

APPLICATION AND FINAL PLAT CHECKLIST

Date 12-28-92

Name of Proposed Development HELWIG ADDITION

Name of Developer JAMES HELWIG & SON INC.

Address 2670 S. GOLIAD ROCKWALL, TX 75087 Phone 771-0927

Owner of Record JAMES HELWIG & SON INC.

Address 2670 S. GOLIAD ROCKWALL, TX 75087 Phone 771-0927

Name of Land Planner/Surveyor/Engineer DENNIS R. RUST

Address P.O. BOX 2209 QUINLAN, TX 75491 Phone (902) 356-4018

Total Acreage 5.5 ACRES

Current Zoning _____

Number of Lots/Units _____

Signed Michael B. McClellan VP.

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

- | | | |
|----------|----------|---|
| <u>✓</u> | _____ | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark |
| <u>✓</u> | _____ | 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 |
| <u>✓</u> | _____ | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |
| <u>✓</u> | _____ | 7. Approved name and right-of-way width of each street, both within and adjacent to the development |
| <u>✓</u> | _____ | 8. Locations, dimensions and purposes of any easements or other rights-of-way |
| <u>✓</u> | _____ | 9. Identification of each lot or site and block by letter and number and building lines |
| <u>✓</u> | <u>✓</u> | 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 |
| <u>✓</u> | _____ | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development |
| <u>✓</u> | _____ | 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

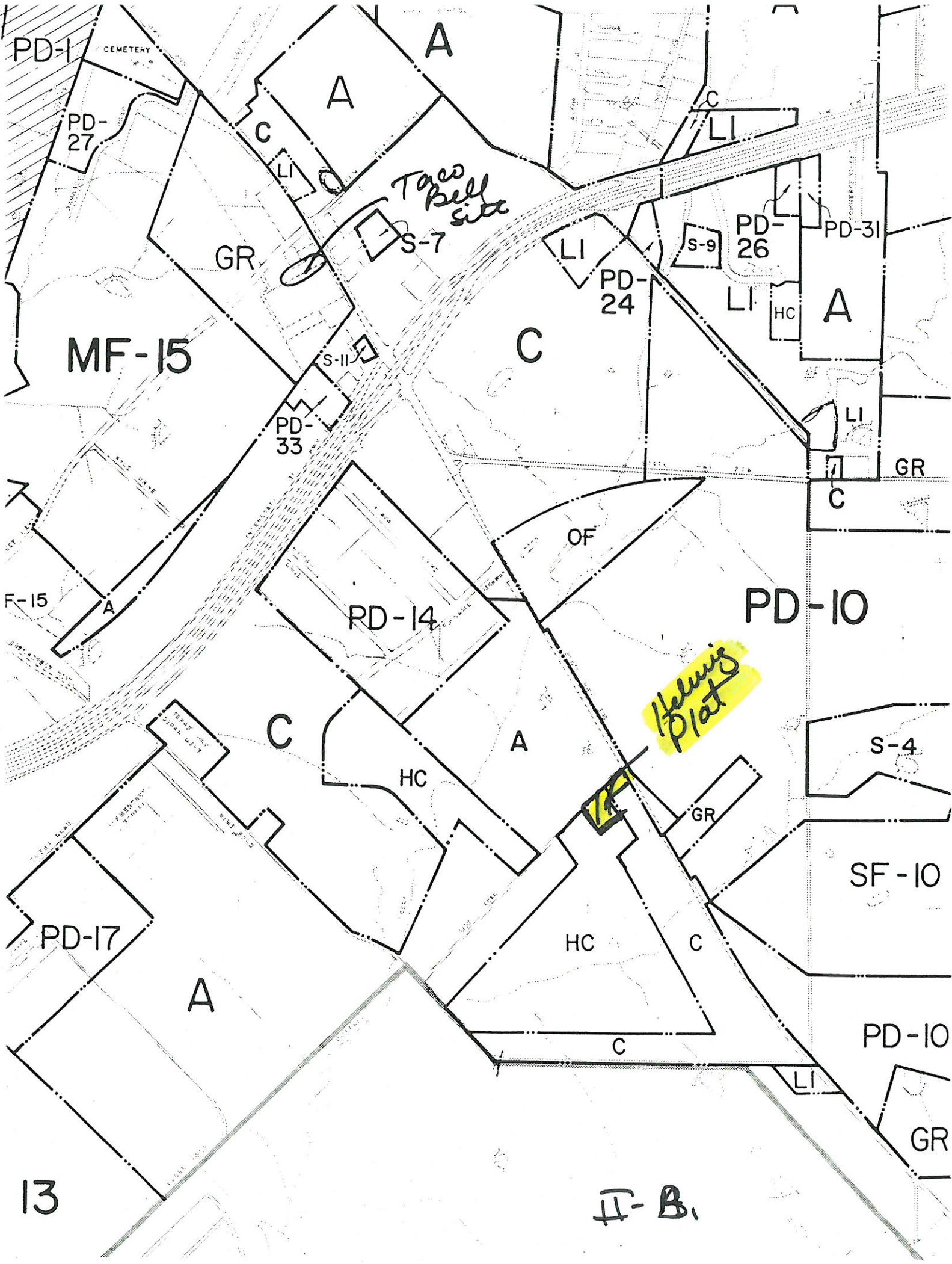
Taken by: _____

Date: 12/30/92

Receipt No.: 026799

File No.: 93-02-FP

Fee: \$ 317.50



PD-1

CEMETERY

A

A

PD-27

C

LI

Taco Bell site

GR

S-7

LI

PD-24

S-9

PD-26

PD-31

LI

HC

A

MF-15

S-11

C

PD-33

LI

GR

C

F-15

A

OF

PD-14

PD-10

Helmis Plat

C

A

S-4

HC

GR

SF-10

PD-17

HC

C

A

C

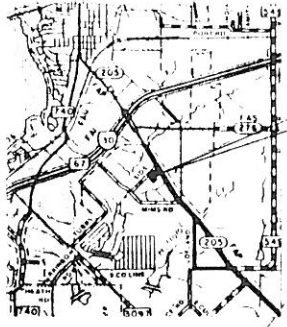
PD-10

LI

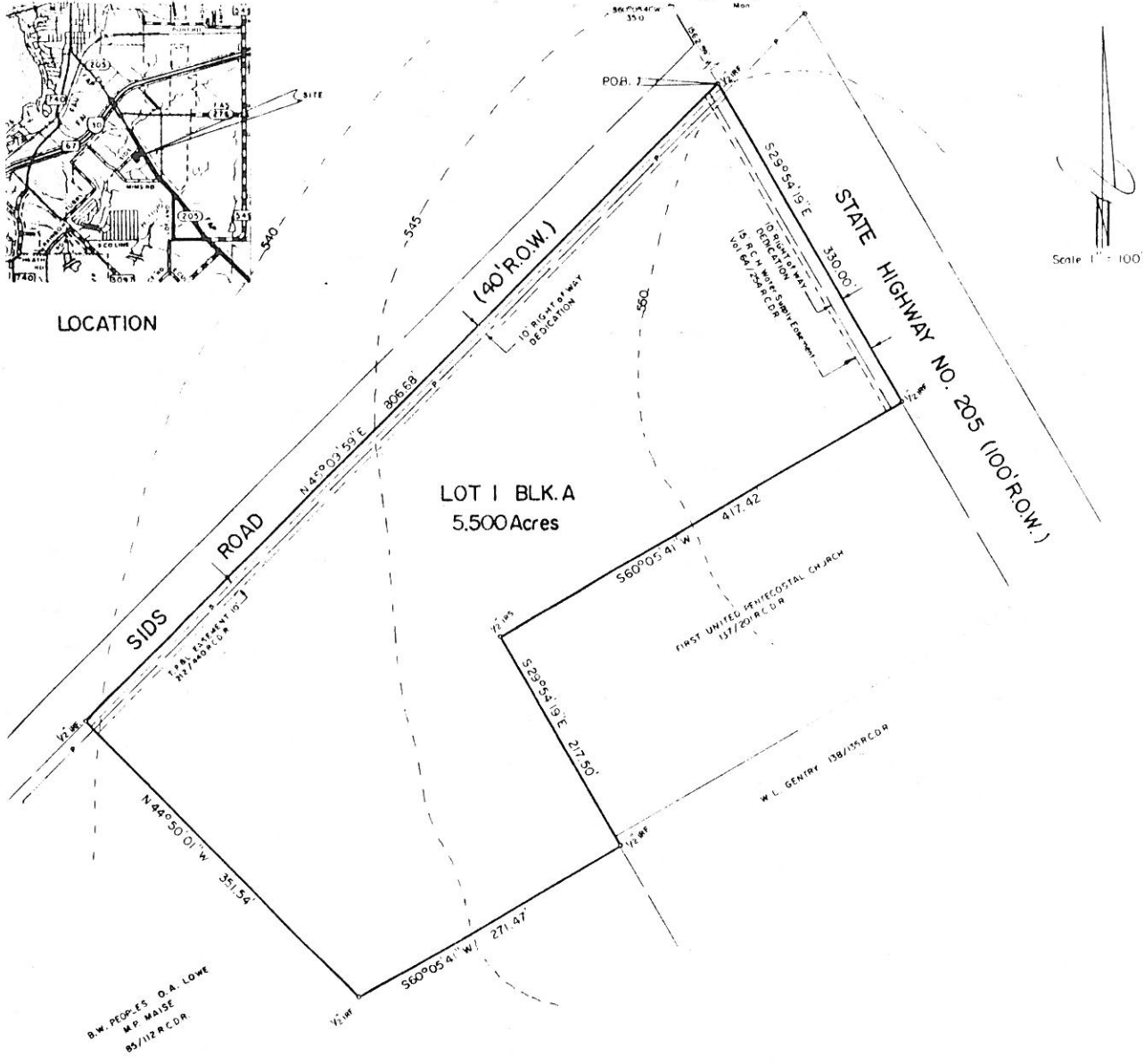
GR

13

II-B



LOCATION



Scale 1" = 100'

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

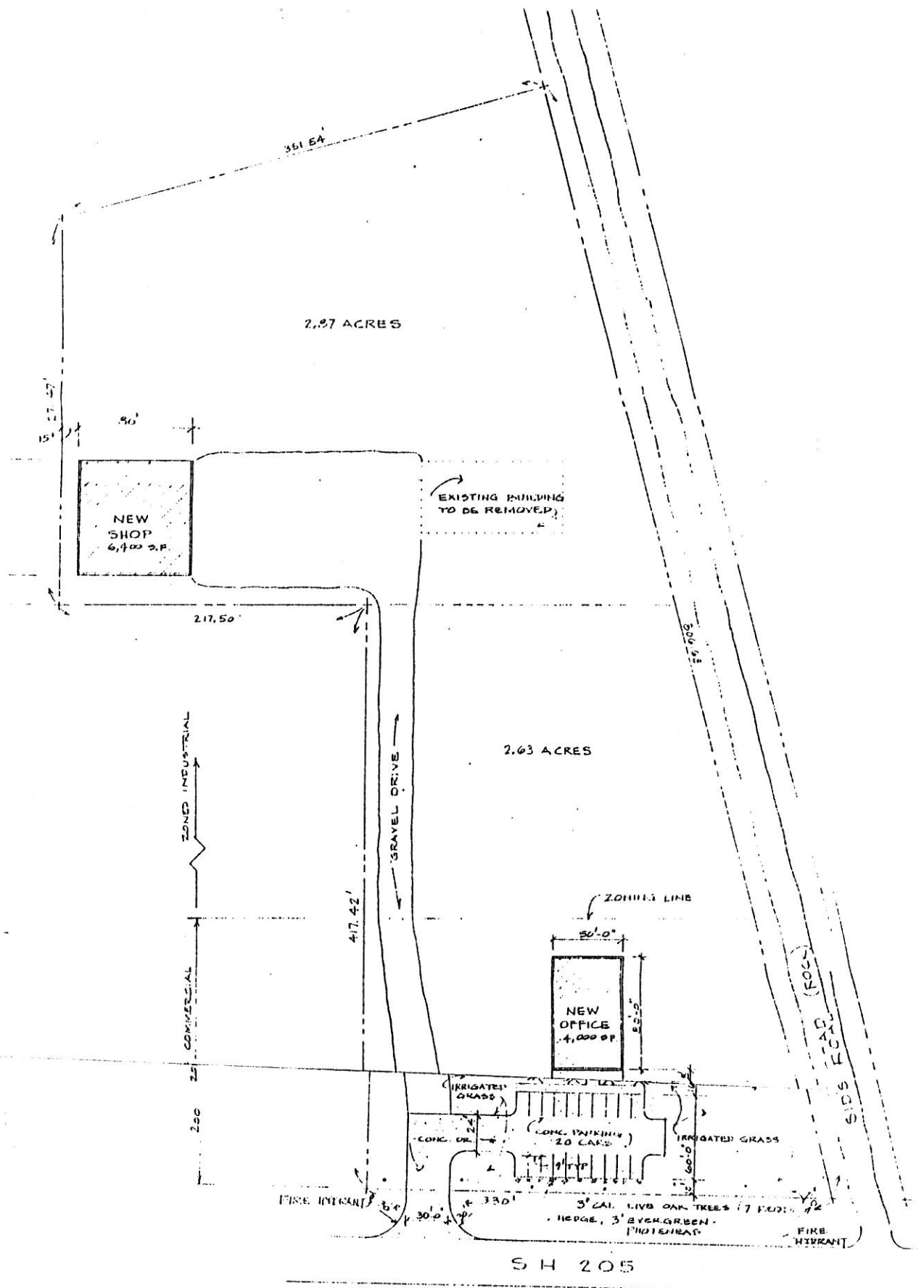
WHEREAS James Helwig & Sons, Inc., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a lot, tract or parcel of land situated in the City of Rockwall, Rockwall County, Texas, and being a part of the William H. Barnes Survey, Abstract No. 26, and being a called 5,500 acre tract of land described in a Warranty Deed with Vendor's Lien from Ladd Properties, Ltd. to James Helwig & Sons, Inc., recorded in Volume 422 at Page 191 Real Property Records of Rockwall County and being more particularly described as follows:

BEGINNING at an 1/2" iron rod found for corner at the intersection of the southwest line of State Highway No. 205 with the southeast line of Sids Road, corner being the northeast corner of the 5,500 acre tract of land and a U.S.C.&G.S. monument bears N60°05'41"E 35.00 feet and N29°54'19"W a distance of 1562.59 from said corner;
 THENCE S29°54'19"E and along the southwest line of State Highway No. 205 a distance of 330.00 feet to an 1/2" iron rod found for corner;
 THENCE S60°05'41"W a distance of 417.42 feet to a 1/2" iron rod set for corner;
 THENCE S29°54'19"E a distance of 217.50 feet to a 1/2" iron rod found for corner;
 THENCE S60°05'41"W a distance of 271.47 feet to a 1/2" iron rod found for corner;
 THENCE N44°50'01"W a distance of 351.54 feet to a 1/2" iron rod found for corner on the southeast line of Sids Road;
 THENCE N45°09'59"E and along the southeast line of Sids Road a distance of 806.58 feet to return to the Place of Beginning and containing 5,500 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT James Helwig & Sons, Inc. being the owner, does hereby adopt this plat designating the hereinabove described property as HELWIG ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, 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

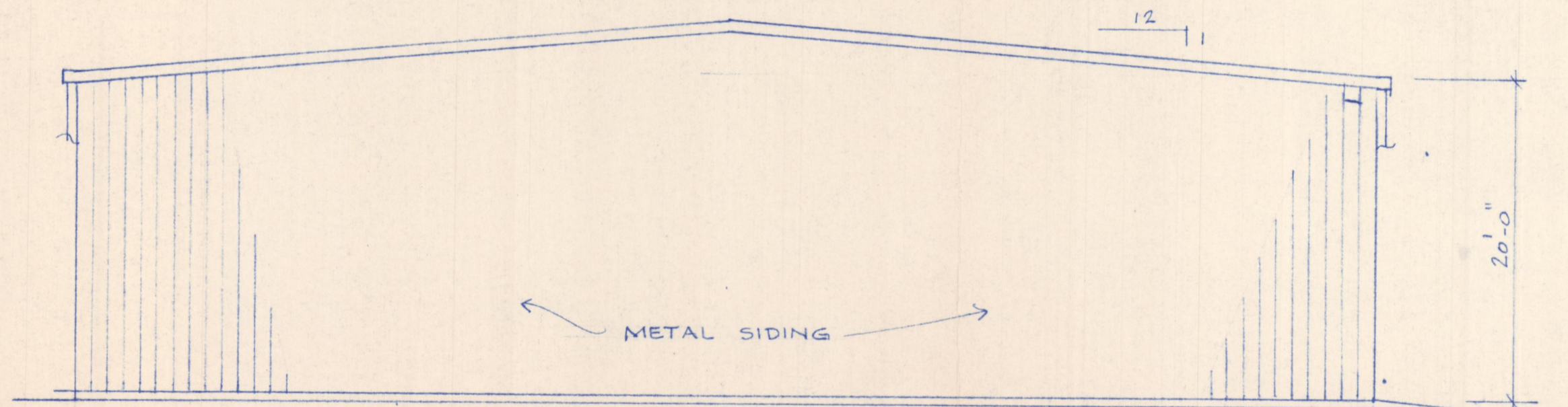


SH 205

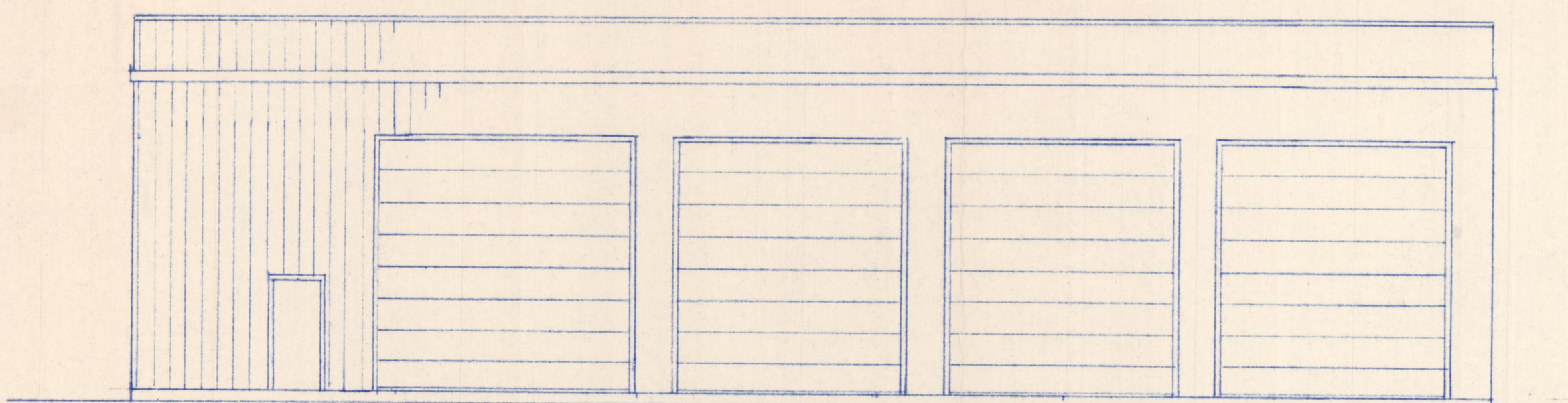
I.V.E



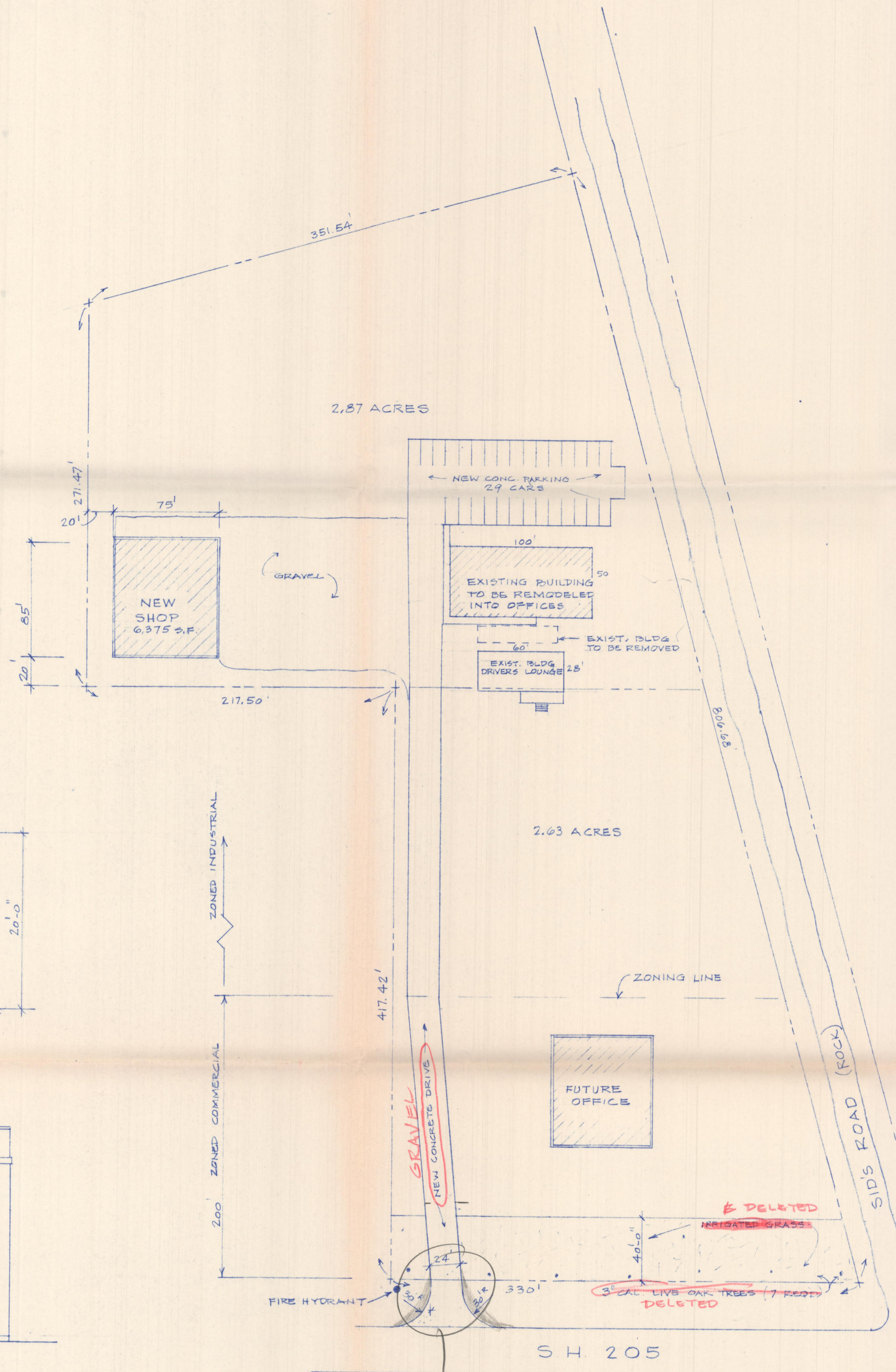
NEW TRUCK TERMINUS



SIDE ELEV. - SHOP
1/8" = 1'-0"



FRONT ELEV. - SHOP
1/8" = 1'-0"

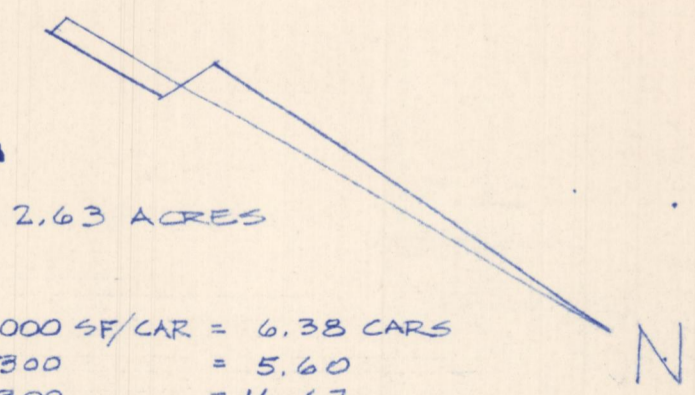


SITE PLAN

SCALE 1" = 50'-0"

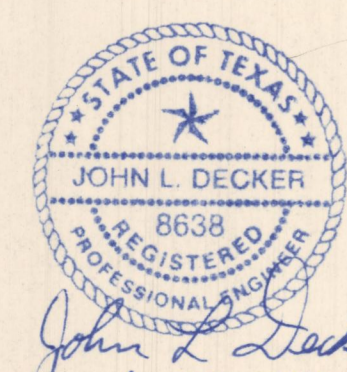
NOTE: LANDSCAPED AREA, APPROX
12,560 S.F. = 10.96% OF 2.63 ACRES

PARKING RQMTS
 SHOP: 6,375 S.F. @ 1,000 S.F./CAR = 6.38 CARS
 DRIVERS LOUNGE: 1,480 S.F. @ 300 = 5.60
 OFFICE: 5,000 S.F. @ 300 = 16.67
 TOTAL 29 CARS



Wanett approach

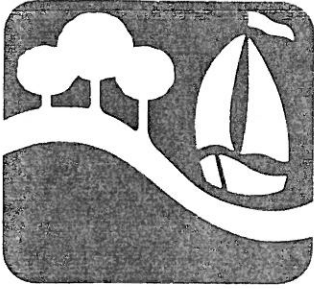
*Decker 2
214 326-1908*



NEW FACILITIES
 JAMES HELWIG & SON, INC.
 S.H. 205 SOUTH, ROCKWALL, TX.

DECKER AND ASSOCIATES
 CONSULTING ENGINEERS
 P.O. BOX 870173 MESQUITE, TEXAS 75150

1
 OF



CITY OF ROCKWALL
"THE NEW HORIZON"

January 28, 1993

James Helwig
2670 S. Goliad
Rockwall, Texas 75087

Re: Final Plat for the Helwig Addition

Dear Mr. Helwig:

On Monday, January 18, 1993 the Rockwall City Council approved the final plat for the Helwig Addition with the condition that the previously granted waiver to the landscaping requirements be reviewed by February 1, 1996. You will need to plan to meet with the Planning and Zoning Commission and City Council prior to that date to review the status of your development and the landscaping within the development.

Within 100 days of the approval of the final plat and prior to the issuance of a building permit on the lot you will need to submit 2 executed mylars and 14 blue lines of the final plat. The blue lines do not need to contain original signatures. We will have the mylars executed and will file the plat for record with the Rockwall County Clerk's Office. If the plat is not filed with the County Clerk within 120 days of approval the plat will be void and would have to be reapproved.

If you have any questions don't hesitate to give me a call.

Sincerely,

Julie Couch
Assistant City Manager

cc: Dennis Rust
P.O. Box 2209
Quinlan, Texas 75474

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: January 14, 1993

Agenda No: IV. A.

Agenda Item: **P&Z 93-2-FP** - Discuss and Consider Recommending Approval of a Final Plat for the Helwig Addition, a one lot subdivision located on SH-205 and Sids Road

Item Generated By: Applicant, James Helwig

Action Needed: Discuss and consider approving the final plat.

Background Information:

Several months ago the Commission and Council approved a site plan and preliminary plat for this site. During that review he was granted a waiver to the street escrow requirements to Sids Road by the City Council. He had planned to construct a new office facility as well as a new shop. He now plans to remodel the existing shop as an office facility and construct a new shop building. He does plan to construct the new office building in the future. He was also granted a waiver to the landscaping requirements for the rear of the property.

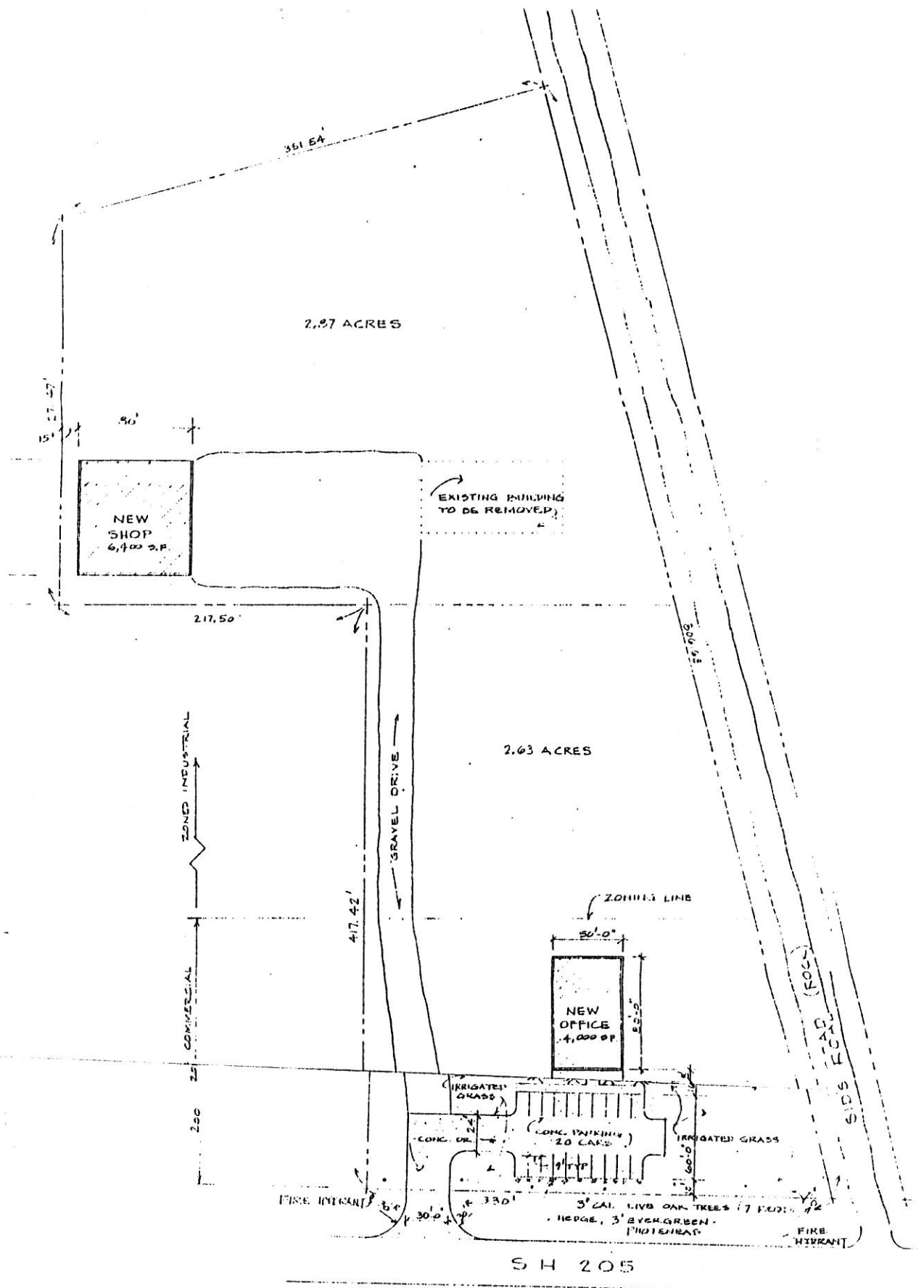
He has now submitted his final plat in order to begin building his new shop. He has provided the necessary right of way dedication on Sids Road and on SH-205. His water service is from RCH and he has no sewer service at this location, therefore there is no review of engineering plans on this site.

Attachments:

1. Final Plat
2. Original Site Plan

Agenda Item: Helwig Final Plat

Item No: IV. A.



I.V.E



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CITY OF ROCKWALL
City Council Agenda

Agenda Date: January 18, 1993

Agenda No: VI. A.

Agenda Item: **P&Z 93-2-FP** - Discuss and Consider Approval of a Final Plat for the Helwig Addition, a one lot subdivision located on SH-205 and Sids Road

Item Generated By: Applicant, James Helwig

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Background Information:

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He has now submitted his final plat in order to begin building his new shop. He has provided the necessary right of way dedication on Sids Road and on SH-205. His water service is from RCH and he has no sewer service at this location, therefore there is no review of engineering plans on this site.

The Commission will consider this item at their meeting on Thursday night and we will forward their recommendation to you on Friday.

Attachments:

1. Final Plat

Agenda Item: Helwig Final Plat

Item No: VI. A.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: January 18, 1993

Agenda No: VI. A.

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Item Generated By: Applicant, James Helwig

Action Needed: Discuss and consider approving the final plat.

Background Information:

The Commission has recommended approval of the final plat as submitted. Because Mr. Helwig does not initially plan to construct the office building on the front of the site as originally submitted on his site plan, the Commission discussed the previously granted waiver to the landscaping requirements on the rear of the property. they have recommended that the landscaping waiver be reviewed by February 1, 1996.

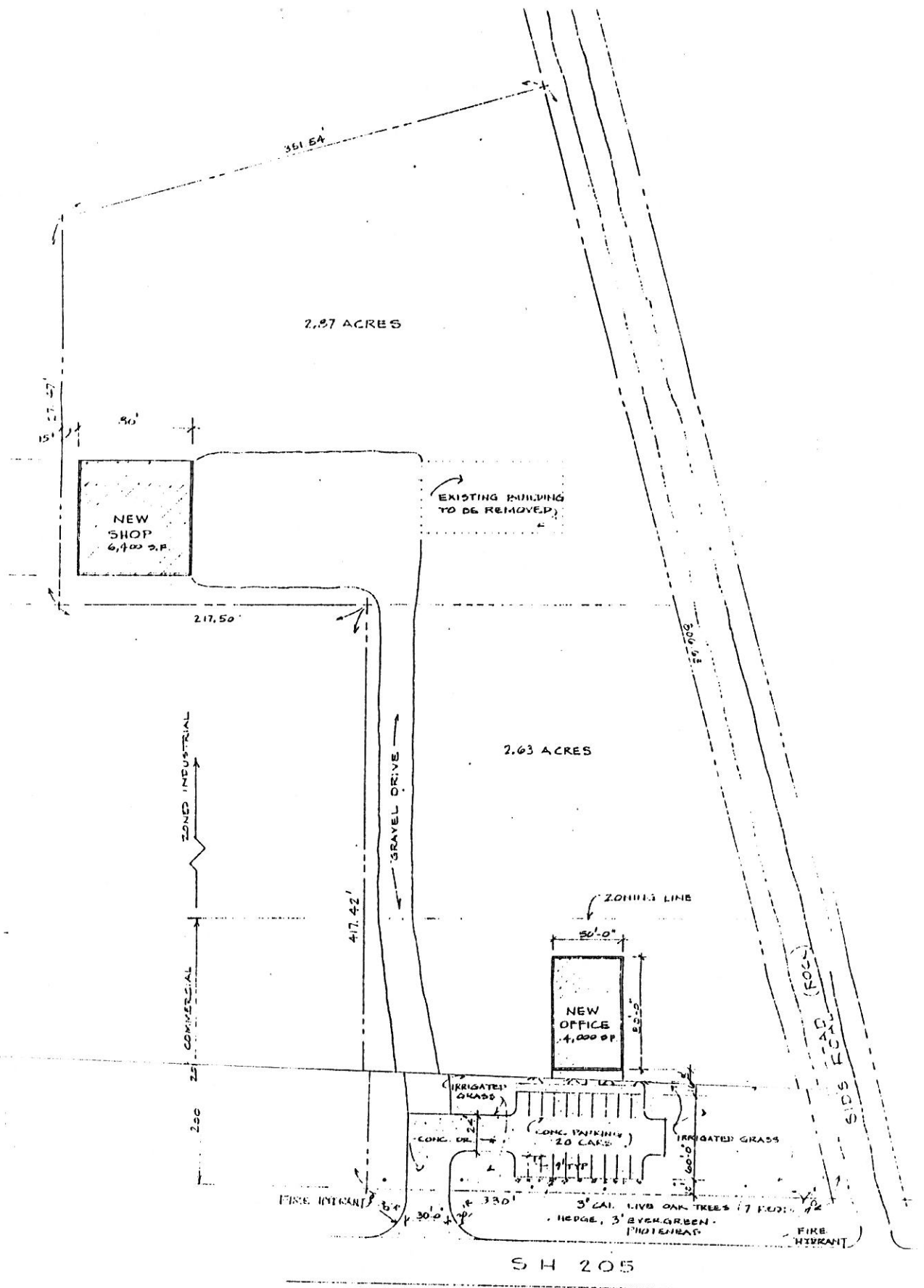
I have attached a copy of the previously approved site plan for you information.

Attachments:

1. Previously approved site plan

Agenda Item: Helwig Final Plat

Item No: VI. A.



SH 205

I.V.E



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