of the Deed Records of Rockwall County, Texas, said 9.9791 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for the Northwest corner of the above referenced 15.50 acre tract of land and being in the South line of that certain Nan A. Smartt et al., tract of land as described in a deed recorded in Volume 70, Page 183 of the Deed Records of Rockwall County, Texas;

THENCE North 89° 38' 09" East, a distance of 422.20 feet with the South line of said Smartt tract and the West line of said 15.50 acre tract to 1/2" iron rod found for the Southeast corner of said Smartt tract, same being the Northeast corner of said 15.50 acre tract;

THENCE South 00° 04' 43" East, a distance of 580.43 feet with the East line of said 15.50 acre tract and the West line of that certain tract conveyed by Ned Davidson Honeycutt to Kathryn Cade by deed recorded in Volume 68, Page 255 of the Deed Records of Rockwall County, Texas, to a 1/2" iron rod set for an angle corner in the East line of said 15.50 acre tract;

THENCE North 28° 07' 39" West, a distance of 379.58 feet with the East line of said 15.50 acre tract and the West line of said Cade tract to a 5/8" iron rod found for corner in the East line of said 15.50 acre tract;

THENCE North 73° 26' 24" West, a distance of 471.17 feet to a 1/2" iron rod found for corner in the West line of said 15.50 acre tract;

THENCE North 14° 56' 09" East, a distance of 805.42 feet with the West line of said 15.50 acre tract and the East line of the Ellis Centre tract back to the place of beginning and containing 9.9791 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT ROCKWALL STEEL COMPANY, INC. a Texas Corporation being the owner, does hereby adopt this plat designating the hereinabove described property as a replat of lots 5-10 and part of lots 4, 11, and 12 of the Industrial Addition, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the 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 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. 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.

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.

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, sewer, storm sewer and fire protection with in such plat, as required under Ordinance 83-54.

WITNESS MY HAND at Rockwall, Texas, this 6th day of February

BY: ROCKWALL STEEL COMPANY, INC.,
a Texas Corporation

A.H. Sharaway, President

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 6th day of February 1990.

By A.H. Sharaway, President - the owner of the above described property.

Edward W. Heath
Notary Public
My Commission Expires 12/21/92



Edward W. Heath
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 12-21-92

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

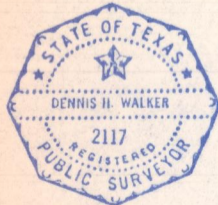
City Secretary
City of Rockwall

STATE OF TEXAS
COUNTY OF SMITH:

I, Dennis H. Walker, Registered Public Surveyor, do hereby certify that this plat was prepared from a survey made on the ground under my supervision during the month of September, 1989.

GIVEN UNDER MY HAND & SEAL this the 29th day of January, 1990.

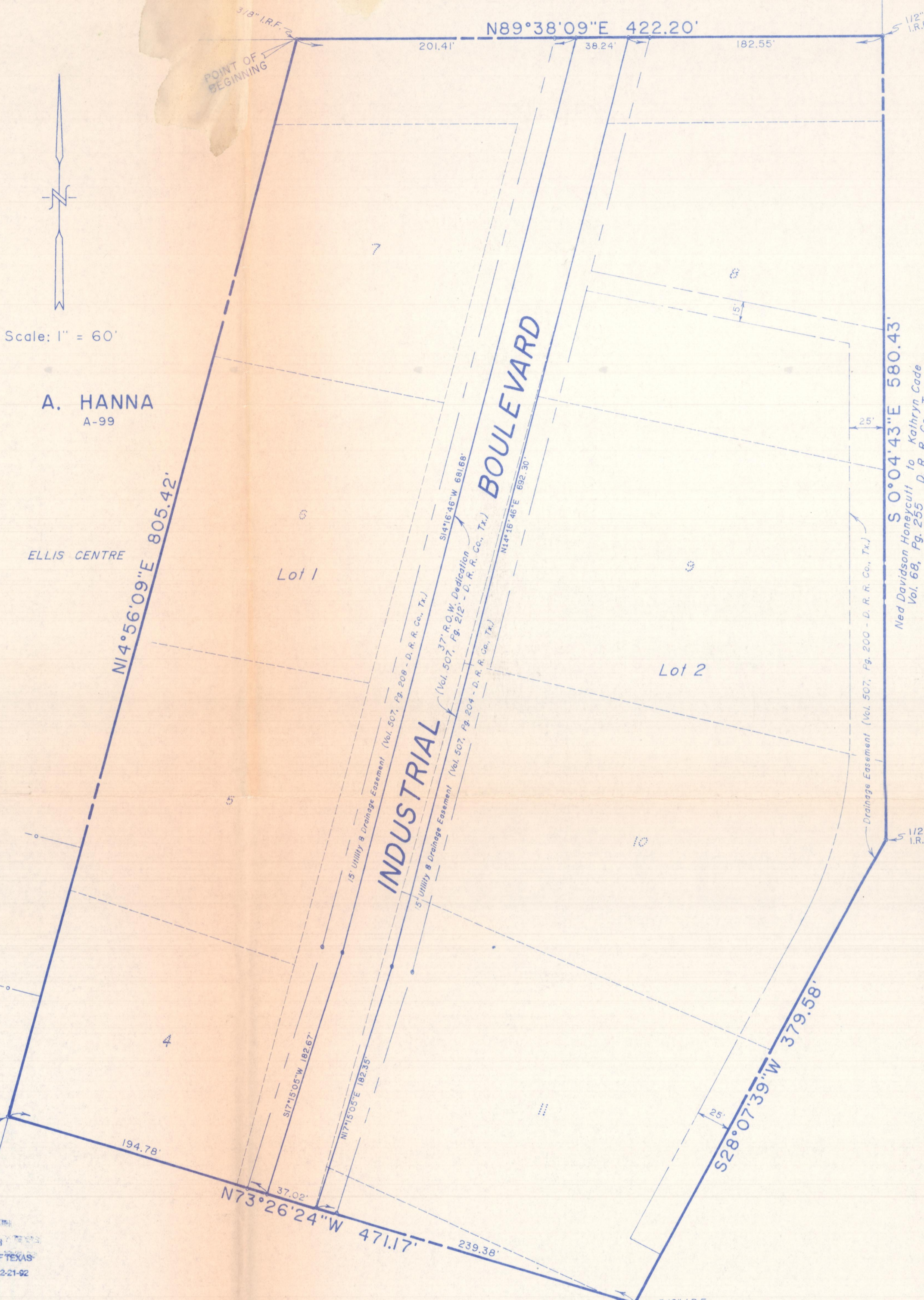
By: Dennis H. Walker
Dennis H. Walker
Registered Public Surveyor
State of Texas No. 2117



STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 6th day of February, 1990 by Dennis H. Walker.

O.W. Martin
Notary Public
My Commission Expires 4-8-1991



WALKER & ASSOCIATES SURVEYING, INC. 329 SOUTH FANNIN TYLER, TEXAS 75702 PHONE: 214-592-8515 METRO: 817-261-1958	
FINAL PLAT RESUBDIVISION OF INDUSTRIAL ADDITION LOTS 5-10 & PART OF 4, 11 & 12 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
DRAWN BY: K.G.W.	DATE: JAN. 25, 1990
FB/PG: 195\77	JOB NO.: 3889
DISC: "CB"	SHEET 1 OF 1

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS ROCKWALL STEEL COMPANY, INC., BEING THE OWNER OF A TRACT OF land in the county of Rockwall, State of Texas, said tract being described as follows:

FIELD NOTES FOR 9.9791 ACRES OF LAND

BEING 9.9791 acres of land situated in the A. Hanna Survey, Abstract 99, City of Rockwall, Rockwall County, Texas, and being all of Lots 5 thru 10 and part of lots 4, 11 and 12 of the Industrial Addition to the City of Rockwall, Rockwall County, Texas, and also being all of that same tract of land conveyed by Industrial Foundation of Rockwall to Rockwall Steel Company, Inc. by deed recorded in Volume 105, Page 566 of the Deed Records of Rockwall County, Texas, said 9.9791 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for the Northwest corner of the above referenced 15.50 acre tract of land and being in the South line of that certain Nan A. Smartt et al., tract of land as described in a deed recorded in Volume 70, Page 183 of the Deed Records of Rockwall County, Texas;

THENCE North 89° 38' 09" East, a distance of 422.20 feet with the South line of said Smartt tract and the West line of said 15.50 acre tract to 1/2" iron rod found for the Southeast corner of said Smartt tract, same being the Northeast corner of said 15.50 acre tract;

THENCE South 00° 04' 43" East, a distance of 580.43 feet with the East line of said 15.50 acre tract and the West line of that certain tract conveyed by Ned Davidson Honeycutt to Kathryn Cade by deed recorded in Volume 68, Page 255 of the Deed Records of Rockwall County, Texas, to a 1/2" iron rod set for an angle corner in the East line of said 15.50 acre tract;

THENCE North 28° 07' 39" West, a distance of 379.58 feet with the East line of said 15.50 acre tract and the West line of said Cade tract to a 5/8" iron rod found for corner in the East line of said 15.50 acre tract;

THENCE North 73° 26' 24" West, a distance of 471.17 feet to a 1/2" iron rod found for corner in the West line of said 15.50 acre tract;

THENCE North 14° 56' 09" East, a distance of 805.42 feet with the West line of said 15.50 acre tract and the East line of the Ellis Centre tract to the place of beginning and containing 9.9791 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROCKWALL STEEL COMPANY, INC. being the owner, does hereby adopt this plat designating the hereinabove described property as Industrial, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the 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 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. 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.

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.

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 with in such plat, as required under Ordinance 83-54.

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

BY ROCKWALL STEEL COMPANY, INC.

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 _____

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

N. L. Lofland et ux to Nan A. Smartt, et al.
Vol. 70, Pg. 183 D. R. R. Co., Tx.



Scale: 1" = 60'

A. HANNA
A-99

ELLIS CENTRE

Lot 1

Lot 2

PRELIMINARY

INDUSTRIAL BOULEVARD

Ned Davidson Honeycutt to Kathryn Cade
Vol. 68, Pg. 255 D. R. R. Co., Tx.

STATE OF TEXAS
COUNTY OF SMITH:

I, Dennis H. Walker, Registered Public Surveyor, do hereby certify that this plat was prepared from a survey made on the ground under my supervision during the month of September, 1989.

GIVEN UNDER MY HAND & SEAL this the 29th day of January, 1990.

By: Dennis H. Walker
Registered Public Surveyor
State of Texas No. 2117



STATE OF TEXAS
COUNTY OF ROCKWALL

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

Notary Public
My Commission Expires _____

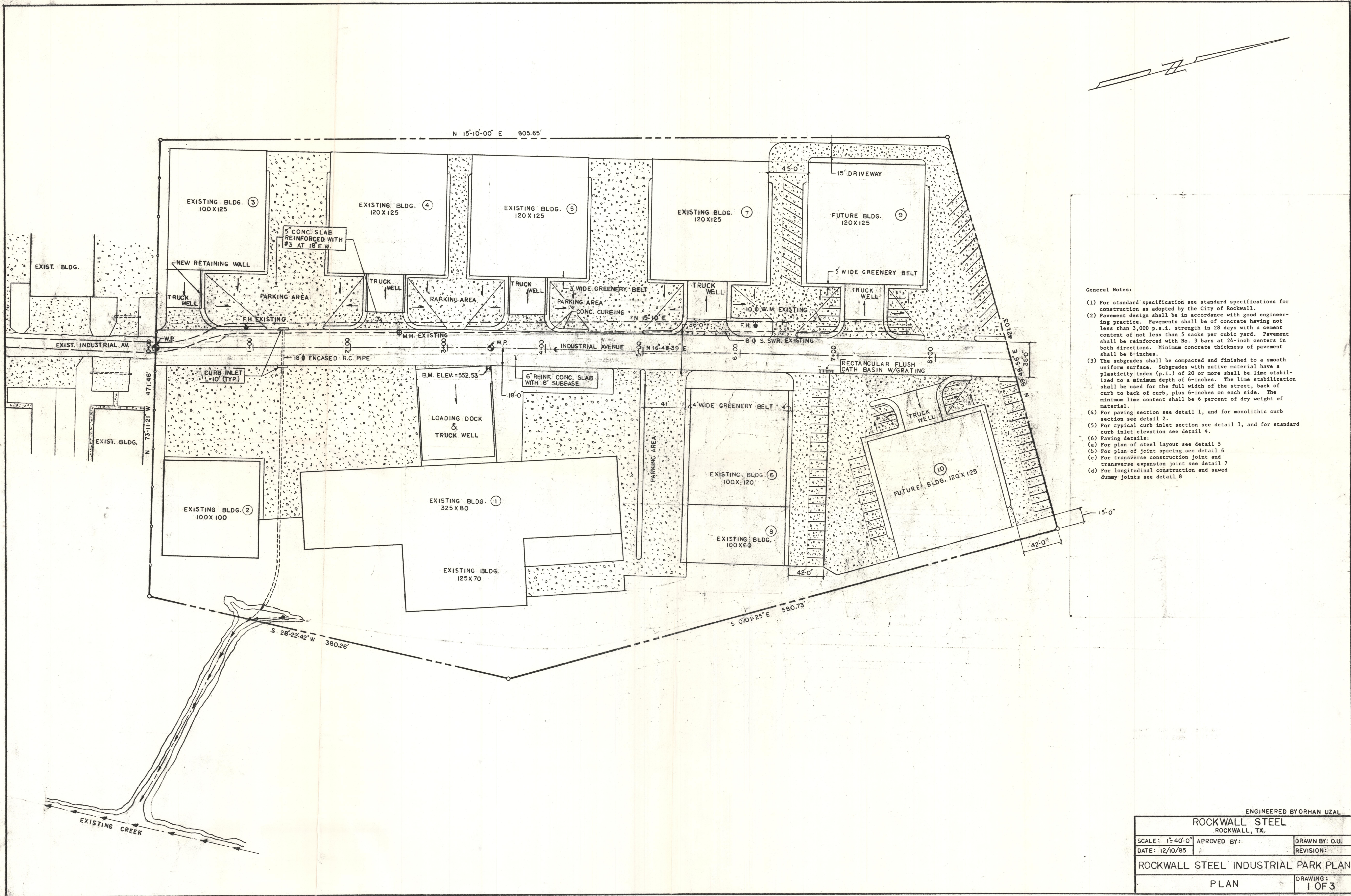


WALKER & ASSOCIATES SURVEYING, INC.
329 SOUTH FANNIN
TYLER, TEXAS 75702
PHONE: 214-592-8515 METRO: 817-261-1958

Final **FINAL PLAT**
RESUBDIVISION OF INDUSTRIAL ADDITION
LOTS 5-10 & PART OF 4, 11 & 12
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DRAWN BY: K.G.W.	DATE: JAN. 25, 1990
FB/PG:195\77	JOB NO.: 3889
DISC: "CB"	SHEET 1 OF 1

FORM 10



- General Notes:
- (1) For standard specification see standard specifications for construction as adopted by the City of Rockwall.
 - (2) Pavement design shall be in accordance with good engineering practice. Pavements shall be of concrete having not less than 3,000 p.s.i. strength in 28 days with a cement content of not less than 5 sacks per cubic yard. Pavement shall be reinforced with No. 3 bars at 24-inch centers in both directions. Minimum concrete thickness of pavement shall be 6-inches.
 - (3) The subgrades shall be compacted and finished to a smooth uniform surface. Subgrades with native material have a plasticity index (p.i.) of 20 or more shall be lime stabilized to a minimum depth of 6-inches. The lime stabilization shall be used for the full width of the street, back of curb to back of curb, plus 6-inches on each side. The minimum lime content shall be 6 percent of dry weight of material.
 - (4) For paving section see detail 1, and for monolithic curb section see detail 2.
 - (5) For typical curb inlet section see detail 3, and for standard curb inlet elevation see detail 4.
 - (6) Paving details:
 - (a) For plan of steel layout see detail 5
 - (b) For plan of joint spacing see detail 6
 - (c) For transverse construction joint and transverse expansion joint see detail 7
 - (d) For longitudinal construction and sawed dummy joints see detail 8

ENGINEERED BY ORHAN UZAL		
ROCKWALL STEEL ROCKWALL, TX.		
SCALE: 1"=40'-0"	APPROVED BY:	DRAWN BY: O.U.
DATE: 12/10/85		REVISION:
ROCKWALL STEEL INDUSTRIAL PARK PLAN		
PLAN		DRAWING: 1 OF 3

PLAT REVIEW

* Preliminary Plat

* Final Plat

Name of Proposed Subdivision Industrial Addition

Location of Proposed Subdivision I-30/Industrial

Name of Subdivider Rockwell Steel

Date Submitted 1/31/90 Date of Review 2/1/90

Total Acreage 9.9 acres No. of Lots 2

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
+ 1. Was the proper application submitted and checklist? (attach copy)	_____	_____	_____
- 2. Were the proper number of copies submitted?	_____	<input checked="" type="checkbox"/>	_____
- 3. Is scale 1" = 100' (Specify scale if different) Scale = <u>1 = 60</u>	_____	_____	_____
+ 4. Is the subdivision name acceptable?	<input checked="" type="checkbox"/>	_____	_____
5. Comments:			

- 1. need application / filing fee
- 2. what about a tie to the Code properly - 1/2 Revised 30 feet.

Planning and Zoning

1. What is the proposed use? Industrial
2. What is the proposed density? N/A
3. What is the existing zoning? Indy LI

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
4. Is the plan zoned properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Does the use conform to the Land Use Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is this tract taken out of a larger tract	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the development landlock another property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is this project subject to the provisions of the Concept Plan Ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Has a Concept Plan been been Provided and Approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Does the plan conform to the Master Park Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?			
a. Lot Size	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Building Line	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Buffering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

 /

14. Comments:

Yes No N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan? *the Right of way should be to effect*

 /

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

 /

c. Is any additional right-of-way provided for all streets and alleys?

 /

d. Is any additional right-of-way required?

 /

e. Is there adequate road access to the proposed project?

 /

f. Will escrowing of funds or construction of sub-standard roads be required?

 /

g. Do proposed streets and alleys align with adjacent right-of-way?

 /

h. Do the streets and alleys conform to City regulations and specifications?

 /

- i. Are the street names acceptable?
- j. Is a traffic analysis needed?
- k. Comments:

2. Utilities

- a. Does the Plan conform to the Master Utility Plan?
- b. Are all lines sized adequately to handle development?
 - 1. Water
 - 2. Sewer
- c. Is additional line size needed to handle future development?
 - 1. Water
 - 2. Sewer
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development?
- e. Are all necessary easements provided?
- f. Do all easements have adequate access?
- g. Are any off site easements required?
- h. Have all appropriate agencies reviewed and approved plans?
 - 1. Electric
 - 2. Gas
 - 3. Telephone
 - 4. Cable

i. Does the drainage conform to City regulations and specifications?

j. Do the water and sewer plans conform to City regulations and specifications?

k. Is there adequate fire protection existing or planned?

l. Comments:

General Requirements

1. Has the City Engineer reviewed and approved the plan?

2. Does the final plat conform to the City's Flood Plain Regulations?

3. Does the final plat conform to the preliminary plat as approved?

4. Staff Comments:

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Cop</u>	<u>2/1/90</u>	<u>30 min</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: February 8, 1990

Agenda No: III. B.

Agenda Item: P&Z 90-1-FP - Discuss and Consider Approval of a Replat of the Industrial Addition

Item Generated By: Applicant, Al Sharaway

Action Needed: Consider approval or denial of the replat.

Background Information:

The Industrial Addition was platted in the 1960's. It was originally platted with a number of small lots with the idea that the lots would be sold off. The street, up until a few months ago, was a private street. Mr. Sharaway has since acquired the back half of the Industrial Addition and has developed most of the lots and leased the buildings. He now wants to connect several of the existing buildings for a tenant. In order to do this he must replat the lots to eliminate the existing lot lines. He wants to go ahead and replat all of his property so that the problem does not arise again at a later date. The replat contains only two lots, one on each side of Industrial Blvd. The ROW for Industrial has already been dedicated by Mr. Sharaway by separate deed for the extension of Industrial to the new Continental Pet facility.

Mr. Sharaway has completed the development of his property on Industrial with the exception of two remaining building sites. We learned this week that he is now ready to begin construction of the last two buildings. We have reviewed his plans on a preliminary basis, and it appears that he may have some problems with driveway locations and landscaping. He may need to request Commission and Council consideration in these areas before he can build. Because some of the problems would be directly related to the fact that he voluntarily dedicated the ROW for Industrial and made it a public street we would like to expedite the approval process that he must go through. We will complete the review of the development plans and may send additional information to you under separate cover.

Attachments:

1. Location Map
2. Plat

Agenda Item: Industrial Addition Replat

Item No.: III.B.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: February 19, 1990

Agenda No: V. f.

Agenda Item: P&Z-90-1-FP - Discuss and Consider Approval of a Replat of Industrial Addition

Item Generated By: Applicant, Al Sharaway

Action Needed: Approval or denial of plat

Background Information:

Mr. Sharaway is in the process of expanding some of his existing buildings on Industrial Blvd. When the subdivision was platted in the 1960's the property was divided into multiple lots. Because Mr. Sharaway is the owner of all of the lots in the rear of the subdivision the lot lines serve no purpose. Mr. Sharaway would like to replat his property into two lots, one lot on each side of Industrial. The plat meets our requirements and the Commission has recommended approval of the plat.

Attachments:

1. Location map
2. Plat

Agenda Item: Industrial Replat

Item No: V. f.