

APPLICATION AND
FINAL PLAT CHECKLIST

Date: OCTOBER 27, 1983

Name of Proposed Subdivision CHANDLERS LANDING - PHASE 14

Name of Subdivider TEXAS- FRATES CORPORATION

Address #1 COMMODORE PLAZA, ROCKWALL, TEX. 214-722-5543
75087

Owner of Record SAME

Address _____ Phone _____

Name of ~~Land Planner~~/Surveyor/Engineer RICHARD T. GRICE

Address 3230 N. HWY. 67 SUITE 121, MESQUITE, TEXAS 75150 Phone 214-681-4302

Total Acreage 9.0 Current Zoning PD

Number of Lots/Units 57 Signed Richard T. Grice

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 into a satisfactory scale, usually not smaller than one inch equals 100 feet.

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 Not
Shown on Plat Applicable

- | | |
|----------------|--|
| <u>X</u> _____ | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map |
| <u>X</u> _____ | 2. Location of the subdivision by City, County and State |
| <u>X</u> _____ | 3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark |
| <u>X</u> _____ | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines. |
| <u>X</u> _____ | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |

- | | | |
|---------------|-------|--|
| <u> X </u> | _____ | 6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision |
| <u> X </u> | _____ | 7. Locations, dimensions and purposes of any easements or other rights-of-way |
| <u> X </u> | _____ | 8. Identification of each lot or site and block by letter or number and building lines of residential lots |
| <u> X </u> | _____ | 9. The 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 deed record volume and page |
| <u> X </u> | _____ | 10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision |
| <u> No </u> | _____ | 11. Contours at a minimum of 2 ft. intervals. <i>Will be shown prior to recording.</i> |
| <u> X </u> | _____ | 12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners. <i>Prior to Recording</i> |
| <u> X </u> | _____ | 13. The 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 |
| <u> X </u> | _____ | 14. An instrument of dedication or adoption signed by the owner or owners. <i>Prior to Recording.</i> |
| <u> X </u> | _____ | 15. Space for signatures attesting approval of the plat |
| <u> X </u> | _____ | 16. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat. <i>Prior to Recording</i> |
| <u> X </u> | _____ | 17. Complies with all special requirements developed in preliminary plat review |

X _____

18. Plan profiles for streets and
utilities

Taken by _____ File No. _____

Date _____

Fee \$ 385.00

Receipt _____

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 10/27/83

NAME Texaco - Trates Co.
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>FINAL PLAT</u>	<u>385</u>	<u>00</u>

2144

FORM G-1

Received By _____

SITE PLAN/PRELIMINARY-PLAT/FINAL PLAT

FACT SHEET

Applicant: Texas Frates Company

Name of Proposed Development: Chandlers Landing, Phase 14

Acreage: 9.0

Number of Lots: 57

Current Zoning: PD-8

Surrounding Zoning: PD-8

Description: This area is just north of the existing development at Chandlers. It consists of 21 single family detached patio homes south of Ranger Drive at a density of 4.9 DU/acre and a minimum floor area of 1,500 sq. ft. and 36 single family attached townhouses north of Ranger Drive at a density of 3.75 DU/acre and a minimum floor area of 1,200 sq. ft.

Staff Comments: There are some technical problems with the plat:

1. ~~Blocks should be lettered, not numbered.~~
2. Ranger should only be used once for a street name.
3. ~~Lot frontages should be shown on plat drawing.~~
4. ~~All easements should be public and shown on drawing.~~
5. ~~Legal on drawing and in text must match.~~

Water, sewer and drainage are being reviewed by the Engineers.

Planning and Zoning Commission Recommendations:

11/10/83 Approval subject to changing street names and engineers' review.

City Council Decision:

12/5/83 - Approved subject to engineering approval.

CHANDLERS LANDING/PHASE 14

C-5
6-15
15-A
III, J. 2

OVERALL DATA:

Total Gross Area -----App. 13.9 ac.
 Total No. of Units -----57 units
 No. of D.U.'s per gross ac.-----4.1 u/ac.
 Total Net Area (lots only)-----App. 5.9 ac.
 No. of D.U.'s per net ac. -----9.7 u/ac
 Total No. of Parking Spaces -----128 spaces
 (excluding garage parking)
 No. of Parking Spaces Per Unit -----2.25 spaces
 (excluding garage parking)
 Total Parking and Street Coverage-----App. 1.2 ac.
 Total Open Space -----App. 6.8 ac.

PATIO HOMES: Lots 1-21, Blk. 2

Gross Area -----App. 4.3 ac.
 Total No. of Units -----21 Units
 No. of D.U.'s per Gross ac.-----4.9 u/ac.
 Total Net Area (lots only)-----App. 2.7 ac.
 No. of D.U.'s per Net ac.-----7.8 u/ac.
 Total No. of Parking Spaces -----42 spaces
 (excluding garage parking)
 No. of Parking Spaces per Unit-----2.0 spaces
 (excluding garage parking)
 Total Street Coverage -----App. 0.5 ac.
 Total Open Space -----App. 1.1 ac.

AREA REQUIREMENTS:

Minimum Lot Area-----4200 sq. ft.
 Minimum Floor Area per D.U.-----1500 sq. ft.
 Minimum Lot Frontage -----40' (at bldg. line)
 Minimum Lot Depth -----105'
 Minimum Front Setback -----25'
 Minimum Rear Setback -----10'
 Minimum Side Yard -----0' and 10'
 Minimum Bldg. separation -----10'
 Maximum Bldg. coverage -----60%
 Maximum Bldg. height -----28'
 Minimum Off-street parking -----2 spaces/unit
 (excluding garage)

reb
Brett
5/4/11

CHANDLERS LANDING/PHASE 14 (cont.)

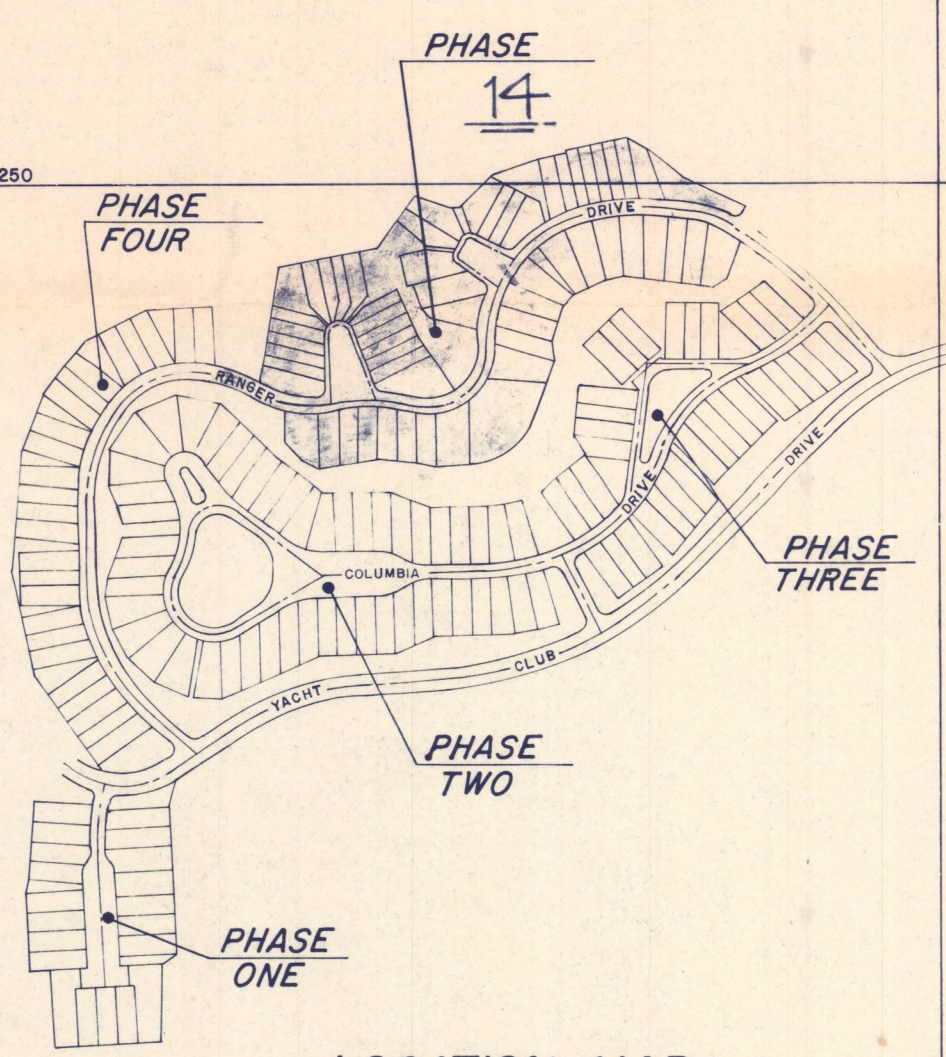
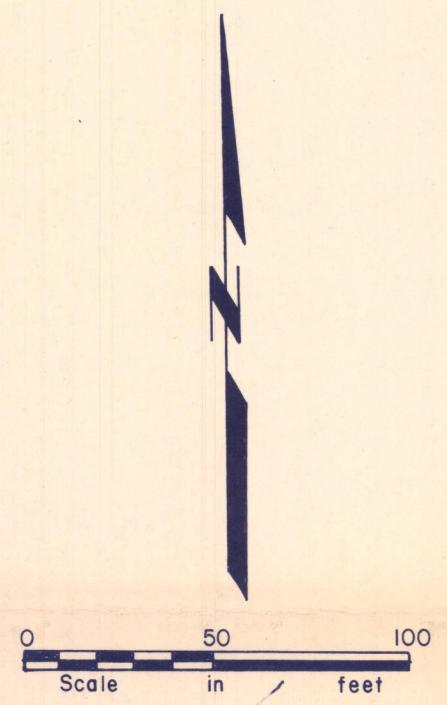
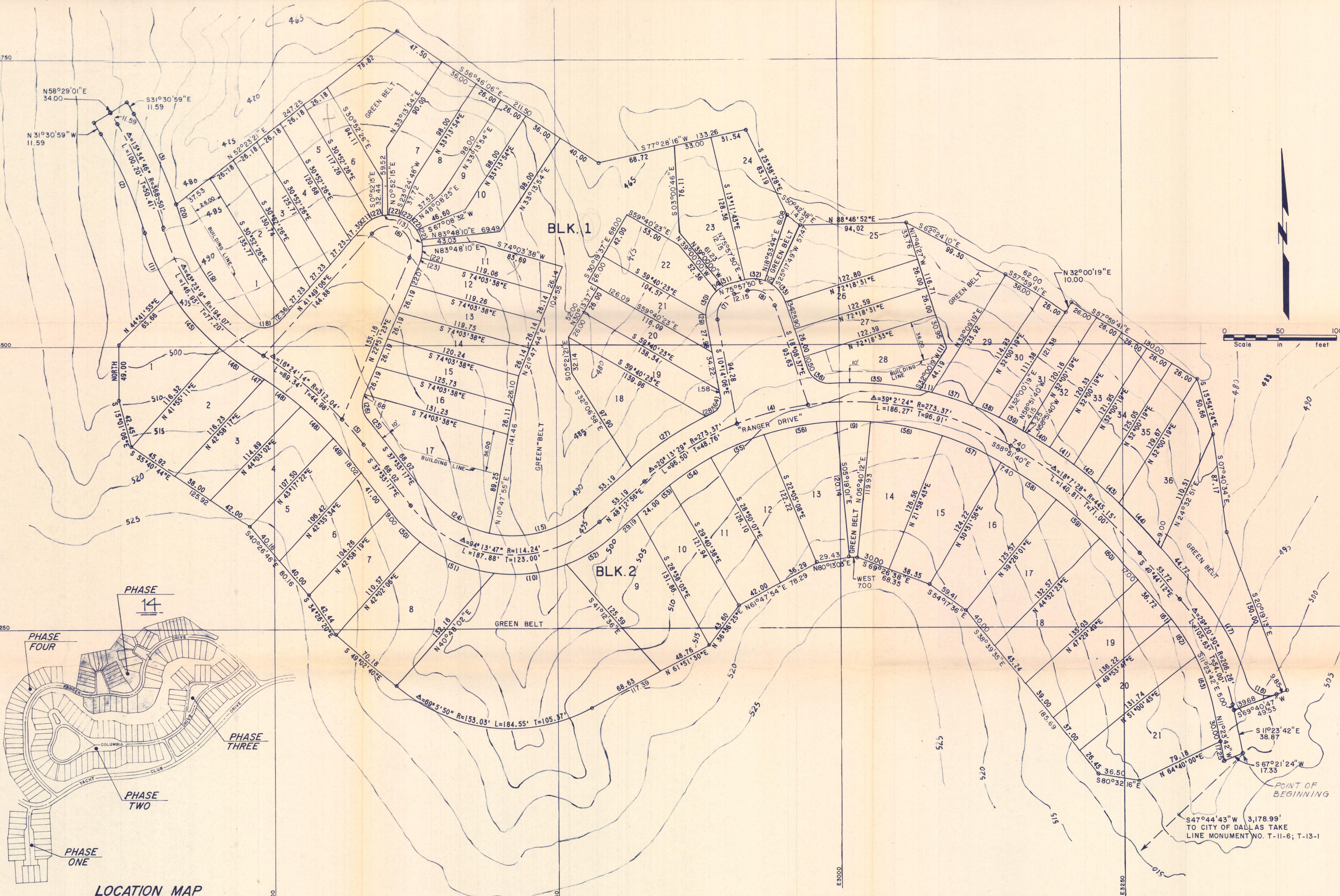
TOWNHOMES: Lots 1-36, Blk. 1

Gross Area -----	App. 9.6 ac.
Total No. of Units -----	36 Units
No. of D.U.'s per gross ac. -----	3.7 u/ac.
Total Net Area (lots only) -----	App. 3.2 ac.
No. of D.U.'s per Net ac. -----	11.2 u/ac.
Total No. of Parking Spaces -----	86 spaces
(excluding garage parking)	
No. of Parking Spaces per Unit -----	2.4 spaces
(excluding garage parking)	
Total Parking & Street Coverage -----	App. 0.7 ac.
Total Open Space -----	App. 5.7 ac.

AREA REQUIREMENTS:

Minimum Lot Area -----	2900 sq. ft.
Minimum Floor Area per D.U. -----	1200 sq. ft.
Minimum Lot Frontage -----	26'
Minimum Front Setback -----	20'
Minimum Rear Setback -----	10'
Minimum Side Yard (abutting structures) -----	0'
Minimum Side Yard (abutting street) -----	10'
Minimum Bldg. separation -----	15'
Maximum Bldg. coverage -----	60%
Maximum No. of Attached Units -----	8 Units
Maximum Bldg. height -----	28'

NOTE: Location and types of all signs, including size, height, lighting and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restriction, Article IX, Section 1 (e).



LOCATION MAP
SCALE: 1" = 400'

PRELIMINARY PLAT					CHANDLERS LANDING ROCKWALL COUNTY, TEXAS
PHASE 14					
DESIGN:	DRAWN:	SCALE:	DATE:	SHEET:	POE & ASSOCIATES OF TEXAS, INC.
R.W.S.	K.D.M.C.	1" = 50'	SEPT., 1983	1 OF 2	

CURVE DATA					
NO	Δ	DIST-RAD	ARC	TAN	CHORD
1	15°25'32"	211.07	56.82	28.59	56.65
2	15°34'46"	351.50	95.58	48.08	95.28
3	13°03'30"	385.50	87.86	44.12	87.67
4	13°39'31"	273.37	65.17	32.74	65.01
5	05°21'51"	312.04	29.21	14.62	29.20
6	16°02'17"	19.79	55.61	118.47	39.03
7	86°11'56"	20.00	30.09	18.72	27.33
8	85°53'33"	20.00	29.98	18.62	27.25
9	06°42'17"	256.37	30.00	15.02	29.98
10	28°22'39"	131.24	65.00	33.18	64.34
11	02°05'01"	290.37	10.56	5.28	10.56
12	13°22'09"	30.00	7.00	3.52	6.98
13	09°37'05"	29.79	5.00	2.51	4.99
14	13°52'13"	30.00	7.26	3.65	7.24
15	54°23'01"	97.24	92.30	49.96	88.87
16	93°59'36"	20.00	32.81	21.44	29.25
17	24°24'35"	223.26	95.12	48.29	94.40
18	87°15'49"	20.00	30.46	19.07	27.60
19	34°58'52"	177.07	108.11	55.80	106.43
20	02°31'16"	385.50	16.96	8.48	16.96
21	18°30'14"	29.79	9.62	4.85	9.58
22	19°14'10"	29.79	10.00	5.05	9.95
23	07°52'53"	29.79	4.10	2.05	4.09
24	39°50'46"	97.24	67.62	35.24	66.27
25	02°40'02"	329.04	15.32	7.66	15.32
26	63°04'42"	20.00	22.02	12.27	20.92
27	15°41'19"	290.37	79.51	40.00	79.26
28	00°11'43"	290.37	.99	.49	.99
29	11°04'35"	30.00	5.80	2.91	5.79
30	46°26'38"	30.00	24.32	12.87	23.66
31	14°48'30"	30.00	7.75	3.90	7.73
32	34°22'38"	30.00	18.00	9.28	17.73
33	37°57'02"	30.00	19.87	10.32	19.51
34	00°11'44"	30.00	.10	.05	.10
35	15°42'10"	290.37	79.58	40.04	79.33
36	75°19'43"	20.00	26.29	15.44	24.44
37	07°19'37"	290.37	37.13	18.59	37.11
38	05°10'47"	290.37	26.25	13.13	26.24
39	04°19'05"	290.37	21.88	10.95	21.88
40	02°49'16"	462.15	22.75	11.38	22.75
41	03°13'48"	462.15	26.05	13.03	26.05
42	03°14'49"	462.15	26.19	13.10	26.18
43	03°16'27"	462.15	26.41	13.21	26.41
44	05°33'08"	462.15	44.78	22.41	44.77
45	17°54'59"	211.07	66.00	33.27	65.73
46	10°02'38"	211.07	37.00	18.55	36.95
47	02°09'16"	295.04	11.09	5.55	11.09
48	07°46'04"	295.04	40.00	20.03	39.97
49	04°04'41"	295.04	21.00	10.50	21.00
50	13°27'48"	131.24	30.84	15.49	30.77
51	31°26'00"	131.24	72.00	36.93	71.10
52	20°57'20"	131.24	48.00	24.27	47.73
53	03°11'41"	256.37	14.29	7.15	14.29
54	09°50'01"	256.37	44.00	22.05	43.95
55	11°23'52"	256.37	51.00	25.58	50.92
56	14°31'37"	256.37	65.00	32.68	64.83
57	12°44'20"	256.37	57.00	28.62	56.88
58	06°55'00"	428.15	51.44	25.75	51.41
59	06°49'30"	428.15	51.00	25.53	50.97
60	04°24'58"	428.15	33.00	16.51	32.99
61	02°23'55"	189.26	7.92	3.96	7.92
62	12°06'33"	189.26	40.00	20.07	39.93
63	14°50'02"	189.26	49.00	24.64	48.86
64	74°36'00"	20.00	26.04	15.24	24.24

LOT ACREAGE

BLOCK NO. 1		BLOCK NO. 2	
Lot No.	Acres	Lot No.	Acres
1	0.134	1	0.144
2	0.080	2	0.123
3	0.077	3	0.103
4	0.074	4	0.104
5	0.071	5	0.097
6	0.067	6	0.097
7	0.099	7	0.099
8	0.074	8	0.187
9	0.074	9	0.179
10	0.104	10	0.113
11	0.065	11	0.123
12	0.071	12	0.125
13	0.071	13	0.131
14	0.072	14	0.134
15	0.073	15	0.138
16	0.077	16	0.141
17	0.186	17	0.134
18	0.128	18	0.143
19	0.085	19	0.130
20	0.076	20	0.118
21	0.069	21	0.163
22	0.088		
23	0.110		
24	0.114		
25	0.131		
26	0.073		
27	0.073		
28	0.116		
29	0.098		
30	0.067		
31	0.072		
32	0.072		
33	0.072		
34	0.074		
35	0.076		
36	0.118		

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, TEXAS-FRATES CORPORATION is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land out of the E. Teel Survey, Abstract No. 207, Rockwall County, Texas, and further being a part of the same tract of land conveyed to Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed of Records, Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a point which is N 47°44'43" E a distance of 3178.99 feet from the City of Dallas Take Line Monument T-13-1, T-11-6;
THENCE S 67°21'24" W a distance of 17.33 feet; THENCE N 11°23'42" W a distance of 17.25 feet; THENCE S 64°40'00" W a distance of 79.18 feet;
THENCE N 80°32'16" W a distance of 36.50 feet; THENCE N 38°39'35" W a distance of 102.45 feet; THENCE N 38°39'35" W a distance of 83.241 feet;
THENCE S 80°13'03" W a distance of 29.43 feet; THENCE S 61°47'54" W a distance of 78.29 feet; THENCE N 90°00'00" W a distance of 7.00 feet;
THENCE S 61°51'30" W a distance of 117.39 feet; THENCE Westerly along a curve to the right having a radius of 153.03 feet, a distance of 184.55 feet; THENCE N 49°02'40" W a distance of 70.18 feet; THENCE N 34°26'20" W a distance of 42.44 feet; THENCE N 40°26'46" W a distance of 80.16 feet; THENCE N 55°40'44" W a distance of 125.93 feet; THENCE N 15°01'06" W a distance of 42.45 feet; THENCE North a distance of 49.00 feet;
THENCE N 44°41'55" E a distance of 65.66 feet; THENCE N 31°21'45" W a distance of 0.00 feet; THENCE Northerly along a curve to the right having a radius of 211.07 feet a distance of 56.82 feet; THENCE N 15°56'13" W a distance of 0.00 feet; THENCE Northerly along a curve to the left having a radius of 351.50 feet a distance of 95.58 feet; THENCE N 31°30'59" W a distance of 11.59 feet; THENCE N 58°29'01" E a distance of 34.00 feet;
THENCE S 31°30'59" E a distance of 11.59 feet; THENCE Southerly along a curve to the right having a radius of 385.50 feet, a distance of 87.86 feet; THENCE N 52°23'21" E a distance of 247.25 feet; THENCE S 56°46'06" E a distance of 211.50 feet; THENCE N 77°28'16" E a distance of 133.26 feet; THENCE S 25°38'28" E a distance of 83.19 feet; THENCE S 50°42'38" E a distance of 14.21 feet; THENCE N 88°46'52" E a distance of 94.02 feet; THENCE S 62°24'10" E a distance of 99.30 feet; THENCE S 57°59'41" E a distance of 62.00 feet; THENCE N 32°00'19" E a distance of 10.00 feet; THENCE S 57°59'41" E a distance of 130.00 feet; THENCE S 15°54'24" E a distance of 50.66 feet; THENCE S 07°40'34" E a distance of 87.17 feet; THENCE S 20°19'13" E a distance of 150.00 feet; THENCE S 69°40'47" W a distance of 49.53 feet; THENCE S 11°03'42" E a distance of 38.87 feet to the point of beginning, said tract contains 9.036 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Texas-Frates Corporation does hereby adopt this plat designating the hereinabove described property as Chandlers Landing, Phase 14, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Texas-Frates Corporation, its successors and assigns, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the hereinabove described lots. All land within the boundary of the above described tract that is not included within lot lines is hereby designated utility areas. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Texas-Frates Corporation, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental agencies desiring to use or using same. No buildings, shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

UTILITY EASEMENTS:

KNOW ALL MEN BY THESE PRESENTS, that Texas-Frates Corporation, its successors, and assigns, does hereby grant and convey to the City of Rockwall a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace and remove water and sewer lines and appurtenances over and across said tract, together with the right of ingress and egress over Grantor's adjacent lands for the purposes for which the above mentioned rights are granted. The easement hereby granted shall not exceed 10 feet in width, and the grantor will designate the course of the easement herein conveyed except that when the pipe lines are installed, the easement herein granted shall be limited to a strip of land 10 feet in width with the center line thereof being the pipe lines as installed. This easement, however, is expressly made subject to the condition that the City of Rockwall will at all times, after doing any work or having caused work to be done in connection with the erection, construction, installation, operation, inspection, repair, maintenance, replacement and removal of said water and sewer lines and appurtenances, restore the said premises to the condition in which same were found before such work was undertaken, and the use of such rights and privileges herein granted to the City of Rockwall will not create a nuisance or do any act that will be detrimental to said premises.

The Texas-Frates Corporation, its successors, and assigns, will be responsible for maintenance of all private streets and drives.

LAND PLANNER :

Richard T. Grice
RICHARD GRICE

ENGINEER :

Richard T. Grice
RICHARD GRICE

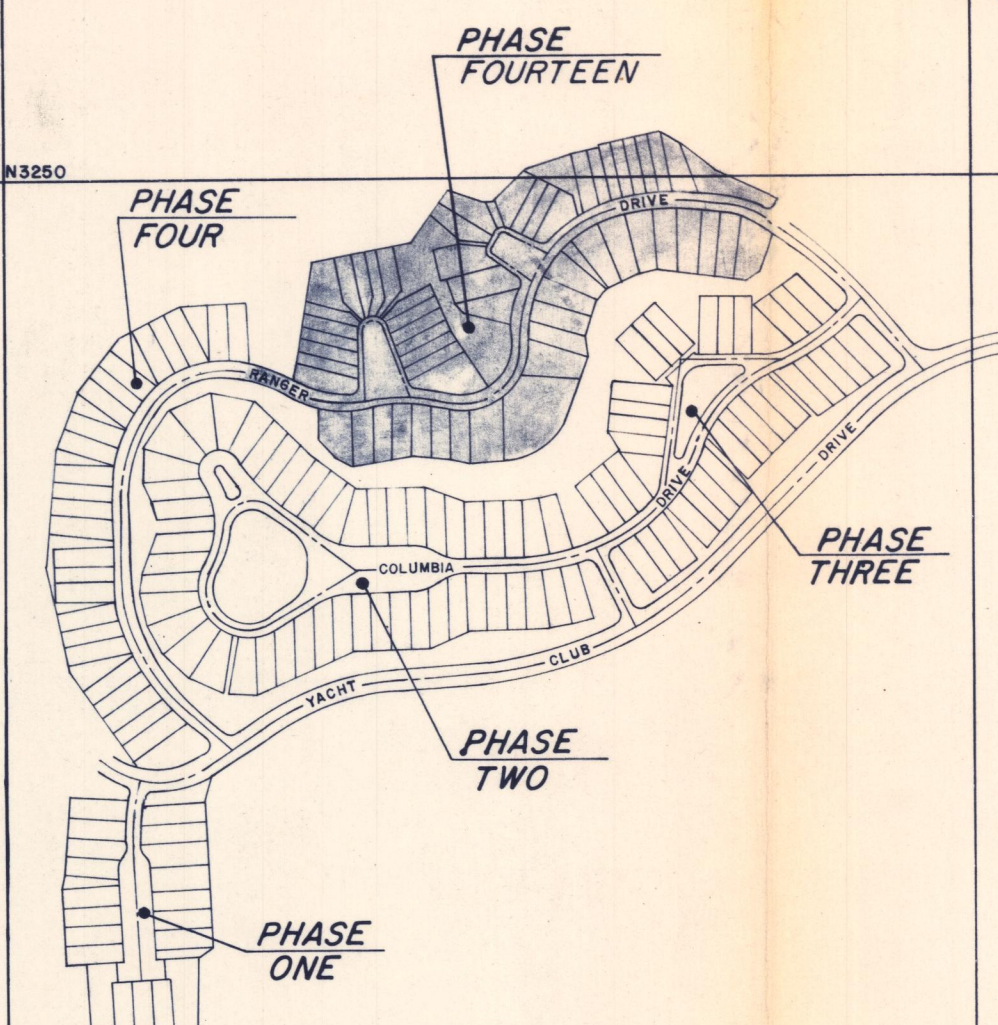
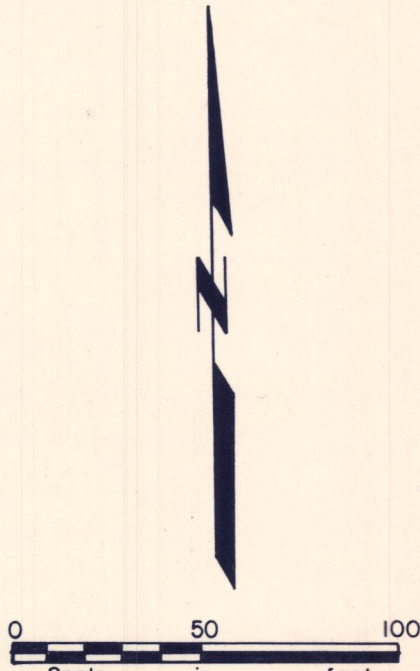
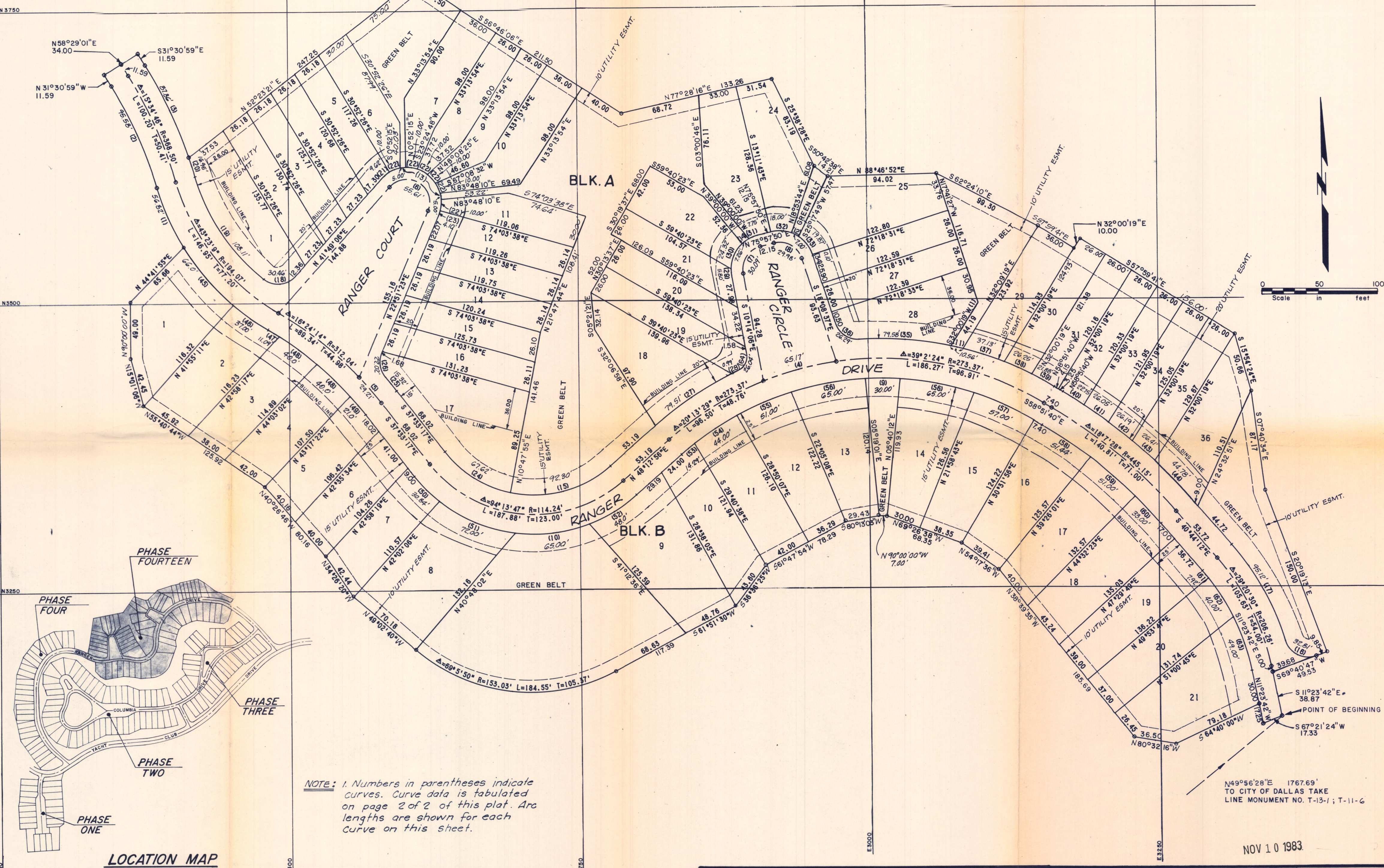
PRELIMINARY PLAT

PHASE 14

DESIGN RWS	DRAWN CFP	SCALE NONE	DATE SEPT., 1983	SHEET 2 OF 2
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CHANDLERS LANDING
ROCKWALL COUNTY, TEXAS

POE & ASSOCIATES OF TEXAS, INC.



LOCATION MAP
SCALE: 1" = 400'

NOTE: 1. Numbers in parentheses indicate curves. Curve data is tabulated on page 2 of 2 of this plat. Arc lengths are shown for each curve on this sheet.

N49°56'28"E 1767.69'
TO CITY OF DALLAS TAKE
LINE MONUMENT NO. T-13-1; T-11-6

NOV 10 1983

FILE PLAT				CHANDLERS LANDING ROCKWALL COUNTY, TEXAS	
PHASE FOURTEEN					
DESIGN:	DRAWN:	SCALE:	DATE:	SHEET:	POE & ASSOCIATES OF TEXAS, INC.
RWS	K D M E	1" = 50'	OCT., 1983	1 OF 2	

CURVE DATA				
NO	Δ	DIST-RAD	ARC	CHORD
1	15°25'32"	211.07	56.82	28.59
2	15°34'46"	351.50	95.58	48.08
3	13°03'30"	385.50	87.86	44.12
4	13°39'31"	273.37	65.17	32.74
5	05°21'51"	312.04	29.21	14.62
6	161°02'17"	19.79	55.61	118.47
7	86°11'56"	20.00	30.09	18.72
8	85°53'33"	20.00	29.98	18.62
9	06°42'17"	256.37	30.00	15.02
10	28°22'39"	131.24	65.00	33.18
11	02°05'01"	290.37	10.56	5.28
12	13°22'09"	30.00	7.00	3.52
13	09°37'05"	29.79	5.00	2.51
14	13°52'13"	30.00	7.26	3.65
15	54°23'01"	97.24	92.30	49.96
16	93°59'36"	20.00	32.81	21.44
17	24°24'35"	223.26	95.12	48.29
18	87°15'49"	20.00	30.46	19.07
19	34°58'52"	177.07	108.11	55.80
20	02°31'16"	385.50	16.96	8.48
21	18°30'14"	29.79	9.62	4.85
22	19°14'10"	29.79	10.00	5.05
23	07°52'53"	29.79	4.10	2.05
24	39°50'46"	97.24	67.62	35.24
25	02°40'02"	329.04	15.32	7.66
26	65°04'42"	20.00	22.02	12.27
27	15°41'19"	290.37	79.51	40.00
28	00°11'43"	290.37	.99	.49
29	11°04'35"	30.00	5.80	2.91
30	46°26'38"	30.00	24.32	12.87
31	14°48'30"	30.00	7.75	3.90
32	34°22'38"	30.00	18.00	9.28
33	37°57'02"	30.00	19.87	10.32
34	00°11'44"	30.00	.10	.05
35	15°42'10"	290.37	79.58	40.04
36	75°19'43"	20.00	26.29	15.44
37	07°19'37"	290.37	37.13	18.59
38	05°10'47"	290.37	26.25	13.13
39	04°19'05"	290.37	21.88	10.95
40	02°49'16"	462.15	22.75	11.38
41	03°13'48"	462.15	26.05	13.03
42	03°14'49"	462.15	26.19	13.10
43	03°16'27"	462.15	26.41	13.21
44	05°33'08"	462.15	44.78	22.41
45	17°54'59"	211.07	66.00	33.27
46	10°02'38"	211.07	37.00	18.55
47	02°09'16"	295.04	11.09	5.55
48	07°46'04"	295.04	40.00	20.03
49	04°04'41"	295.04	21.00	10.50
50	13°27'48"	131.24	30.84	15.49
51	31°26'00"	131.24	72.00	36.95
52	20°57'20"	131.24	48.00	24.27
53	03°11'41"	256.37	14.29	7.15
54	09°50'01"	256.37	44.00	22.05
55	11°23'52"	256.37	51.00	25.58
56	14°31'37"	256.37	65.00	32.68
57	12°44'20"	256.37	57.00	28.62
58	06°53'00"	428.15	51.44	25.75
59	06°49'30"	428.15	51.00	25.53
60	04°24'58"	428.15	33.00	16.51
61	02°23'55"	189.26	7.92	3.96
62	12°06'33"	189.26	40.00	20.07
63	14°50'02"	189.26	49.00	24.64
64	74°36'00"	20.00	26.04	15.24

LOT ACREAGE			
BLOCK A		BLOCK B	
Lot No.	Acres	Lot No.	Acres
1	0.134	1	0.144
2	0.080	2	0.123
3	0.077	3	0.103
4	0.074	4	0.104
5	0.071	5	0.097
6	0.075	6	0.097
7	0.099	7	0.099
8	0.074	8	0.187
9	0.074	9	0.179
10	0.104	10	0.113
11	0.072	11	0.123
12	0.071	12	0.125
13	0.071	13	0.131
14	0.072	14	0.134
15	0.073	15	0.138
16	0.077	16	0.141
17	0.186	17	0.134
18	0.128	18	0.143
19	0.085	19	0.130
20	0.076	20	0.118
21	0.069	21	0.163
22	0.088		
23	0.110		
24	0.114		
25	0.131		
26	0.073		
27	0.073		
28	0.116		
29	0.098		
30	0.073		
31	0.072		
32	0.072		
33	0.072		
34	0.074		
35	0.076		
36	0.118		

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS, TEXAS-FRATES CORPORATION is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
BEING a tract of land out of the E. Teel Survey, Abstract No. 207, Rockwall County, Texas, and further being a part of the same tract of land conveyed to Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed of Records, Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a point which is N 49°56'28" E a distance of 1767.69 feet from the City of Dallas Take Line Monument T-13-1, T-11-6;
THENCE S 67°21'24" W a distance of 17.33 feet; THENCE N 11°23'42" W a distance of 17.25 feet; THENCE S 64°40'00" W a distance of 79.18 feet;
THENCE N 80°32'16" W a distance of 36.50 feet; THENCE N 38°39'35" W a distance of 185.69 feet; THENCE N 54°17'36" W a distance of 39.41 feet;
THENCE N 69°26'38" W a distance of 68.35 feet; THENCE N 90°00'00" W a distance of 7.00 feet; THENCE S 80°13'03" W a distance of 29.43 feet;
THENCE S 61°47'54" W a distance of 78.29 feet; THENCE S 36°36'25" W a distance of 43.60 feet; THENCE S 61°51'30" W a distance of 117.39 feet;
THENCE Westerly along a curve to the right having a radius of 153.03 feet, a distance of 184.55 feet; THENCE N 49°02'40" W a distance of 70.18 feet; THENCE N 34°26'20" W a distance of 42.44 feet; THENCE N 40°26'46" W a distance of 80.16 feet; THENCE N 55°40'44" W a distance of 125.92 feet; THENCE N 15°01'06" W a distance of 42.45 feet; THENCE North a distance of 49.00 feet; THENCE N 44°41'55" E a distance of 65.66 feet; THENCE N 31°21'45" W a distance of 0.00 feet; THENCE Northerly along a curve to the right having a radius of 211.07 feet a distance of 56.82 feet; THENCE N 15°56'13" W a distance of 0.00 feet; THENCE Northerly along a curve to the left having a radius of 351.50 feet a distance of 95.58 feet; THENCE N 31°30'59" W a distance of 11.59 feet; THENCE N 58°29'01" E a distance of 34.00 feet; THENCE S 31°30'59" E a distance of 11.59 feet; THENCE Southerly along a curve to the right having a radius of 385.50 feet, a distance of 87.86 feet; THENCE N 52°23'21" E a distance of 247.25 feet; THENCE S 56°46'06" E a distance of 211.50 feet; THENCE N 77°28'16" E a distance of 133.26 feet; THENCE S 25°38'28" E a distance of 83.19 feet; THENCE S 50°42'38" E a distance of 14.21 feet; THENCE N 88°46'52" E a distance of 94.02 feet; THENCE S 62°24'10" E a distance of 99.30 feet; THENCE S 57°59'41" E a distance of 36.00 feet; THENCE N 32°00'19" E a distance of 10.00 feet; THENCE S 57°59'41" E a distance of 156.00 feet; THENCE S 15°54'24" E a distance of 50.66 feet; THENCE S 07°40'34" E a distance of 87.17 feet; THENCE S 20°19'13" E a distance of 150.00 feet; THENCE S 69°40'47" W a distance of 49.53 feet; THENCE S 11°23'42" E a distance of 38.87 feet to the point of beginning, said tract contains 9.036 acres, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT TEXAS - FRATES CORPORATION does hereby adopt this plat designating the hereinabove described property as CHANDLERS LANDING PHASE FOURTEEN and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to the TEXAS - FRATES CORPORATION, its successors and assigns, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto TEXAS - FRATES CORPORATION, its successors and assigns. Provided however, all private roads, common area, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time procuring permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. TEXAS - FRATES CORPORATION, its successors or assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

WITNESS OUR HANDS AT _____, this _____ day of _____, 1983.

TEXAS - FRATES CORPORATION
By: James E. Robertson, Vice-President
Attest By: _____
STATE OF _____
County of _____
BEFORE ME, the undersigned authority, in and for said State, on this day personally appeared _____

Known to me to be the person(s) and officer(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TEXAS - FRATES CORPORATION, a corporation, and that he (they) executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 1983

Notary Public in and for the State of _____
Commission expires _____

SURVEYOR'S CERTIFICATE
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Richard T. Grice, 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.
Richard T. Grice, P.E., Registered Public Surveyor
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned Notary Public, in and for said State, on this day personally appeared Richard T. Grice, 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.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 1983.

Notary Public in and for the State of Texas
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL

City Administrator
Date _____
APPROVED

Chairman, Planning and Zoning Commission
Date _____
I hereby certify that the above foregoing plat of CHANDLERS LANDING, PHASE FOURTEEN, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1983.
Said addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.
WITNESS MY HAND this _____ day of _____, 1983.

Mayor, City of Rockwall

City Secretary, City of Rockwall

FILE PLAT					CHANDLERS LANDING ROCKWALL COUNTY, TEXAS
PHASE FOURTEEN					
DESIGN	DRAWN	SCALE	DATE	SHEET	POE & ASSOCIATES OF TEXAS, INC.
RWS	CFP	NONE	OCT., 1983	2 OF 2	



POE & ASSOCIATES
OF TEXAS, INC.

LAND PLANNERS/ENGINEERS

3230 Highway 67, Suite 121

Mesquite, Texas 75150

(214) 681-4302

TRANSMITTAL

October 11, 1983

Ms. Karen Martin
City of Rockwall
Rockwall, Texas

Dear Karen:

Please find enclosed the following drawings for your review.

Phase 14 Final Plat - 11 Sets
Phase 14 Utility Drawings - 3 Sets

City review of these documents for the November 10, 1983
P & Z meeting will be appreciated.

Thank you for your assistance.

Very truly yours,

Richard T. Grice, P.E.

cc: Julie Couch
Jess Gilbert
Craig Curry
Bob Smith

RTG/nlw

**STORER
CABLE**
Commitment to Excellence

November 8, 1983

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Gentlemen:

Enclosed you will find file plat phase fourteen of Chandlers Landing Rockwall County, Texas. I have marked in yellow the utility easements necessary to provide C.A.T.V. service to this development.



John Hadsell
Area Design Coordinator

JH:jc

enclosure

cc: file



POE & ASSOCIATES
OF TEXAS, INC.

LAND PLANNERS/ENGINEERS

3230 Highway 67, Suite 121

Mesquite, Texas 75150

(214) 681-4302

November 10, 1983

Ms. Karen Martin
City of Rockwall
Rockwall, Texas

RE: Final Plat
Chandlers Landing
Phase Fourteen

Dear Ms. Martin:

Transmitted herewith are 8 sets of prints for the above referenced project. The corrections have been made as follows:

1. Direction of bearings agrees on pages 1 and 2.
2. Blocks are lettered A & B.
3. Lot widths for curved lot lines are shown on page 1 of plat and on page 2.
4. Easements are shown on page 1 and no blanket easements are contained on page 2.
5. Lots 6, 11 and 30 in Block A have been increased in size to meet minimum square foot requirements.

These are submitted for final review and approved.

Sincerely,

Richard T. Grice, P.E.

c.c. Van Hall
Bob Smith

FREESE AND NICHOLS, INC.
CONSULTING ENGINEERS

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

November 15, 1983

Mr. Jess Gilbert
City of Rockwall
102 E. Washington
Rockwall, Texas 75087

Dear Mr. Gilbert:

We have recently completed individual reviews of three (3) proposed developments in the southwestern part of the City of Rockwall. These developments are known as 1) Signal Ridge Condos; 2) Spyglass Hill Condos and 3) Chandlers Landing Phase 14. The individual effects of these three subdivisions result in a satisfactory water service and fire protection when only the pipelines within each of the individual developments are considered.

We have also analyzed the combined effect of the three proposed developments. This analysis indicates the need for the construction of the 12-inch line along the shore of Ray Hubbard from the existing 10-inch pipeline in the county road southwestward to connect with the 8-inch pipeline in Yacht Club Drive in the Chandlers Landing subdivision. The approximate location of this line is indicated on the proposed year-1990 water distribution system map included in our draft report for the City of Rockwall. Should you have any additional questions on this matter please feel free to contact us.

Yours very truly,

FREESE AND NICHOLS, INC.



T. Anthony Reid, P.E.

TAR:ce

F R E E S E A N D N I C H O L S , I N C .
C O N S U L T I N G E N G I N E E R S

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

November 23, 1983

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Chandlers Landing
Phase 14
(ROK 83175)

Gentlemen:

We have reviewed the Plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design and good engineering practice:

Paving

1. The 114.24-foot radius on Ranger Drive is below the 150-foot minimum.
2. Vertical curves on Ranger Drive are shorter than required for the 30 MPM design speed of a residential street in Rockwall. (Page 1, 2 and 3 of 9.)
3. Fire lanes are needed and should be designated on the plans.

Sanitary Sewer

1. Several horizontal curves have short radii, requiring as short as 15inch segments of VCP to be laid for a 30foot radius. Are these available?
2. No indications of required size and capacity of pipes were included in the plans. Existing lines are being relocated, but we cannot determine their adequacy without design notes, even though the steep grades make it quite probable that they are.

Letter to City of Rockwall
November 23, 1983
Page Two

Storm Drainage

1. Adequate erosion protection should be provided at storm drain discharge points. (Pages 4 and 5 of 9.)
2. The storm drainage plan sheets should show where the sanitary sewer lines are located in profile view.

Water System

1. As stated in Mr. Tony Reid's letter of November 15, a 12inch line should be constructed from Yacht Club Drive northeastward to the existing 10inch line before any more development occurs in the Chandlers Landing region of Rockwall.
2. The line in Ranger Drive has three fire hydrants and as such, should be an 8inch line, at least from the hydrant on Ranger Circle (near station 10+00) westward to the 12inch line mentioned above.

Upon the City of Rockwall's review and acceptance of the comments offered herein, we recommend that the Developer provide corrections and additions to the plans as noted and resubmit two sets of revised plans for review. Our recommendations do not in any way relieve the Developer or his agent of responsibility for compliance with the City of Rockwall's design standards and good engineering practice. Please contact us if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.


Jerry L. Fleming, P.E.

JLF:cg/jd



POE & ASSOCIATES
OF TEXAS, INC.

LAND PLANNERS/ENGINEERS

3230 Highway 67, Suite 121

Mesquite, Texas 75150

(214) 681-4302

DECEMBER 5, 1983

Ms. Karen Martin
City of Rockwall
102 East Washington
Rockwall, Texas 75087

RE: Phase Fourteen Engineering Comments
Chandlers Landing

Dear Ms. Martin:

We have reviewed the comments received from Freese & Nichols, Inc. on Nov. 30, 1983 concerning the engineering drawings for the above referenced project. The necessary changes and/or responses have been made as follows:

PAVING

- 1.&2. We respectfully request that the City of Rockwall, Texas grant a variance to allow the horizontal and vertical alignment of the streets as proposed on the original drawings. The initial attempt at setting the street grades was to allow adequate stopping sight distance for a 30 mph design speed. Considering the alignment after receiving engineering comments confirms the reason for not providing the minimum specified due to the fact that the entire Phase Fourteen project area would have to be graded to a reasonably level condition. This would require cuts to a depth of approx. 23 feet and fills up to 16 feet in height. This would completely alter the existing terrain which is not consistent with the plans for the development of Chandlers Landing. The grading required would also change drainage patterns considerably.
3. Fire lanes have been designated on the Plat as requested.

SANITARY SEWER

1. Sewer pipe has been changed to PVC instead of VCP which will allow the construction of 30 ft. radius at the one location requiring this short radius.
2. The sewer lines being relocated were to be replaced by the same size as previously constructed and approved as being adequate for the development. However, we have made and submitted calculations which indicate that a 6" PVC gravity sewer is adequate for all replacement. But, we propose to install 8" & 10" PVC as oversized



Chandlars Landing
December 5, 1983
Page Two

pipe rather than reducing the size of an existing sanitary sewer.

The force main to be relocated is shown on the sewer plans to indicate the location and the size will be determined when the construction of a future proposed lake is designed. The force main relocation is not considered a part of the utility work necessary for Phase Fourteen, but will be done prior to construction of the proposed lake.

STORM DRAINAGE

1. Erosion protection has been provided at discharge points for all storm drain pipes.
2. Sanitary sewer pipes have been shown in the vicinity of storm drain pipes on the Storm Drainage plan sheets (4-5) in the profile view.

WATER SYSTEM

1. Planning is presently underway to provide for the construction of the required 12" water line on Chandlars Landing. These plans should be completed and approved prior to the completion of Phase Fourteen utility construction.
2. Phase Four utility drawings are being completed and will be submitted to Freese & Nichols, Inc. the end of this week. Phase Four is the continuation of Ranger Drive west and south to tie to Yacht Club Drive. This includes the continuation of the 6" proposed water line to provide a complete loop from the existing 8" water line along Yacht Club Drive.

Phase Four and Phase Fourteen construction will occur under the same contract.

We therefore request that the City of Rockwall grant the variance above described and approve the Final Plat and Utility Drawings subject to the approval of engineering changes by Freese & Nichols, Inc.

Sincerely,

A handwritten signature in cursive script that reads "Richard T. Grice".

Richard T. Grice, P.E.

c.c. Mr. Van Hall
Mr. Bob Smith
Mr. Craig Curry
Freese & Nichols, Inc.

FREESE AND NICHOLS, INC.
CONSULTING ENGINEERS

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
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OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

January 3, 1984

City of Rockwall
102 E. Washington
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Chandlers Landing
Phase 14 (ROK 83175)

Gentlemen:

We have reviewed the revised plans for the referenced project and in conjunction with our review letter of November 23, 1983, offer the following comments regarding compliance with Rockwall's Standards Of Design and good engineering practice:

PAVING

1. The private roads will not safely carry traffic at 30 MPH. Safe speeds on Ranger Drive in this proposed development vary from 25 MPH to 15 MPH. The City may wish to grant a variance to allow the horizontal and vertical alignment of the streets as proposed, with the understanding that on approximately 40% of Ranger Drive in this plat, speeds in excess of 15 MPH would be unsafe.
2. Fire lanes are now indicated on the file plat.

SANITARY SEWER

1. Vitrified clay pipe has been replaced with polyvinyl chloride pipe which should facilitate laying the proposed horizontal curves.
2. Based on design notes which were submitted to us, the sanitary sewer lines are adequate.

STORM DRAINAGE

1. Adequate erosion protection is now provided at all storm drain discharge points.
2. Storm drainage plan sheets now show sanitary sewer lines in profile view.

WATER SYSTEM

1. The copy of water and sewer plans for Phase Four shows only a 6-inch water line proposed for Ranger Drive. This should be 12-inch, and should extend northeast to the existing 10-inch line.
2. Provided the above 12-inch water line is constructed, a 6-inch line in Ranger Drive in this plat may be sufficient in this area of high maximum hour pressures. The impact that this development will have upon the fire flows in this area is unknown. Freese and Nichols, Inc. will make this evaluation and determine if additional flow capacities are needed.

Our recommendations do not in any way relieve the Developer or his agent of responsibility for compliance with the City of Rockwall's design standards and good engineering practice. Please contact us if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.

A handwritten signature in cursive script that reads "Jerry L. Fleming".

Jerry L. Fleming, P.E.

JLF:ce



POE & ASSOCIATES
OF TEXAS, INC.

LAND PLANNERS/ENGINEERS

10503 Forest Lane, Suite 150

Dallas, Texas 75243

(214) 231-6883

January 18, 1984

Ms. Karen Martin
City of Rockwall
102 East Washington
Rockwall, Texas 75037

RE: File Plat - Phase 14
Chandlers Landing
Rockwall, Texas

Dear Ms. Martin:

Transmitted herewith are two (2) mylar reproducibles, eight (8) sets of blue-line prints and the Original of the plat for the above referenced project. These are being provided in accordance with your instructions for filing and recording such plats.

Please return the Original to us after the appropriate signatures are obtained. Thank you for your prompt response to questions we have had.

Sincerely,

A handwritten signature in cursive script that reads "Richard T. Grice". The signature is written in dark ink and is positioned above the typed name.

Richard T. Grice, P.E.

c.c. Mr. Van Hall
Mr. Craig Curry
Mr. Bob Smith