

SITE PLAN APPLICATION

Date _____

NAME OF PROPOSED DEVELOPMENT PUTT-A-ROUND GOLF AND GAMES

NAME OF PROPERTY OWNER/DEVELOPER DALLAS BAPTIST ASSOCIATION

ADDRESS 8001 EAST R.L. THORNTON FREEWAY PHONE (214) 324-2803

NAME OF LAND PLANNER/ENGINEER MIKE SLAVENS

ADDRESS RT 1 1009 FRONTIER TR. PHONE (214) 563-7816

TOTAL ACREAGE 2

CURRENT ZONING COMMERCIAL

NUMBER OF LOTS/UNITS 1

SIGNED MSlavens

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>	<u> </u>
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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>	<u> </u>
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2. Location, dimensions, and size of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.

<u>✓</u>	<u> </u>
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3. Location and type of landscaping, lighting, fencing and/or screening of yards and setback areas

<u>✓</u>	<u> </u>
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4. Calculation of landscaped area provided

<u>✓</u>	<u> </u>
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5. Location and dimensions of ingress and egress

- | | | |
|-------|-------|---|
| _____ | ✓ | 6. <u>Location, number and dimensions</u> of off-street parking and loading facilities |
| ✓ | _____ | 7. <u>Height</u> of all structures |
| ✓ | _____ | 8. <u>Proposed uses</u> of all structures |
| _____ | _____ | 9. <u>Location</u> and <u>types</u> of all signs, including lighting and heights |
| ✓ | _____ | 10. <u>Elevation drawings</u> citing proposed exterior finish materials and proposed structural materials |
| ✓ | _____ | 11. <u>Location</u> and <u>screening</u> of trash facilities |
| ✓ | _____ | 12. <u>Location</u> 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 _____

APPLICATION AND FINAL PLAT CHECKLIST

Date _____

Name of Proposed Development Putt - A - Round Golf And Games

Name of Developer MIKE SLAVENS

Address RT1 1009 FRONTIER TR ROCKWALL Phone 214 563-7816

Owner of Record DALLAS BAPTIST ASSN.

Address 8001 E. R.L. THORNTON FWY DALLAS Phone 214-324-2803

Name of Land Planner/Surveyor/Engineer MIKE SLAVENS

Address RT1 1009 FRONTIER TR ROCKWALL Phone 214-563-7816

Total Acreage 2

Current Zoning COMMERCIAL

Number of Lots/Units 1

Signed 

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: _____

Date: _____

Receipt No.: _____

File No.: _____

Fee: _____

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

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 ⁽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 _____

(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 _____

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 90-25- CUP

Date Submitted 17 AUG 1990

Filing Fee \$ _____

Applicant MIKE SLAVENS

Address RT 1 1009 FRONTIER TR.
ROCKWALL, TEXAS 75087

Phone No. 214-563-7816

Owner _____ Tenant¹ * Prospective Purchaser * ¹

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)²

SEE SEPARATE AND ATTACHED SHEET

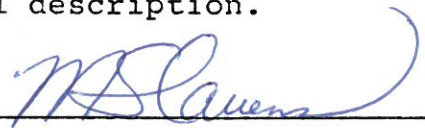
I hereby request that a Conditional Use Permit be issued for the above described property for:

LESS THAN 90%
MASONARY AS SHOWN
IN ELEVATIONS

MINIATURE GOLF, AMUSEMENT GAMES,
GO-KARTS, BATTING CAGES, CONCESSIONS
AND SALES OF RELATED PRODUCTS.

^{line} The current zoning on this property is COMMERCIAL.
There ^{space} ~~are~~ ^{space} ~~are~~ not deed restrictions pertaining to the intended use of this property.

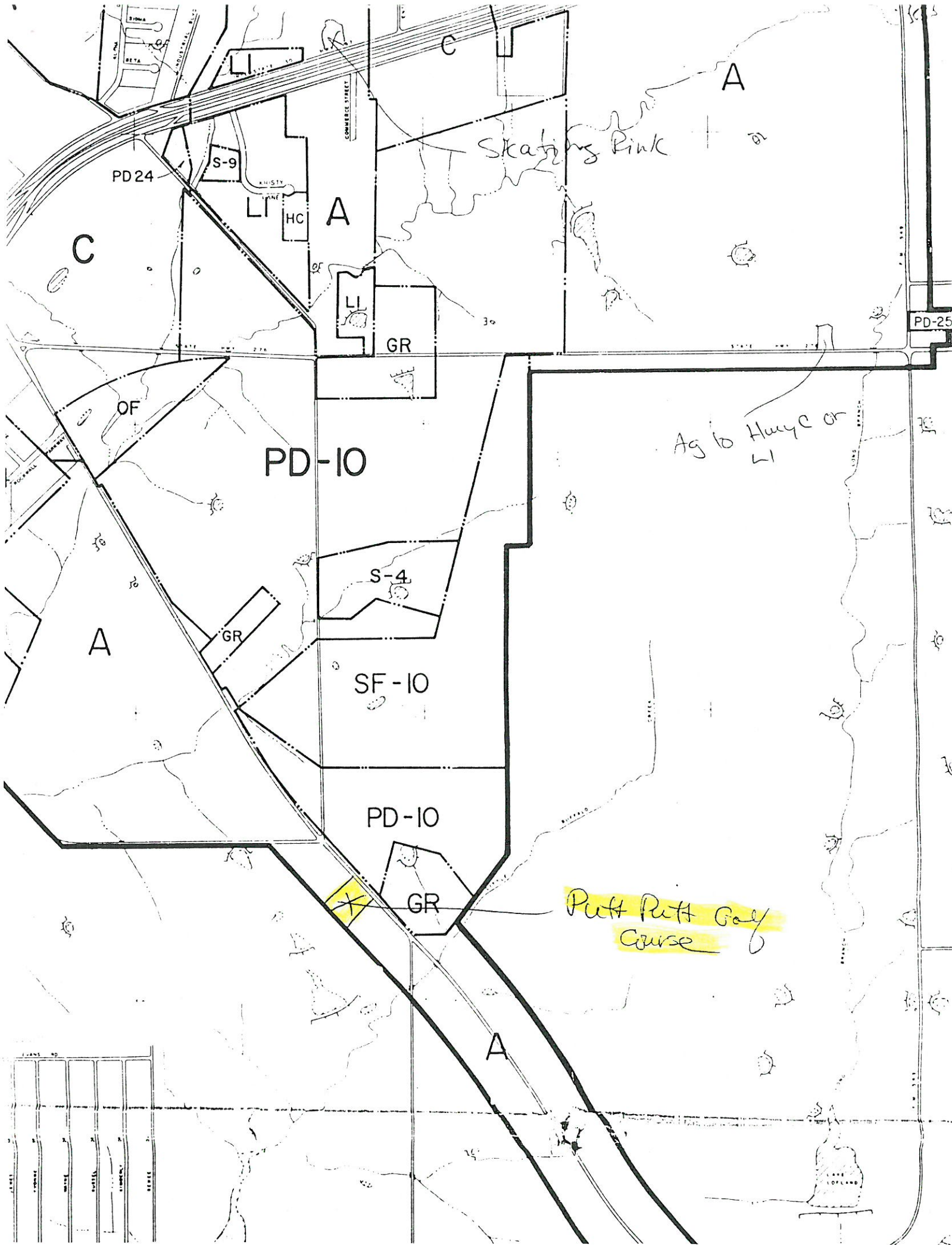
I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.



¹If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

SEE ATTACHED LETTER

²The legal description is used to publish the notice of the required hearing and in the preparation of the final ordinance granting the Conditional Use Permit. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.



PD-24

S-9

LI

HC

A

GR

PD-10

S-4

GR

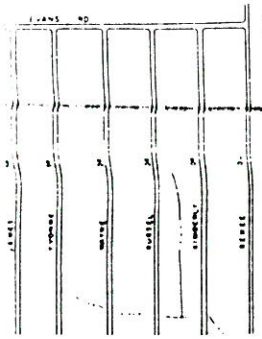
SF-10

PD-10

GR

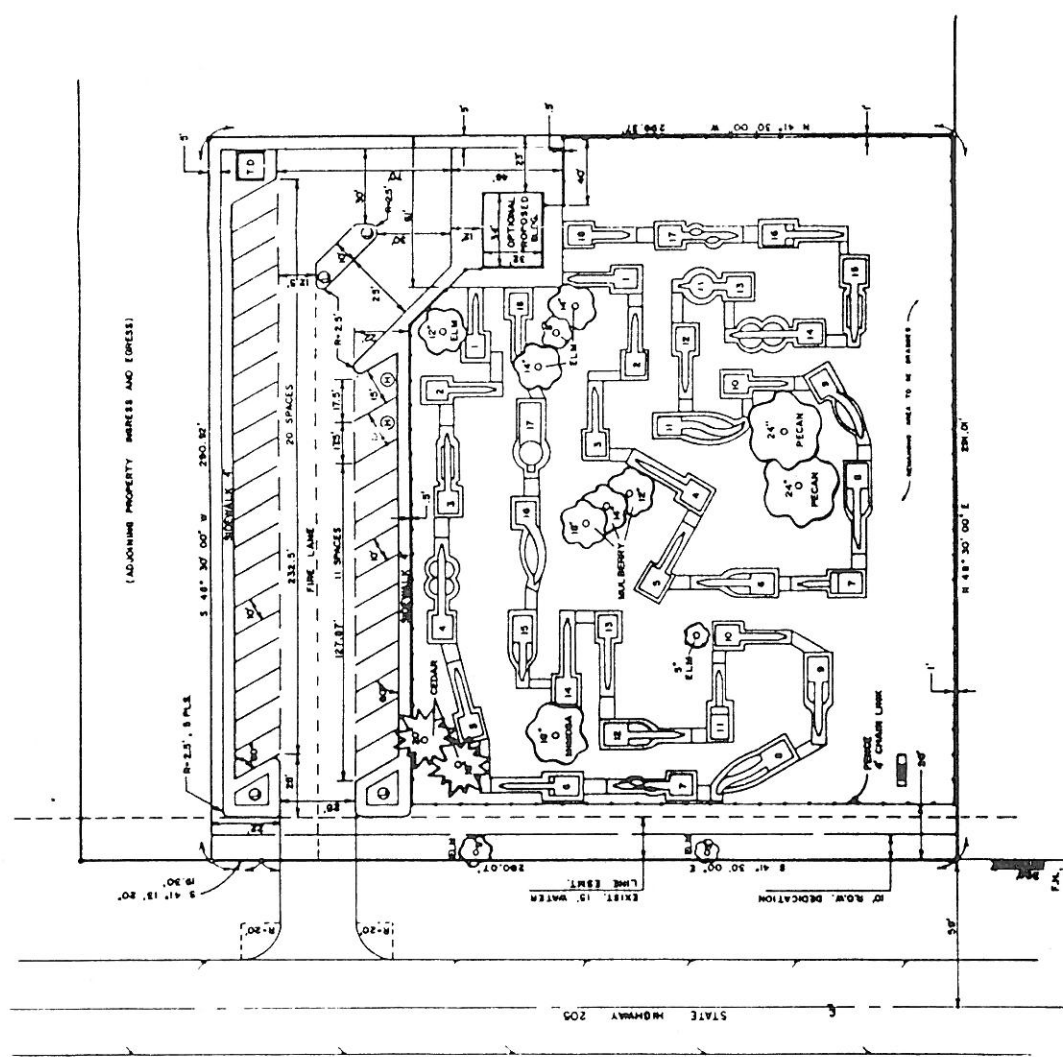
Putt Putt Golf Course

A



PD-25

(ADJOINING PROPERTY ADDRESS AND (DRESS))

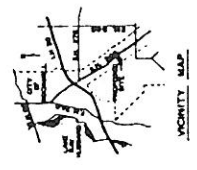


PUTT - A-ROUND

GOLF AND GAMES

TOTAL DEVELOPMENT CAPACITY
 CUSTOMERS - 80
 PARKING REQUIRED AT 1:3 - 30
 PARKING PROVIDED - 38

TOTAL SITE - 87,100 S.F.
 LANDSCAPE REQUIREMENTS - 13,000 S.F. (15%)
 AREA WITHIN MATURE GOLF HOLES TO BE IRRIGATED
 LIGHTING ON MATURE GOLF TO BE REQUIRED, AT MAX FUTURE HEIGHT
 LIGHTING ON ENTRANCE AND PARKING, 30' MAX FUTURE HEIGHT
 ALL TREES SHOWN ARE EXISTING

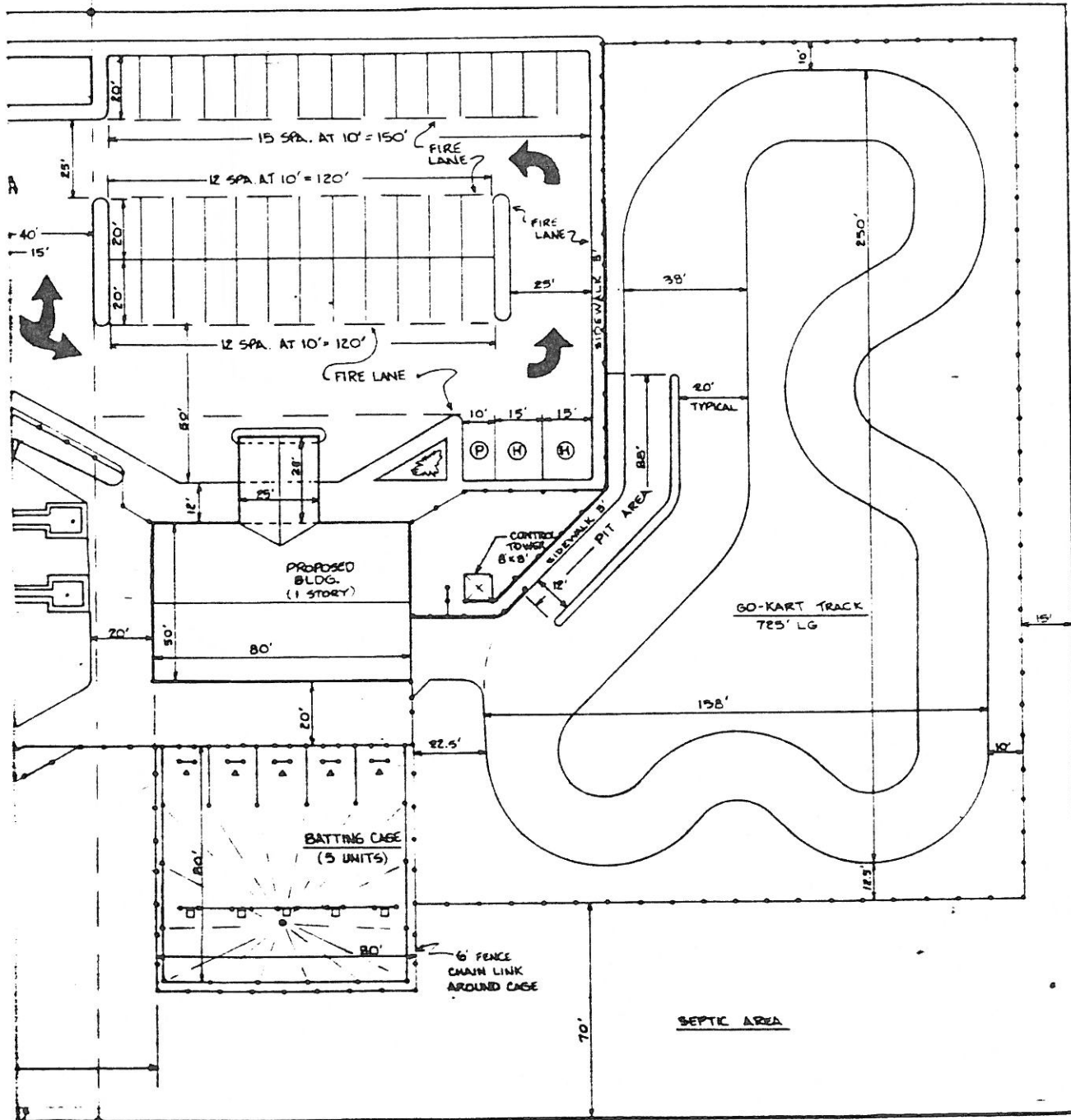


NOTICE TO ALL PERSONS RECEIVING THIS DRAWING:
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.

PROJECT NO.	563	DATE	7/8/16
CLIENT	563	SCALE	1" = 40'
DESIGNER	563	PROJECT	FINAL SITE PLAN
DATE	7/8/16	SHEET	1

ROCKWALL COUNTY

PROPOSED EXPANSION PENDING FINANCING

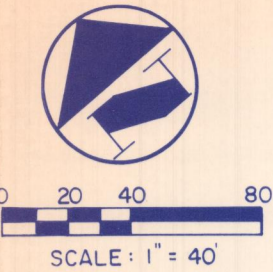
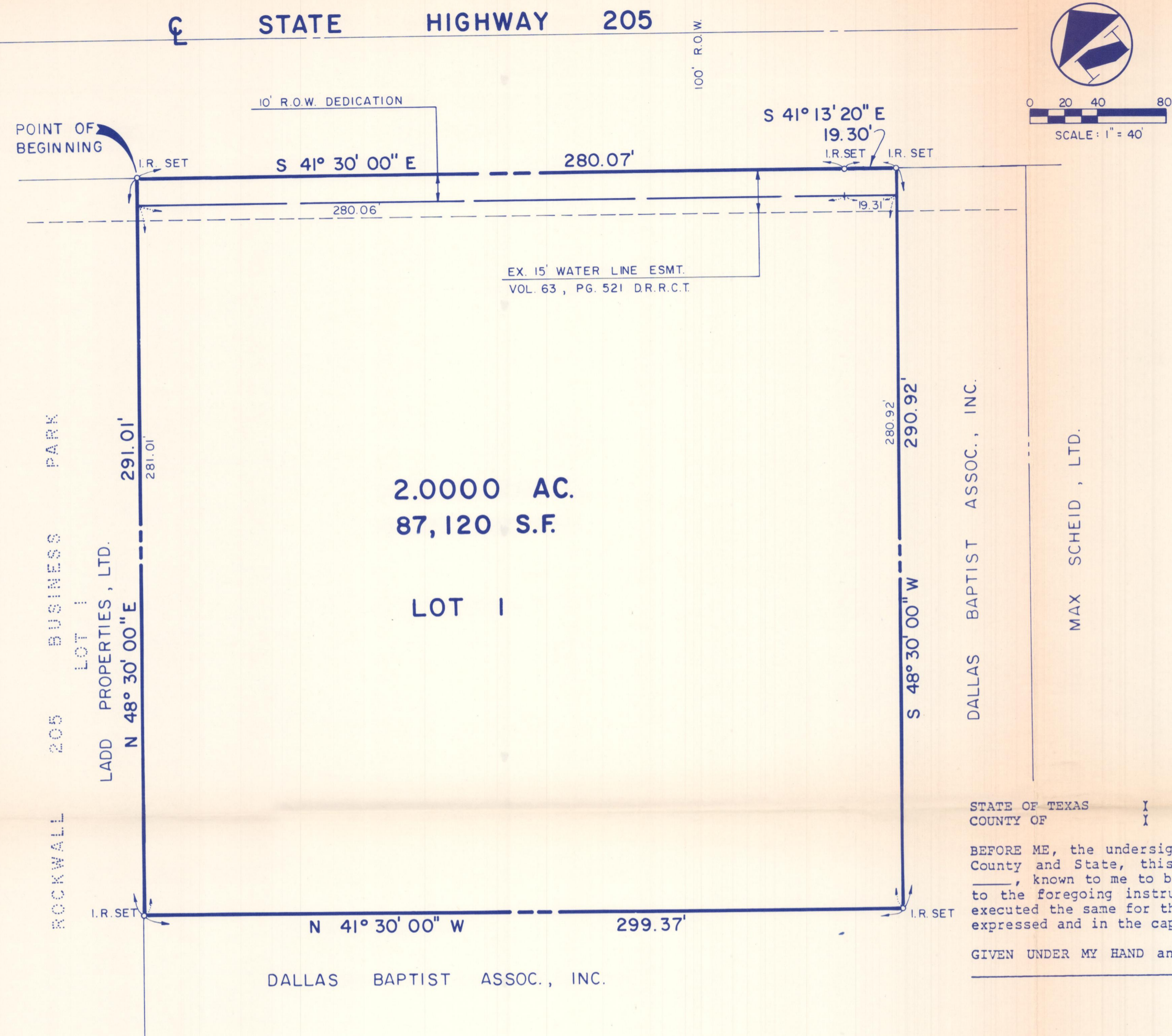


NOTICE TO ALL PERSONS RECEIVING THIS DRAWING

This drawing is not a contract. It is a preliminary drawing and is subject to change without notice. It is not to be used for any purpose other than that for which it was prepared. It is not to be used for any purpose other than that for which it was prepared. It is not to be used for any purpose other than that for which it was prepared.

Company Information: Geometric Precision Operations 7000 W. 10th St. Rockwall, TX 75087		SIZE D	FBCH NO 82167	DRAWING NO 1
DRAWN ISSUED	SCALE			

SCALE 1" = 25'



OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS, DALLAS BAPTIST ASSOCIATION, INC. is the owner of a tract of land in the J.R. Johnson Survey, Abstract No. 128, Rockwall County, Texas, and being part of a 5.00 acre tract to Dallas Baptist Association as recorded in Volume 211, Page 212, Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for a corner on the Southwest line of S.H. 205, said point being the North corner of said 5.00 acre tract;

THENCE South 41 deg. 30 min. 00 sec. East, with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 280.07 feet to an iron rod for a corner;

THENCE South 41 deg. 13 min. 20 sec. East with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 19.30 feet to an iron rod for a corner;

THENCE South 48 deg. 30 min. 00 sec. West 50.00 feet Northwest of and parallel to the Southeast line of said 5.00 acre tract, 290.92 feet to an iron rod for a corner;

THENCE North 41 deg. 30 min. 00 sec. West, 299.37 feet to an iron rod for a corner on the Northwest line of said 5.00 acre tract;

THENCE North 48 deg. 30 min. 00 sec. East, with the Northwest line of said 5.00 acre tract, 291.01 feet to the POINT OF BEGINNING and containing 87,120.00 square feet or 2.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT DALLAS BAPTIST ASSOCIATION acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as IGLESIA BAUTISTA DEL LAGO, an addition to the City of Rockwall, Texas and does hereby dedicate to the public use forever, the streets, alleys, and public use areas shown indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Rockwall and all public utilities desiring to use or using same. All and any public utility and the City of Rockwall shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Rockwall and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolution of the City of Rockwall, Texas.

WITNESS MY HAND AT Rockwall, TEXAS, this 13 Day of August, 1990.

Robert L. Wright
 Notary Public in and for
 County, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT L. WRIGHT, 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 in accordance with the Platting Rules and Regulations of the City of Rockwall, Texas.



ROBERT L. WRIGHT
 Registered Public Surveyor
 No. 3917

STATE OF TEXAS I
 COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, this day personally appeared Robert L. Wright known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office, this ___ day of ___, 1990



Carol B. Sandoval
 Notary Public in and for
 Dallas County, Texas

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 _____.

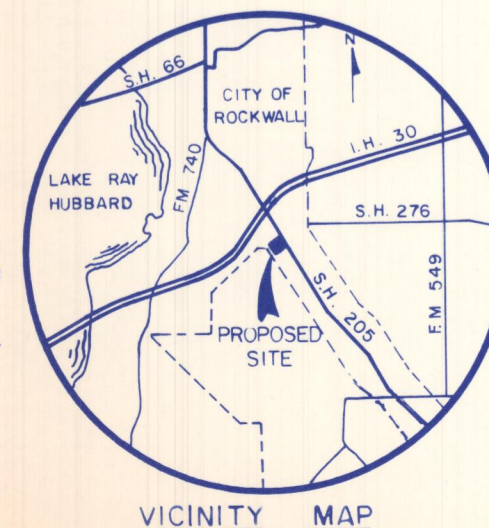
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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



FINAL PLAT
 IGLESIA BAUTISTA DEL LAGO
 ADDITION

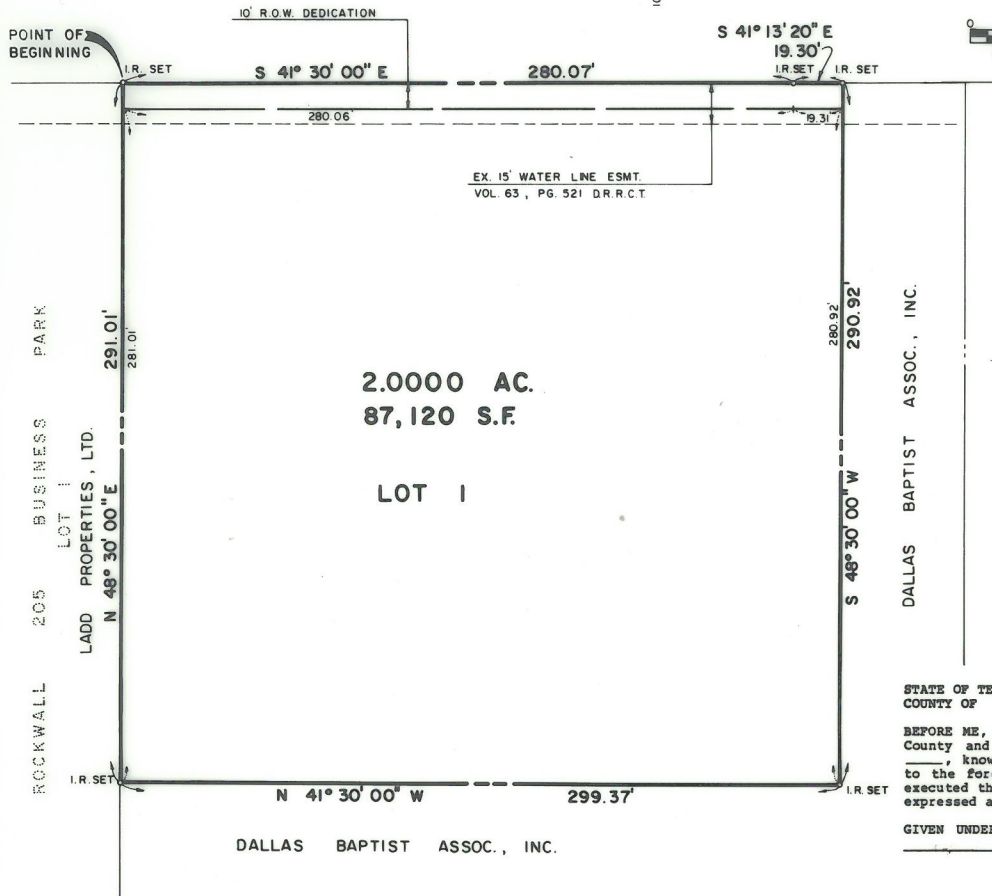
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
 OUT OF THE J. R. JOHNSON SURVEY, ABSTRACT
 NO. 128, ROCKWALL COUNTY, TEXAS.

OWNER:
 DALLAS BAPTIST ASSOCIATION
 8001 E. R.L. THORNTON
 DALLAS, TEXAS 75228
 324-2803

ENGINEER:
 NEEDHAM WRIGHT LASKEY ENGINEERS
 17120 DALLAS PARKWAY
 SUITE 130
 DALLAS, TEXAS 75248
 (214) 250-4110



OWNER'S CERTIFICATE



STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, DALLAS BAPTIST ASSOCIATION, INC. is the owner of a tract of land in the J.R. Johnson Survey, Abstract No. 128, Rockwall County, Texas, and being part of a 5.00 acre tract to Dallas Baptist Association as recorded in Volume 211, Page 212, Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for a corner on the Southwest line of S.H. 205, said point being the North corner of said 5.00 acre tract;

THENCE South 41 deg. 30 min. 00 sec. East, with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 280.07 feet to an iron rod for a corner;

THENCE South 41 deg. 13 min. 20 sec. East with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 19.30 feet to an iron rod for a corner;

THENCE South 48 deg. 30 min. 00 sec. West 50.00 feet Northwest of and parallel to the Southeast line of said 5.00 acre tract, 290.92 feet to an iron rod for a corner;

THENCE North 41 deg. 30 min. 00 sec. West, 299.37 feet to an iron rod for a corner on the Northwest line of said 5.00 acre tract;

THENCE North 48 deg. 30 min. 00 sec. East, with the Northwest line of said 5.00 acre tract, 291.01 feet to the POINT OF BEGINNING and containing 87,120.00 square feet or 2.00 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT DALLAS BAPTIST ASSOCIATION acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as IGLESIA BAUTISTA DEL LAGO, an addition to the City of Rockwall, Texas and does hereby dedicate to the public use forever, the streets, alleys, and public use areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Rockwall and all public utilities desiring to use or using same. All and any public utility and the City of Rockwall shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Rockwall and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all plating ordinances, rules, regulations, and resolution of the City of Rockwall, Texas.

WITNESS MY HAND AT Dallas, TEXAS, this 13 Day of August, 1990.

Robert L. Wright
Notary Public in and for
County, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ROBERT L. WRIGHT, 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 in accordance with the Platting Rules and Regulations of the City of Rockwall, Texas.

RECOMMENDED FOR FINAL APPROVAL

Robert L. Wright
ROBERT L. WRIGHT
Registered Public Surveyor
No. 3917

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.

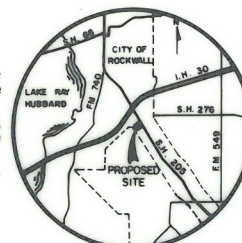
WITNESS OUR HANDS, this _____ day of _____.

Mayor, City of Rockwall

City Secretary
City of Rockwall

**FINAL PLAT
IGLESIA BAUTISTA DEL LAGO
ADDITION**

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
OUT OF THE J. R. JOHNSON SURVEY, ABSTRACT
NO. 128, ROCKWALL COUNTY, TEXAS.

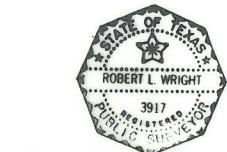


OWNER:

DALLAS BAPTIST ASSOCIATION
6001 E. R.L. THORNTON
DALLAS, TEXAS 75228
324-2905

ENGINEER:

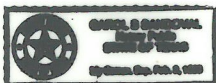
NEEDHAM WRIGHT LASKEY ENGINEERS
17120 DALLAS PARKWAY
SUITE 130
DALLAS, TEXAS 75248
(214) 250-4110



STATE OF TEXAS I
COUNTY OF DALLAS I

BEFORE ME, the undersigned, a Notary Public in and for said County and State, this day personally appeared Robert L. Wright known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

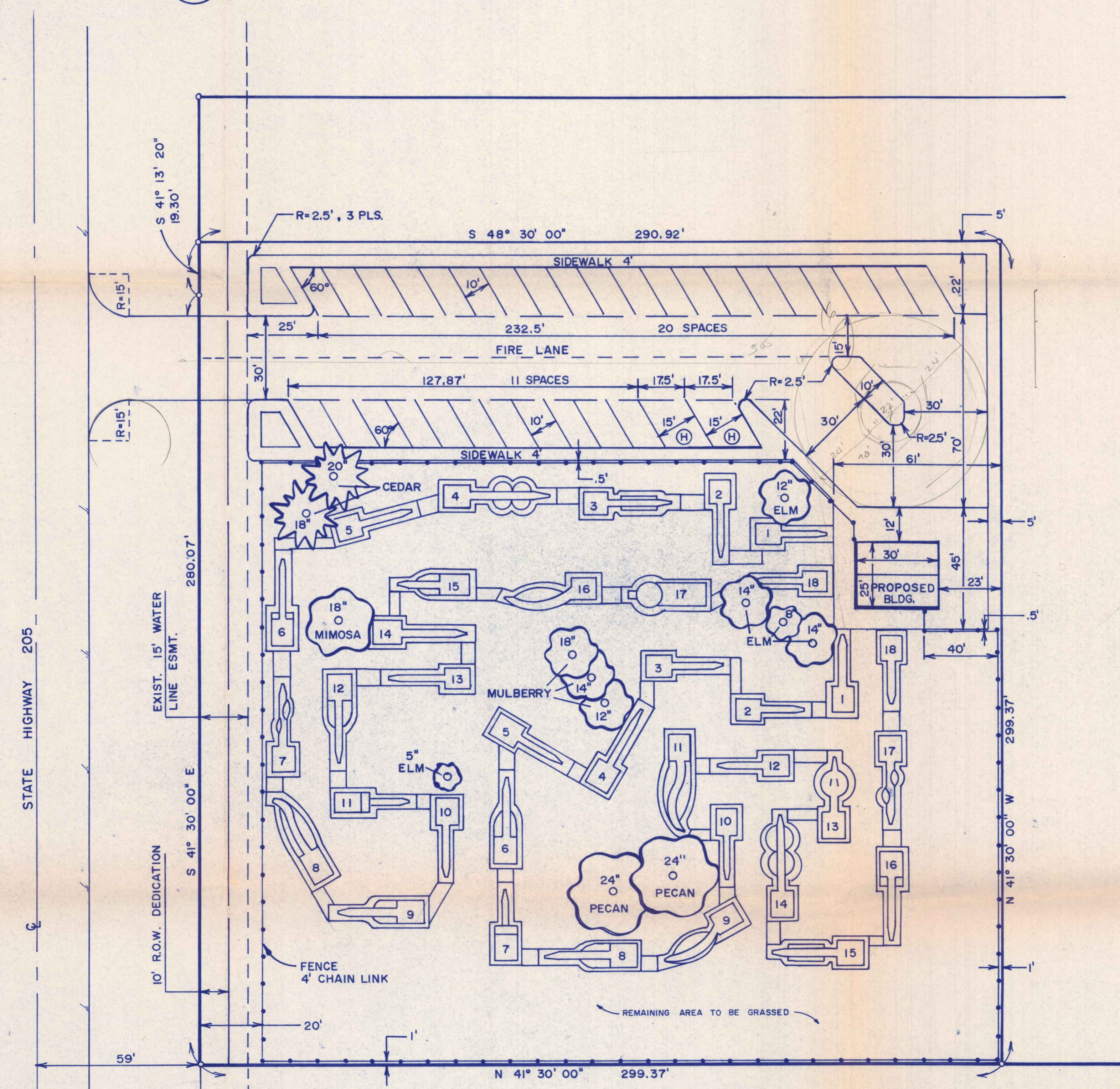
GIVEN UNDER MY HAND and seal of office, this 2nd day of August, 1990



Carol B. Sanderval
Notary Public in and for
Dallas County, Texas

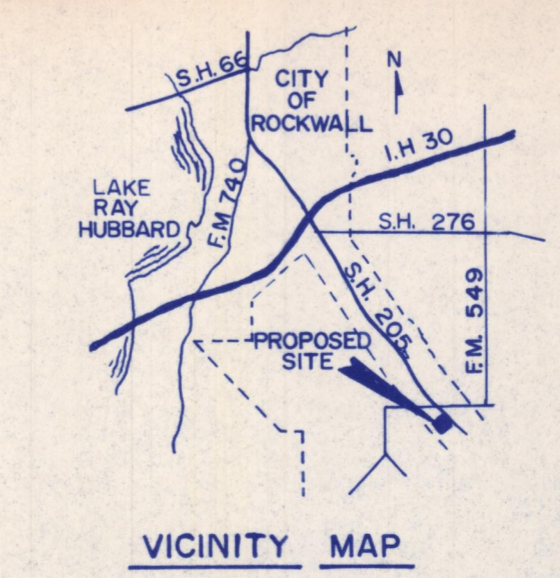
771-6106

REVISIONS				
ZONE	LTR	DESCRIPTION	DATE	APPROVED



PUTT-A-ROUND GOLF AND GAMES

TOTAL DEVELOPMENT CAPACITY
 CUSTOMERS = 90
 PARKING REQUIRED AT 1:3 = 30
 PARKING PROVIDED = 33
 TOTAL SITE = 87,120 S.F.
 LANDSCAPE REQUIREMENTS = 13,068 S.F. (15%)



Handwritten notes:
 54
 2 Bathys
 36
 40
 2
 81
 36 spaces
 op. build 1 space
 54
 40 spaces
 Bathys - 10
 30
 75
 30
 75
 30
 75
 30
 75

NOTICE TO ALL PERSONS RECEIVING THIS DRAWING
 This drawing is only conditionally issued, and neither receipt nor possession thereof confers or transfers any right in, or license to use, the subject matter of the drawing or any design or technical information shown thereon, nor any right to reproduce this drawing or any part thereof, except for manufacture by vendors for PUTT-A-ROUND GOLF and for manufacture under the corporation's written license, no right to reproduce this drawing is granted unless by written agreement with or written permission from the corporation.

PUTT-A-ROUND GOLF AND GAMES RT. 1008 FRONTIER TRAIL ROCKWALL, TEXAS 75087	SIZE D	DRAWING NO. 7816
DRAWN SLAVENS 8-01-90	ISSUED	REV
SCALE 1"=25'	FINAL SITE PLAN	SHEET 1

SITE PLAN REVIEW

* Date Submitted _____

* Scheduled for P&Z _____

* Scheduled for Council _____

* Applicant/Owner _____

* Name of Proposed Development Patt Patt Golf Course

* Location _____ Legal Description _____

* Total Acreage _____ No. Lots/Units _____

* Current Zoning _____

Special Restrictions _____

* Surrounding Zoning _____

Planning

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
--	------------	-----------	------------

1. Is the site zoned properly? <i>app has been made</i>	_____	<input checked="" type="checkbox"/>	_____
2. Does the use conform to the Land Use Plan?	<input checked="" type="checkbox"/>	_____	_____
3. Is this project in compliance with the provisions of a Concept Plan?	_____	<input checked="" type="checkbox"/>	_____
* 4. Is the property platted?	_____	<input checked="" type="checkbox"/>	_____
* 5. Is plat filed of record at Courthouse? File No. _____	_____	_____	_____
* 6. If not, is this site plan serving as a preliminary plat?	<input checked="" type="checkbox"/>	_____	_____
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	_____	_____	_____
<i>does need to not have structure in front 10'</i> side	_____	_____	_____
rear	_____	_____	_____
b. Are buildings on same lot adequately separated?	_____	_____	_____

- c. Is the lot the proper size?
- d. Does the lot have proper dimensions?
- e. Are exterior materials correct?
- f. Are structural materials correct?
- g. Is coverage correct?
- h. Is adequate area in landscaping shown?
- i. Is it irrigated?
- j. Is landscaping in parking lot required?
- k. Are types of landscaping indicated?
- l. *Must relocate 2 trees to frontage*
Is floor area ratio correct?
- m. Is building height correct?
- n. Are correct number of parking spaces provided? *Some must be offsite*
- o. Are driving lanes adequate in width? *w/one way must be 10'*
- p. Are parking spaces dimensioned properly
- q. Does the parking lot meet City specifications
- r. Is a fire lane provided?
- s. Is it adequate in width? *the drive lane needs to be widened*
- t. Are drive entrances properly spaced?
- u. Are drive entrances properly dimensioned?
-Do drive entrances line up with planned median breaks?
- v. Is lighting provided and correctly directed?
- w. Are sidewalks required?
- x. Are sidewalks provided?
- y. Is a screen or buffer required?
-Is it sized properly?
-Is it designed properly?
-Is it of correct materials?

- | | | | |
|--|--------|--------|--------|
| ✓ 7. Does the site plan contain all required information from the application checklist? | _____ | _____ | _____ |
| 8. Is there adequate access and circulation? | ✓_____ | _____ | _____ |
| 9. Is trash service located and screened? | ✓_____ | _____ | _____ |
| ✓ 10: Are street names acceptable? | _____ | _____ | ✓_____ |
| 11. Was the plan reviewed by a consultant?
(If so, attach copy of review.) | _____ | ✓_____ | _____ |
| 12. Does the plan conform to the Master Park Plan? | _____ | _____ | ✓_____ |
| 13. Are there any existing land features to be maintained?
(ie, topography, trees, ponds, etc.) | _____ | _____ | _____ |

Comments: *there are a number of large trees that the applicant plans to save*

Building Codes

- | | | | |
|--|--------|-------|-------|
| 1. Do buildings meet fire codes? | ✓_____ | _____ | _____ |
| 2. Do signs conform to Sign Ordinance? | ✓_____ | _____ | _____ |

Comments:

Engineering

- | | | | |
|--|--------|--------|--------|
| 1. Does plan conform to Thoroughfare Plan? | ✓_____ | _____ | _____ |
| 2. Do points of access align with adjacent ROW? | _____ | _____ | ✓_____ |
| 3. Are the points of access properly spaced? | ✓_____ | _____ | _____ |
| 4. Are street improvements required? | _____ | ✓_____ | _____ |
| 5. Will escrowing of funds or construction of substandard roads be required? | _____ | ✓_____ | _____ |
| 6. Does plan conform with Flood Plain Regulations? | ✓_____ | _____ | _____ |
| 7. Is adequate fire protection present? <i>will need to install a fire hydrant</i> | _____ | _____ | _____ |
| 8. Are all utilities adequate? <i>no sewer</i> | _____ | _____ | _____ |
| 9. Are adequate drainage facilities present? <i>yes</i> | ✓_____ | _____ | _____ |
| 10. Is there a facilities agreement on this site? | _____ | ✓_____ | _____ |

- 11. Are existing roads adequate for additional traffic to be generated? ✓
- 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land? ✓
✓
- 13. Are access easements necessary? ✓
- 14. Are street and drive radii adequate? ✓
- 15. Have all required conditions been met? _____
- 16. Is there a pro rata agreement on this site? _____ ✓ _____
- 17. Have all charges been paid? _____ _____ _____

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Quarob</u>	<u>9/9/90</u>	<u>1 hr.</u>

1. all offsite parking must be constructed to City standards
2. Parking and access easement must be provided on all offsite parking.
3. All offsite parking shall not be used for any other parking requirements.
4. access easement - as necessary
5. need 44 parking spaces
6. need to put 16' on driveway
7. need to add 3' on fronted. plans to meet
8. 25' front set back

PAGE 10F11

Specified Lighting Sales, Inc.
2665 Manana Dr.
Dallas, Tx. 75220

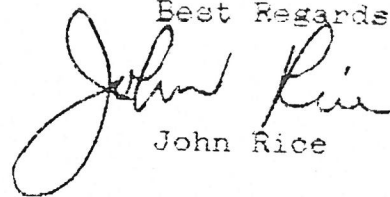
September 13, 1990

Mr. Mike Slavens
Putt a Round Golf and Games
Rockwall, Tx.

Dear Mike,

Following are cut sheets, pricing, and illumination studies for the subject proposed project. I have used 25' poles and 1000 watt metal halide wide beam floodlights for the general lighting for the miniature golf course. I used 20' poles and 400 watt "shoebox style fixtures for the parking lot lighting. You mentioned the possibility of 12' poles for the golf course, but let me explain that with 12' poles, it would take 4 times as many poles as with 25' poles, and it would look like a forest. The problem is that at 12' you are very limited to the wattage that you can use, and you are just about limited to fluorescent. The recommended light level for nighttime lighted miniature golf is 10 footcandles recommended by the Illuminating Engineering Society. To produce that type of light with fluorescent would run your connected load way up due to the fact that the lumens of light produced versus the wattage consumed is far less efficient with fluorescent. I hope that the information is fairly explanatory, and if you have any questions please do not hesitate to call.

Best Regards,



John Rice

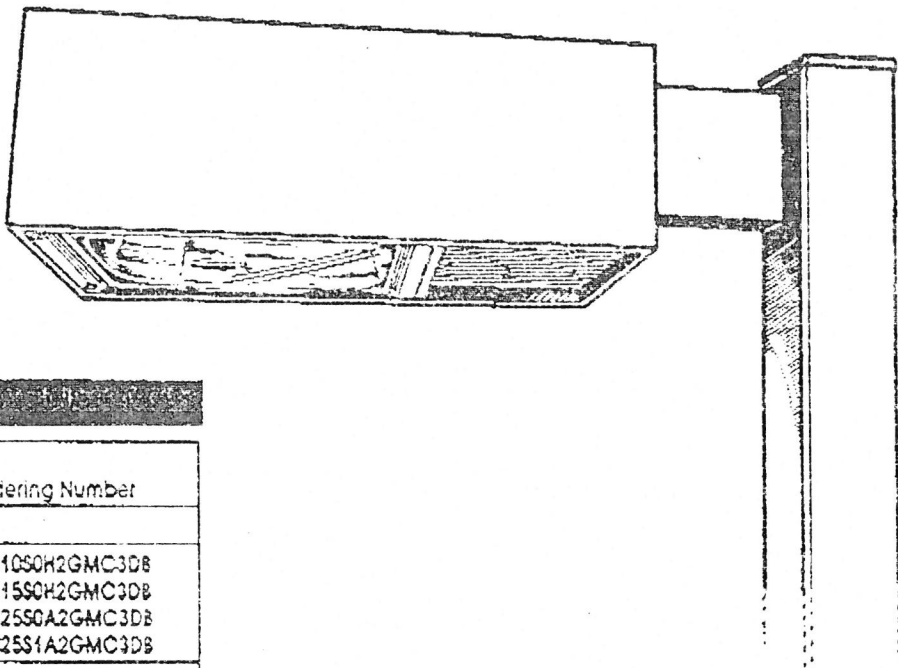
DECASHIELD® II LUMINAIRE

APPLICATIONS

Parking areas, driveways, walkways, malls and roadways

SPECIFICATION FEATURES

- Heavy-gauge formed aluminum housing
- Separate swing-down optical and ballast door access
- ALGLAS® finish on reflector
- Heat and impact resistant tempered flat glass lens
- Decorative mounting arm standard
- Mogul base socket



MOST FREQUENTLY ORDERED

Wattage	Light Source	Voltage	Ordering Number
D25S			
100	HPS	Multivolt	D25S10S0H2GMC3DB
150 (55V)	HPS	Multivolt	D25S15S0H2GMC3DB
250	HPS	Multivolt	D25S25S0A2GMC3DB
250	HPS	120	D25S25S1A2GMC3DB
D40S			
250	HPS	Multivolt	D40S25S0A1GMC4DB
250	HPS	120	D40S25S1A1GMC4DB
400	HPS	Multivolt	D40S40S0A1GMC4DB
400	HPS	Multivolt	D40S40S0A2GMC4DB
400	HPS	120	D40S40S1A2GMC4DB
400	MH	Multivolt	D40S40M0A1GSC2DB

ORDERING NUMBER LOGIC



D25S 15 S O H 1 G M C 3 DB F

PRODUCT ID XXXX	WATTAGE XX	LIGHT SOURCE X	VOLTAGE X	BALLAST TYPE X	PE FUNCTION X	LENS TYPE X	IES DISTRIBUTION TYPE			COLOR XX	OPTIONS XXX
							X	X	X		
D25S = Decashield 250 Luminaire (250W maximum) D40S = Decashield 400 Luminaire	07 = 70 10 = 100 15 = 150 (55V) 17 = 175 25 = 250 24 = 250/400 40 = 400 NOTE: 250/400 connected for 250 watt	S = HPS H = MH Standard: Lamp not included.	0 = 120/208/240/277 Multivolt 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480	See Ballast and Photometric Selection Table A = Autoreg H = HPF Reactor or Lag M = Mag-Reg	1 = None 2 = PE R Receptacle 4 = PE R Receptacle and shorting cap NOTE: Receptacles connected same voltage as unit. Order PE Control Separately.	G = Glass S = Short M = Medium	See Ballast and Photometric Selection Table C = Cutoff 2 = Type II 3 = Type III 4 = Type IV	DB = Dark Bronze	F = Fusing (Not available with multivolt) R = No Mounting Arm (See Accessories for mounting)		

Data subject to change without notice. The catalog numbers, options, and modifications shown on this page are UL listed unless otherwise noted. © Registered Trademarks of General Electric Company

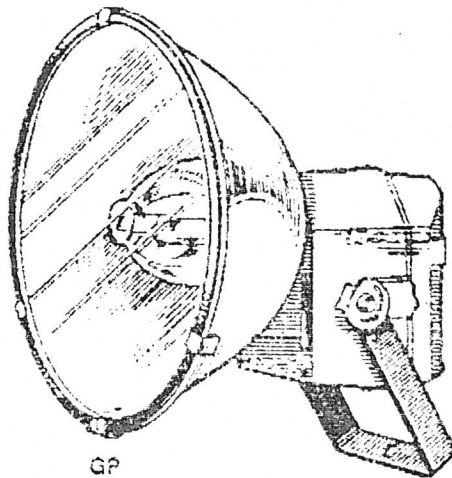
POWER-SPOT® FLOODLIGHT

APPLICATIONS

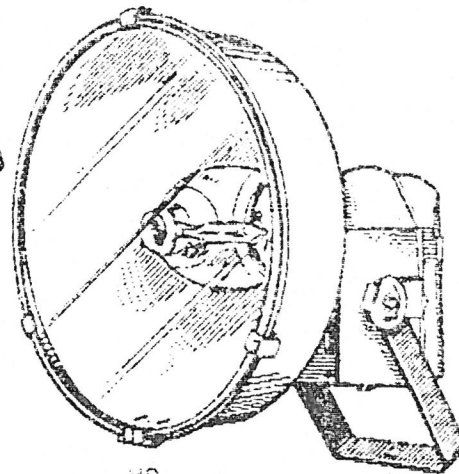
Stadiums, recreational fields and tennis courts, architectural lighting of monuments and buildings, and industrial lighting of material yards and loading docks

SPECIFICATION FEATURES

- Heavy-duty or general purpose (NEMA) construction
- Die-cast aluminum ballast housing with electrocoat gray paint finish
- Sealed and filtered optical assembly
- Corrosion-resistant hardware
- Tempered cover glass
- Hinged door for quick lamp access
- Mogul base socket



GP



HD

MOST FREQUENTLY ORDERED

Shipped as components: Ballast, Optical

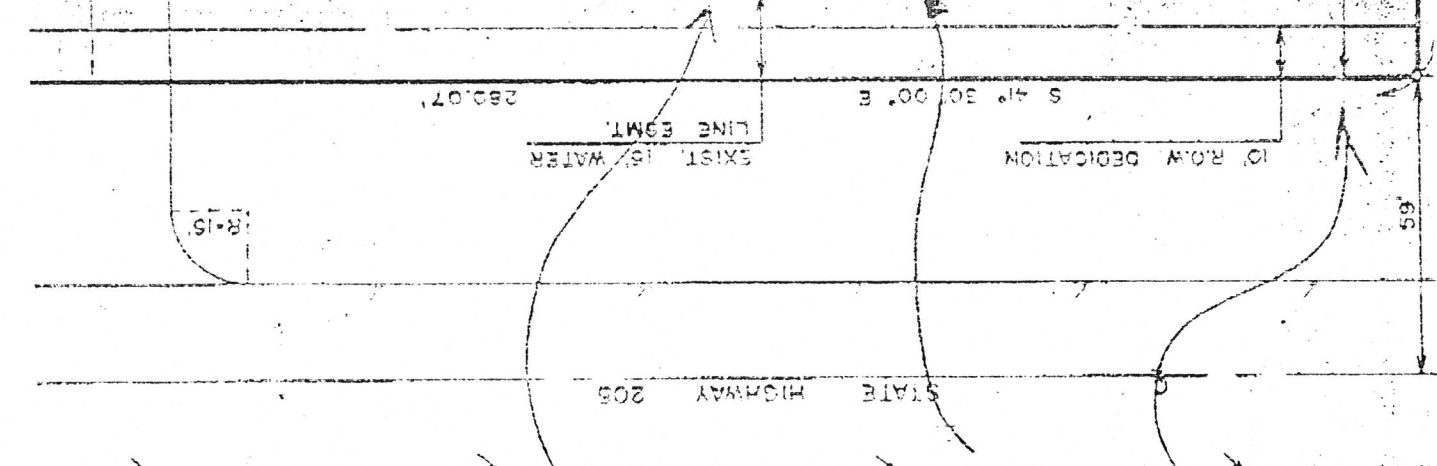
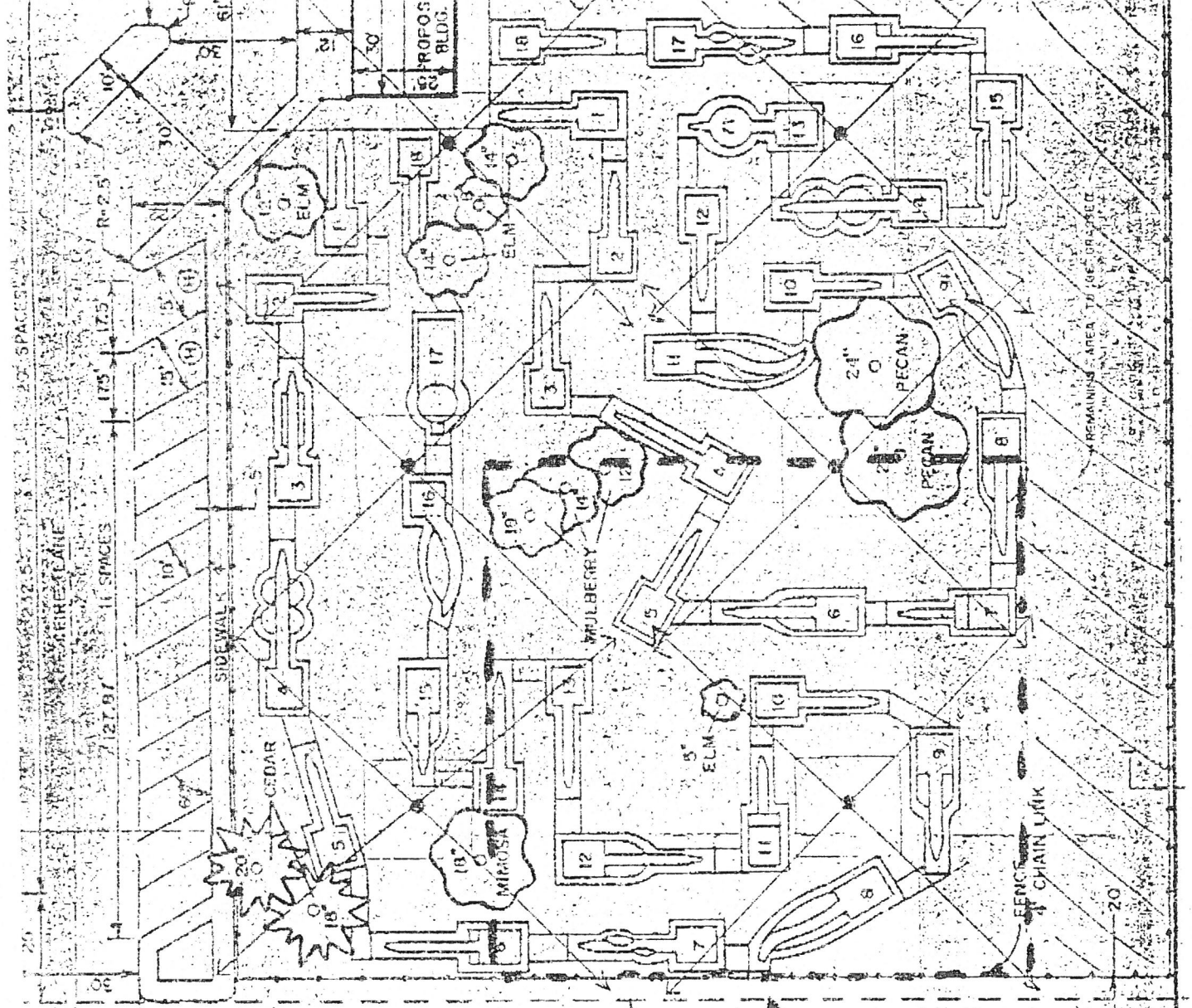
Wattage	Light Source	Voltage	NEMA Beam Spread	Ordering Number
General Purpose 20-inch Optical Reflector				
1500	MH	Multivolt	4X4	PSFA51M0A4GP0
1500	MH	Multivolt	5X5	PSFA51M0A5GP0
1500	MH	Multivolt	6X6	PSFA51M0A6GP0
Heavy Duty 20-inch Optical Reflector				
1500	MH	Multivolt	3X3	PSFA51M0A3H00
1500	MH	Multivolt	4X4	PSFA51M0A4H00
1500	MH	Multivolt	5X5	PSFA51M0A5H00
1500	MH	Multivolt	6X6	PSFA51M0A6H00

ORDERING NUMBER LOGIC



PSFA **51** **M** **5** **A** **46** **H00** **P058**

PRODUCT ID. XXXX	WATTAGE XX	LIGHT SOURCE X	VOLTAGE X	BALLAST TYPE X	NEMA TYPE BEAM SPREAD HORIZ X VERT X	OPTICAL REFLECTOR XXX	OPTIONS XXX
PSFA = Power-Spot Floodlight	40 = 400 51 = 1000 51 = 1500	S = HPS M = MH Standard; Lamp not included.	0 = 120/208/240/277 Multivolt 1 = 120 2 = 208 3 = 240 4 = 277 5 = 480	A = Autoreg (Standard) M = Mag-Reg (400W HPS only)	Select NEMA Type from Photometric Selection Table Example: 4 = 4X4	See Photometric Selection Table HD2 = Heavy Duty 22-in. GP2 = General Purpose 22-in. GP0 = General Purpose 20-in. H00 = Heavy Duty 20-in.	F = Fusing (Not available with multivolt) G = Too Injunion (May be required for use with High Mast Service host. Contact factory) P = Prewired with 6 ft #14/3 (Not prewired with multivolt)



MARKING POINTS ARE
 .5" X MOUNTING HEIGHT,
 & 62.5' FROM POLE

AREA OF PRINTOUT
 IS WITHIN DOTTED
 LINES

CROSS-HATCHED
 AREA NOT INCLUDED
 IN CALCULATED LIGHTING
 AREA.

Stavens -

1. Parly given by 90° - have
6 degree down - take out
waste of concrete
2. Why 30 ft drive - not
really necessary
3. Is cemetery to be raised
overst row - what will be
in 5 foot next to steps
4. Need to look at cross
access
5. Need 6 sheet piers -
(can get credit of 3 piers
and 3 piers)
6. Must grass ROW
7. Use 20' radius
8. Trash?
9. Grass between holes?

10. How did you arrive
at 90 customers

11. What type of Buddy-mechanics
roof style

12. What type of lighting will
be used to light - what
type of poles - how high

13. Fire Protection - fire
hydrant

14. Will there be height to
the holes in - Plans or
if fairly clear to you O

15. concrete curbs (around areas)
14. need to identify grass area on front -
seeded, mowed, sodded? - identify
planter boxes - show typical
17. concrete curbs around the holes themselves!
18. Access easement on drive to restaurant
plot.
19. location map wrong
20. Signage?

BUILDING

1824 SQ. FT.

CONCRETE SLAB (CONVENTIONAL)

EXTERIOR BRICK VENIER 1ST FLOOR

EXTERIOR VYNL SIDING 2ND FLOOR

WOOD FRAME CONSTRUCTION

IRON RAILING AND COLUMNS

PURPOSE OF BUILDING:

RESTROOM FACILITIES, LOCATION FOR AMUSEMENT GAMES, PARTY ROOM, CONCESSIONS, OPERATIONS OF BUSINESS AND SALES OF RELATED PRODUCTS.



BAPTIST ASSOCIATION

8001 East R. L. Thornton Freeway
Dallas, Texas 75228
Phone 214/324-2803

Gary L. Hearon
Executive Director

DBA/DBU Liaison
Henry H. Kinkeade

Director of Evangelism
Erwin R. McManus

Church Services Division
Bobby L. Walker, *Director*

Missions Division
Aubrey Patterson, *Director*

Weekday Ministries Division
Milfred A. Minatrea, *Director*

Special Services Division
Joe W. Mosley, *Director*

Student Work, DCCCD
Reginal King, *Coordinator*

Mount Lebanon Baptist Encampment
W. L. "Red" Colquitt, *Administrator*
214/291-7156

August 2, 1990

To Whom It May Concern:

Mr. Mike Slavens, Route 1, 1009 Frontier Trail, Rockwall, Texas 75081, has agreed to purchase 5 acres of land on Highway 205 South in Rockwall, Texas, being known as Abstract 128, Tracts 2-1 and 2-2, from the Dallas Baptist Association, 8001 East R. L. Thornton Freeway, Dallas, Texas.

Mr. Slavens has permission from Dallas Baptist Association to apply for rezoning of the property.

Thank you,

Aubrey Patterson, Director
Church and Mission Development Division

AQP/mg

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: September 13, 1990

Agenda No: III. A.

Agenda Item: P&Z 90-25-SP/FP/CUP - Hold Public Hearing and Consider Recommending Approval of a Request from Michael Slavens for a Conditional Use Permit for a Conditional Use Permit for Miniature Golf Course and Related Recreational Activities and Approval of a Site Plan and Final Plat

Item Generated By: Applicant, Mike Slavens

Action Needed: Hold hearing and consider recommending approval of the application with any conditions included in the motion.

Background Information:

We have received a request for a CUP for a Commercial Amusement for a miniature golf course and a final plat for a site located on SH-205 south of Mims Road. This site was site planned and platted for a Missionary Baptist Church approximately a year ago. The church has sold the site to Mr. Slavens who is ready to develop it. The property that Mr. Slavens actually owns contains this site and additional land adjacent to this tract which is currently outside the City. He plans to develop the property outside the City as well as this tract and he has submitted a concept plan of how he intends to develop both parcels. Our comments concerning the application are as follows:

Site Plan/CUP

The site plan conforms to our requirements. The site plan as submitted would require 54 parking spaces based on the proposed building and 36 holes of miniature golf. Mr. Slavens plans to construct 75 spaces, 33 of which will be onsite and 42 of which will be on the adjacent tract outside the City. The total number of spaces should be adequate for his total development. He plans to only construct one of the buildings shown. He showed an optional building on the site within the City to be built only if he cannot obtain the financing for the larger building. He understands the concern of the Commission to ensure that any parking for the golf course that is constructed in the County is not used for other development and he has no problem with providing a parking and access easement on the adjacent parking. He does plan to construct the entire parking lot out of concrete.

Mr. Slavens also wishes to construct the proposed building with brick as the exterior material on the bottom floor and siding on the second floor, as shown on the attached elevation.

The conditions we would recommend on the CUP are as follows:

1. That the uses approved include miniature golf and related recreational uses, including video and arcade games, concessions, go-carts, and batting cages.
1. That a parking and access easement be filed prior to issuance of a Certificate of Occupancy on all off site parking required for the development as herein approved.
2. That all parking, whether onsite or offsite, be constructed to City standards.

SEE ATTACHED NOTES CONT'D

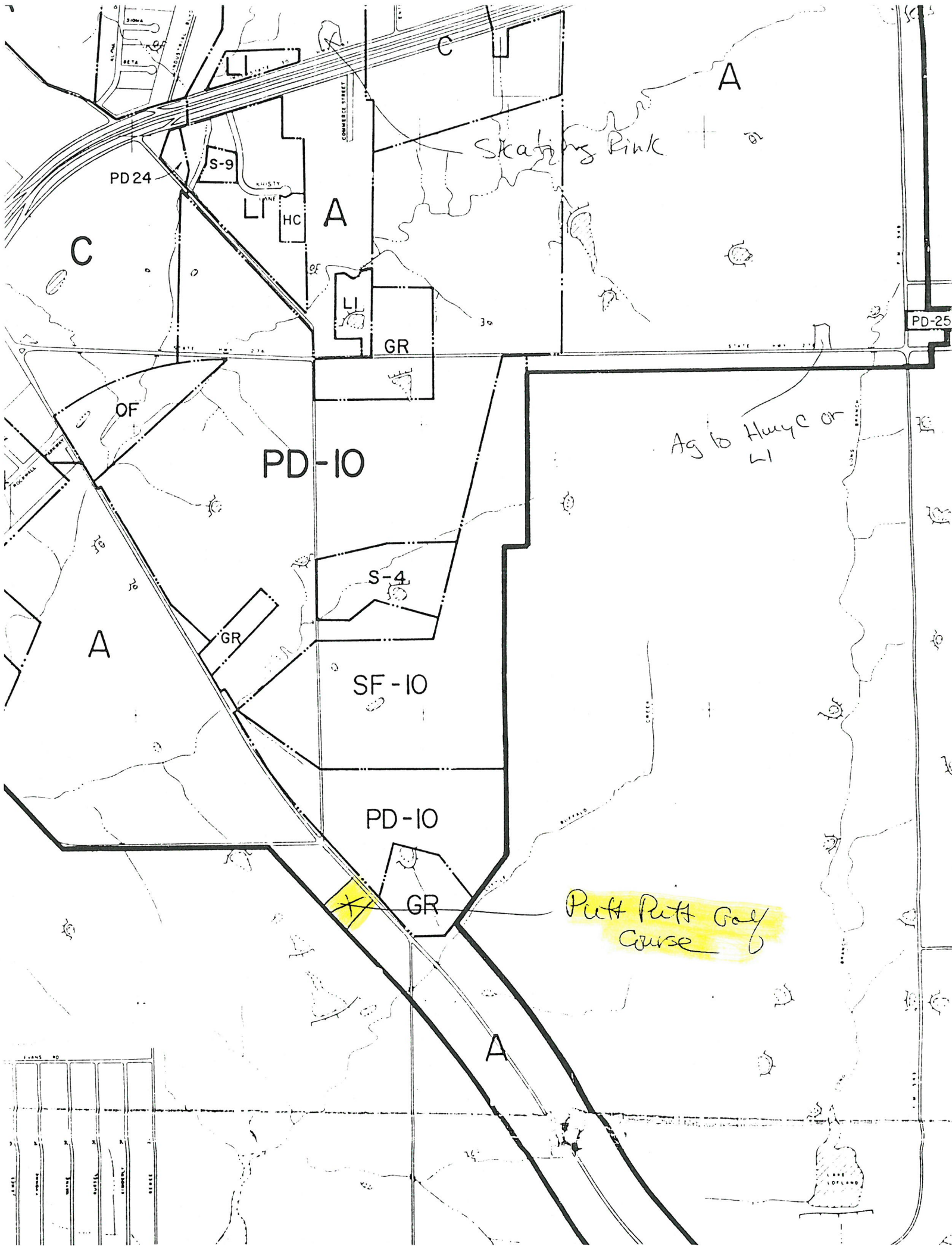
Attachments:

1. Location Map
2. Site Plan and Concept Plan
3. Plat

Agenda Item: CUP Miniature Golf

Item No: III. A.

CUP - MINIATURE GOLF NOTES CONT'D



PUTT-A-ROUND GOLF AND GAMES

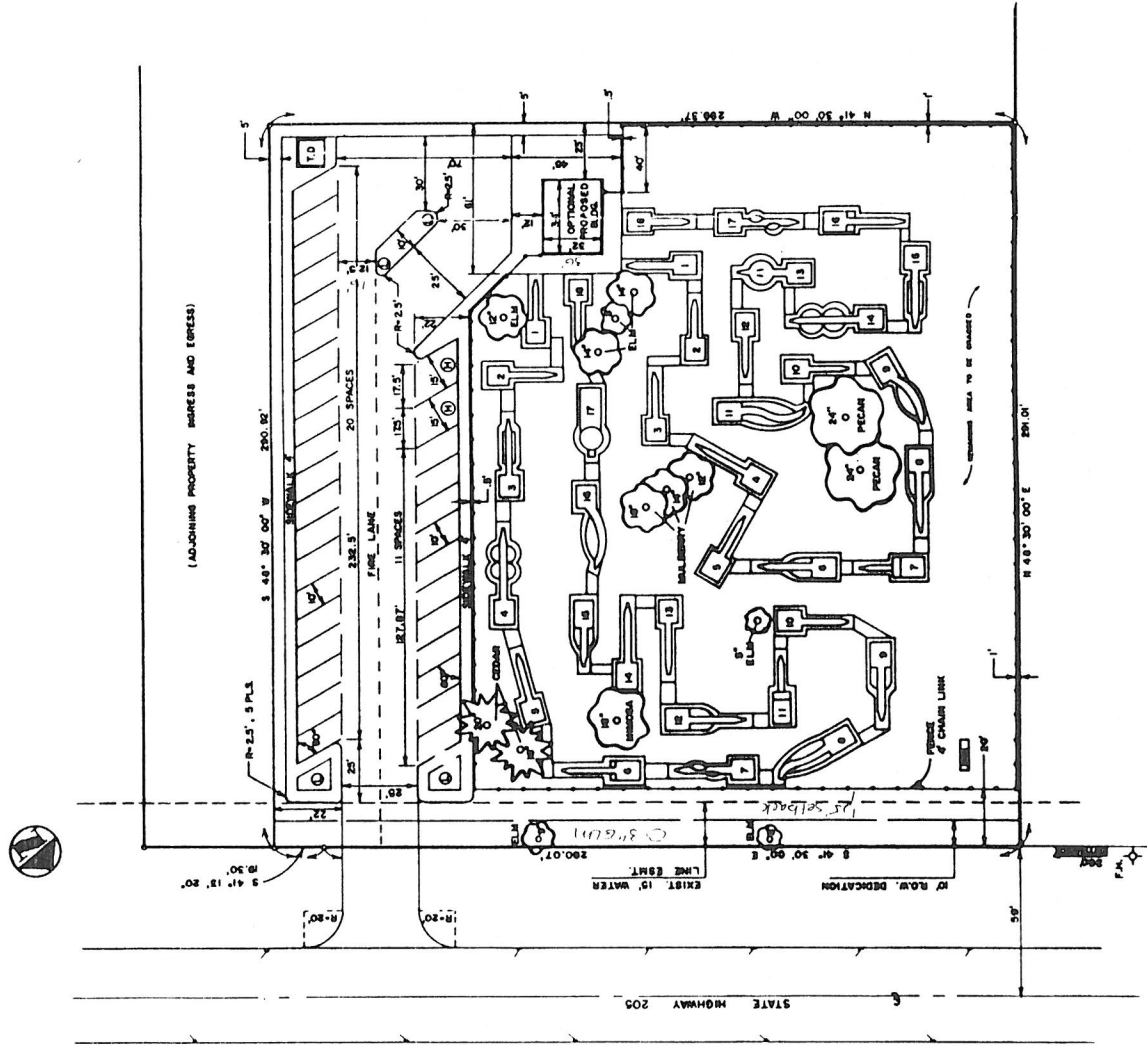
TOTAL DEVELOPMENT CAPACITY

CUSTOMERS - 80
 PARKING REQUIRED AT 1-3-30
 PARKING PROVIDED - 33

TOTAL SITE - 97,000 S.F.
 LANDSCAPE REQUIREMENTS - 13,000 S.F. (15%)
 AREA WITHIN IMMEDIATE GOLF HOLES TO BE IRRIGATED
 LIGHTING ON IMMEDIATE GOLF AS REQUIRED, 2' MAX. FIXTURE HEIGHT
 LIGHTING ON ENTRANCE AND PARKING, 20' MAX. FIXTURE HEIGHT
 ALL TREES SHOWN ARE EXISTING



(ADJOINING PROPERTY INGRESS AND EGRESS)



NOTICE TO ALL PERSONS ACROSSING THIS PLANNING
 AREA: THE PLANNING AREA IS SUBJECT TO THE
 REGULATIONS OF THE CITY OF HOUSTON, TEXAS
 AND THE STATE OF TEXAS. THE PLANNING AREA
 IS SUBJECT TO THE REGULATIONS OF THE
 CITY OF HOUSTON, TEXAS AND THE STATE OF
 TEXAS. THE PLANNING AREA IS SUBJECT TO
 THE REGULATIONS OF THE CITY OF HOUSTON,
 TEXAS AND THE STATE OF TEXAS.

FRONT
VIEW

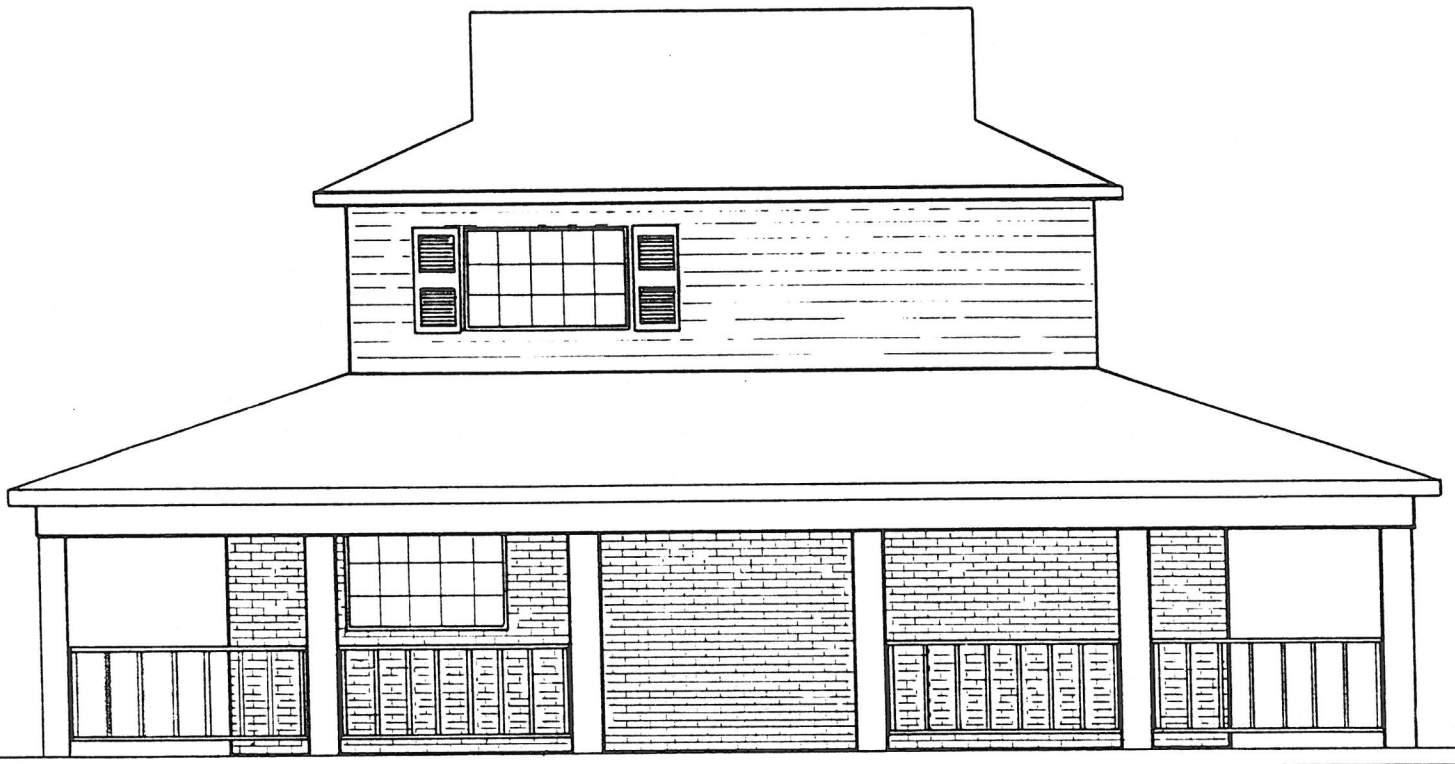


ELEVATION

RIGHT SIDE
VIEW



REAR
VIEW



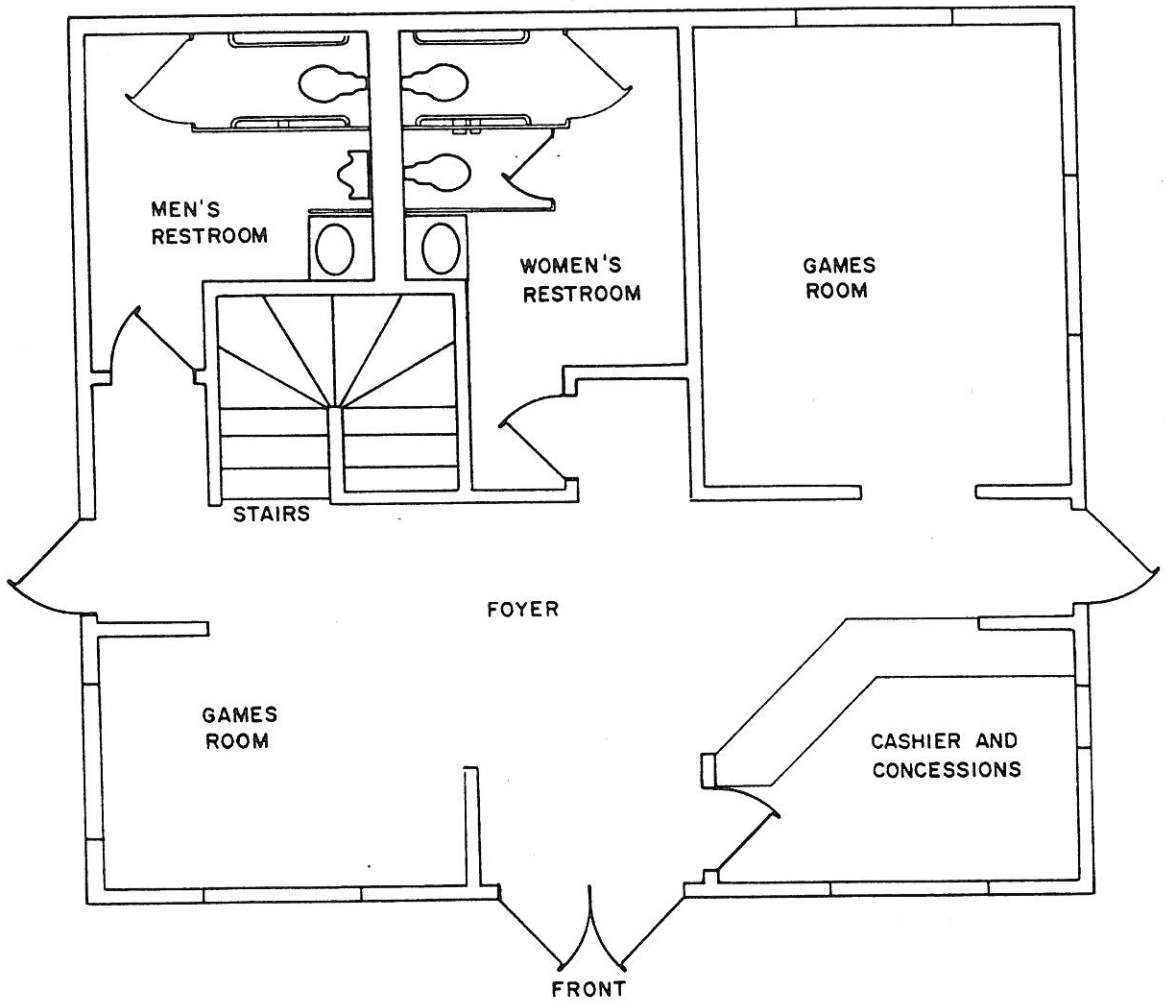
LEFT SIDE
VIEW



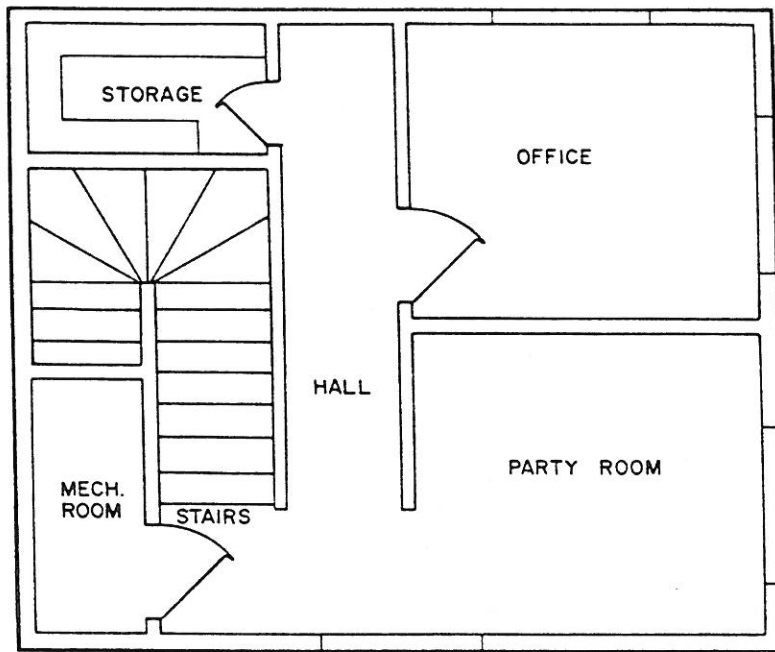
FLOOR PLAN

1 ST FLOOR

1152 SQ FT



FLOOR PLAN



FRONT
2 ND FLOOR
672 SQ.FT.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 17, 1990

Agenda No: V. C.

Agenda Item: P&Z 90-25-SP/FP/CUP - Hold Public Hearing and Consider Approval of an Ordinance Approving a Request from Michael Slavens for a Conditional Use Permit for a Conditional Use Permit for Miniature Golf Course and Related Recreational Activities and Approval of a Site Plan and Final Plat

Item Generated By: Applicant, Mike Slavens

Action Needed: Hold hearing and consider approval of the application with any conditions included in the motion.

Background Information:

We have received a request for a CUP for a Commercial Amusement for a miniature golf course and a final plat for a site located on SH-205 south of Mims Road. This site was site planned and platted for a Missionary Baptist Church approximately a year ago. The church has sold the site to Mr. Slavens who is ready to develop it. The property that Mr. Slavens actually owns contains this site and additional land adjacent to this tract which is currently outside the City. He plans to develop the property outside the City as well as this tract and he has submitted a concept plan of how he intends to develop both parcels. Our comments concerning the application are as follows:

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Mr. Slavens also wishes to construct the proposed building with brick as the exterior material on the bottom floor and siding on the second floor, as shown on the attached elevation.

The conditions we would recommend on the CUP are as follows:

1. That the uses approved include miniature golf and related recreational uses, including video and arcade games, concessions, go-carts, and batting cages.
1. That a parking and access easement be filed prior to issuance of a Certificate of Occupancy on all off site parking required for the development as herein approved.
2. That all parking, whether onsite or offsite, be constructed to City standards.

SEE ATTACHED NOTES CONT'D

Attachments:

1. Location Map
2. Site Plan and Concept Plan
3. Plat

Agenda Item: CUP Miniature Golf

Item No: V. C.

CUP - MINIATURE GOLF NOTES CONT'D

3. That any significant alteration in the site plan as approved herein shall be submitted to the Planning and Zoning Commission for approval. That any alteration of the concept plan for the adjacent site, as included in the application, that reduces the number of parking spaces without reducing the parking demand, in accordance with City parking requirements, or that increases the parking demand without increasing the number of parking spaces shall require a review of this permit by the Planning and Zoning Commission.
4. (If you wish to approve the building elevation as submitted) That the building as shown on the approved site plan may be constructed of wood siding and brick as shown on the attached building elevation.

Plat

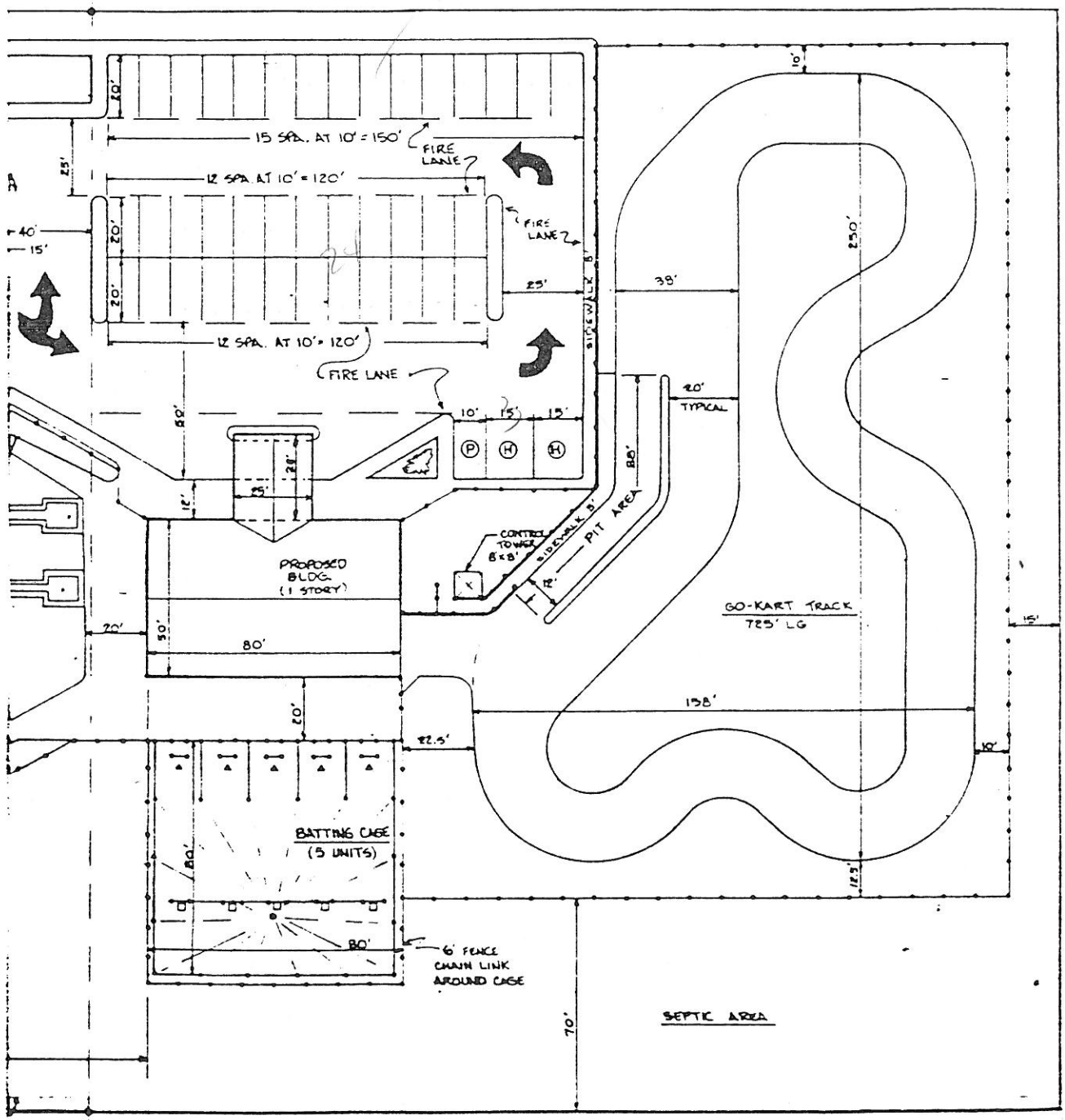
The applicant is submitting the same plat that was approved by the church. He is providing the necessary ROW for the expansion of SH-205. The plat meets minimum requirements. There is an RCH water line existing along 205 and he will utilize a septic system for the development. The only condition that we would recommend on the plat further addresses the parking issue as follows:

1. That a declaration be placed on the plat stating that "all parking approved for development of this plat as required by the Rockwall Comprehensive Zoning Ordinance, whether onsite or offsite, shall be provided prior to the issuance of a Certificate of Occupancy, and any subsequent development, whether onsite or offsite, shall be designed to provide additional offstreet parking for said subsequent development in accordance with City requirements."

The Commission will be considering this request at their meeting on Thursday night. We will forward a copy of their recommendation and a copy of the proposed ordinance to you on Friday.

ROCKWALL COUNTY

PROPOSED EXPANSION PENDING FINANCING



on
map

NOTICE TO ALL PERSONS RECEIVING THIS DRAWING
 This drawing is not a contract. It is a representation of the proposed work and is subject to change without notice. The contractor shall be responsible for all changes and shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for all costs associated with the expansion, including but not limited to, design, construction, and operation. The contractor shall be responsible for all safety and security measures. The contractor shall be responsible for all environmental and regulatory requirements. The contractor shall be responsible for all other matters related to the expansion.

SCALE 1" = 25'

<small>Contractor Information</small> Contractor Name: _____ License No.: _____ State: _____		SIZE D	FEET NO 82167	DRAWING NO _____
DRAWN _____	CHECKED _____	SCALE _____	_____	_____

PUTT-A-ROUND Golf and Games

Design and Construction

The courses will be designed to use as much as possible the natural landscaping of the property acquired. This will keep the excavating costs at a minimum. Existing trees will be left in place with the miniature golf courses interwoven among them to enhance the natural beauty. The use of obstacles and devices, eye appealing features such as dog legs, humps, banked turns, tunnels and water holes will be included to make the courses more satisfying to the public.

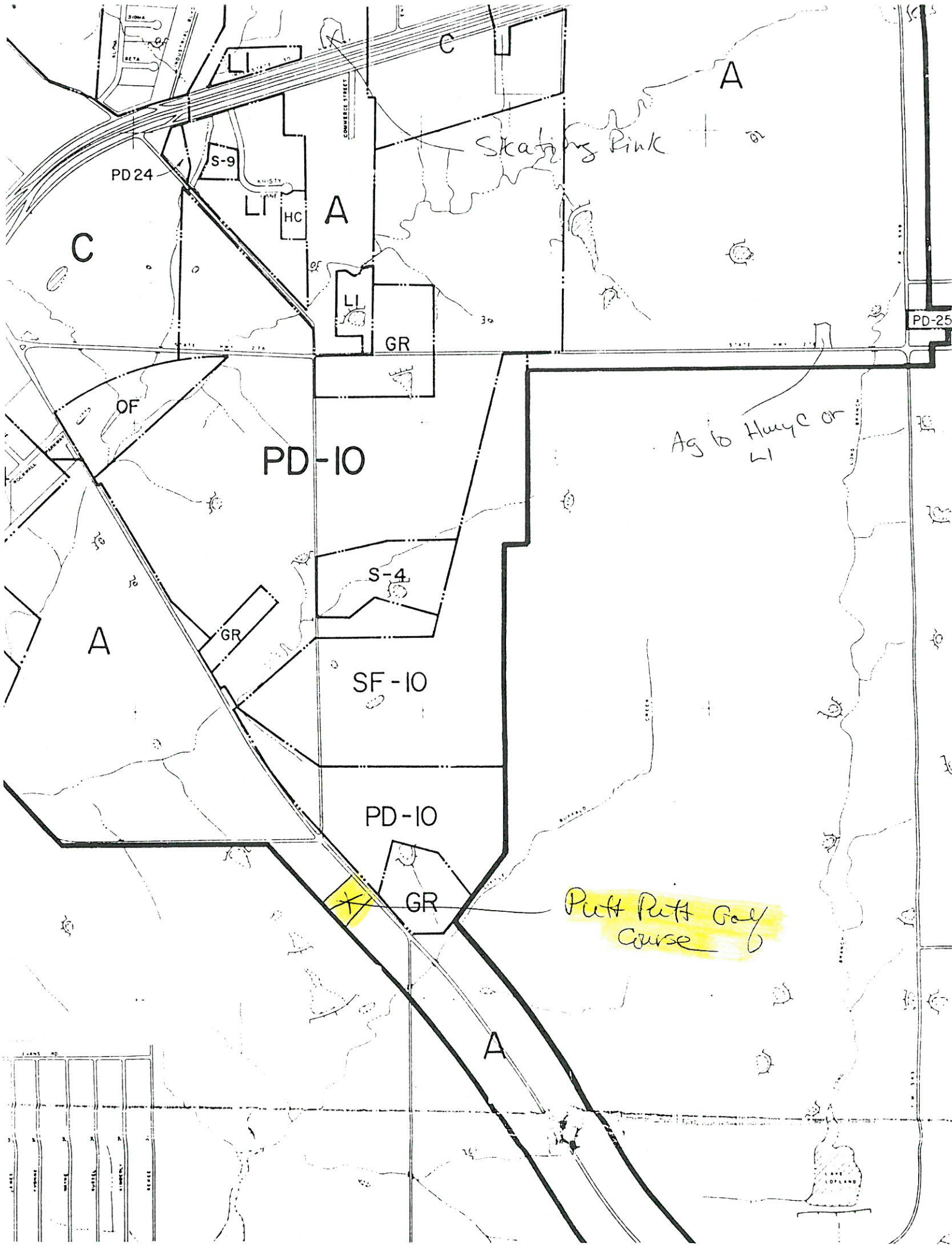
The miniature golf courses will be completely fenced in to discourage walk on traffic which may be distracting to paying customers. This will allow only those players who have paid their fee to play to be on the courses. The exit is planned so the players must pass by the check out counter when play is completed. This will allow the customers to conveniently turn in the putters they have used, and it will help to discourage any tempting theft.

Sufficient lighting will be designed and installed through out. This will extend operating hours and enable the courses to be used in the cooler evening hours when maximum customer potential can be achieved.

The use of brick planters for flowers, shrubbery and small colorful hedges will be installed to compliment the miniature golf courses.

Construction of all holes will be of concrete and outdoor carpet especially designed for miniature golf. Sidewalks will be in place on each course to eliminate traffic on planted grass and to insure movement of players in the proper direction from hole to hole. The courses will also be designed and constructed to allow sufficient room assuring some degree of privacy of the groups playing on each hole.

Most miniature golf courses designed and installed today by competitors, are cramped, use artificial designs, and lack the park like atmosphere. By designing and creating miniature golf courses using the environmental landscaping of trees, grass, shrubbery, hedges, and colorful flowers will enhance the visual effect thus creating a park like atmosphere which is pleasant, refreshing and enjoyable.



PD24

S-9

LI

HC

A

Skating Rink

A

C

LI

GR

PD-25

OF

PD-10

Ag to Hwy C or LI

S-4

A

GR

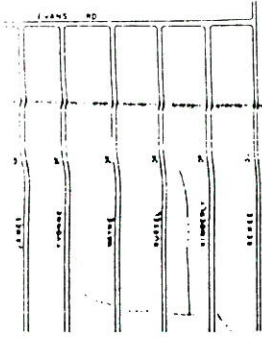
SF-10

PD-10

GR

Putt Putt Golf Course

A

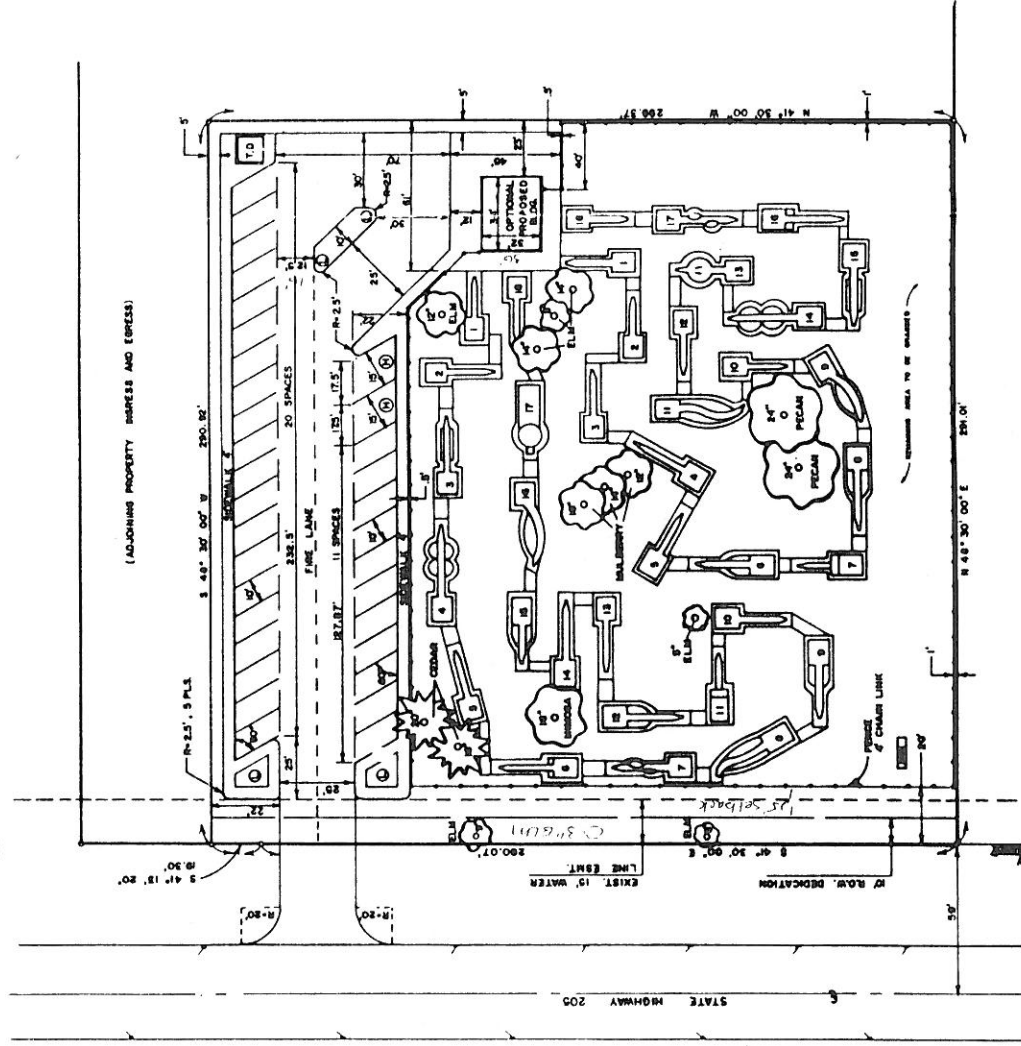
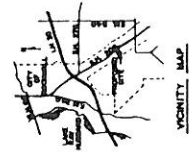


REVISIONS	DATE	APPROVED

PUTT-A-ROUND GOLF AND GAMES

TOTAL DEVELOPMENT CAPACITY
 CUSTOMERS - 30
 PARKING REQUIRED AT 1:3 - 30
 PARKING PROVIDED - 33

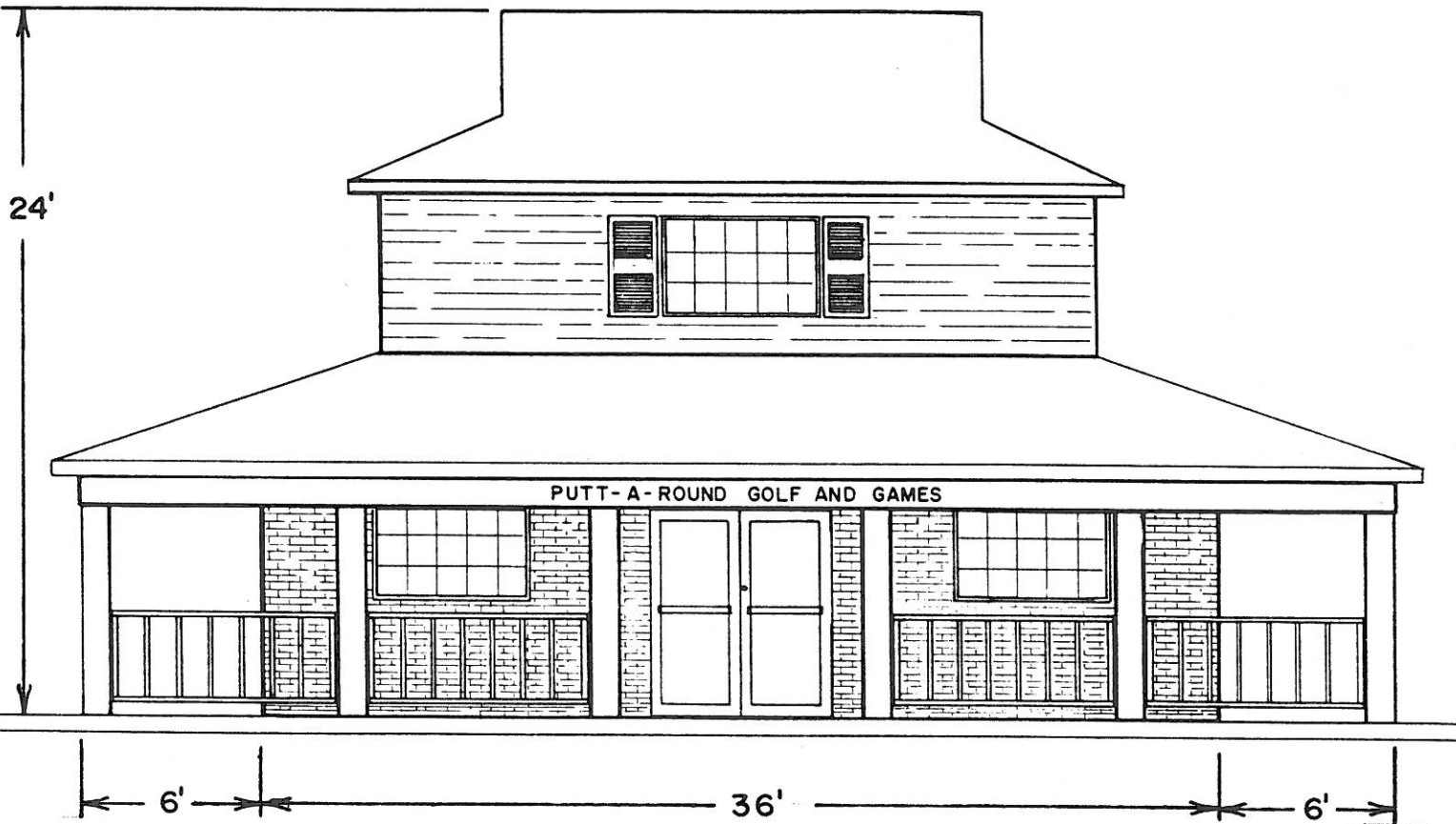
TOTAL SITE - 87,100 S.F.
 LANDSCAPE REQUIREMENTS - 13,000 S.F. (15%)
 AREAS WITHIN MATURE GOLF HOLES TO BE IRRIGATED
 LIGHTING ON MATURE GOLF AS REQUIRED, 20' MAX FUTURE HEIGHT
 LIGHTING ON ENTRANCE AND PARKING, 30' MAX FUTURE HEIGHT
 ALL TREES SHOWN ARE EXISTING



ISSUED	DRAWN	SLAVENS	BOCK	SIZE	DRAWING NO
				B	563 7816

NOTICE TO ALL PERSONS CONCERNING THIS DRAWING:
 THIS DRAWING IS THE PROPERTY OF THE ENGINEER AND ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND ARCHITECT.

FRONT
VIEW

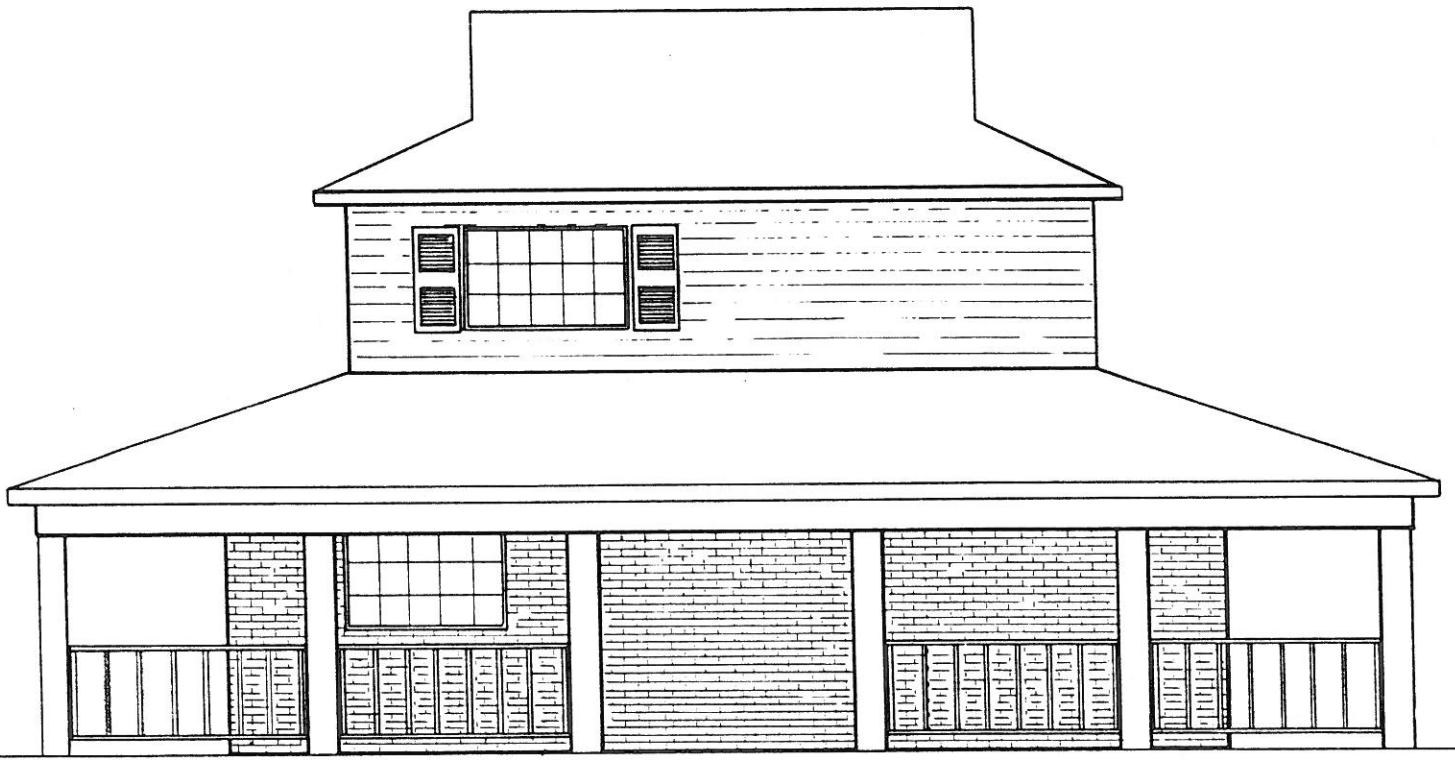


ELEVATION

RIGHT SIDE
VIEW



REAR
VIEW



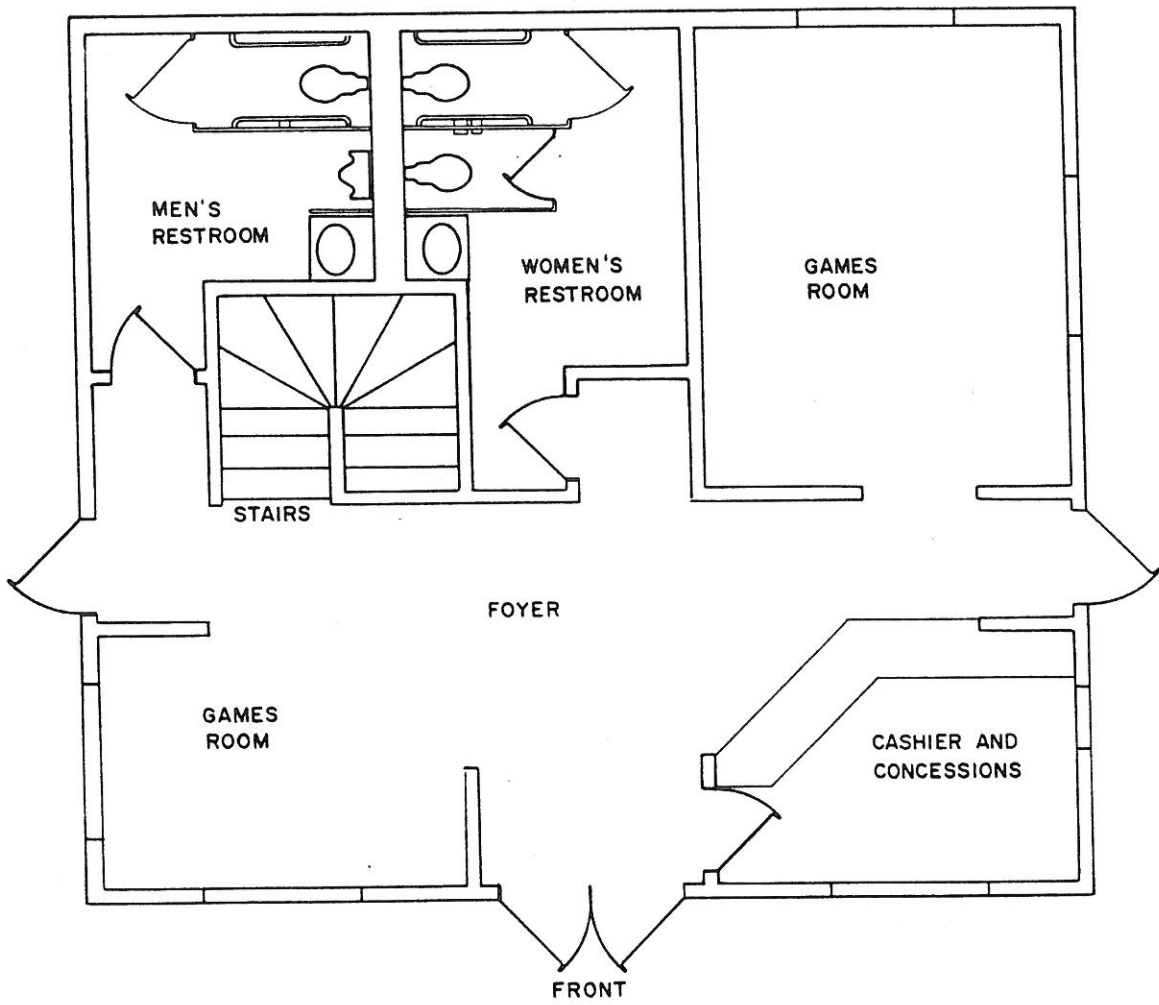
LEFT SIDE
VIEW



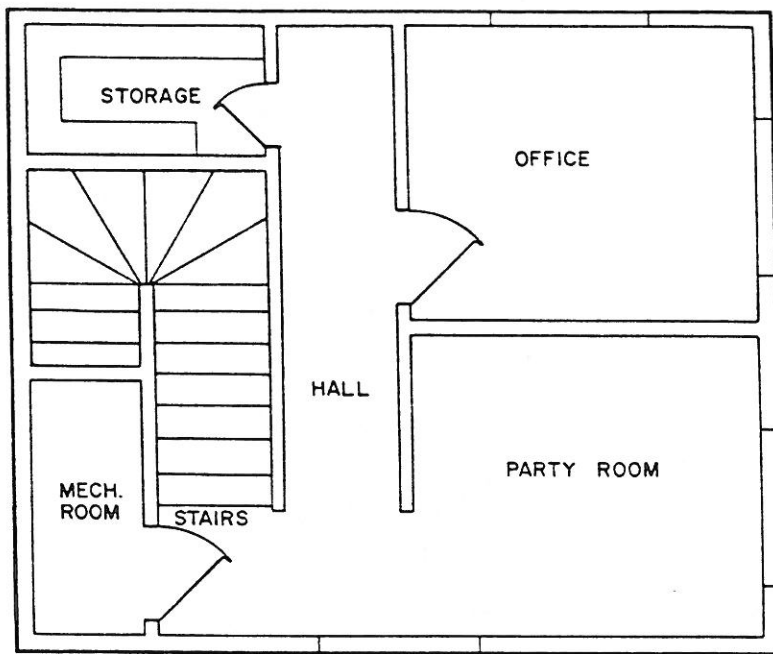
FLOOR PLAN

1 ST FLOOR

1152 SQ FT



FLOOR PLAN



FRONT
2 ND FLOOR
672 SQ.FT.



CITY OF ROCKWALL

"THE NEW HORIZON"

August 31, 1990
PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 13, 1990 at 7:30 P.M. in City Hall and the Rockwall City Council will hold a public hearing on Monday, September 17, 1990, at 7:00 P.M. in City Hall, 205 W. Rusk, to consider approval of a request from Michael Slavens for a Conditional Use Permit for a Commercial Amusement for a miniature golf course and related recreational activities on a 2.0 acre tract of land located on SH-205 south of Mims Road and further described on the reverse of this page.

As an interested property owner, you are invited to attend these hearings or make your feelings known in writing to the Commission and Council by returning the form below.

P&Z 90-25-SP/FP/CUP

I am in favor of the request for the following reasons _____

I am opposed to the request for the following reasons _____

- 1.
- 2.
- 3.

Name

Address

LEGAL DESCRIPTION

J. R. Johnson Survey, Abstract No. 128, Rockwall County, Texas, and being part of a 5.00 acre tract to Dallas Baptist Association as recorded in Volume 211, Page 212, Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for a corner on the Southwest line of S.H. 205, said point being the North corner of said 5.00 acre tract;

THENCE South 41 deg. 30 min. 00 sec. East, with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 280.07 feet to an iron rod for a corner;

THENCE South 41 deg. 13 min. 20 sec. East with the Southwest line of S.H. 205 and the Northeast line of said 5.00 acre tract, 19.30 feet to an iron rod for a corner;

THENCE South 48 deg. 30 min. 00 sec. West 50.00 feet Northwest of and parallel to the Southeast line of said 5.00 acre tract, 290.92 feet to an iron rod for a corner;

THENCE North 41 deg. 30 min. 00 sec. West, 299.37 feet to an iron rod for a corner on the Northwest line of said 5.00 acre tract;

THENCE North 48 deg. 30 min. 00 sec. East, with the Northwest line of said 5.00 acre tract, 291.01 feet to the POINT OF BEGINNING and containing 87,120.00 square feet or 2.00 acres of land.

Putt Around

Ladd Properties
P.O. Box 579

Cambridge Companies
17440 Dls Pkway #103
Dallas 75252

May Scheid
P.O. Box 472347
Garland 75047

This certificate issued by the office of Rockwall County Appraiser District
For the Taxing Entities: ROCKWALL ISD (SRW)
CITY OF ROCKWALL (CRW)

For the Property Item: R11298
Account #: 0125-3380-0002-01-0R
AM125 J R JOHNSON, TRACT 2-01, ACRES
2.462, (PT OF 5 AC TR)

Owned by:
DALLAS BAPTIST ASSOC INC
8201 EAST R L THORNTON FRWY
DALLAS, TX 75228

This document is to certify that after a careful check of the tax records
of this office the following current or delinquent taxes, penalties, and
interest are due on the property for the taxing entity described above:

Entity	Year	Statement ID	Tax Due	Penalty & Interest
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No Delinquent Bills Exist for the Property Described Above

SRW Taxes Paid on 1989 Bills: \$103.07
CRW Taxes Paid on 1989 Bills: \$45.51

(If Applicable) The above described property has/is receiving special
valuation based on its use. Additional rollback taxes which may
become due based on the provisions of the special valuation are not
indicated by this document.

This Certificate does not clear abuse of Granted Exemptions as defined
in Section 11.43 of the Texas Property Tax Code Paragraph (1)

CH
Signature of Authorized Officer of
the Collecting Office

8-17-90
Date of Issue

This Certificate was requested by MIKE SLAVENS