

APPLICATION AND FINAL PLAT CHECKLIST

Date April 12, 1993

Name of Proposed Development Replat of Lot 2, Industrial Addition

Name of Developer A.H. Sharaway

Address P.O. Box 159 Rockwall, Tx. 75087 Phone (214)524-5744

Owner of Record Rockwall Steel Company

Address P.O. Box 159, Rockwall, Tx. Phone (214) 524-5744

Name of Land Planner/Surveyor/Engineer B.L.S. & Associates, Inc.,
Morrison Engineers

Address 965 Sids Road Rockwall, Tx. Phone (214) 771-3036

Total Acreage 17.719 Acres Current Zoning L.I.

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: 4/12/93

Receipt No.: 027728

File No.: 93-15-FD

Fee: \$529.00

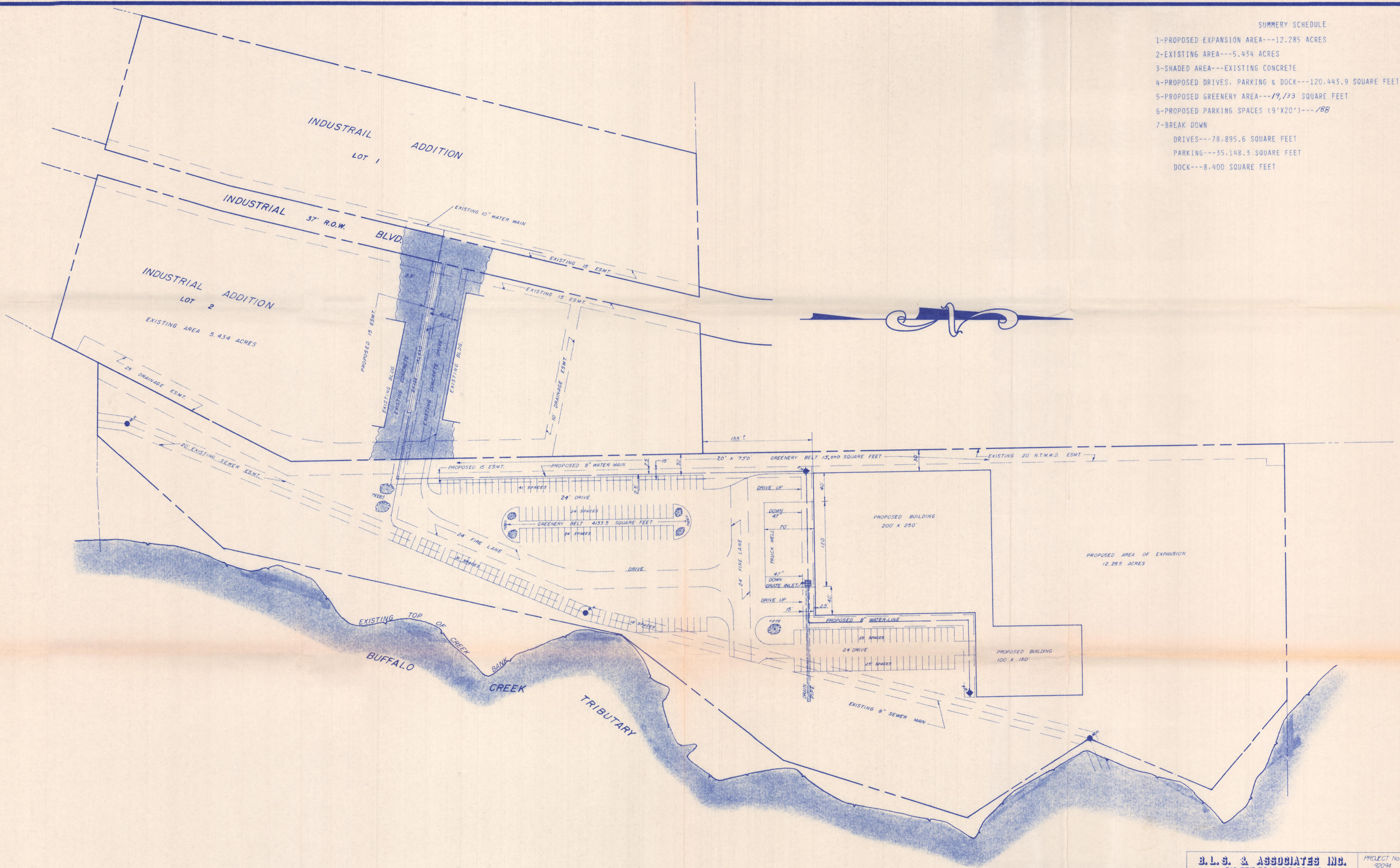
LOT 2, REPLAT LOT 2 INDUSTRIAL ADDITION

PT#	BEARING	DIST	COORDINATES		
1	- - - - -	- - - - -	N	500.0000, E	500.0000
	NW 1.0253	819.4400			
2	- - - - -	- - - - -	N	1319.3029, E	485.0116
	NE 89.1404	360.0000			
3	- - - - -	- - - - -	N	1324.1129, E	844.9795
	SE 50.4511	164.9400			
4	- - - - -	- - - - -	N	1219.7613, E	972.7134
	SW 22.2502	187.3300			
5	- - - - -	- - - - -	N	1046.5875, E	901.2754
	SE 32.4449	205.3720			
6	- - - - -	- - - - -	N	873.8558, E	1012.3672
	SW 17.1702	271.7900			
7	- - - - -	- - - - -	N	614.3386, E	931.6167
	SW 37.3953	288.1700			
8	- - - - -	- - - - -	N	386.2233, E	755.5333
	SW 12.1444	573.8100			
9	- - - - -	- - - - -	N	-174.5312, E	633.8272
	SW 41.5541	240.0000			
10	- - - - -	- - - - -	N	-353.0874, E	473.4599
	NW 89.3558	101.9600			
11	- - - - -	- - - - -	N	-352.3746, E	371.5024
	SW 27.0646	73.1200			
12	- - - - -	- - - - -	N	-417.4596, E	338.1784
	NW 74.2601	239.6100			
13	- - - - -	- - - - -	N	-353.1591, E	107.3573
	NE 16.1528	182.3500			
14	- - - - -	- - - - -	N	-178.1009, E	158.4079
	NE 13.1709	692.3000			
15	- - - - -	- - - - -	N	495.6702, E	317.5047
	NE 88.3832	182.5500			
16	- - - - -	- - - - -	N	499.9958, E	500.0035

Misclosure:

NW 39.2100 0.0055
 1 Closing Point N 500.0000, E 500.0000
 Relative Error of Closure: 1 in 840,623
 Area = 771857.4 S.F., 17.719 Acres

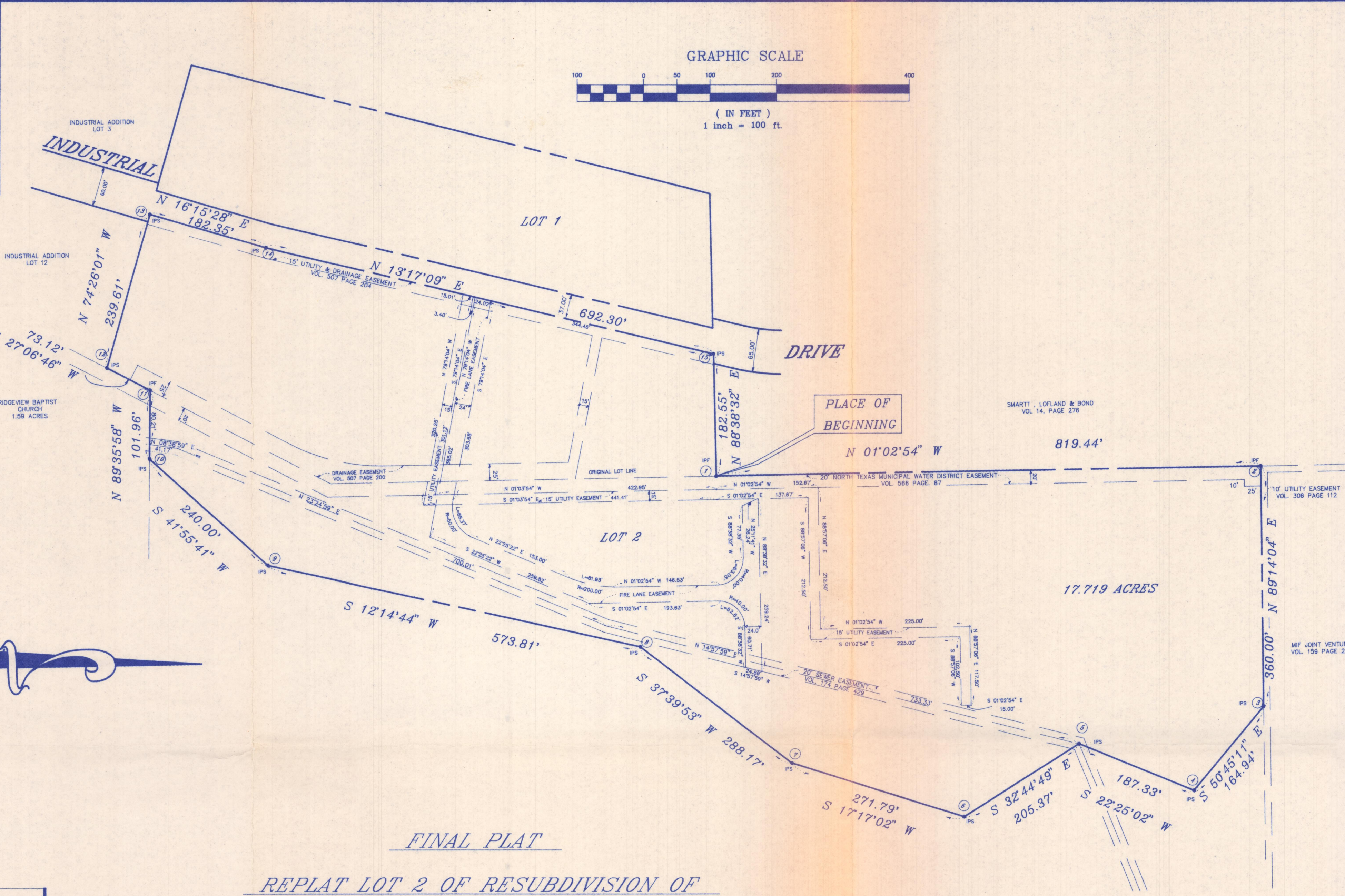
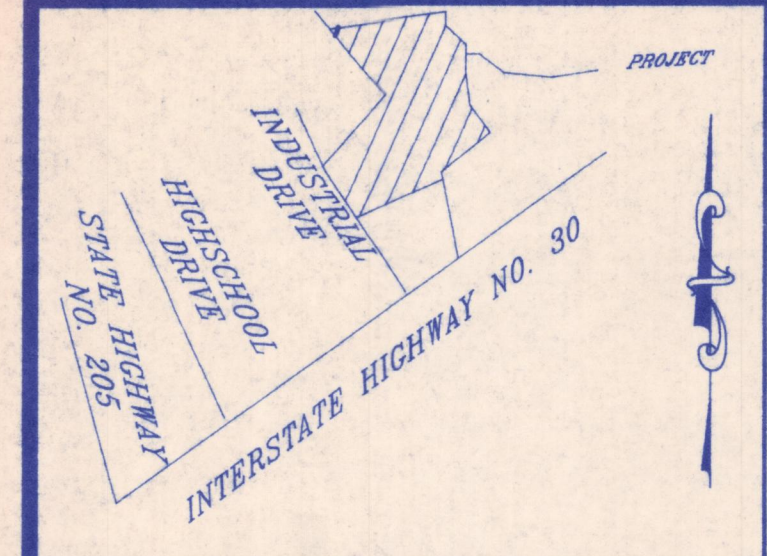
- SUMMARY SCHEDULE
- 1-PROPOSED EXPANSION AREA---12.285 ACRES
 - 2-EXISTING AREA---5.434 ACRES
 - 3-SHADED AREA---EXISTING CONCRETE
 - 4-PROPOSED DRIVES, PARKING & DOCK---120,443.9 SQUARE FEET
 - 5-PROPOSED GREENERY AREA---19,133 SQUARE FEET
 - 6-PROPOSED PARKING SPACES (9'X20')---188
 - 7-BREAK DOWN
 - DRIVES---78,895.6 SQUARE FEET
 - PARKING---35,148.3 SQUARE FEET
 - DOCK---8,400 SQUARE FEET



B.L.G. & ASSOCIATES INC.
 965 SID'S ROAD, P.O. BOX 65
 ROCKWALL, TEXAS 75087
 (214) 771-3036 FAX (214) 722-3036

PRELIMINARY PLAT
 REPLAT INDUSTRIAL ADDITION
 ROCKWALL STEEL CO., INC.

PROJECT No.	92094
SCALE	1" = 60'
DATE	4-1-93
DRAWN BY	K.E.B.
NOTES	
B.O.B.	



OWNERS CERTIFICATE
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS, ROCKWALL STEEL COMPANY, INC., BEING OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING a tract of land situated in the A. HANNA SURVEY, ABSTRACT NO. 99, City of Rockwall, Rockwall County, Texas, and being all of LOT 2, of RESUBDIVISION OF INDUSTRIAL ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 75, Map and Plat Records, Rockwall County, Texas, and also being part of a 49.839 acre tract as conveyed to Rockwall Steel Company, Inc., recorded in Volume 752, Page 28, Real Estate Records, Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING at the Northeast corner of the Resubdivision of Industrial Addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet C, Slide 75, Map and Plat Records, Rockwall County, Texas, an iron stake for corner;
 THENCE, N.01°02'53"W., along the Smartt, Lofland and Bond tract, recorded in Volume 14, Page 276, a distance of 819.44 feet to an iron stake for corner;
 THENCE, N.89°14'04"E., along the South line of M.I.F. Joint Venture property, recorded in Volume 159, Page 242, a distance of 360.00 feet to an iron stake for corner;
 THENCE, S.50°45'11"E., leaving the said South line of M.I.F. Joint Venture property, a distance of 164.94 feet to an iron stake for corner;
 THENCE, S.22°25'02"W., a distance of 187.33 feet to an iron stake for corner;
 THENCE, S.32°44'49"E., a distance of 205.37 feet to an iron stake for corner;
 THENCE, S.17°17'02"W., a distance of 271.79 feet to an iron stake for corner;
 THENCE, S.37°39'53"W., a distance of 289.17 feet to an iron stake for corner;
 THENCE, S.12°14'44"W., a distance of 573.81 feet to an iron stake for corner;
 THENCE, S.41°55'41"W., a distance of 240.00 feet to a point on the North line of Ridgeview Baptist Church 1.59 acres, an iron stake or corner;
 THENCE, N.89°35'58"W., along the North line of Ridgeview Baptist Church 1.59 acres, a distance of 101.96 feet to an iron stake for corner;
 THENCE, S.27°06'46"W., along the West line of Ridgeview Baptist Church 1.59 acres, a distance of 73.12 feet to the Southeast corner of Lot 2, of Resubdivision of Industrial Addition, an iron stake for corner;
 THENCE, N.74°26'01"W., along the South line of said Lot 2, a distance of 239.61 feet to a point on the East line of Industrial Boulevard, an iron stake for corner;
 THENCE, along the East line of Industrial Boulevard, the following:
 N.16°15'28"E., a distance of 182.35 feet to an iron stake for corner;
 N.13°17'09"E., a distance of 692.30 feet to an iron stake for corner;
 N.13°17'09"E., a distance of 692.30 feet to an iron stake for corner;
 THENCE, N.88°38'32"E., leaving the said East line of Industrial Boulevard, and along the South line of Smartt, Lofland and Bond tract, a distance of 182.55 feet to the PLACE OF BEGINNING and containing 17.719 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT Rockwall Steel Company, Inc., being owner of a tract of land does hereby adopt this plat designating the herein above described property as FINAL PLAT REPLAT LOT 2 OF RESUBDIVISION OF INDUSTRIAL ADDITION, City of Rockwall, Rockwall County, Texas, and hereby dedicate to the public use forever the streets, and alleys shown thereon, and hereby reserves the right-of-way and 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. 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, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the 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 City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, 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 Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.
 WITNESS MY HAND, this _____ day of _____, 1993.

OWNER Rockwall Steel Company, Inc.
 BY A.H. SHARAWAY
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 BEFORE ME, a notary public, on this day personally appeared A.H. Sharaway known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this _____ day of _____, 1993.
 Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Bob O. BROWN, 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.
 Bob O. Brown, R.P.L.S. No. 1744
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 BEFORE ME, a notary public, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statement therein contained are true and correct. Given under my hand and seal of office this _____ day of _____, 1993.
 Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL _____ APPROVED _____
 CITY MANGER _____ CHAIRMAN PLANNING AND ZONING COMMISSION _____
 I hereby certify that the above foregoing FINAL PLAT REPLAT LOT 2 OF RESUBDIVISION OF INDUSTRIAL ADDITION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____, A.D. 1993.
 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 and twenty (120) days from said date of final approval.
 Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall, Texas.
 Mayor, City of Rockwall, Texas _____ City Secretary, City of Rockwall, Texas _____

S.A.C.	GRID AZIMUTHS	
	NORTHS	EASTS
1	7024101.469000	2600585.268000
2	7024920.773473	2600570.279029
3	7024925.583097	2600930.246899
4	7024821.230911	2601057.981127
5	7024848.053001	2600986.541785
6	7024475.321208	2601097.633646
7	7024215.804134	2601016.892840
8	7023987.688965	2600840.799285
9	7023426.937902	2600719.093983
10	7023248.381796	2600558.726539
11	7023249.094714	2600456.766553
12	7023184.013199	2600423.444260
13	7023248.314530	2600192.620971
14	7023423.372642	2600243.671732
15	7024097.143574	2600402.789252

FINAL PLAT
 REPLAT LOT 2 OF RESUBDIVISION OF

INDUSTRIAL ADDITION

CITY OF ROCKWALL
 A. HANNA SURVEY, ABSTRACT NO. 99
 ROCKWALL COUNTY TEXAS

OWNER

ROCKWALL STEEL CO., INC.

P.O. BOX 59, ROCKWALL, TEXAS 75087 (214) 524-5744

B.L.S. & ASSOCIATES INC. - SURVEYORS

P.O. BOX 65, 965 SID'S ROAD

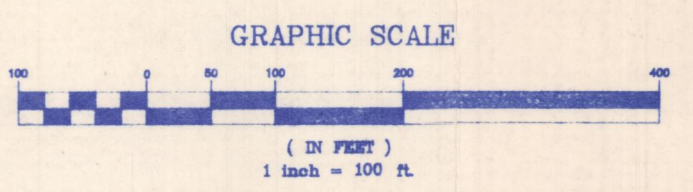
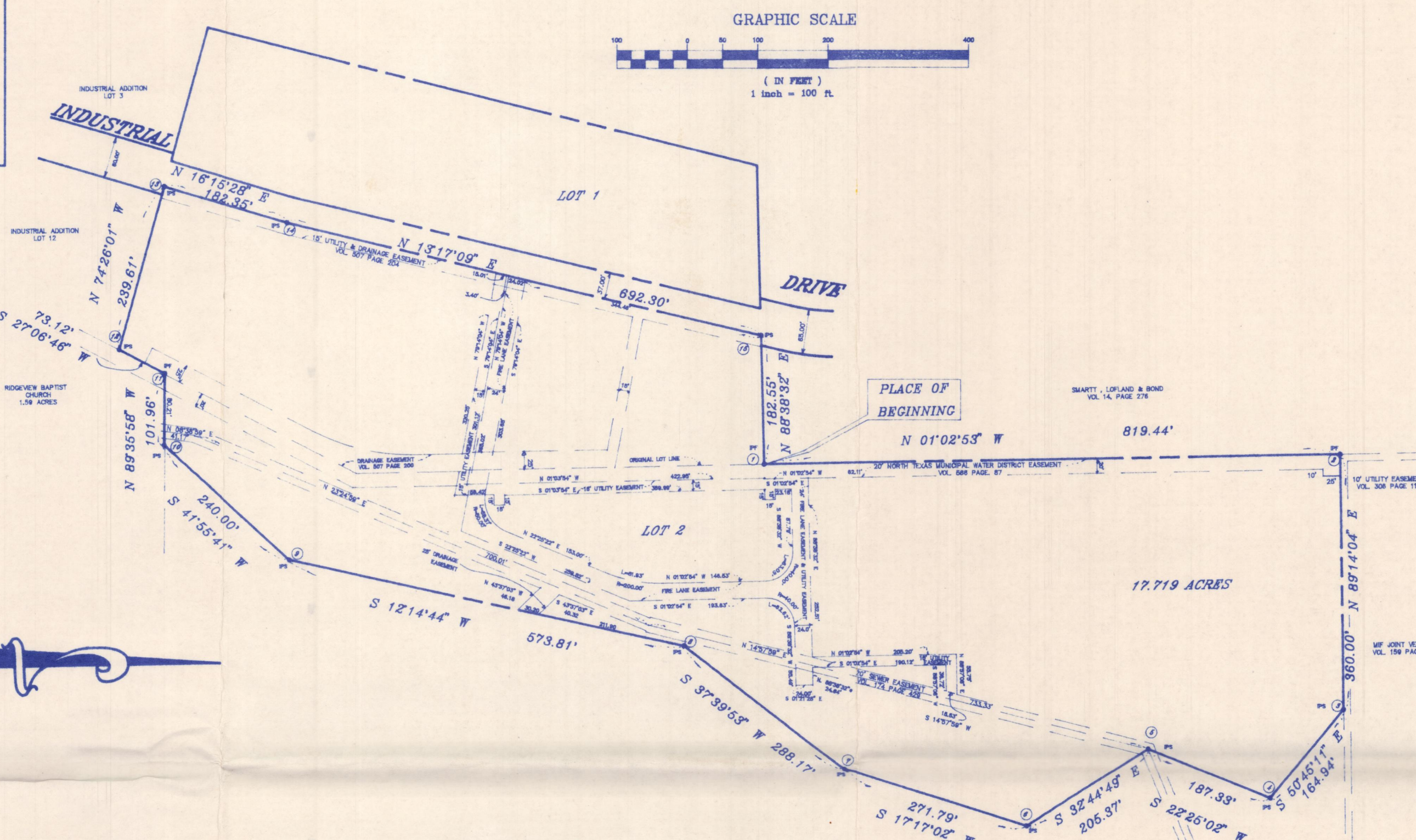
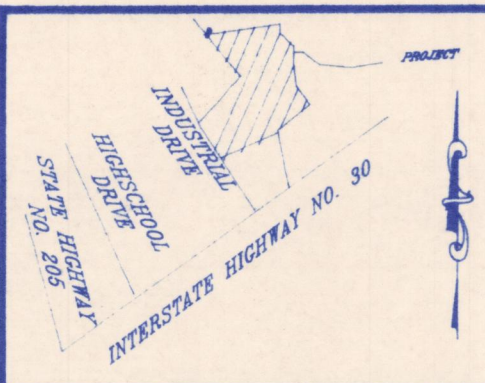
ROCKWALL TEXAS, 75087 (214) 771-3036

MORRISON HYDROLOGY/ENGINEERING, INC. - ENGINEERS

520 AVENUE H EAST, SUITE 102

ARLINGTON, TEXAS 76011 (817) 640-4554

RECEIVED
 SUBMISSION
 421



OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS, ROCKWALL STEEL COMPANY, INC., BEING OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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- THENCE, N.01°02'53\"/>

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Rockwall Steel Company, Inc., being owner of a tract of land does hereby adopt this plat designating the herein above described property as FINAL PLAT REPLAT LOT 2 OF RESUBDIVISION OF INDUSTRIAL ADDITION, City of Rockwall, Rockwall County, Texas, and hereby dedicate to the public use forever the streets, and alleys shown thereon, and hereby reserves the right-of-way and easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities dealing to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective systems when the necessity of at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized or permitted, therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS MY HAND, this _____ day of _____, 1993.

OWNER Rockwall Steel Company, Inc.

BY: A.H. SHARAWAY
 STATE OF TEXAS
 COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared A.H. Sharaway known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this _____ day of _____, 1993.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT I, Bob O. BROWN, 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.

Bob O. Brown, R.P.L.S. No. 1744
 STATE OF TEXAS
 COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statement therein contained are true and correct. Given under my hand and seal of office this _____ day of _____, 1993.

Notary Public in and for the State of Texas
 RECOMMENDED FOR FINAL APPROVAL APPROVED

CITY MANGER CHAIRMAN PLANNING AND ZONING COMMISSION

I hereby certify that the above foregoing FINAL PLAT REPLAT LOT 2 OF RESUBDIVISION OF INDUSTRIAL ADDITION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____, A.D. 1993.

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 and twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall, Texas.

Mayor, City of Rockwall, Texas City Secretary, City of Rockwall, Texas

S.A.C.	GRID AZIMUTHS	
	NORTHS	EASTS
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FINAL PLAT
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INDUSTRIAL ADDITION
CITY OF ROCKWALL
A. HANNA SURVEY, ABSTRACT NO. 99
ROCKWALL COUNTY TEXAS

OWNER
ROCKWALL-STEEL CO., INC.

P.O. BOX 59, ROCKWALL, TEXAS 75087 (214) 524-5744

B.L.S. & ASSOCIATES INC. - SURVEYORS

P.O. BOX 65, 965 SID'S ROAD
 ROCKWALL TEXAS, 75087 (214) 771-3036

MORRISON HYDROLOGY/ENGINEERING, INC. - ENGINEERS

520 AVENUE H EAST, SUITE 102
 ARLINGTON, TEXAS 76011 (817) 640-4554

(NOISSUBMISSION) 2nd (SUBMISSION)



CITY OF ROCKWALL
"THE NEW HORIZON"

June 4, 1993

Mr. A. H. Sharaway
P. O. Box 59
Rockwall, Texas 75087

re: Final Plat on Replat of Block 2 , Industrial Addition

Dear Mr. Sharaway:

On May 3, 1993 the Rockwall City Council approved the final plat for the Replat of Block 2, Industrial Addition.

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 re-approved.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch", written in black ink.

Julie Couch
Assistant City Manager

hcc

cc: Bob Brown

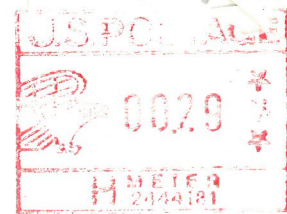
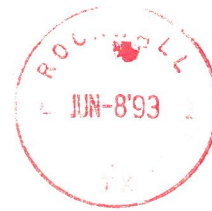


205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793



NO SUCH ADDRESS

Mr. A. H. Sharaway
P. O. Box 59
Rockwall, Texas 75087

PO Box 159

**CITY OF ROCKWALL
Planning and Zoning Agenda**

Agenda Date: April 29, 1993

Agenda No: II. B.

Agenda Item: PZ-93-15-FP - Discuss and Consider Recommending Approval of a Final Plat on Replat of Block 2, Industrial Addition

Item Generated By:

Action Needed:

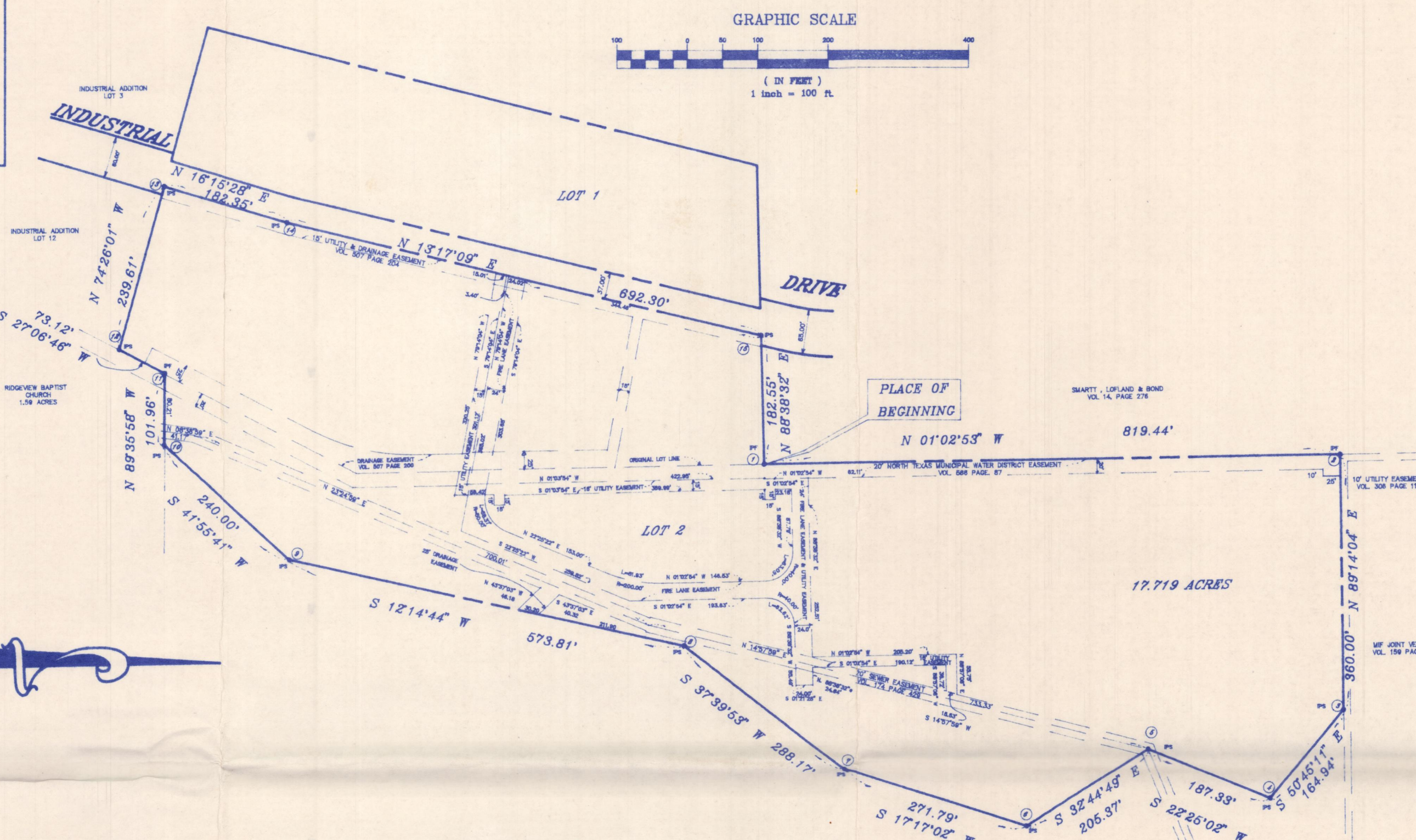
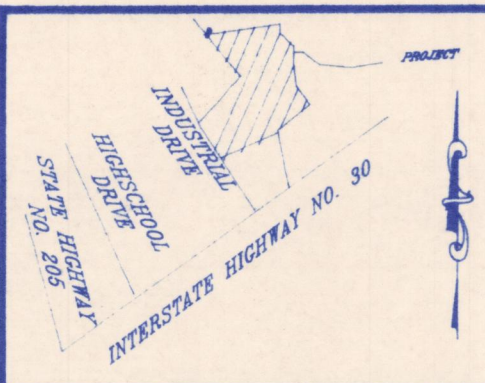
Background Information:

Attachments:

1. Final Plat

Agenda Item: Final Plat on Replat of Block 2, Industrial Addition

Item No: II. B.



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 STATE OF TEXAS
 COUNTY OF ROCKWALL

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THENCE, S.27°06'46"W, along the West line of Ridgeview Baptist Church 1.59 acres, a distance of 73.12 feet to the Southeast corner of Lot 2, of Resubdivision of Industrial Addition, an iron stake for corner;

THENCE, N.74°26'01"W, along the South line of said Lot 2, a distance of 239.61 feet to a point on the East line of Industrial Boulevard, an iron stake for corner;

THENCE, along the East line of Industrial Boulevard, the following:
 N.16°15'28"E, a distance of 182.35 feet to an iron stake for corner;
 N.13°17'09"E, a distance of 692.30 feet to an iron stake for corner;

THENCE, N.88°38'32"E, leaving the said East line of Industrial Boulevard, and along the South line of Smartt, Loffland & Bond tract, a distance of 162.55 feet to the PLACE OF BEGINNING and containing 17.719 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT Rockwall Steel Company, Inc., being owner of a tract of land does hereby adopt this plat designating the herein above described property as FINAL PLAT REPLAT LOT 2 OF RESUBDIVISION OF INDUSTRIAL ADDITION, City of Rockwall, Rockwall County, Texas, and hereby dedicate to the public use forever the streets, and alleys shown thereon, and hereby reserves the right-of-way and easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities dealing to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, reconstruction, maintenance or efficiency of their respective system on any of the right-of-way and easement strips; any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the 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 City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades on streets in this addition. A) The approval of a plat by the City of Rockwall, Rockwall County, Texas, does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized or permitted, therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall, Rockwall County, Texas of the adequacy and availability of water for personal use and fire protection within such plat.

WITNESS MY HAND, this _____ day of _____, 1993.

OWNER Rockwall Steel Company, Inc.

BY: A.H. SHARAWAY
 STATE OF TEXAS
 COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared A.H. Sharaway known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct. Given under my hand and seal of office this _____ day of _____, 1993.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE
 NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT I, Bob O. BROWN, 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.

Bob O. Brown, R.P.L.S. No. 1744
 STATE OF TEXAS
 COUNTY OF ROCKWALL

BEFORE ME, a notary public, on this day personally appeared Bob O. Brown, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statement therein contained are true and correct. Given under my hand and seal of office this _____ day of _____, 1993.

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

CITY MANGER _____ CHAIRMAN PLANNING AND ZONING COMMISSION _____

I hereby certify that the above foregoing FINAL PLAT REPLAT LOT 2 OF RESUBDIVISION OF INDUSTRIAL ADDITION, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the _____ day of _____, A.D. 1993.

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 and twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall, Texas.

Mayor, City of Rockwall, Texas _____ City Secretary, City of Rockwall, Texas _____

S.A.C.	GRID AZIMUTHS	
	NORTHS	EASTS
1	7024101.469000	2600585.268000
2	7024920.773473	2600570.278023
3	7024925.583097	2600930.246898
4	7024821.230911	2601057.981122
5	7024648.053001	2600886.541788
6	7024475.321208	2601097.633646
7	7024215.804134	2601016.882840
8	7023987.688965	2600840.799285
9	7023426.937902	2600719.093983
10	7023248.381796	2600558.726539
11	7023249.094714	2600486.766503
12	7023184.013198	2600423.444260
13	7023248.374630	2600192.620821
14	7023423.372842	2600243.671732
15	7024697.143574	2600402.768252

FINAL PLAT
REPLAT LOT 2 OF RESUBDIVISION OF

INDUSTRIAL ADDITION
CITY OF ROCKWALL
A. HANNA SURVEY, ABSTRACT NO. 99
ROCKWALL COUNTY TEXAS

OWNER
ROCKWALL-STEEL CO., INC.

P.O. BOX 59, ROCKWALL, TEXAS 75087 (214) 524-5744

B.L.S. & ASSOCIATES INC. - SURVEYORS

P.O. BOX 65, 965 SID'S ROAD
 ROCKWALL TEXAS, 75087 (214) 771-3036

MORRISON HYDROLOGY/ENGINEERING, INC. - ENGINEERS

520 AVENUE H EAST, SUITE 102
 ARLINGTON, TEXAS 76011 (817) 640-4554

(NOISSUBMISSION)
 2nd SUBMISSION

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: April 19, 1993

Agenda No: X. B.

Agenda Item: PZ-93-15-FP - Discuss and Consider Approval of a Final Plat on Replat of Block 2, Industrial Addition

Item Generated By:

Action Needed:

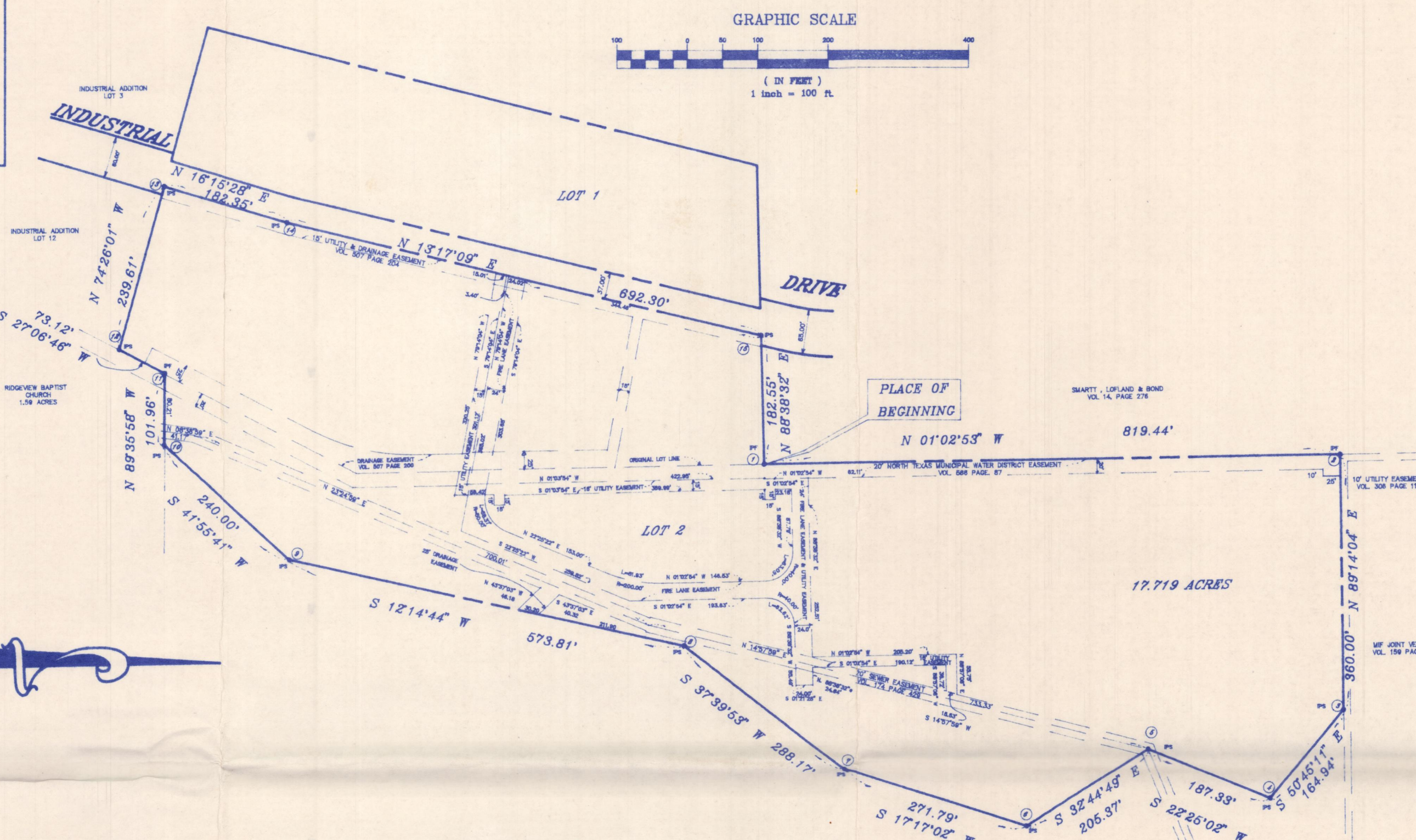
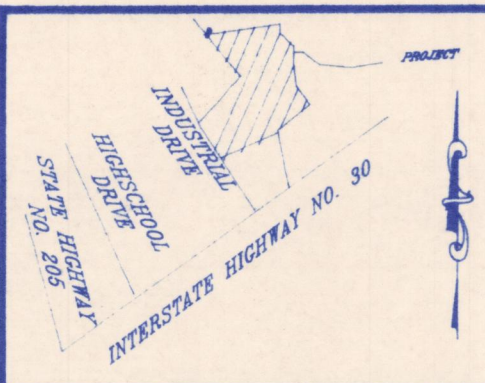
Background Information: The Planning and Zoning Commission will consider recommending approval of this final plat on Thursday. The plat conforms to our requirements.

Attachments:

1. Final Plat
2. The P&Z's recommendation will be forwarded to you on Friday.

Agenda Item: Consider Final Plat on Replat of Block 2, Industrial Addition

Item No: X. B.



OWNERS CERTIFICATE
 STATE OF TEXAS
 COUNTY OF ROCKWALL
 WHEREAS, ROCKWALL STEEL COMPANY, INC., BEING OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGING a tract of land situated in the A. HANNA SURVEY, ABSTRACT NO. 99, City of Rockwall, Rockwall County, Texas, and being all of LOT 2, of RESUBDIVISION OF INDUSTRIAL ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 75, Map and Plat Records, Rockwall County, Texas, and also being part of a 49.839 acre tract as conveyed to Rockwall Steel Company, Inc., recorded in Volume 752, Page 28, Real Estate Records, Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING at the Northeast corner of the Resubdivision of Industrial Addition to the City of Rockwall, Rockwall County, Texas, according to the plat recorded in Cabinet C, Slide 75, Map and Plat Records, Rockwall County, Texas, an iron stake for corner;
 THENCE, N.01°02'53"W, along the Smartt, Loffland & Bond tract, recorded in Volume 14, Page 276, a distance of 819.44 feet to an iron stake for corner;
 THENCE, N.89°14'04"E, along the South line of M.J.F. Joint Venture property, recorded in Volume 159, Page 242, a distance of 360.00 feet to an iron stake for corner;
 THENCE, S.50°45'11"E, leaving the said South line of M.J.F. Joint Venture property, a distance of 164.94 feet to an iron stake for corner;
 THENCE, S.22°25'02"W, a distance of 187.33 feet to an iron stake for corner;
 THENCE, S.32°44'49"E, a distance of 205.37 feet to an iron stake for corner;
 THENCE, S.17°17'02"W, a distance of 271.79 feet to an iron stake for corner;
 THENCE, S.37°38'53"W, a distance of 288.17 feet to an iron stake for corner;
 THENCE, S.12°14'44"W, a distance of 573.81 feet to an iron stake for corner;
 THENCE, S.41°55'41"W, a distance of 240.00 feet to a point on the North line of Ridgeview Baptist Church 1.59 acres, an iron stake for corner;
 THENCE, N.89°35'58"W, along the North line of Ridgeview Baptist Church 1.59 acres, a distance of 101.96 feet to an iron stake for corner;
 THENCE, S.27°06'46"W, along the West line of Ridgeview Baptist Church 1.59 acres, a distance of 73.12 feet to the Southeast corner of Lot 2, of Resubdivision of Industrial Addition, an iron stake for corner;
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 WITNESS MY HAND, this _____ day of _____, 1993.
 OWNER Rockwall Steel Company, Inc.

FINAL PLAT
REPLAT LOT 2 OF RESUBDIVISION OF

INDUSTRIAL ADDITION
CITY OF ROCKWALL
A. HANNA SURVEY, ABSTRACT NO. 99
ROCKWALL COUNTY TEXAS

OWNER
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(NOISSUBMISSION) 2nd (SUBMISSION)