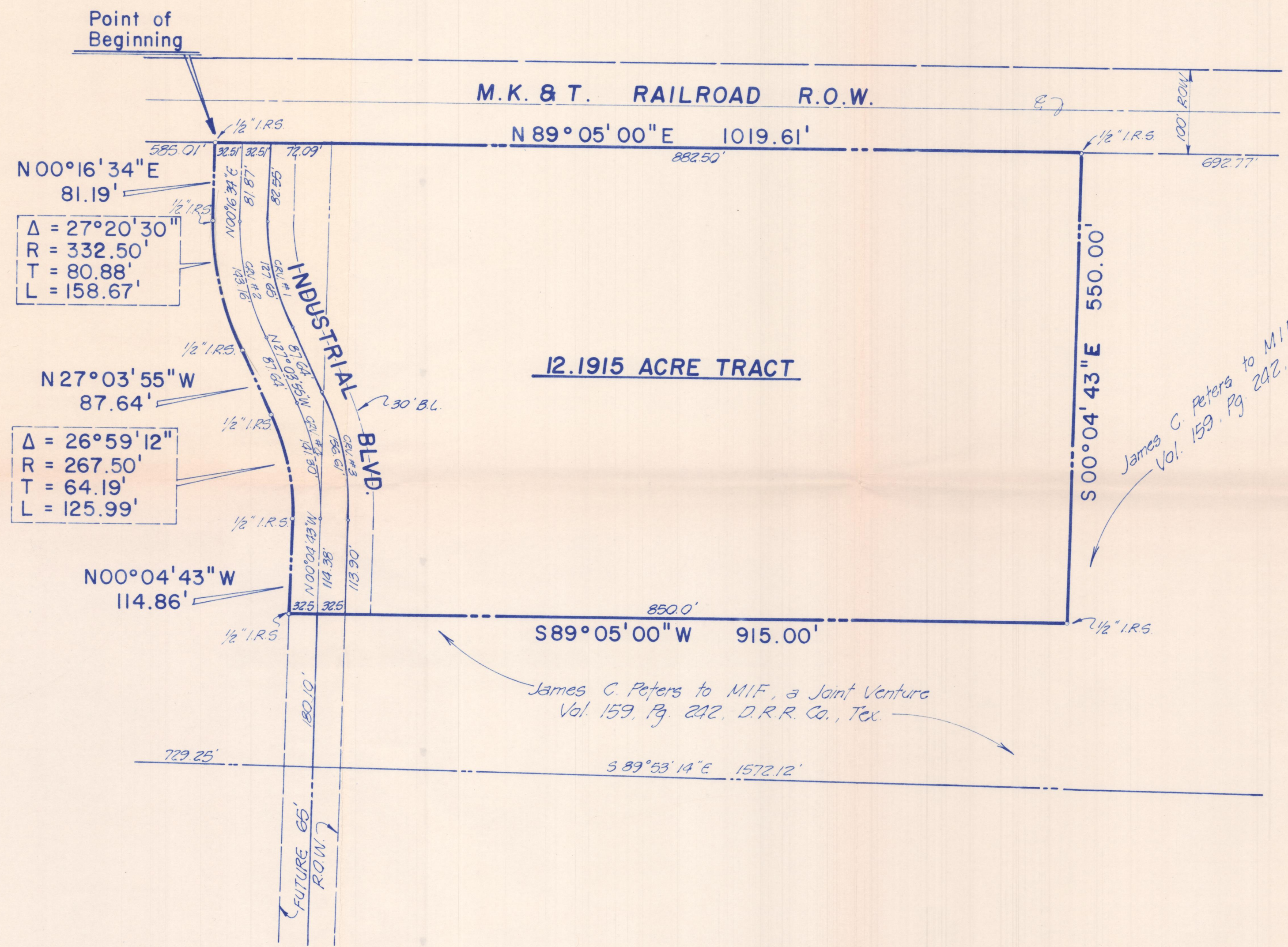


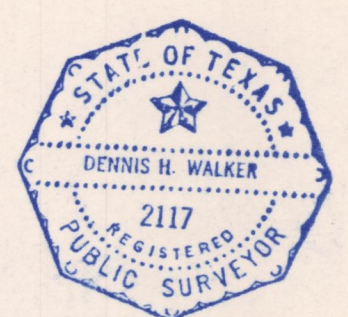
Graphic Scale
1" = 100'

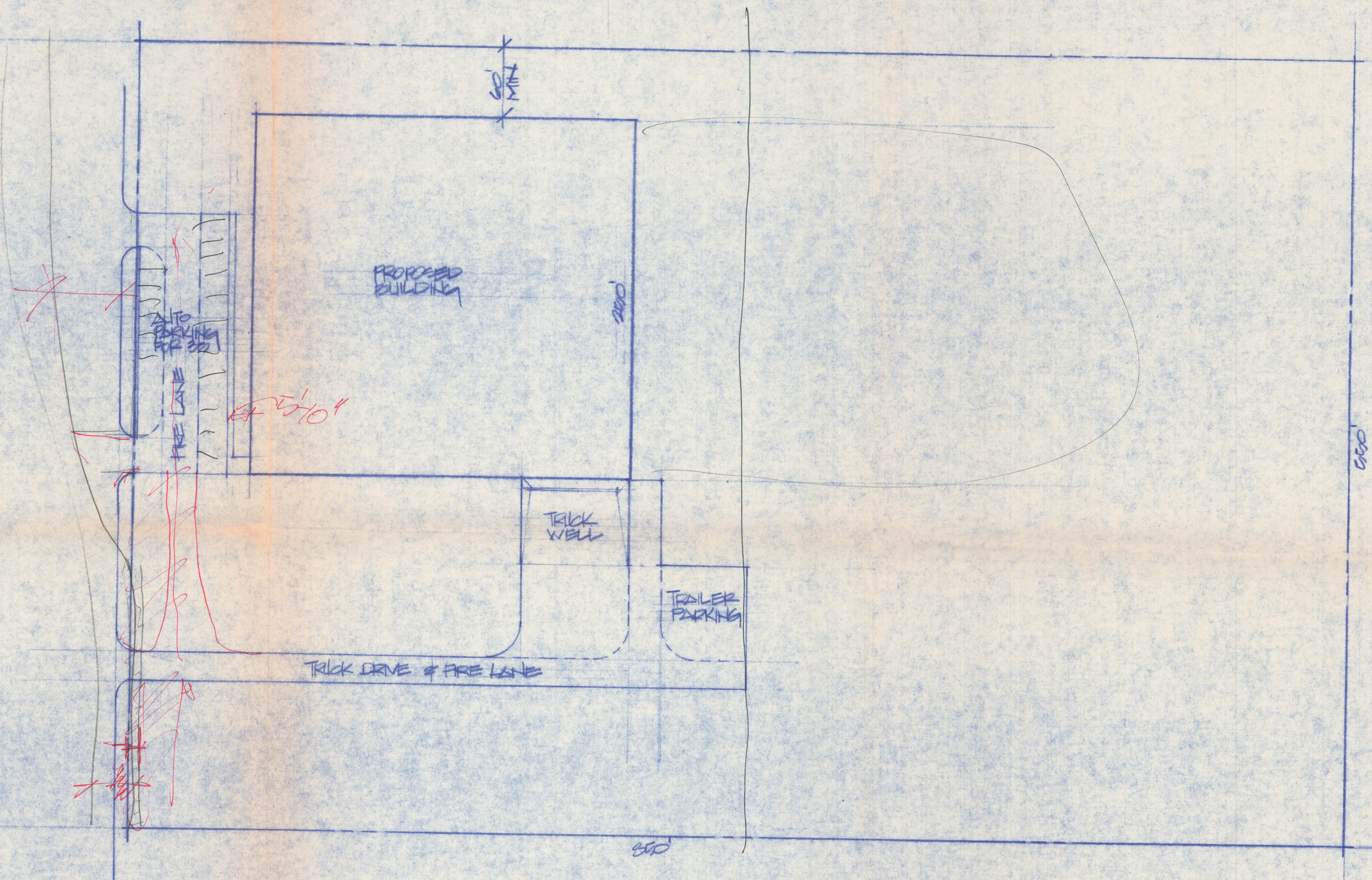


James C. Peters to MIF, a Joint Venture
Vol. 159, Pg. 242, D.R.R. Co., Tex.

James C. Peters to MIF, a Joint Venture
Vol. 159, Pg. 242, D.R.R. Co., Tex.

CURVE DATA			
1	$\Delta = 27^{\circ}20'30''$ $R = 332.50'$ $T = 80.88'$ $L = 158.67'$	3	$\Delta = 26^{\circ}59'12''$ $R = 267.50'$ $T = 64.19'$ $L = 125.99'$
2	$\Delta = 27^{\circ}20'30''$ $R = 300.0'$ $T = 72.97'$ $L = 143.16'$	4	$\Delta = 26^{\circ}59'12''$ $R = 300.0'$ $T = 71.99'$ $L = 141.30'$





11,000'

OTE PLAT

1,000'

CONTINENTAL CAN

C1.1	SITE PLAN
C1.2	DRAINAGE PLAN
C1.3	LANDSCAPING PLAN
A2.1	FLOOR PLAN
A2.2	REFLECTED CEILING PLAN
A3.1	BUILDING ELEVATIONS
A4.1	DOOR & WINDOW SCHEDULE, DETAILS & ELEVATIONS
S1.1	FOUNDATION PLAN
S2.1	FOUNDATION DETAILS & CONCRETE TILT PANEL DESIGN

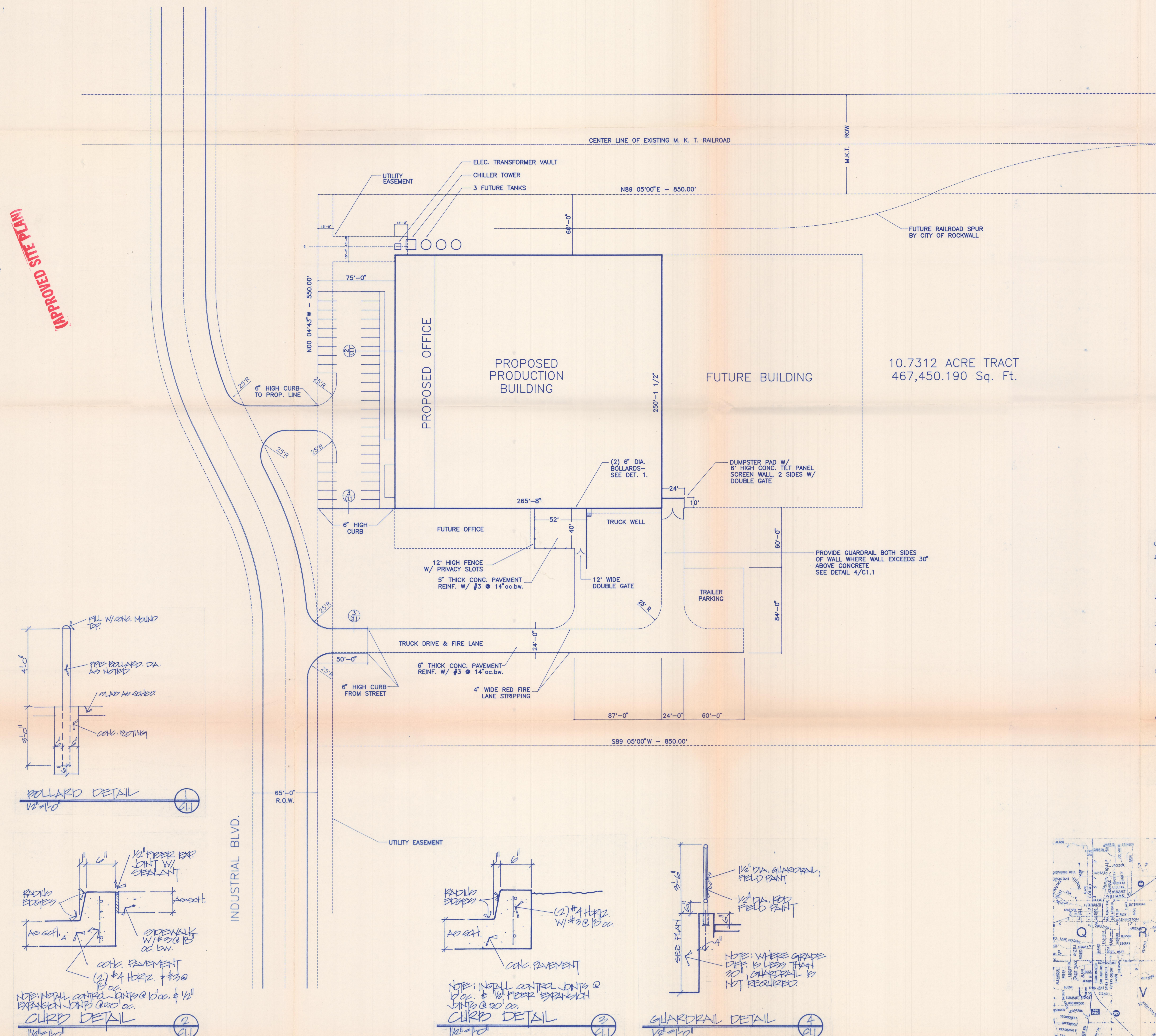
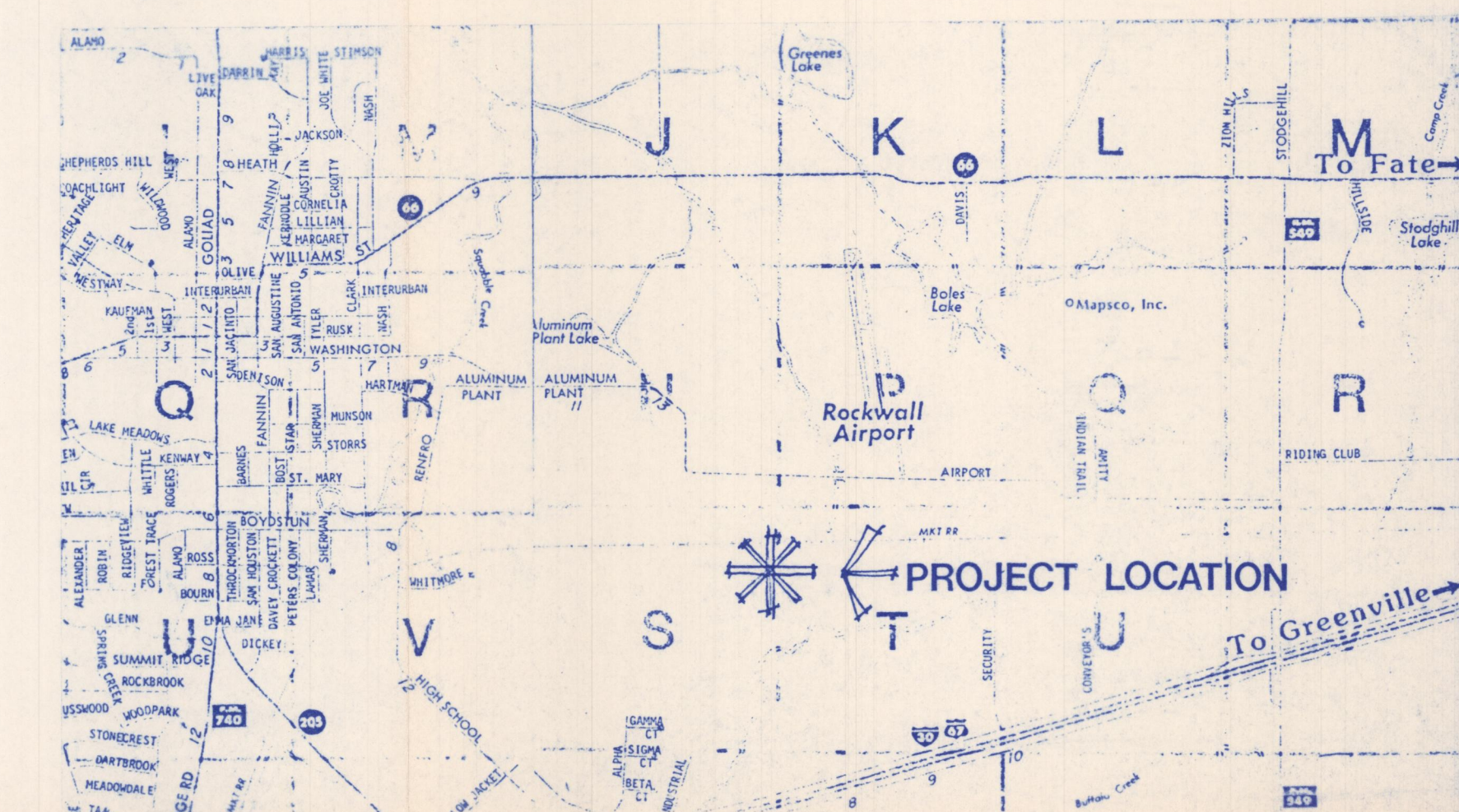
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CONTRACT DOCUMENTS

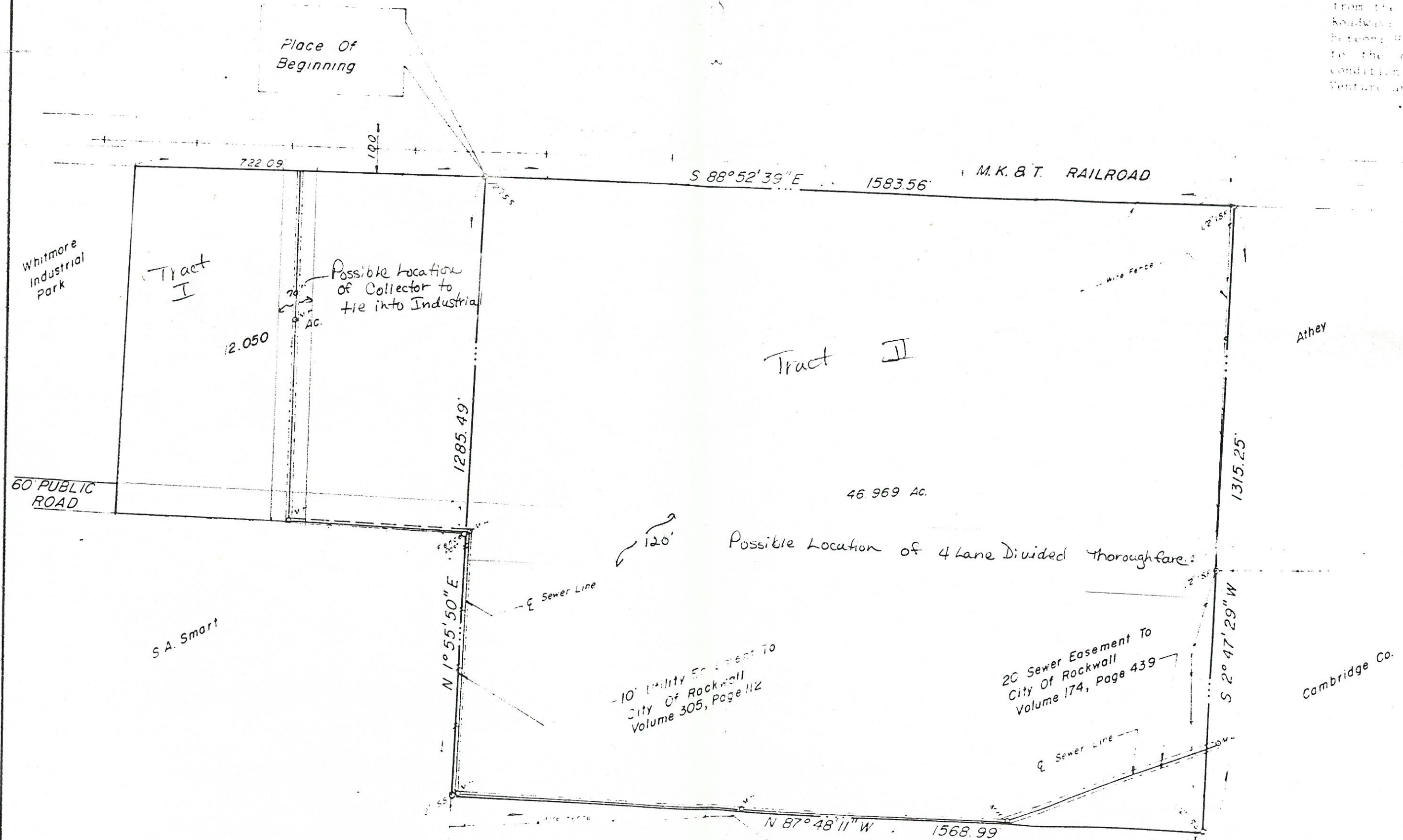
-
- NORTH

SITE PLAN

PROJECT 18920	C1.1
DATE 10-12-89	
DRAWN KRH	
CHECKED TR	BINDING ORDER



there are no improvements
the property and there
conflict with the state
from the property line
Roadway (1) all utility
buried in the roadway
to the current best
condition. S.A. Smart
Venture and the undersigned



M. K. & T. RAILROAD

S 88° 52' 39" E 1583.56'

722.09'

10'

1/2" ISF

1/2" ISF

Wire Fence

Athey

12.050

SOLD
Feb. 1989

M.H.
AC.

1285.49'

46.969 Ac.

1315.25'

Fence Post

⊥ Sewer Line

N 1° 55' 50" E

S.A. Smart

10' Utility Easement To
City Of Rockwall
Volume 305, Page 112

20' Sewer Easement To
City Of Rockwall
Volume 174, Page 439

⊥ Sewer Line

1/2" ISF
1/2" ISF

S 2° 47' 29" W

Cambridge Co.

1/2" ISF

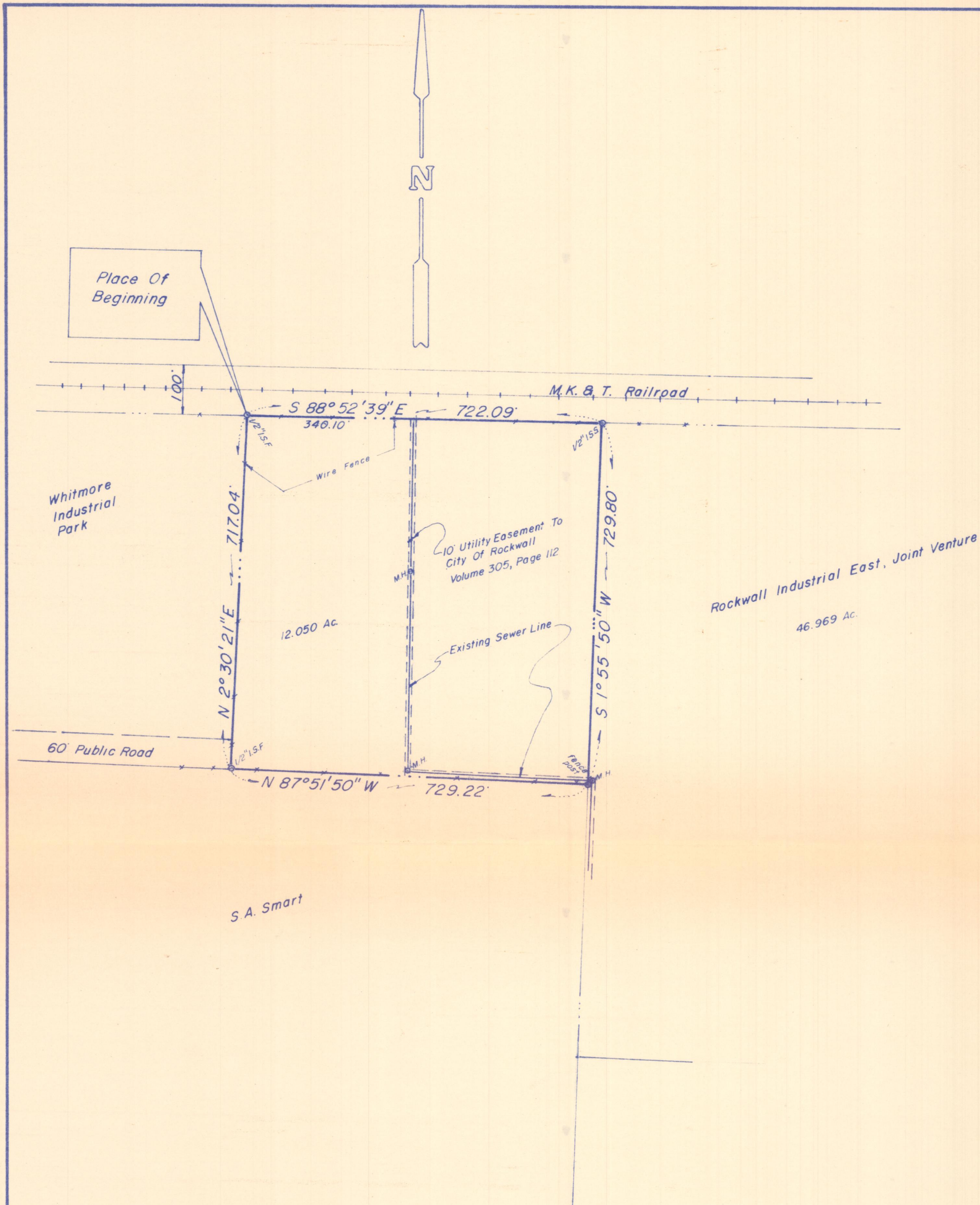
Wire Fence

M.H.

N 87° 48' 11" W

1568.99'

1/2" ISF



DESCRIPTION 12.050 ACRES

Being a tract of land situated in the N.BUTLER SURVEY, ABSTRACT NO. 20, and the R. BALLARD SURVEY, ABSTRACT NO.29, City of Rockwall, Rockwall County, Texas, and also being part of a tract as recorded in Volume 12, Page 113, Deed of Trust Records of Rockwall County, Texas, and being more particularly described as follows;
 BEGINNING at a point on the South line of the M.K. & T. Railroad R.O.W., said point being the Northeast corner of Whitmore Industrial Park, an addition to the City of Rockwall, a ½" iron stake found for corner;
 THENCE, S.88°52'39"E., along the said South line of M.K.& T. Railroad R.O.W. a distance of 722.09 feet to a ½" iron stake set for corner;
 THENCE, S.1°55'50"W., leaving the said South line of the M.K.& T. Railroad R.O.W., a distance of 729.80 feet to a fence corner post for corner;
 THENCE, N.87°51'50"W., a distance of 729.22 feet to a ½" iron stake found for corner;
 THENCE, N.2°30'21"E., along the East line of Whitmore Industrial Park, a distance of 717.04 feet to the PLACE OF BEGINNING and containing 12.050 acres of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on February 8, 1989.

CERTIFICATION

I, Bob O. Brown, Registered Public Surveyor, do hereby certify that; A) this plat and property description shown hereon are true and correct and prepared from an on the ground survey of the property shown hereon; B) such survey was conducted under my supervision; C) all monuments shown actually exist and the location, size and type of material thereof are shown; D) except as shown hereon, there are no encroachments onto the property or protrusions therefrom, there are no improvements on the property, there are no visible easements or rights-of-way on the property and there are no visible discrepancies, conflicts, shortage in area or boundary line conflicts; E) the size, location and type of improvements, if any, are shown hereon and set back from the property lines the distances indicated; F) the property has access to and from a Public Roadway; G) all applicable easements, furnished to or known to me, have been labeled and shown hereon; H) the boundaries and dimensions shown hereon are true and correct and this service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1-A condition 2 survey. This plat is for the exclusive use of Rockwall County Abstract & Title Co. Rockwall Industrial East, Joint Venture and The Whitmore Manufacturing Company and the undersigned surveyor is not responsible to any others.

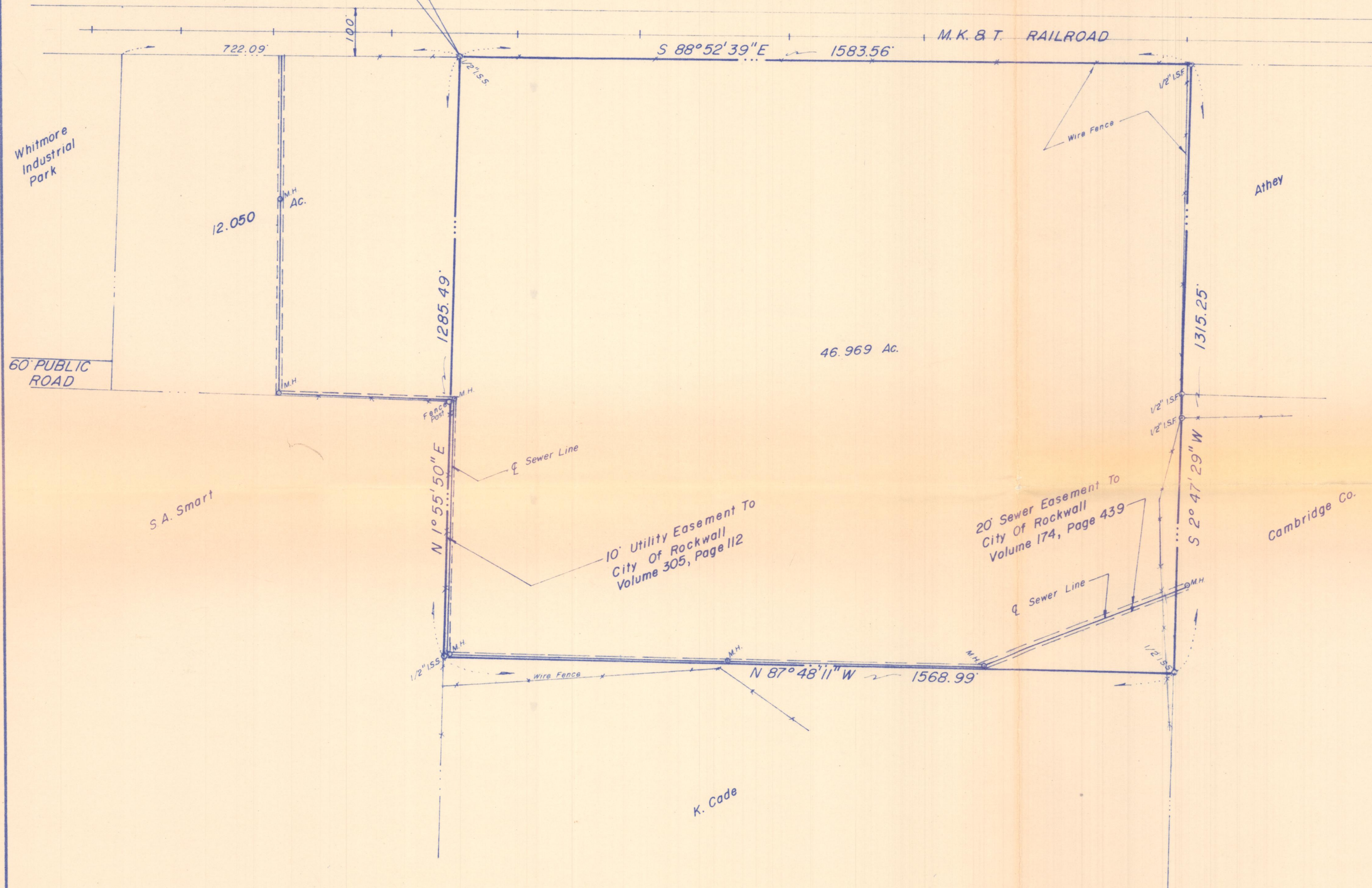
Bob O. Brown
 Bob O. Brown, Registered Public Surveyor # 1744



SHEET TITLE		PROJECT NO.	
Land Title Survey		89004	
N. Butler Survey, Abstract No. 20		SCALE	
R. Ballard Survey, Abstract No. 29		1"=200'	
City of Rockwall, Texas		DATE	
12.050 Acres		2-8-89	
PROJECT		DRAWN BY	
		M.B.	
		CHECKED BY	
		Nores	
		DRAWING NO.	
		K.F.B.	
B.L.S. & ASSOCIATES, INC. RT. 1 BOX 142 E. SIDS RD. PO. BOX 65 ROCKWALL, TEXAS 75087 (214) 722-3036 226-7522			
		OF SHJS	



Place Of Beginning



DESCRIPTION
46.969 ACRES

BEING a tract of land situated in the N. Butler Survey, Abstract No. 20 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, and also being part of that tract as recorded in Volume 12, Page 113, Deed of Trust Records of Rockwall County, Texas, and being more particularly described as follows;
BEGINNING at a point on the South line of the M.K. & T. Railroad R.O.W., said point being S.88°52'39"E., a distance of 722.09 feet from the Northeast corner of Whitmore Industrial Park, an addition to the City of Rockwall, a 1/2" iron stake set for corner;
THENCE, S.88°52'39"E., along the said South line of the M.K. & T. Railroad R.O.W., a distance of 1583.56 feet to a 1/2" iron stake found for corner;
THENCE, S.2°47'29"W., leaving the said South line of the M.K. & T. Railroad R.O.W., a distance of 1315.25 feet to a 1/2" iron stake set for corner;
THENCE, N.87°48'11"W., a distance of 1568.99 feet to a 1/2" iron stake set for corner;
THENCE, N.1°55'50"E., a distance of 1285.49 feet to the PLACE OF BEGINNING and containing 46.969 acres of land. This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on February 8, 1989.

CERTIFICATION

I, Bob O. Brown, Registered Public Surveyor, do hereby certify that; A) this plat and property description shown hereon are true and correct and prepared from an on the ground survey of the property shown hereon; B) such survey was conducted under my supervision; C) all monuments shown actually exist and the location, size and type of material thereof are shown; D) except as shown hereon, there are no encroachments onto the property or protrusions therefrom, there are no improvements on the property, there are no visible easements or rights-of-way on the property and there are no visible discrepancies, conflicts, shortage in area or boundary line conflicts; E) the size, location and type of improvements, if any, are shown hereon and set back from the property lines the distances indicated; F) the property has access to and from a Public Roadway; G) all applicable easements, furnished to or known to me, have been labeled and shown hereon; H) the boundaries and dimensions shown hereon are true and correct and this service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1-A condition 2 survey. This plat is for the exclusive use of Rockwall Industrial East, a Joint Venture and the undersigned surveyor is not responsible to any others.

Bob O. Brown
Bob O. Brown, Registered Public Surveyor # 1744



SHEET TITLE		PROJECT NO.	
Land Title Survey		89004	
N. Bulter Survey, Abstract No. 20		SCALE	
A. Hanna Survey, Abstract No. 99		1"=200'	
Rockwall, Texas		DATE	
46.969 Acres		2-8-89	
PROJECT		DRAWN BY	
		M. B.	
		CHECKED BY	
		Notes	
		K. E. B.	
		DRAWING NO.	
B.L.S. & ASSOCIATES, INC.			
RT. 1 BOX 142 E. SIDS RD. PO. BOX 65			
ROCKWALL, TEXAS 75087			
(214) 722-3036 226-7522			
		OF SHTS	

SITE PLAN REVIEW

✓ Date Submitted _____

✓ Scheduled for P&Z _____

✓ Scheduled for Council _____

✓ Applicant/Owner _____

✓ Name of Proposed Development Continental Cove

✓ Location _____ Legal Description _____

✓ Total Acreage _____ No. Lots/Units _____

✓ Current Zoning _____

Special Restrictions _____

✓ Surrounding Zoning C1

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<u>Planning</u>			
1. Is the site zoned properly?	<u>✓</u>	_____	_____
2. Does the use conform to the Land Use Plan?	<u>✓</u>	_____	_____
3. Is this project in compliance with the provisions of a Concept Plan?	_____	_____	<u>✓</u>
✓ 4. Is the property platted?	_____	_____	_____
✓ 5. Is plat filed of record at Courthouse? File No. _____	_____	_____	_____
✓ 6. If not, is this site plan serving as a preliminary plat?	_____	<u>✓</u>	_____
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	<u>✓</u>	_____	_____
side	<u>✓</u>	_____	_____
rear	<u>✓</u>	_____	_____
b. Are buildings on same lot adequately separated?	_____	_____	<u>✓</u>

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. Is floor area ratio correct?	☒	☐	☐
m. Is building height correct?	☒	☐	☐
n. Are correct number of parking spaces provided? <i>app for variance has been made</i>	☐	☒	☐
o. Are driving lanes adequate in width?	☒	☐	☐
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?	☒	☐	☐
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? | <u>✓</u> | _____ | _____ |
| 8. Is there adequate access and circulation? | <u>✓</u> | _____ | _____ |
| 9. Is trash service located and screened? | <u>✓</u> | _____ | _____ |
| ✓ 10. Are street names acceptable? | _____ | _____ | <u>✓</u> |
| 11. Was the plan reviewed by a consultant?
(If so, attach copy of review.) | _____ | <u>✓</u> | _____ |
| 12. Does the plan conform to the Master Park Plan? | _____ | _____ | <u>✓</u> |
| 13. Are there any existing land features to be maintained?
(ie, topography, trees, ponds, etc.) | _____ | <u>✓</u> | _____ |

Comments:

Building Codes

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

Comments:

Engineering

- | | | | |
|--|----------|----------|----------|
| 1. Does plan conform to Thoroughfare Plan? | <u>✓</u> | _____ | _____ |
| 2. Do points of access align with adjacent ROW? | _____ | _____ | <u>✓</u> |
| 3. Are the points of access properly spaced? | _____ | _____ | <u>✓</u> |
| 4. Are street improvements required? | _____ | _____ | _____ |
| 5. Will escrowing of funds or construction of substandard roads be required? | _____ | <u>✓</u> | _____ |
| 6. Does plan conform with Flood Plain Regulations? | <u>✓</u> | _____ | _____ |
| 7. Is adequate fire protection present? | _____ | _____ | _____ |
| 8. Are all utilities adequate? | _____ | _____ | _____ |
| 9. Are adequate drainage facilities present? | _____ | _____ | _____ |
| 10. Is there a facilities agreement on this site? | _____ | _____ | _____ |

11. Are existing roads adequate for additional traffic to be generated? *new roads to be constructed* ✓
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>
<i>John Bob</i>		<i>1 hr.</i>

1. add turn arrows on parking lot
2. add 1 tree and move both away from drive
3. reflect change in location of wall off container

these changes will be made - talked to Tom on 10/16/89

STATE OF TEXAS

COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS, _____

are the owners of a 12.1915 acre tract of land situated in the N. Butler Survey, Abstract 20, in the City of Rockwall, Rockwall County, Texas, also being a part of that certain MIF, a Joint Venture tract as described in Volume 159, Page 242 and that certain Whitmore Industrial Park tract as described in Volume 453, Page 167 as recorded in the Deed Records of Rockwall County, Texas, said 12.1915 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for corner, said point being North 89 degrees 05' 00" West, a distance of 137.11 feet from the Northwest corner of the above referenced MIF, a Joint Venture tract, same being the Northeast corner of a certain Whitmore Industrial Park called 12.050 acre tract of land and being in the South right-of-way line of the M.K. & T. Railroad (100' R.O.W.);

THENCE North 89 degrees 05' 00" East, a distance of 1019.61 feet to a 1/2" iron rod set for corner in the North boundary line of said MIF, a Joint Venture tract and the South right-of-way line of said railroad right-of-way;

THENCE South 00 degrees 04' 43" East, a distance of 550.00 feet to a 1/2" iron rod set for corner;

THENCE South 89 degrees 05' 00" West, a distance of 915.00 feet to a 1/2" iron rod set for the corner;

THENCE North 00 degrees 04' 43" West, a distance of 114.86 feet to a 1/2" iron rod set at the beginning of a curve to the left whose functions are as follows: an Angle of 26 degrees 59' 12", a Radius of 267.50 feet, a Tangent of 64.19 feet and whose chord bears North 13 degrees 34' 19" West, a distance of 124.83 feet;

THENCE in a Northwesterly direction with said curve to the left, a distance of 125.99 feet to a 1/2" iron rod set for a point of tangency;

THENCE North 27 degrees 03' 55" West, a distance of 87.64 feet to a 1/2" iron rod set at the beginning of a curve to the right whose functions are as follows: an Angle of 27 degrees 20' 30", a Radius of 332.50 feet, a Tangent of 80.88 feet and whose chord bears North 13 degrees 23' 40" West, a distance of 157.17 feet;

THENCE in a Northwesterly directions of said curve to the right, a distance of 158.67 feet to a 1/2" iron rod set for a point of tangency;

THENCE North 00 degrees 16' 34" East, a distance of 81.19 feet back to the point of beginning and containing 12.1915 acres or 531,062 square feet of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT _____,
being owner does hereby adopt this plat designating the hereinafter described property as

_____ as addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. 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 in danger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress or egress to, from and upon the said easement strips for the 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 anytime, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

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 Platting Ordinance 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, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at _____, Texas, this ____ day of _____, 1989.

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the ____ day of _____, 1989, by _____.

Notary Public
My Commission Expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dennis H. Walker, 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.

Dennis H. Walker, Registered Public Surveyor No. 2117

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, 1989 by
Dennis H. Walker.

Notary Public
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date

APPROVED

Chairman, Planning and Zoning Commission

Date

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 _____, 1989.

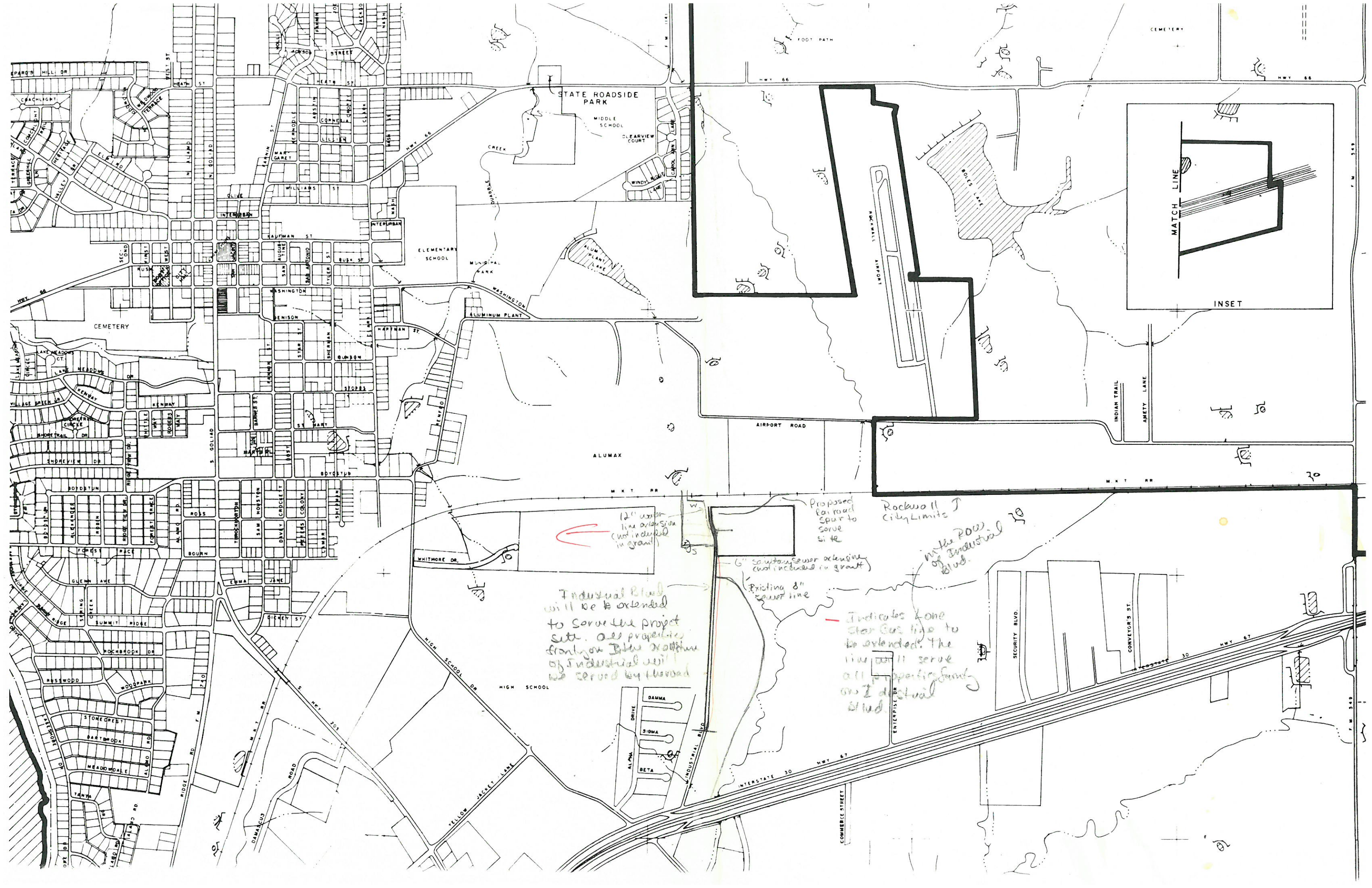
This approval shall be invalid unless the approved plat for such addition is recorded in
the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120)
days from said date of final approval.

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

WITNESS OUR HANDS this _____ day of _____, 1989.

Mayor, City of Rockwall

City Secretary, City of Rockwall



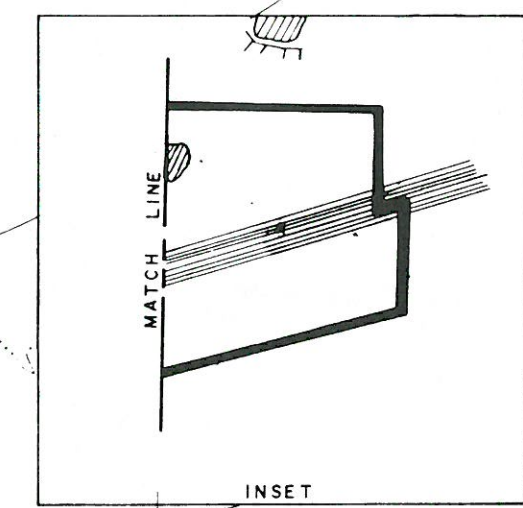
Industrial Blvd
will be extended
to serve the project
site. All properties
fronting the northern
of Industrial will
be served by the road

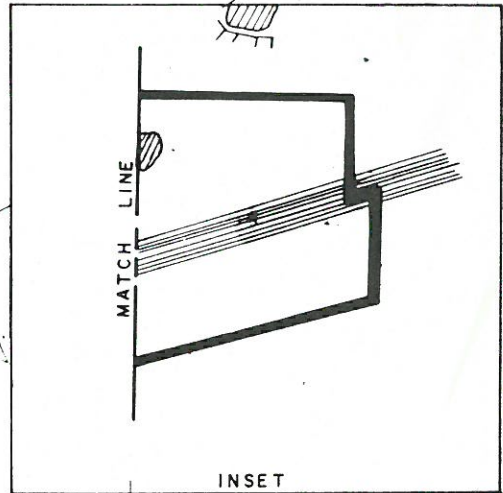
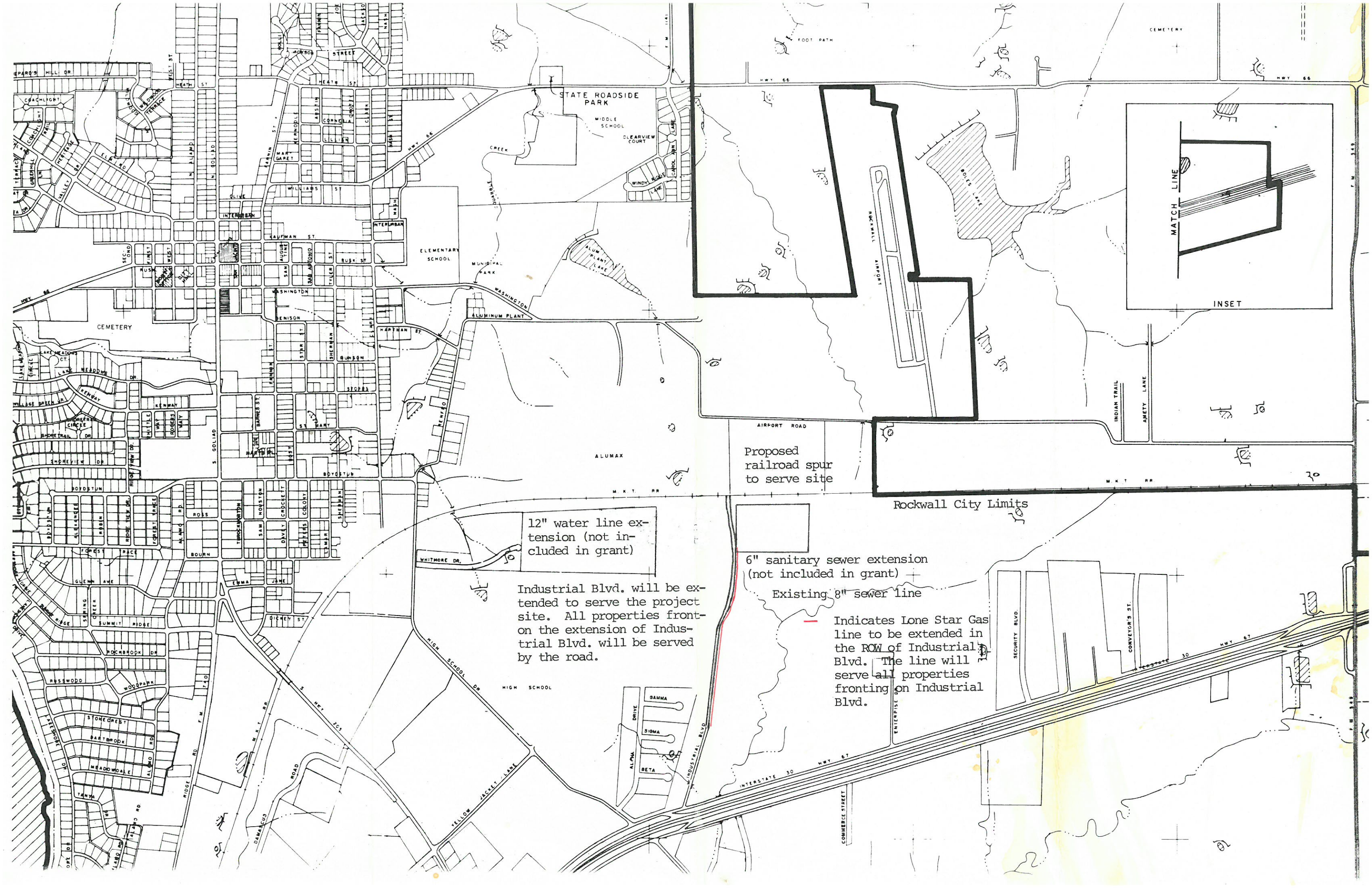
Proposed
Rail road
spur to
serve
site

Rockwall City Limits
in the ROW
of Industrial Blvd.

6" sanitary sewer extension
(not included in grant)
Existing 8" power line

Indicates Lone
Star Gas line to
be extended. The
line will serve
all properties fronting
on Industrial Blvd





12" water line extension (not included in grant)

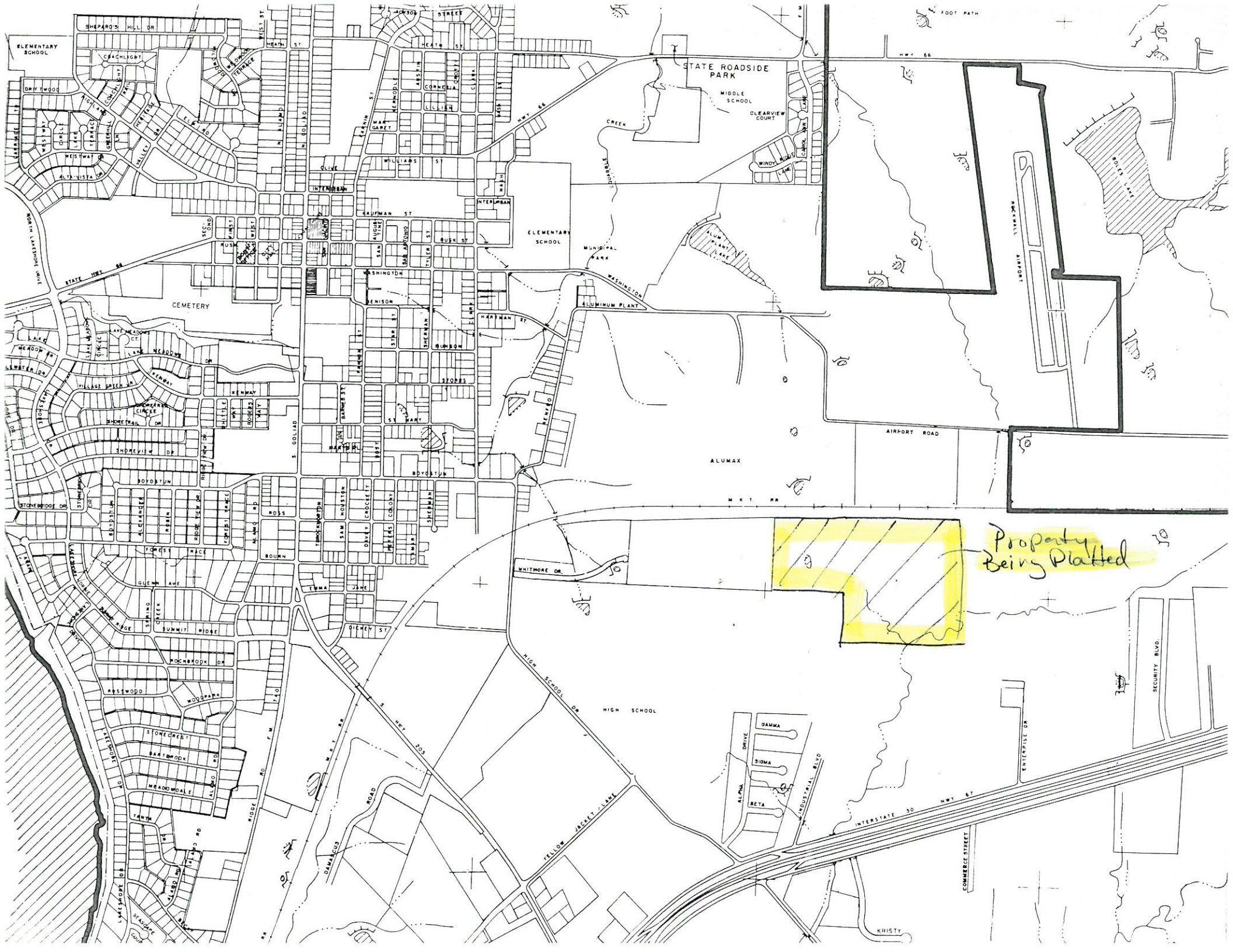
Industrial Blvd. will be extended to serve the project site. All properties front on the extension of Industrial Blvd. will be served by the road.

Proposed railroad spur to serve site

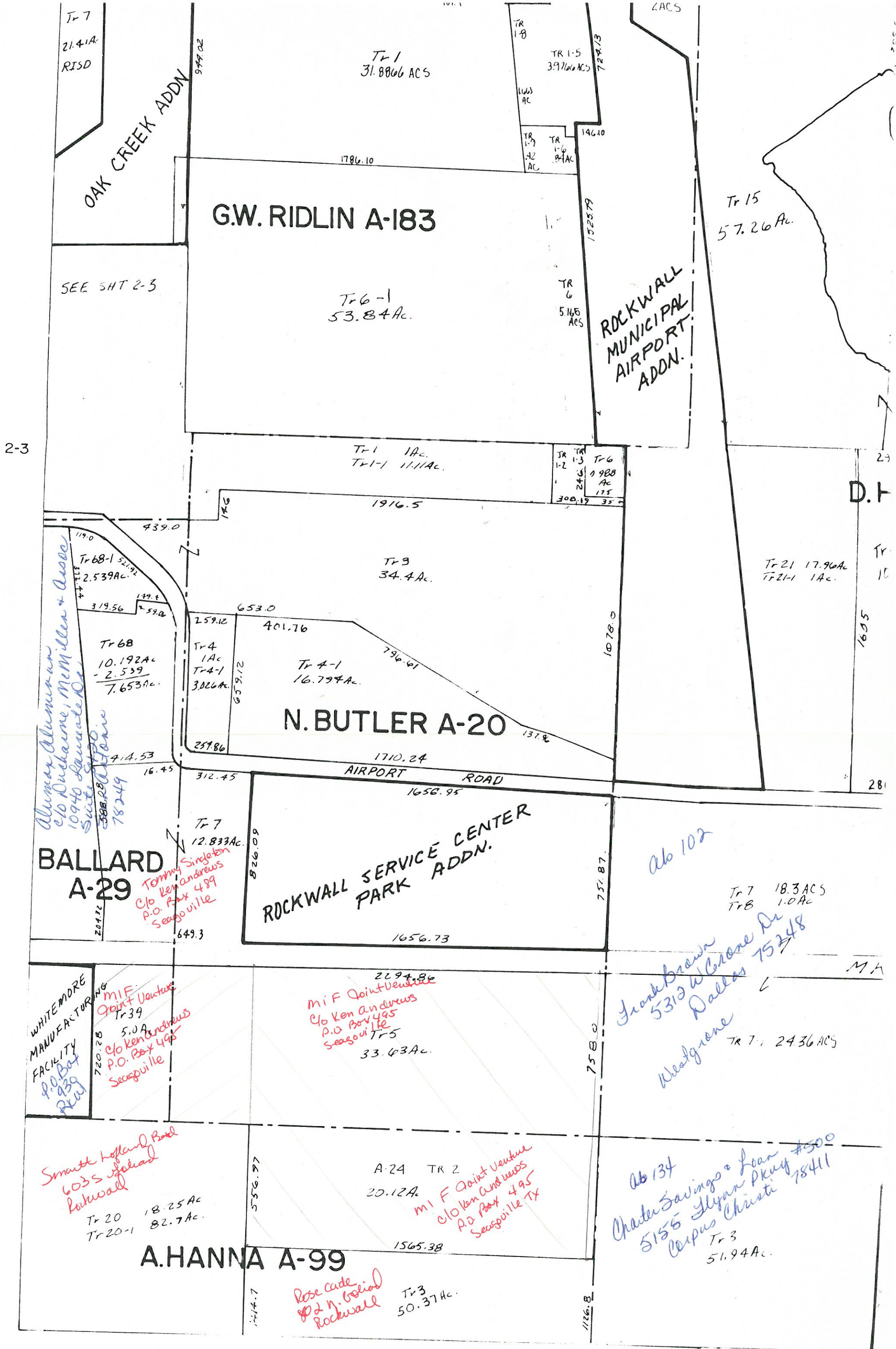
6" sanitary sewer extension (not included in grant)
Existing 8" sewer line

— Indicates Lone Star Gas line to be extended in the ROW of Industrial Blvd. The line will serve all properties fronting on Industrial Blvd.

Rockwall City Limits



Property
Being Platted



ROPPOLO MAPPING CO.

304 LIVE OAK
ROYSE CITY TEXAS 75089
(214) 635-2339

NOR



My Commission expires July 1, 1982

THENCE South 02 deg. 30 min. 21 sec. West, a distance of 717.04 feet to a point for corner;

THENCE North 87 deg. 46 min. 36 sec. West, a distance of 1096.09 feet to an angle point;

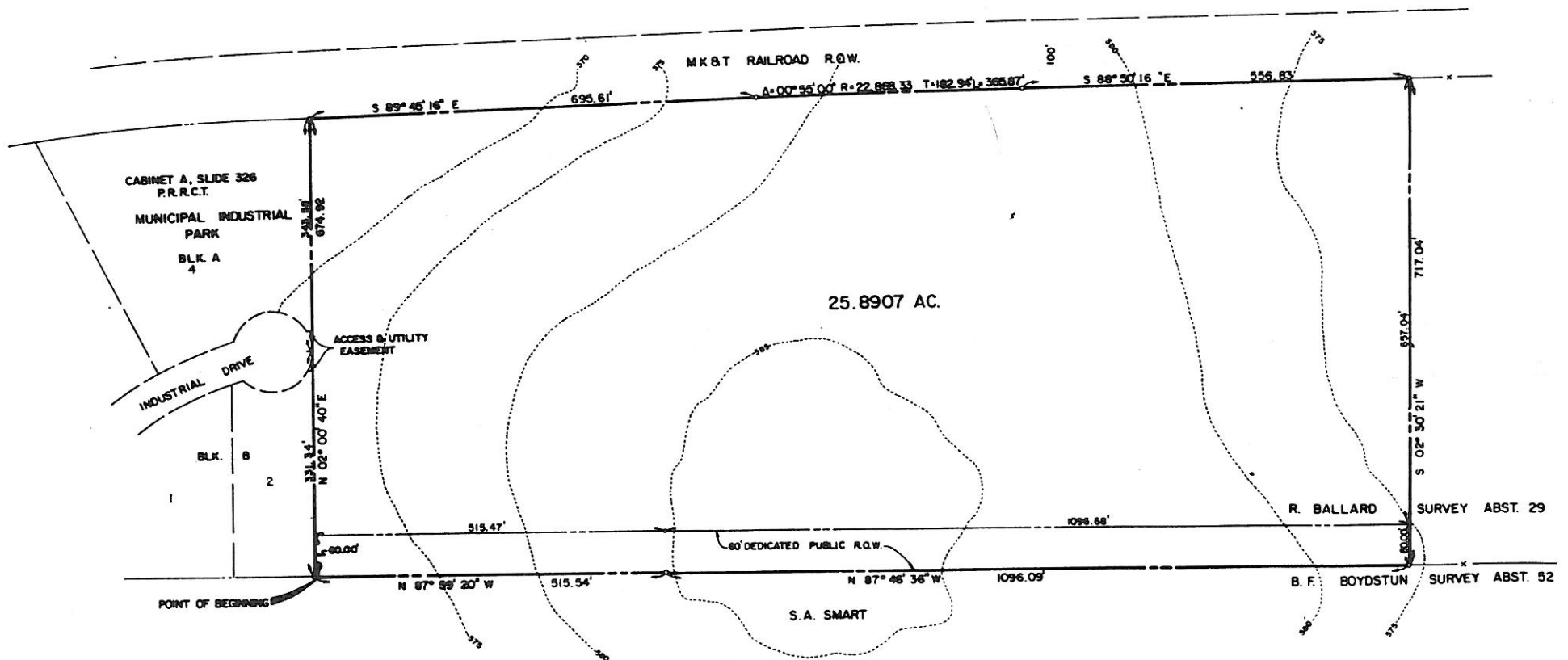
THENCE North 87 deg. 59 min. 20 sec. West, a distance of 515.34 feet to the POINT OF BEGINNING, and containing 25.8907 acres of land.

By W. J. Francis

I, James H. Wilson, Notary Public, in and for the said County and State, on this 14th day of April, 1982, known to me to be the subscriber to the foregoing instrument and acknowledged to me that for the purpose and consideration herein expressed.

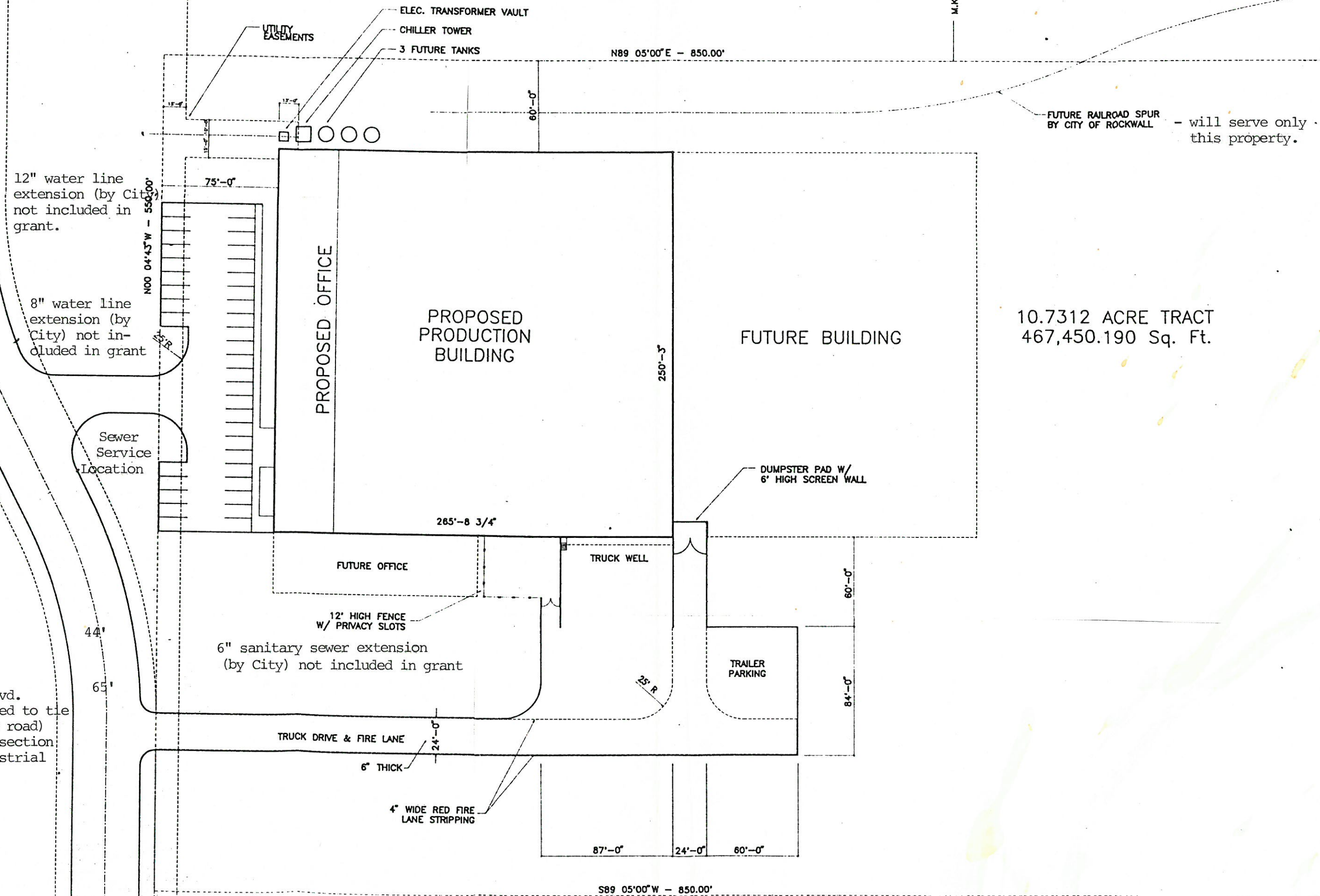
LAND AND SEAL OF OFFICE, this 14th day of April, 1982

James H. Wilson
Notary Public in and for Dallas County, Texas.
My Commission expires July 1, 1982



Slide B-14

Industrial Blvd.
(to be extended to tie
into existing road)
Closest intersection:
I-30 and Industrial
Boulevard.



S89 05°00'W - 850.00'

CENTER LINE OF EXISTING M. K. T. RAILROAD

M.K.T. ROW

- ELEC. TRANSFORMER VAULT
- CHILLER TOWER
- 3 FUTURE TANKS

N89 05'00"E - 850.00'

FUTURE RAILROAD SPUR
BY CITY OF ROCKWALL - will serve only this property

18" water line
extension (By City)
not included
in grant

N00 04'43"W - 550.00'

8" water line
extension (By City)
not included in
grant

Sewer
Service
Location

Industrial
Blvd.
(to be extended
to tie into
exisiting road)
Closest Intersection
I-30 and
Industrial
Blvd.

PROPOSED OFFICE

PROPOSED
PRODUCTION
BUILDING

FUTURE BUILDING

10.7312 ACRE TRACT
467,450.190 Sq. Ft.

DUMPSTER PAD W/
6' HIGH SCREEN WALL

FUTURE OFFICE

TRUCK WELL

12' HIGH FENCE
W/ PRIVACY SLOTS

60-inch
Sanitary
Sewer Extension
(By City) not included
in grant

TRAILER
PARKING

TRUCK DRIVE & FIRE LANE

6" THICK

4" WIDE RED FIRE
LANE STRIPPING

S89 05'00"W - 850.00'

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION**

AGENDA DATE: September 14, 1989

AGENDA NO: IV.C.

AGENDA ITEM: Discuss and Consider Approval of a Preliminary Plat on a 59 Acre Tract
Located South of the MKT Railroad

ITEM GENERATED BY: Property Owners/Staff

ACTION NEEDED: Approval or denial of Preliminary Plat

BACKGROUND INFORMATION:

The City Council, Chamber of Commerce and staff have been working with a prospective industrial user for the past several weeks in an effort to locate the user on a tract of land located on the south side of the MKT Railroad. The indications are good that the users will locate on the property. They will be on a very short development schedule and we are therefore working with them to expedite the approval process on platting and zoning. We have scheduled the preliminary plat for your consideration Thursday night. After visiting with Tom Quinn, we have scheduled the hearing for rezoning the property on your Worksession on the 28th so that it may be scheduled for Council consideration on October 2nd.

The tract under consideration is part of a 59 acre tract, 2 acres of which is owned by Whitmore Manufacturing and 47 acres of which is owned by Tommy Singleton. The user has not made a final decision as to the specific location and the preliminary plat therefore identifies the full 59 acres. By the time the final plat is prepared the exact property needed for the user will be known and it may be that only that parcel will be final platted. As you can see from the preliminary plat, the entire tract will require some dedication of right-of-way for both the 4-lane east/west divided thoroughfare and the north/south collector street extending from Industrial Boulevard. The user will take their access from the collector street and it will be built from Industrial Boulevard to the railroad right of way. Final decisions on road alignment will be made prior to development of the final plat.

ATTACHMENTS:

1. Location Map
2. Preliminary Plat

AGENDA ITEM: Pre. Plat - 59 Acre Tract

ITEM NO: IV. C.

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: September 28, 1989

Agenda No: II. B.

Agenda Item: P&Z 89-31-Z/PP/FP - Hold Public Hearing to Consider Approval of a Request for a Change in Zoning from "AG" Agricultural to "LI" Light Industrial on a Tract of Land Located South of MKT Railroad and Approval of a Final Plat

Item Generated By: Property Owners/Staff

Action Needed: Hold public hearing and consider approval of the zone change and final plat

Background Information:

At your last meeting we considered approval of the preliminary plat on 59 acres south of the railroad tracks, the site of a proposed industrial location. We are now ready to consider approval of the zoning for this area and the final plat for the industrial location. The zoning change would apply to the entire 59 acres. The land use plan recommends industrial for this entire area and it makes sense to go ahead and rezone the total tract. The final plat contains only the area in which the industrial user will locate. As you can see from the plat the tract will take access from the north-south road along the east side of the property. The City will be constructing the road from the railroad tracks to tie into Industrial Blvd. The plat conforms to all of our requirements.

Attachments:

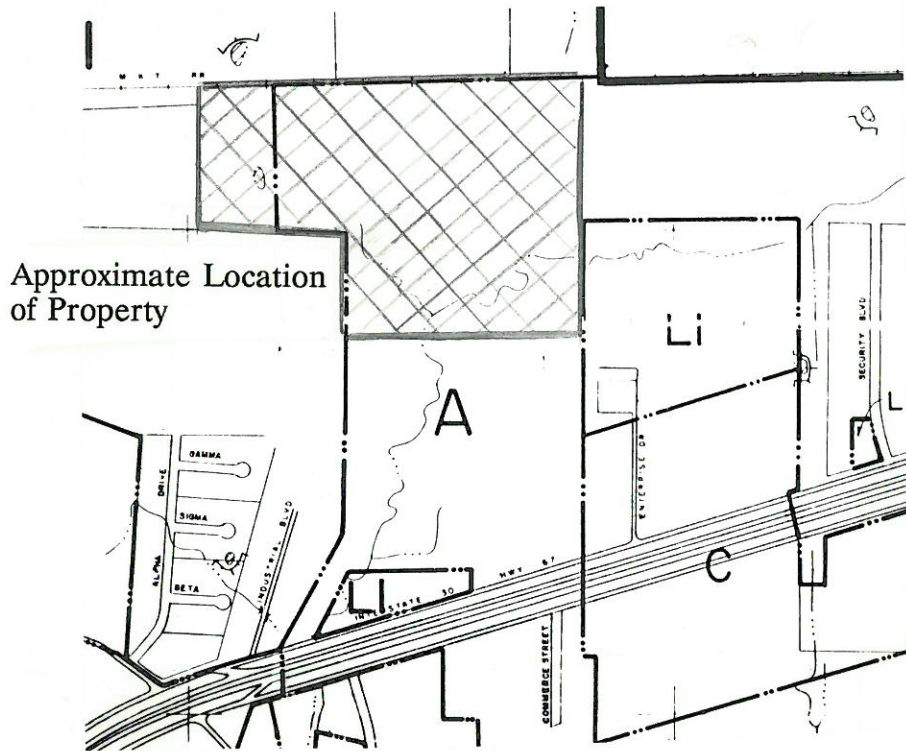
1. Location Map
2. Plat

Agenda Item: Industrial Rezoning and Plat

Item No: II. B.

BEFORE THE PLANNING AND ZONING COMMISSION
AND ROCKWALL CITY COUNCIL

The Rockwall Planning and Zoning Commission will hold a public hearing on September 28, 1989, at 7:00 P.M. and the Rockwall City Council will hold a public hearing on October 2, 1989, at 7:00 P.M. at City Hall, 205 W Rusk, to consider approval of a request for a change in zoning from "A" Agricultural to "LI" Light Industrial on two tracts of land totalling 59 acres located south of the MKT railroad and north of Industrial Blvd., more fully described on the reverse of this page. As an interested property owner, you are encouraged to attend this meeting or notify the Commission and Council of your feeling in regard to this matter in writing or by returning the form below.



Case Number P&Z 89-31-Z/FP

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

Signed _____
Address _____

Exhibit "A"

Tract I.

BEING a tract of land situated in the N. Butler Survey, Abstract No. 20 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, and also being part of that tract as recorded in Volume 12, Page 113, Deed of Trust Records of Rockwall County, Texas, and being more particularly described as follows: BEGINNING at a point on the South line of the M.K. & T. Railroad R.O.W., said point being S.88°52'39" E., a distance of 722.09 feet from the Northeast corner of Whitmore Industrial Park, an addition to the City of Rockwall, a 1/2" iron stake set for corner; THENCE, S.88°52'39" E., along the said South line of the M.K. & T Railroad R.O.W., a distance of 1583.56 feet to a 1/2" iron stake found for corner; THENCE, S.2°47'29" W., leaving the said South line of the M.K. & T. Railroad R.O.W., a distance of 1315.25 feet to a 1/2" iron stake set for corner; THENCE, N. 87°48'11" W., a distance of 1568.99 feet to a 1/2" iron stake set for corner; THENCE, N. 1°55'50" E, a distance of 1285.49 feet to the PLACE OF BEGINNING and containing 46.969 acres of land;

Tract II.

BEING a tract of land situated in the N. BUTLER SURVEY, ABSTRACT NO. 20, and the R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and also being part of a tract as recorded in Volume 12, Page 113, Deed of Trust Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of the M.K. & T. Railroad R.O.W., said point being the Northeast corner of Whitmore Industrial Park, an addition to the City of Rockwall, a 1/2" iron stake found for corner;

THENCE, S. 88°52'39" E., along the said South line of M.K.&T. Railroad R.O.W. a distance of 722.09 feet to a 1/2" iron stake set for corner;

THENCE, S. 1°55'50" W., leaving the said South line of the M.K.&T. Railroad R.O.W., a distance of 729.80 feet to a fence corner post for corner;

THENCE, N. 87°51'50" W., a distance of 729.22 feet to a 1/2" iron stake found for corner;

THENCE, N. 2°30'21" E., along the East line of Whitmore Industrial Park, a distance of 717.04 feet to the PLACE OF BEGINNING and containing 12.050 acres of land.