

FIELD NOTES

TRACT ONE

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being part of a tract as conveyed to Whilden Construction Co., as Recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and further being part of a 14.502 acre tract surveyed by Robert H. West 2/7/78, and being more particularly described as follows;

BEGINNING at a point on the Southwest line of a Public Road, said point being the most Easterly North corner of said 14.502 acre tract, an iron stake found for corner;

THENCE, S. 45 deg. 37 min. E., along the Southwest line of a Public Road, a distance of 165.81 feet to an iron stake set for corner;

THENCE, S. 44 deg. 23 min. W., leaving the said Southwest line of a Public Road, a distance of 225.24 feet to an iron stake set for corner;

THENCE, N. 45 deg. 40 min. W., a distance of 370.37 feet to an iron stake set for corner;

THENCE, N. 44 deg. 43 min. E., along the Southeast line of a Public Road, a distance of 29.77 feet to an iron stake found for corner;

THENCE, S. 45 deg. 40 min. E., leaving the said Southeast line of a Public Road, a distance of 201.25 feet to an iron stake found for corner;

THENCE, N. 45 deg. 18 min. E., a distance of 196.65 feet to the PLACE OF BEGINNING, and containing 1.00 acre of land.

FIELD NOTES

TRACT TWO

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, and being part of a tract as conveyed to Whilden Construction Co., as Recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and further being part of a 14.502 acre tract surveyed by Robert H. West 2/7/78, and being more particularly described as follows;

BEGINNING at a point on the Southeast line of a Public Road, said point being the West corner of said 14.502 acre tract, an iron stake found for corner;

THENCE, N. 44 deg. 43 min. E., along the Southeast line of a Public Road, a distance of 234.83 feet to an iron stake set for corner;

THENCE, S. 45 deg. 40 min. E., leaving the said Southeast line of a Public Road, a distance of 370.37 feet to an iron stake set for corner;

THENCE, S. 44 deg. 23 min. W., a distance of 234.83 feet to an iron stake set for corner;

THENCE, N. 45 deg. 40 min. W., a distance of 371.74 feet to the PLACE OF BEGINNING, and containing 2.00 acres of land.

CERTIFICATION

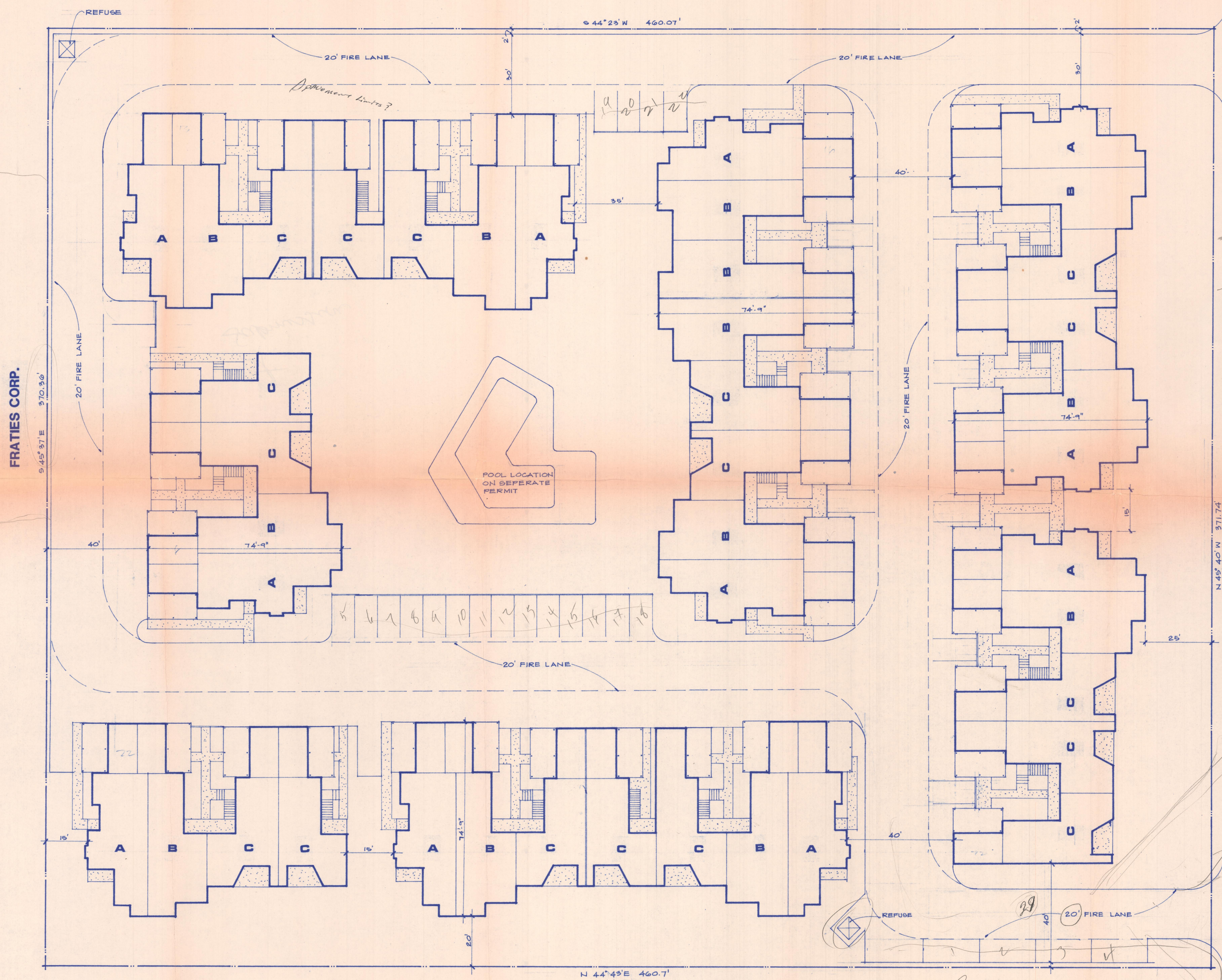
I, Bob O. Brown, do hereby certify that the plat shown hereon represents the results of an on the ground survey made under my direction and that all corners are marked as shown and there are no visible conflicts or encroachments other than shown.

Bob O. Brown
 Registered Public Surveyor



DESIGN		DATE	SCALE	NOTES
SURVEY PLAT				
E. TEAL SUR - ABST NO 20				
ROCKWALL COUNTY - TEXAS				
BOB O. BROWN - LAND SURVEYOR				
402 S GOLIAD - ROCKWALL TE				
DESIGN	DRAWN	DATE	SCALE	NOTES
B.L.S.	B.B.	1-1-78	1"=60'	P.M. C/L

HARRIS ALBRIGHT



TONY ROFFINO

Handwritten notes:
 around N
 parking? where?
 need to show what
 need to show
 track pickup
 can you get fire
 smoke through the
 arrangement
 need to show by accident
 need to show height?
 5/3.9
 3/15/8

UNIT SCHEDULE

11 - A	TWO BED ROOM @ 975 SF	= 10,725 SF
13 - B	TWO BED ROOM @ 1020 "	= 15,260 "
34 - C	ONE BED ROOM @ 825 "	= 28,050 "
55	TOTAL UNITS WITH TOTAL AREA	50,035 SF

Handwritten: 41/17

LAND AREA 3.9 ACRES
 15 UNITS PER ACRE DENSITY
 TOTAL PARKING 116
 22% LAND COVERAGE
 1 & 2 STORY UNITS
 60% BRICK

SITE PLAN

SCALE 1"=20'-0"



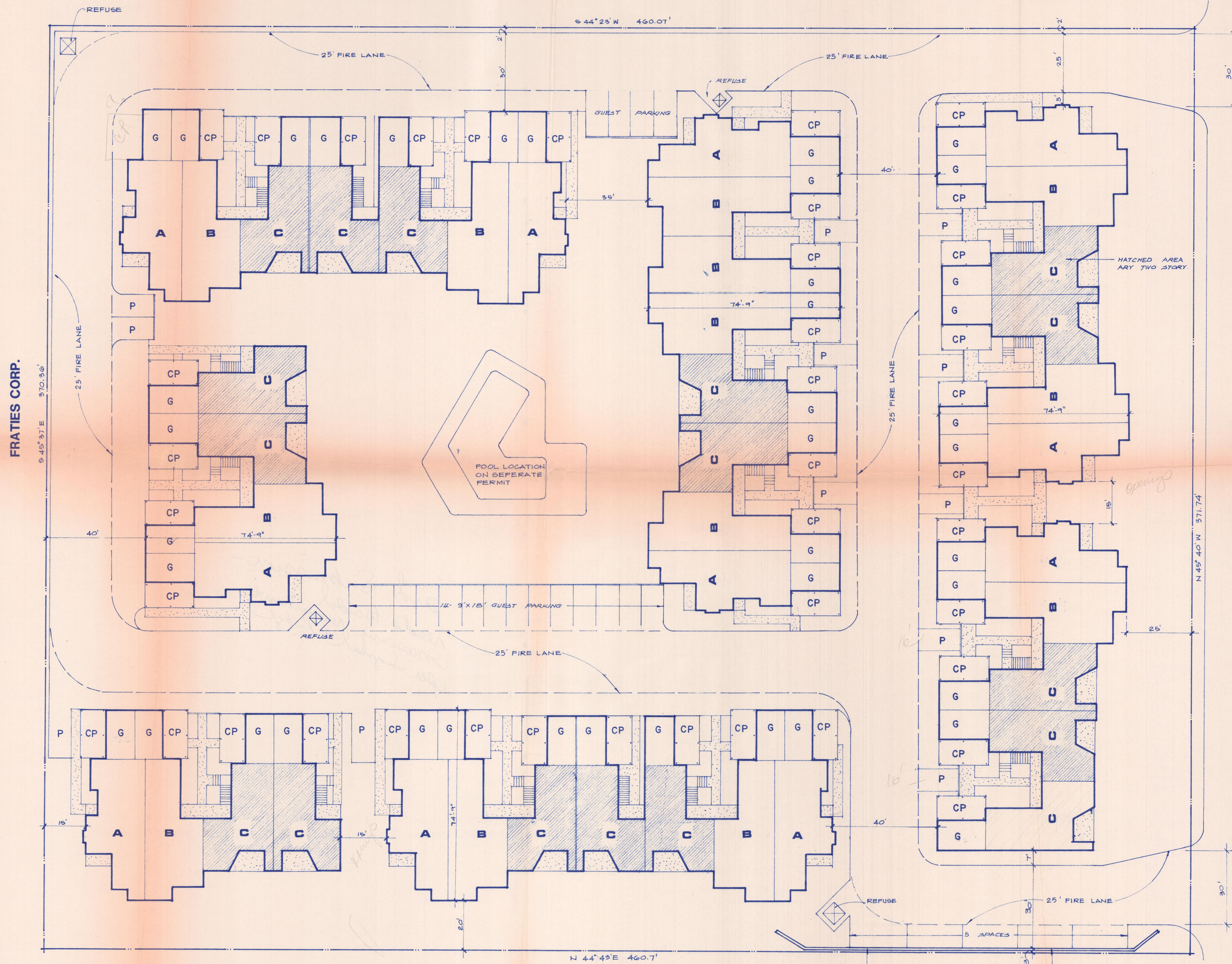
1st Submittal

Handwritten: 690 172 P

Handwritten: Blvd Corner Site Distance

Handwritten: 22

HARRIS ALBRIGHT



FRATIES CORP.

TONY ROFFINO

LANDSCAPE NOTE

1. SEED LAWN WITH BERMUDA GRASS
2. PROVIDE EVERGREEN FOUNDATION PLANTING AT ENTRANCES TO EACH ENTRANCE
3. PROVIDE 4 EACH 2" Ø TREES AT EACH BUILDING GROUND PLACE AT RANDOM LOCATIONS

SIGNAL RIDGE

COUNTRY LANE

UNIT SCHEDULE

11 -A	TWO BED ROOM @ 975 SF	= 10,725 SF
13 -B	TWO BED ROOM @ 1020 "	= 13,260 "
34 -C	ONE BED ROOM @ 825 "	= 28,050 "
58	TOTAL UNITS WITH TOTAL AREA	50,035 SF

LAND AREA 3.9 ACRES
16 UNITS PER ACRE DENSITY

22% LAND COVERAGE

1 & 2 STORY UNITS

60% BRICK

40 CAR PORTS CP

41 GARAGES G

35 OPEN PARKING P

116 TOTAL PARKING

SITE PLAN
SCALE 1"=20'-0"
30



2nd Submittal

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 14th day of April, 1983, in
the District Courtroom, Rockwall County Courthouse
Rockwall, Texas, on the request of Paul Davis and Jerry Heflin
for a approval of a site plan for the construction of condominiums at a
density of 15 units per acre.

on the following described property:

See Attached Field Notes

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-13


City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-13

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

2. A request from Paul Davis and Jerry Heflin for approval of a site plan for Planned Development No. 19 for the development of condominiums on a four acre tract of land West of FM-740 and north of Chandlers Landing, more particularly described as follows:

TRACT I. Being a part of the Edward Teal L&L Survey, Abst. #207, and being out of the North corner of that certain 18½ acre tract of land conveyed to James E. Floyd by H. H. Hickok, by deed dated February 1, 1901, recorded in Volume W, Page 170, Deed Records of Rockwall County, Texas, the tract herein conveyed being described by metes and bounds as follows:

Beginning at the North corner of said 18½ acre tract, said point being in the center of public road;
Thence S 45° W with the center of said road 210 feet, stake for corner;
Thence S 45° E 210 feet to stake for corner;
Thence N 45° E 210 Feet to a point in center of public road;
Thence N 45° W 210 feet with the center of said road to the place of beginning and containing 1 acre of land, more or less;

Tract II. Being a tract of land situated in the Edward Teal Survey Abstract No. 207, Rockwall County, Texas, and being part of a tract as conveyed to Whilden Construction Co. as recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and further being part of a 14.502 acre tract as surveyed by Robert H. West 2/7/78 and being more particularly described as follows:

Beginning at a point on the southwest line of a Public Road, said point being the most Easterly North corner of said 14.502 acre tract, an iron stake found for corner;
Thence S, 45° 37' E., along the Southwest line of a Public Road, a distance of 165.81 feet to an iron stake set for corner;
Thence, S. 44° 23' W., leaving the said Southwest line of a Public Road, a distance of 225.24 feet to an iron stake set for corner;
Thence N. 45° 40' W., a distance of 370.37 feet to an iron stake set for corner;
Thence, N. 44° 43' E., along the Southeast line of a Public Road, a distance of 28.77 feet to an iron stake found for corner;
Thence, S. 45° 40' E., leaving the said Southeast line of a Public Road, a distance of 201.25 feet to an iron stake found for corner;
Thence, N. 45° 18' E., a distance of 196.75 feet to the Place of Beginning, and containing 1.00 acre of land.

Tract III. Being a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being the same tract of land conveyed to Jerry W. Heflin and wife by deed dated April 14, 1978, and being more particularly described as follows:

Beginning at a point on the southwest line of a public road, said point being the west corner of a 14.502 acre tract of land.
Thence: N 44° 43' E. along the Southeast line of a public road 234.82 feet to a point for a corner;
Thence: S 45° 40' E leaving said public road a distance of 370.37 feet to a point for corner;
Thence S 44° 23' W a distance of 234.83 feet to a point for a corner;
Thence N 45° 00' W a distance of 371.74 feet to the place of beginning and containing 2.0 acres of land.

Heflin + Davis Zoning Case -

Rooping 10341 Plumtree
Signal Ridge Dallas 75278
Kirby Albright 40 Harris Ave. Box 279
Mary Rue Neil, 6418 Cheny Chase Dallas 75225
Frates

ACTION RECORD

CASE NAME: Paul Davis/Heflin Site Plan CASE NO.: _____

	Planning and Zoning Commission	City Council	Date
Preliminary Plat	<u>Approved</u>	<u>Disapproved</u>	_____
Final Plat	_____	_____	_____
Zoning	<u>✓</u>	_____	_____
Site Plan	<u>✓</u>	<u>4-14-83</u>	<u>5-2-83</u>
Changes:	<u>Plat approved</u>		
	<u>Council approved w/ masonry requirements per</u>		
	<u>Signal ridge Council approved</u>		

3. A request from the Signal Ridge Development Corporation for a revision to the approved site plan for Planned Development No. 15 for the addition of a signal tower on the following described property:
 BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being that certain tract of land conveyed to James Brown and Lavesta Lee Brown by deed recorded in Volume 70, Page 46, Deed Records, Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING at an iron rod found for the South corner of said Brown tract and the East corner of that tract of land conveyed to Kirby Albright from Henry Beckman by deed recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas;
 THENCE: North 45° 50' 03" West a distance of 353.97 feet along the Northeast line of said Albright tract and the Southwest line of said Brown tract to an iron rod set in the Southeast line of a public road;
 THENCE: North 45° 03' 28" East along the Southeasterly line of said road a distance of 477.40 feet to an iron rod found for the North corner of said Brown tract and the West corner of a tract of land conveyed to Jerry W. Heflin;
 THENCE: South 45° 49' 52" East a distance of 352.82 feet along the Northeast line of said Brown tract and the Southwest line of said Heflin tract to an iron rod for a corner, said iron rod also being the North corner of a tract of land known as Chandlers Landing, said iron rod bears North 45° 49' 52" West a distance of 18.92 feet from the South corner of said Heflin tract;
 THENCE: South 44° 55' 13" West along said Chandlers Landing Northwesterly line a distance of 477.36 feet to the Point of Beginning and Containing 168,687 Square Feet or 3.8725 Acres of Land.