

APPLICATION AND FINAL PLAT CHECKLIST

Date 7-27-92

Name of Proposed Development SPARKS OFFICE PLAZA

Name of Developer SHYMA CORPORATION (JOHN L. SPARKS)

Address 3616 HIGHTPOINT, ROCKWALL Phone 771-9990

Owner of Record JOHN L. SPARKS

Address RT 2 BOX 192, CELESTE, TX Phone 903-455-3609

Name of Land Planner/Surveyor/Engineer STOVALL & ASSOCIATE, INC

Address 6210 CAMPBELL ROAD SUITE 144 Phone (214) 407-1044

Total Acreage 1.5000 Current Zoning _____

Number of Lots/Units 1

Signed John L. Sparks

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 of
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 lined 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 an 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 graded (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

Taken by: _____

File No.: 92-31-FP/SP

Date: 7/27/92

Fee: \$ 177.50

Receipt No.: 025316

SITE PLAN APPLICATION

Date 7-27-92

NAME OF PROPOSED DEVELOPMENT SPARKS OFFICE PLAZA

NAME OF PROPERTY OWNER/DEVELOPER JOHN L. SPARKS

ADDRESS RT 2 BOX 192 Celeste TX PHONE 771-9990

NAME OF LAND PLANNER/ENGINEER STOVAL & ASSOCIATES

ADDRESS _____ PHONE _____

TOTAL ACREAGE 1.5

CURRENT ZONING L-1

NUMBER OF LOTS/UNITS 1

SIGNED John L. Sparks

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

<u>Provided or Shown</u> <u>On Site Plan</u>	<u>Not</u> <u>Applicable</u>	
<u>✓</u>	_____	1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned
<u>✓</u>	_____	2. Subdivision Name
<u>✓</u>	_____	3. Name of Record owner, subdivider, and planner, engineer
<u>✓</u>	_____	4. Date of site plan preparation, scale and north point
<u>✓</u>	_____	5. <u>Location, dimensions, and size</u> of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft. <u>NONE</u>
<u>✓</u>	_____	6. Dimensions, names, and description of all public rights-of-way, easements, parks and open spaces, both existing and proposed

✓ _____

7. Locate and identify existing and/or proposed median openings and left turn channelization

✓ _____

8. Existing and proposed zoning catetories

✓ _____

9. Building setback lines adjacent to street

✓ _____

10. Topographical information and physical features to include existing contours at 2 ft. intervals, outlines of existing wooded areas

✓ _____

11. Location and type of landscaping, lighting, fencing and/or screening of yards and setback areas

✓ _____

12. Calculation of landscaped area provided

✓ _____

13. Location and dimensions of ingress and egress

✓ _____

14. Location, number and dimensions of off-street parking and loading facilities

26' _____

15. Height of all structures

OFFICE _____

16. Proposed uses of all structures

✓ _____

17. Location and types of all signs, including lighting and heights

✓ _____

18. Elevation drawings citing proposed exterior finish materials and proposed structural materials

_____ ✓

19. Location and screening of trash facilities

20. Location of nearest fire hydrant within 500 ft.

✓ _____

21. Location of Existing Utilities

_____ ✓

22. Street names on proposed streets

✓

23. The following site information shall be shown on the site plan as follows:

Total lot area: 67,000 sq. ft.
 Total building area: 7200 sq. ft.
 Total building area assigned per land use: _____ sq. ft.
 Total required parking: 25
 Total provided parking: 28
 Total required landscaping 1770 sq. ft.
 Total provided landscaping 2570 sq. ft.
 (Include calculation on landscaping internal to any proposed parking lot, if applicable) _____ sq. ft.

24. The following additional information:

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by _____

File No. _____

Date _____

Fee _____

CITY OF ROCKWALL
205 West Rusk
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 92-31 CUP

Date Submitted 7-27-92

Filing Fee \$ 177.50

Applicant JOHN L. SPARKS

Address RT 2 BOX 192

Phone No.

Celeste, TX 75423

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 ATTACHED

I hereby request that a Conditional Use Permit be issued for the above described property for:
*CONSTRUCTION OF A OFFICE BUILDING
OF APPROX. 7200 SF*

The current zoning on this property is L-1.
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.

John L. Sparks

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

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.



N

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

(214) 771-7700

Cash Receipt

Name *Stovace & Associates* Date 4

Mailing Address _____

Job Address _____ Permit No. _____

Check

Cash

Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
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	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411		Portable Meter Deposit	02-2311
Subdivision Plats	01-3412	<i>177.50</i>	Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Marina Lease	08-3810
Misc. Income	01-3819		Cemetery Receipts	10-3830
Sale of Supplies	01-3807		PID	13-3828
Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206

TOTAL OF COLUMN

TOTAL OF COLUMN

TOTAL DUE

177.50

Received by _____

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOHN SPARKS, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the A. Hanna Survey, Abstract No. 99, Rockwall County, Texas, and being the same land described in a Deed from Waco Development, Inc., to F.D.I.C., as Receiver for First National Bank of Rowlett, and as recorded in Volume 570, Page 238, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the North line of Interstate Highway No. 30, said point being the Southwest corner of the above cited tract of land;
THENCE N. 01 deg. 22 min. 23 sec. W. leaving the said North line of Interstate Highway No. 30 a distance of 388.46 feet to a 1/2" iron rod set for corner;
THENCE N. 88 deg. 54 min. 45 sec. E. a distance of 183.73 feet to a 1/2" iron rod set for corner;
THENCE S. 00 deg. 14 min. 30 sec. W. a distance of 116.72 feet to a 1/2" iron rod set for corner;
THENCE S. 01 deg. 14 min. 43 sec. E. a distance of 217.68 feet to a point on the North line of Interstate Highway No. 30, a 1/2" iron rod set for corner;
THENCE S. 72 deg. 09 min. 40 sec. W. along said North line of Interstate Highway No. 30 a distance of 187.65 feet to the POINT OF BEGINNING and containing 1.5000 acres of land.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

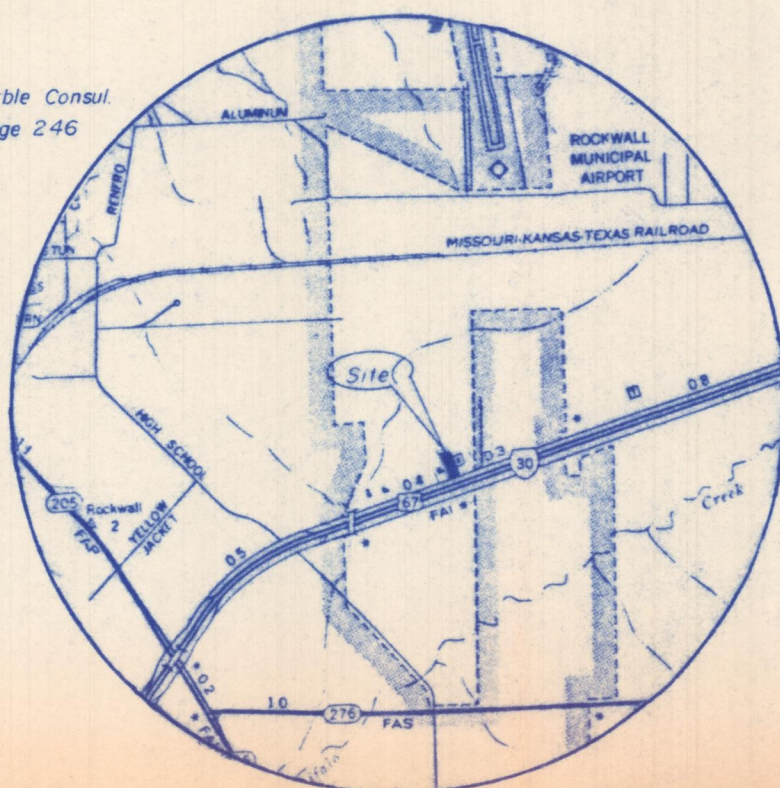
THAT JOHN SPARKS, being the owner, does hereby adopt the plat designating the hereinabove described property as SPARKS OFFICE PLAZA, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby reserve the easement strips shown on this plat for the purposes indicated and for the mutual use and accomodation of all utilities desiring to use or using same. No building shall be constructed or place 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 systems without the necessity of, at any time, procuring the permission of anyone. 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. 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.

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission

Date

Granite & Marble Consul.
Vol. 611, Page 246



SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, TODD B. TURNER, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision.

Registered Professional Land Surveyor
Texas Registration No. 4859

Final Plat

SPARKS OFFICE PLAZA

An Addition to the City of Rockwall, Texas, and Being 1.5000 Acres
Out of the A. Hanna Survey, Abstract No. 99, Rockwall County, Texas.

ZONED - L-1

OWNER: John Sparks
Route 2, Box 192
Celeste, TX 75423
(214) 771-9990

SURVEYOR: Stovall & Associates, Inc.
6210 Campbell Road, Suite 144
Dallas, TX 75248
(214) 407-1044

JULY 1992

WITNESS MY HAND AT _____, Texas, this the _____ day of _____, 19__.

BY _____
Owner

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared John Sparks, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 1992.

Notary Public

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 _____, 19__.

This approval shall be invalid unless the approved plat for such additon 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.

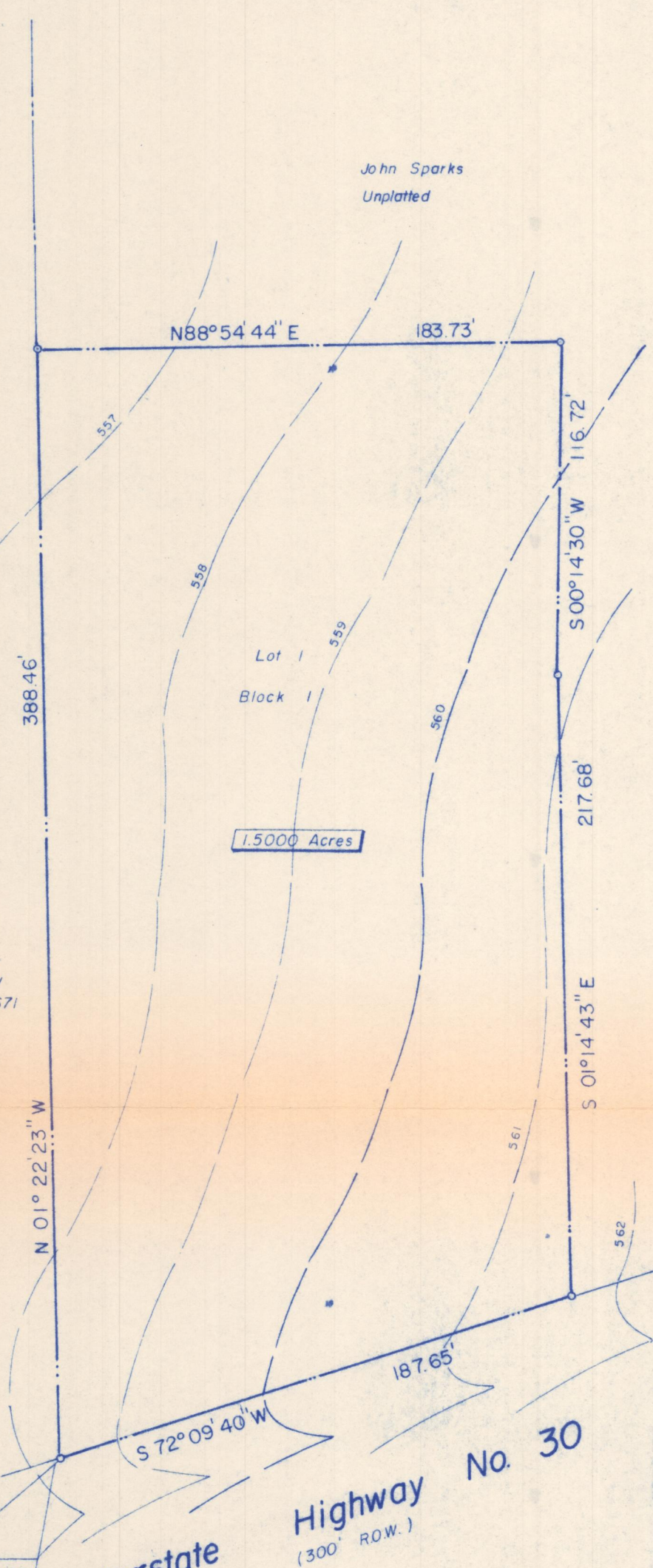
WITNESS OUR HANDS, this the _____ day of _____, 19__.

Mayor, City of Rockwall

City Secretary, City of Rockwall

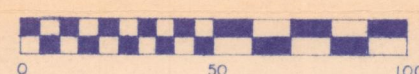
Rose K. Cade

John Sparks
Unplatted



Scale: 1" = 50'

John F. Carssow
Vol. 143, Pg 671



Aphelion Inc.
Vol. 250, Pg 254

NOTE: Benchmark is City of Rockwall
Monument No. 2 Elevation = 609.56'

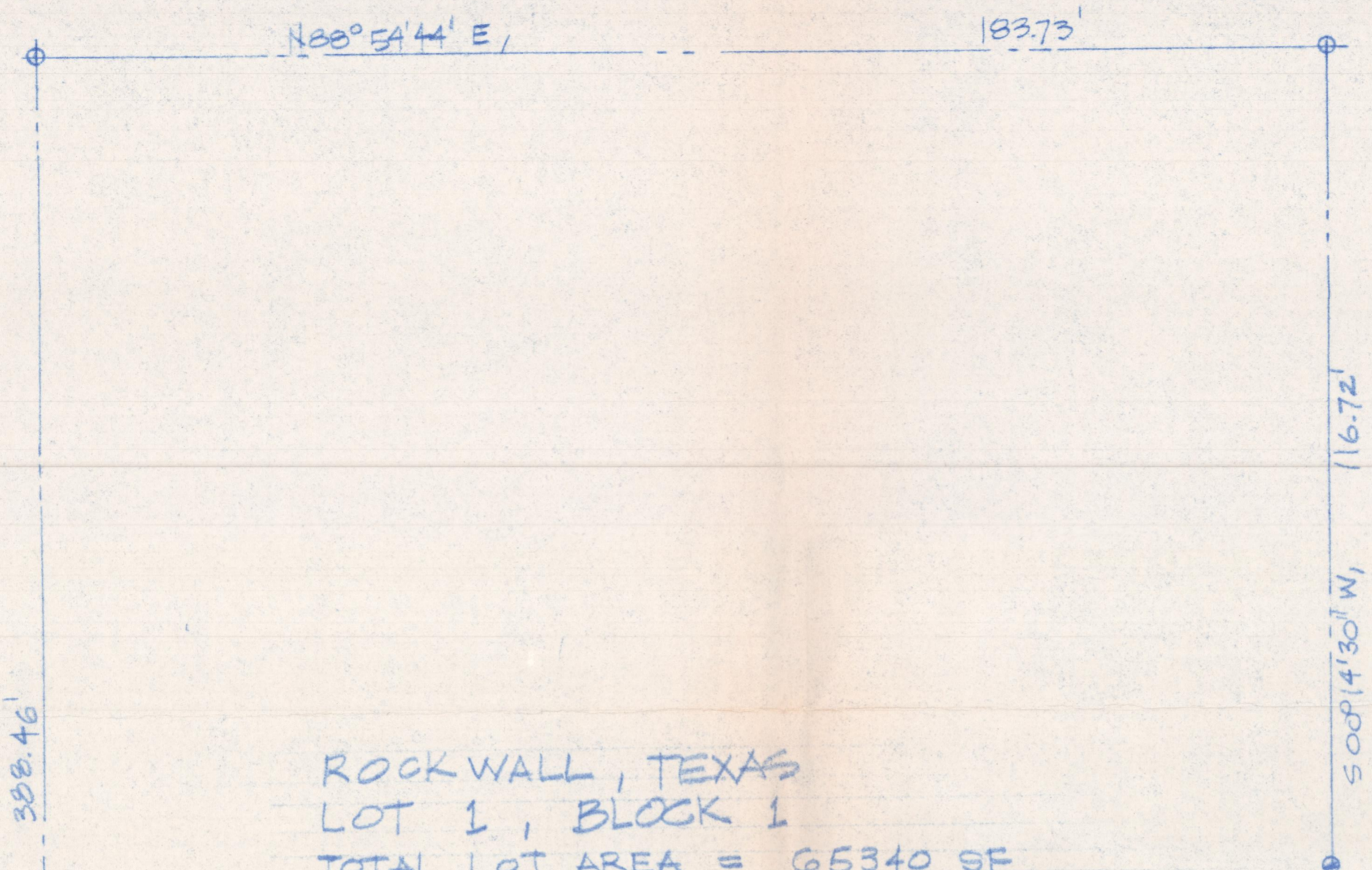
NOTE: 1/2" IRON RODS SET AT ALL CORNERS

STATE OF TEXAS
COUNTY OF _____

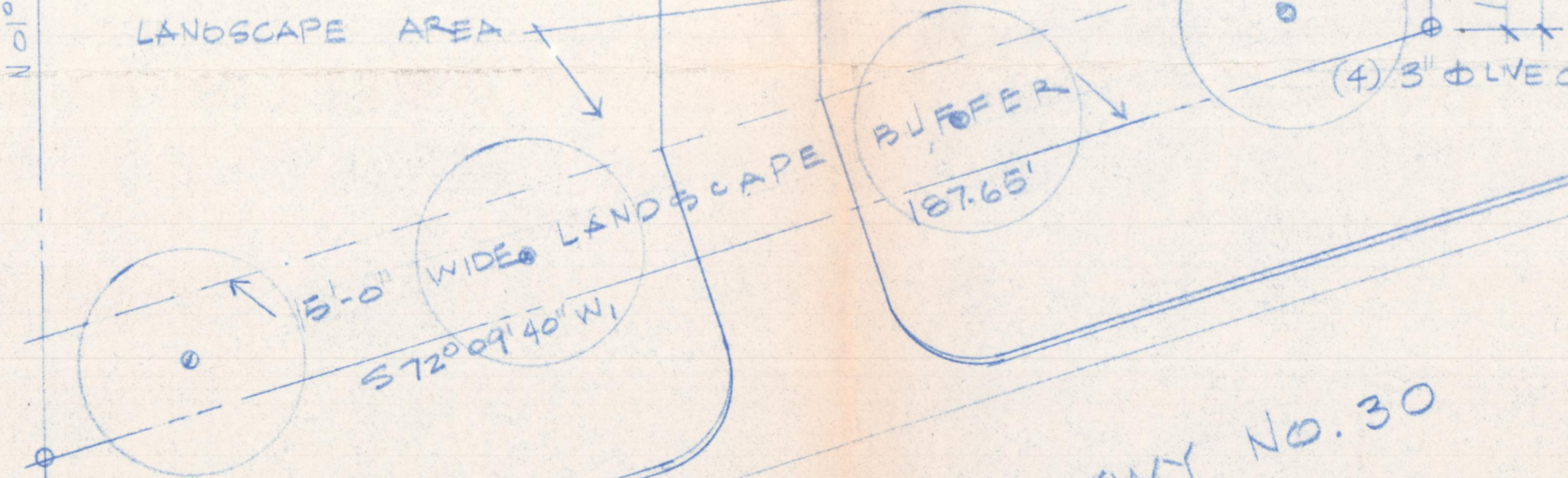
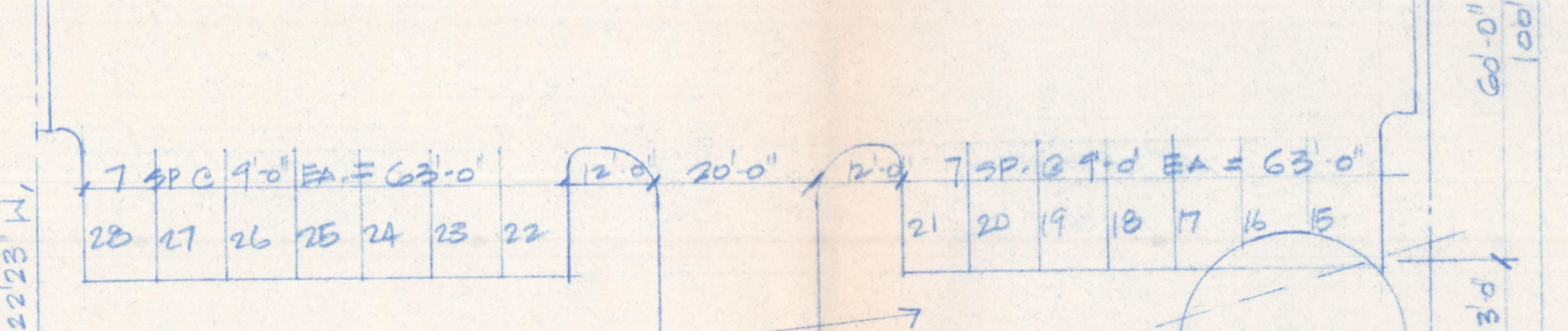
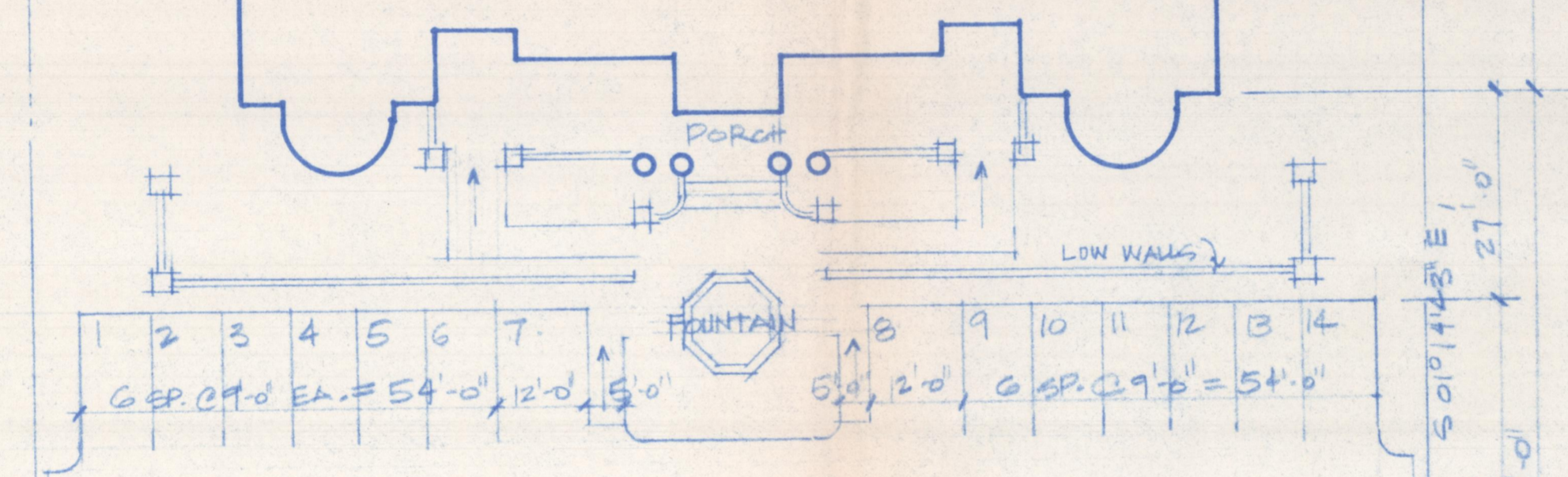
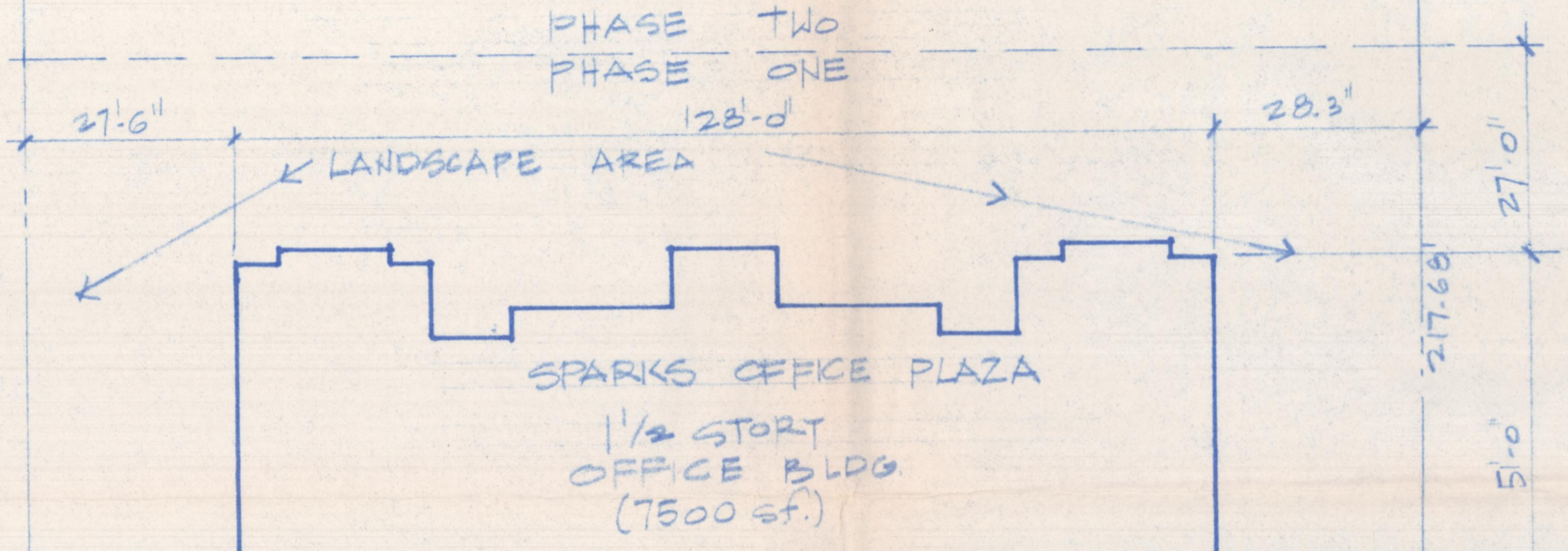
BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on this day personally appeared Todd B. Turner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 1992 A.D.

Notary Public

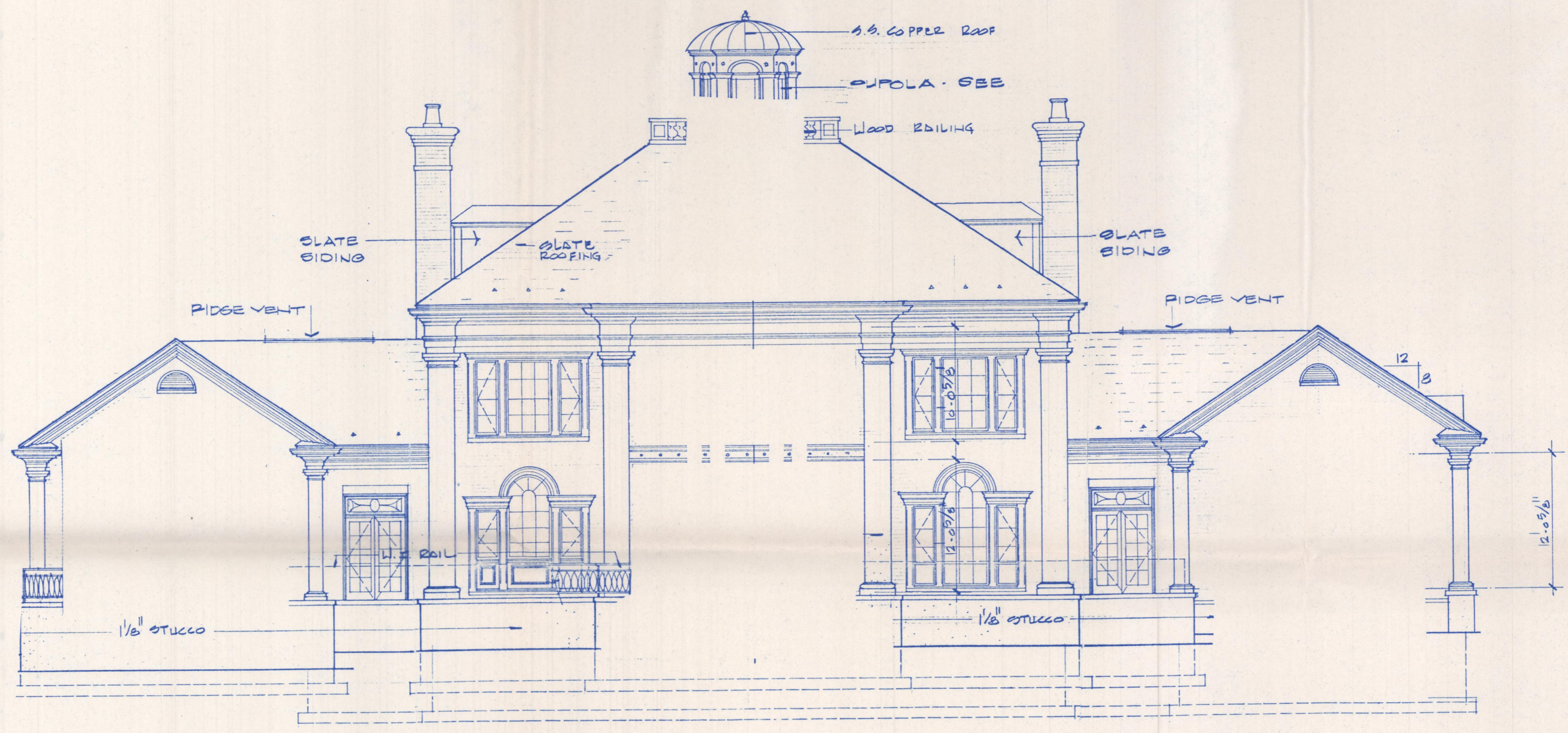


ROCK WALL, TEXAS
 LOT 1, BLOCK 1
 TOTAL LOT AREA = 65340 SF

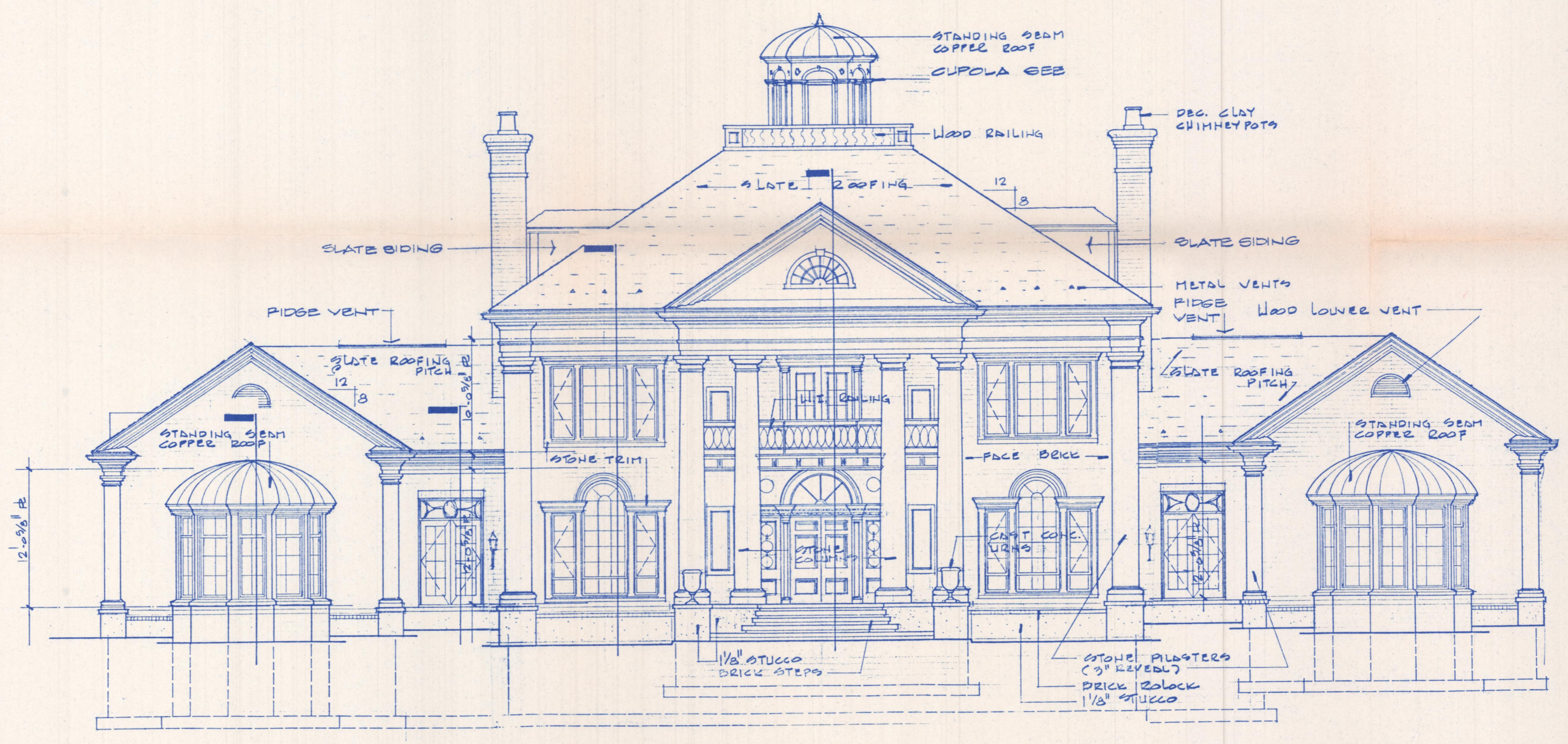


INTERSTATE HWY NO. 30

SUBMISSION



REAR ELEVATION
 SC 1/8" = 1'-0"



FRONT ELEVATION
 SC 1/8" = 1'-0"

SUBMISSION



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DATE ISSUED _____
 DATE REVISED _____
 PROJECT NO. _____
 SHEET NO. _____ of _____

JOHN SPARKS

1. Granite & Marble Consultants
1531 E. I-30
Rockwall, Texas 75087

2. Greater Education, Inc.
c/o Rockwall Private School
P.O. Box 98
Rockwall, Texas 75087

3. John Carssow
12124 Drujon Lane
Dallas, Texas 75244

4. Aphelion, Inc.
P. O. Box 691285
San Antonio, Texas 78269

5. Rose Cade
802 N. Goliad
Rockwall, Texas 75087

TRW Information Services

690 East Lamar Blvd. Suite 130
 Arlington, Texas 76011
 (817) 261-8190 800-733-1898
 Fax: (817) 265-6387



Tax Certificate

CLIENT: COMMONWEALTH LAND TITLE OF ROCKWALL (SCR)	CERTIFICATE NO.:
G.F. NO.: 9005116 (FDIC)	ORDER NO.:

TAX/PROPERTY DESCRIPTION: EXEMPTIONS: NONE
LAND ONLY - NO IMPROVEMENTS ASSESSED ON PROPERTY
 3.652 ACS
 HANNA SURVEY
 ABST 99
 TRACT 13

SEARCHED BY ACCOUNT NUMBER PROVIDED BY CUSTOMER

District	Tax Account No.	Year	Amount Tax	Payoff JULY	Payoff AUG
AV- 87,490	A/O- FIRST NATL BANK ROWLETT	A/A- N/A			
CO/ROCKWALL	R-11000	91	337.24		PAID
"	" <i>paid at closing</i>	90	44.88	67.10	67.61
CITY/ROCKWALL	"	91	521.77		PAID
ISD/ROCKWALL	"	91	698.40		PAID
CED	"	91	1056.26		PAID

CO/ROCKWALL (.265)	101 S FANNIN, ROCKWALL, TX 75087	214-771-6582
CITY/ROCKWALL (.41)	106 N SAN JACINTO, ROCKWALL, TX 75087	214-771-2034
ISD/ROCKWALL (.549)	SAME AS CITY	
CED (.83)	SAME AS ISD	

(IF ALL SPACES ABOVE ARE FILLED — CHECK CONTINUATION SHEET)

This document certifies that all County, City School and Water District taxes on the above captioned property have been checked and found to be in the current condition as listed above. Tax amounts are guaranteed as shown except for tax rate supplements or changes, special use valuations and/or land use changes, ownership or exemption status. This document does not report on or certify/guarantee any taxes on minerals (productive or non-productive), leases or personal property taxes.

7/23/92
 DATED

32.50
 FEE

D. Green
 CERTIFICATION SIGNATURE

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: August 13, 1992

Agenda No: IV. A.

Agenda Item: P&Z 92-31-FP/SP - Consider Approval of a Request from John Sparks for a Site Plan and Final Plat for Sparks Office Plaza on I-30

Item Generated By: Applicant, John Sparks

Action Needed: Consider the request and take any necessary action.

Background Information:

Last month the Commission and Council approved a request for a change in zoning from A to LI and a preliminary plat on this site. The property is adjacent to the old skating rink on I-30. Mr. Sparks has submitted his request for a site plan and final plat on a portion of the site. Attached is a copy of the site plan and plat. They meet our requirements.

Attachments:

1. Site Plan
2. Plat
3. elevations

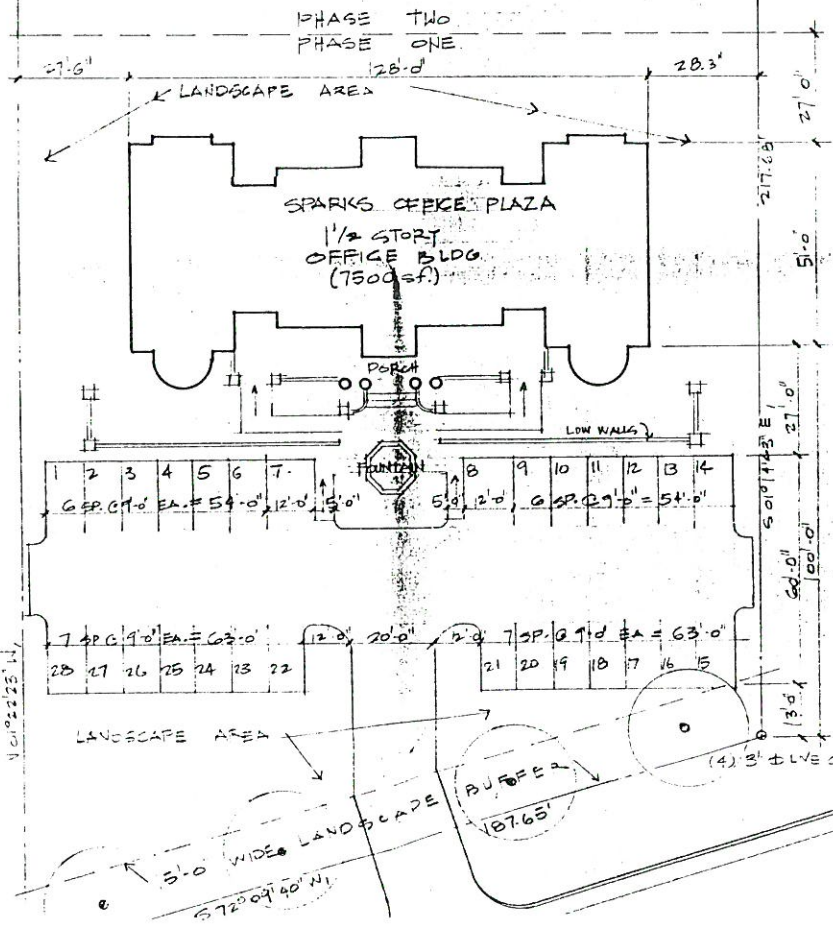
Agenda Item: Site Plan/Final Plat on Sparks Addition

Item No: IV. A.

308.46'

ROCK WALL, TEXAS
LOT 1, BLOCK 1
TOTAL LOT AREA = 65340 SF

500'14'30" N1
116.72'



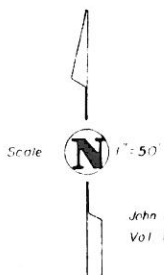
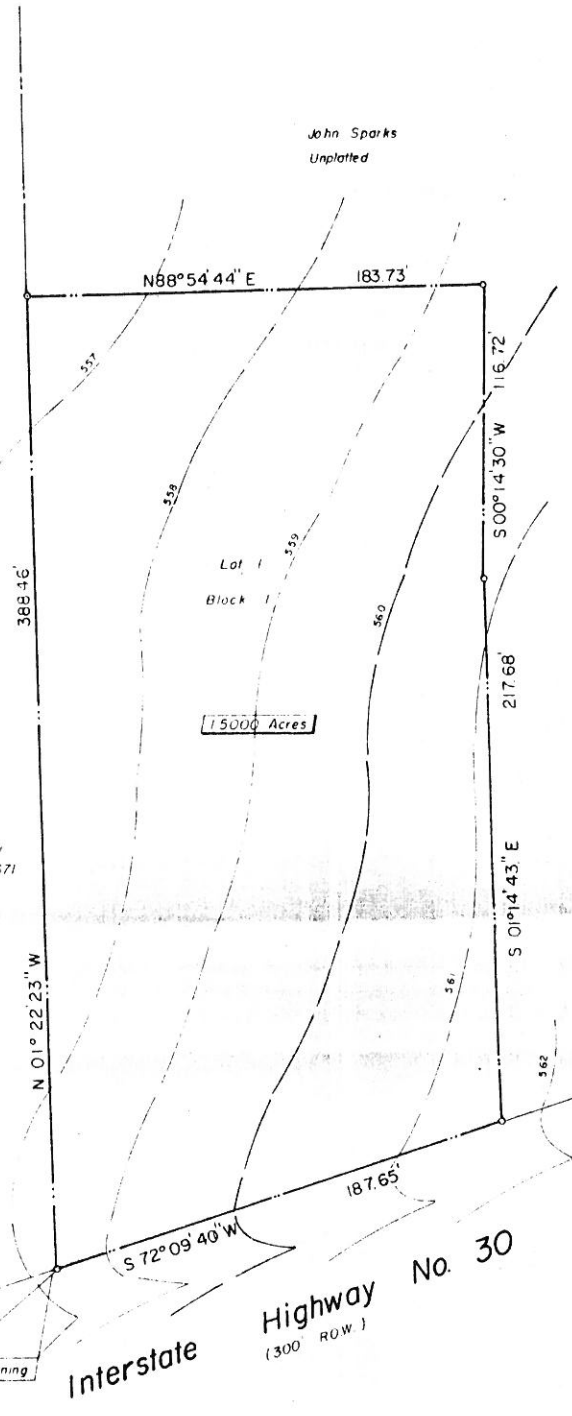
D
7.

Rose K Cade

John Sparks
Unplatted

Chairman, Planni

Date



John F Corssow
Vol. 143, Pg 671

Aphelion Inc
Vol. 250, Pg 254

Granite & Marble Consul
Vol 611, Page 246



Vicinity

SURVEYOR'S

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT
THAT I, TODD B. TURNER, do hereby certify
accurate survey of the land, and that the cor
under my personal supervision.

Registered Professional Land Surveyor
Texas Registration No. 4859

NOTE: Benchmark (S City of Rockwall)
Monument No 2 Elevation: 609.56'

NOTE: 1/2" IRON RODS SET AT ALL CORNERS

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on
this day personally appeared Todd B. Turner, 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 purpose and consideration therein expressed and the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____,
1992 A.D.

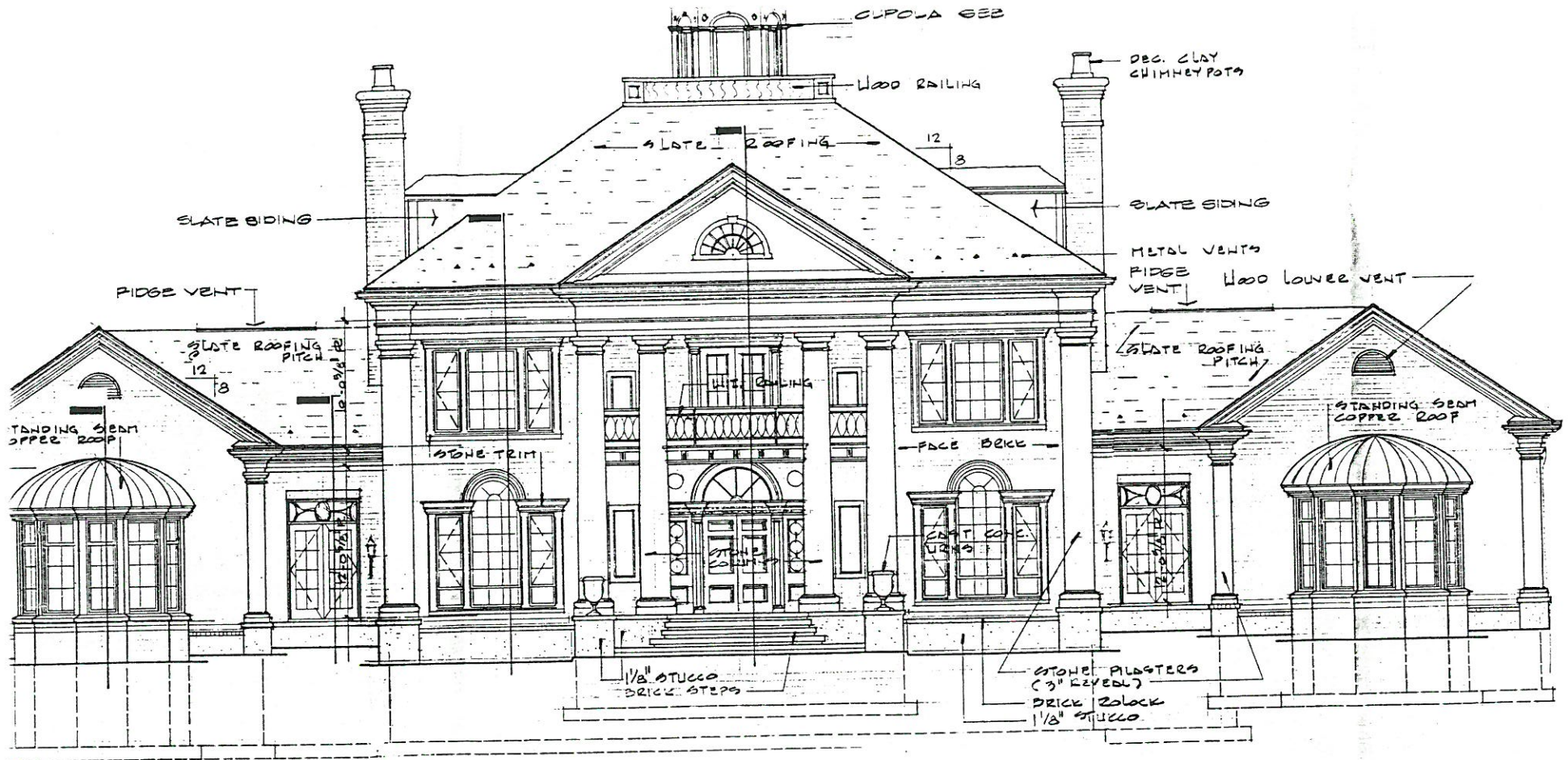
Notary Public

Final P
SPARKS OFFI

An Addition to the City of Rockwall, T
Out of the A. Hanna Survey, Abstract
ZONED -

OWNER: John Sparks
Route 2, Box 192
Celeste, TX 75423
(214) 771-9990

D 8 JULY 1



ELEVATION

NOISSIF

7
9

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: August 17, 1992

Agenda No: VII. A.

Agenda Item: P&Z 92-31-FP/SP - Consider Approval of a Request from John Sparks for a Site Plan and Final Plat for Sparks Office Plaza on I-30

Item Generated By: Applicant, John Sparks

Action Needed: Consider the request and take any necessary action.

Background Information:

The Commission has recommended approval of the request as submitted.

Attachments:

Agenda Item: Site Plan/Final Plat on Sparks Addition

Item No: VII. A.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: August 17, 1992

Agenda No: VII. A.

Agenda Item: P&Z 92-31-FP/SP - Consider Approval of a Request from John Sparks for a Site Plan and Final Plat for Sparks Office Plaza on I-30

Item Generated By: Applicant, John Sparks

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Background Information:

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The Commission will consider this request on Thursday night. We will forward their recommendation to you on Friday.

Attachments:

1. Site Plan
2. Plat
3. elevations

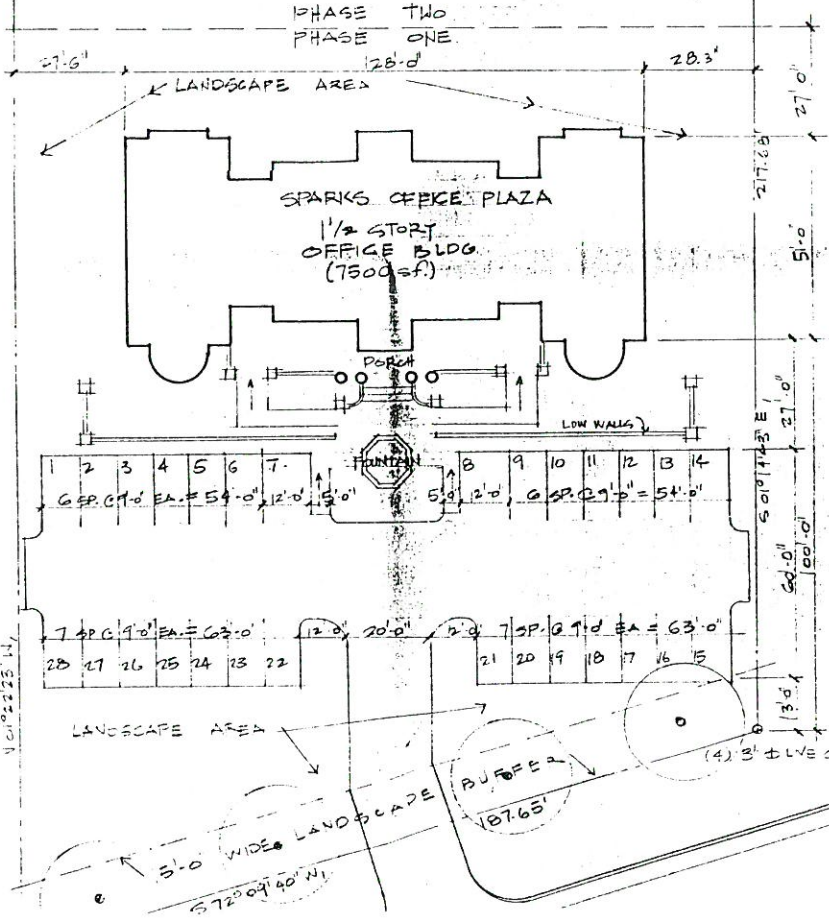
Agenda Item: Site Plan/Final Plat on Sparks Addition

Item No: VII. A.

308.46'

ROCK WALL, TEXAS
LOT 1, BLOCK 1
TOTAL LOT AREA = 65340 SF

500'14'30" N1 116.72'



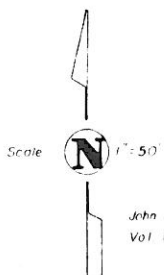
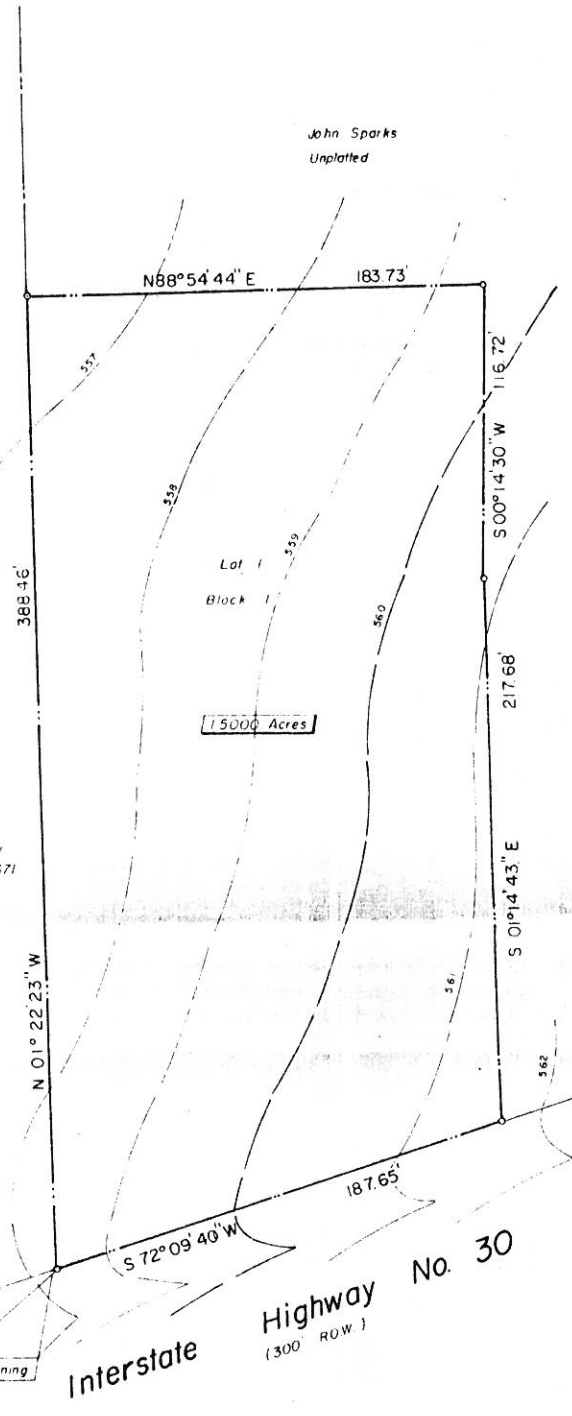
D 7.

Rose K Cade

John Sparks
Unplatted

Chairman, Planni

Date



Aphelion Inc
Vol. 250, Pg. 254

Granite & Marble Consul
Vol. 611, Page 246



SURVEYOR'S

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT
THAT I, TODD B. TURNER, do hereby certify
accurate survey of the land, and that the cor
under my personal supervision.

Registered Professional Land Surveyor
Texas Registration No. 4859

NOTE: Benchmark (S City of Rockwall)
Monument No. 2 Elevation: 609.56'

NOTE: 1/2" IRON RODS SET AT ALL CORNERS

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public, in and for the State of Texas, on
this day personally appeared Todd B. Turner, 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 purpose and consideration therein expressed and the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____,
1992 A.D.

Notary Public

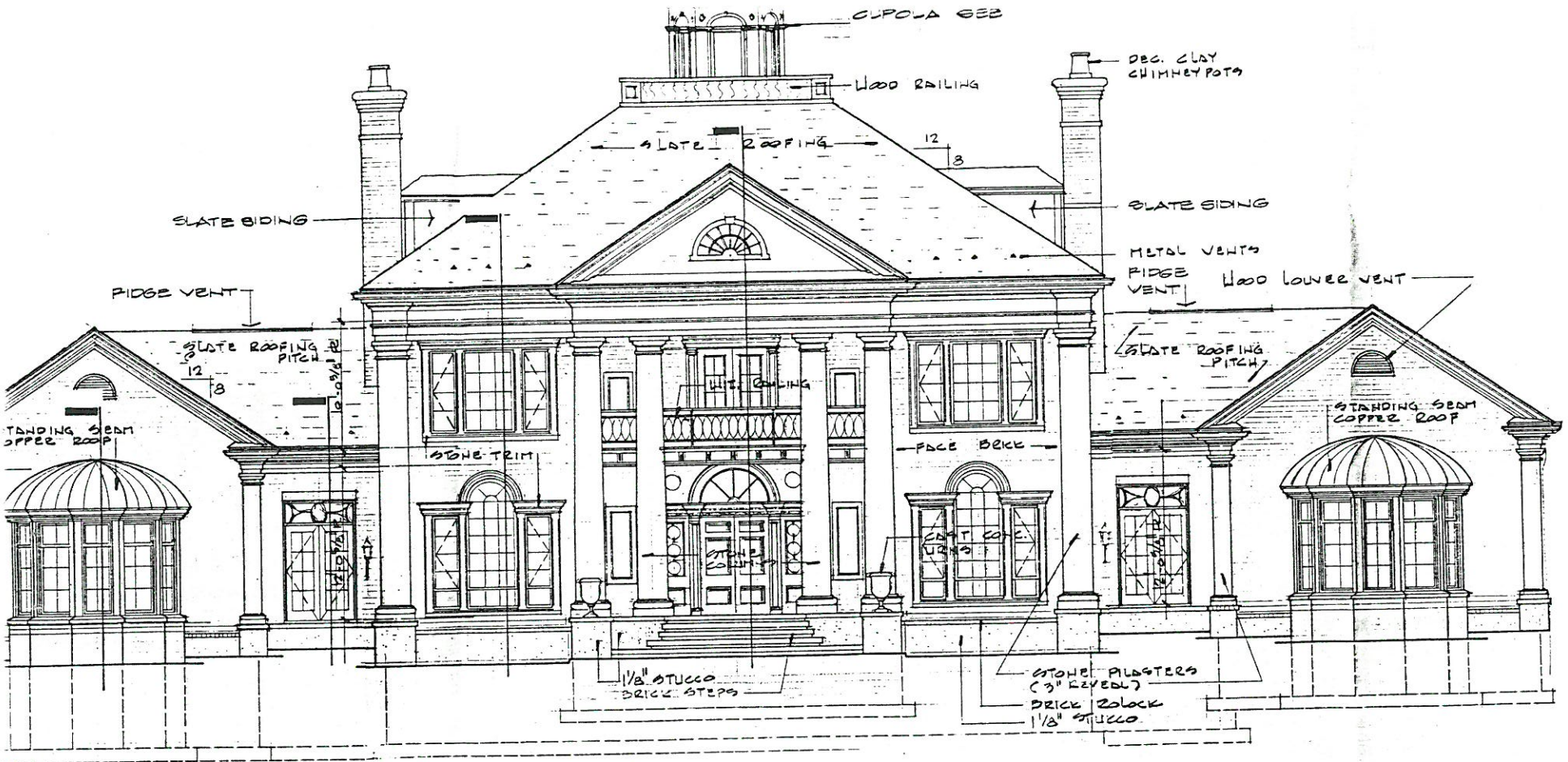
Final P
SPARKS OFFI

An Addition to the City of Rockwall, T
Out of the A. Hanna Survey, Abstract

ZONED -

OWNER: John Sparks
Route 2, Box 192
Celeste, TX 75423
(214) 771-9990

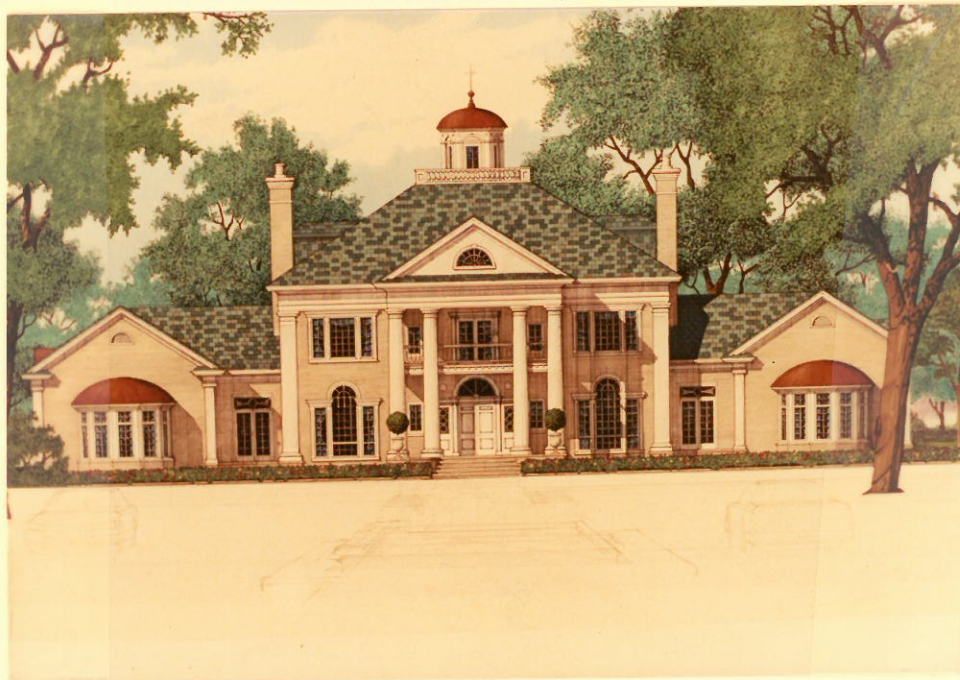
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NOISSIP

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P&Z 92-31-FP/SP - Consider Approval of a Request from John Sparks for a Site Plan and Final Plat for Sparks Office Plaza on I-30

120 Couch outlined the applicant's request. Mr. Sparks addressed the Commission and was available to answer questions. Morgan made a motion to recommend approval of request for a site plan and final plat for the Sparks Office Plaza on I-30. Greenwalt seconded the motion. The motion was voted on and passed with Friend abstaining.

P&Z MIN. 8/13/92