

Date: JAN. 23, 1984

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Name of Proposed Subdivision CHANDLERS LAND / PHASE 4

Name of Subdivider TEXAS - FRATES COMPANY

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

Owner of Record TEXAS - FRATES COMPANY

Address " " " " Phone " "

Name of Land Planner/Surveyor/Engineer POE & ASSOC. OF TEXAS, INC

Address 10503 FOREST LAKE Phone 214
DALLAS, TX. 75243 231-6883

Total Acreage ± 6.9 AC. Current Zoning FD

No. of Lots/Units 24 Signed [Signature]

The following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

INFORMATION

Provided or	Not
<u>Shown on Plat</u>	<u>Applicable</u>

I. General Information

- | | | |
|----------|-------|--|
| <u>✓</u> | _____ | A. Vicinity map |
| <u>✓</u> | _____ | B. Subdivision Name |
| <u>✓</u> | _____ | C. Name of record owner, subdivider, land planner/engineer |
| <u>✓</u> | _____ | D. Date of plat preparation, scale and north point |

II. Subject Property

- | | | |
|----------|-------|---|
| <u>✓</u> | _____ | A. Subdivision boundary lines |
| _____ | _____ | B. Identification of each lot and block by number or letter |

- C. Dimensions, names and description of all public rights-of-way, improvements, easements, parks and open spaces -- both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
- D. Proposed land uses, and existing and proposed zoning categories
- E. Approximate acreage
- F. Typical lot size; lot layout; smallest lot area; number of lots
- G. Building set-back lines adjacent to street
- H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- I. Location of City limit lines, contiguous or within plat area
- J. Location and sizes of existing utilities
- K. Intended water source and sewage disposal method whether inside city limits or in extraterritorial jurisdiction

III. Surrounding Area

- A. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions; approved concept plans or preliminary plats.
- B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by: _____
 Date: 1/23/1984
 Receipt: _____

File No. 1984-23-PP/DP
 Fee: _____

The development plan, in addition to those items included in the preliminary plan, shall include or show:

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>
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- | | | |
|------------|-------|---|
| ✓
_____ | _____ | 1. The development plan of the entire planned development or of the proposed phase at a scale of 1" = 100', or as specified by City staff and showing the proposed finished grade of the area at 2 foot intervals. |
| ✓
_____ | _____ | 2. In addition to data and drawings prescribed, the application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the average population density per net acre and per gross acre in the area or areas proposed to be devoted to residential use. |
| ✓
_____ | _____ | 3. A description of the proposed lots or lots and the boundaries thereof, and proposed setbacks on the lots. |
| _____ | _____ | 4. With the exception of single family dwellings, the location of each existing and each proposed structure in the development, the use or uses to be contained therein, the number of stories, the gross floor area, and the location of entrances and loading points thereof. If a particular type structure is to be built a number of times, a typical lot layout may be substituted. |
| ✓
_____ | _____ | 5. All public rights-of-way, curb cuts, driving lanes, parking areas, loading areas, public transportation areas, and illumination facilities for the same, including existing facilities to be relocated. Design criteria for illumination facilities may be required. |
| _____ | _____ | 6. All pedestrian walks, malls, and open areas for use by tenants or visitors. |
| _____ | _____ | 7. All reservations for public uses, including parks, playgrounds, schools and other open spaces. |

Provided or Shown
on Site Plan

Not
Applicable

8. The location and height of each wall, fence and screen planting used as a buffer between uses and from adjacent property owners.

9. All landscaped areas, including any reserved open space to be retained. Detailed landscaping plans may be required when necessary.

10. The location, size, height, and orientation of each sign, except signs that are flat on building facades and that do not directly face property in a residential district, or directional signs.

11. Facilities for waste disposal on other than single family uses.

✓

12. Proposed street names for all public and private roads.

13. Elevations and/or perspective drawings may be required in order that the relationship of the buildings to adjacent property, open space and to other features of the development plan may be determined. This subsection does not apply to single family, duplex and townhouse lots.

14. Any or all of the required features may be incorporated on a single drawing if such drawing is clear and suitable for evaluation by the City Staff and City officials.

15. A legal instrument establishing a plan for permanent care and maintenance of any common areas or communally owned facility must be submitted before the development plan will be approved. All such instruments shall be approved by the City attorney as to legal form, and by the Planning and Zoning Commission and City Council as to suitability for the proposed use of the common area.

16. The title page of each application and set of plans shall be signed

by the applicant's architect, planner, landscape architect, engineer and/or land surveyor if these services are required. In addition to an engineer and a planner, the applicant's submittal may be required to contain the professional services of at least two of the remaining three professionals involved in the design and construction of the environment.

17. See item 10 on the site plan application for any additional requirements.

CITY OF ROCKWALL OFFICIAL RECEIPT

DATE 1/23
 NAME Chandler Rtd
 ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Plot</u>		
<u>Phase 4</u>		<u>97.00</u>
<u>Phase 18</u>		<u>351.00</u>
<u>Phase 19</u>		<u>193.00</u>
		<u>546.00</u>

2306

Received By _____

FORM G-1

+

PD ~~XXXXXXXXXX~~/DEVELOPMENT PLAN and PLAT
FACT SHEET

Case No. 84-23-PP/D

Applicant Texas-Frates

Name of Proposed Development Chandlers Landing, Phase 4

Location of Property Ranger Drive

Acreage 6.9

Number Lots/Units 24

Current Zoning PD-8

Surrounding Zoning PD-8

Reason for Request Replatting old phase to have 24 patio home lots
face Ranger Drive instead of Yacht Club Drive

Additional Information This phase was platted, but the engineering not submitted several years ago. They would like to abandon the old plat and adopt a new plan with the same number of lots, but with Ranger Drive realigned with lots fronting on both sides. Ranger was planned to run down the back of the existing lots facing on Columbia Drive.

Staff Comments We prefer this plat to the existing Phase 4. This would keep lots from facing Yacht Club Drive.
1. Lot frontages 40 ft.
2. Put "Zero lot line homes" on drawing
3. Darken in trail
4. Tell when build off-street parking.

Planning and Zoning Commission Recommendation:

2/9/84 - Approval

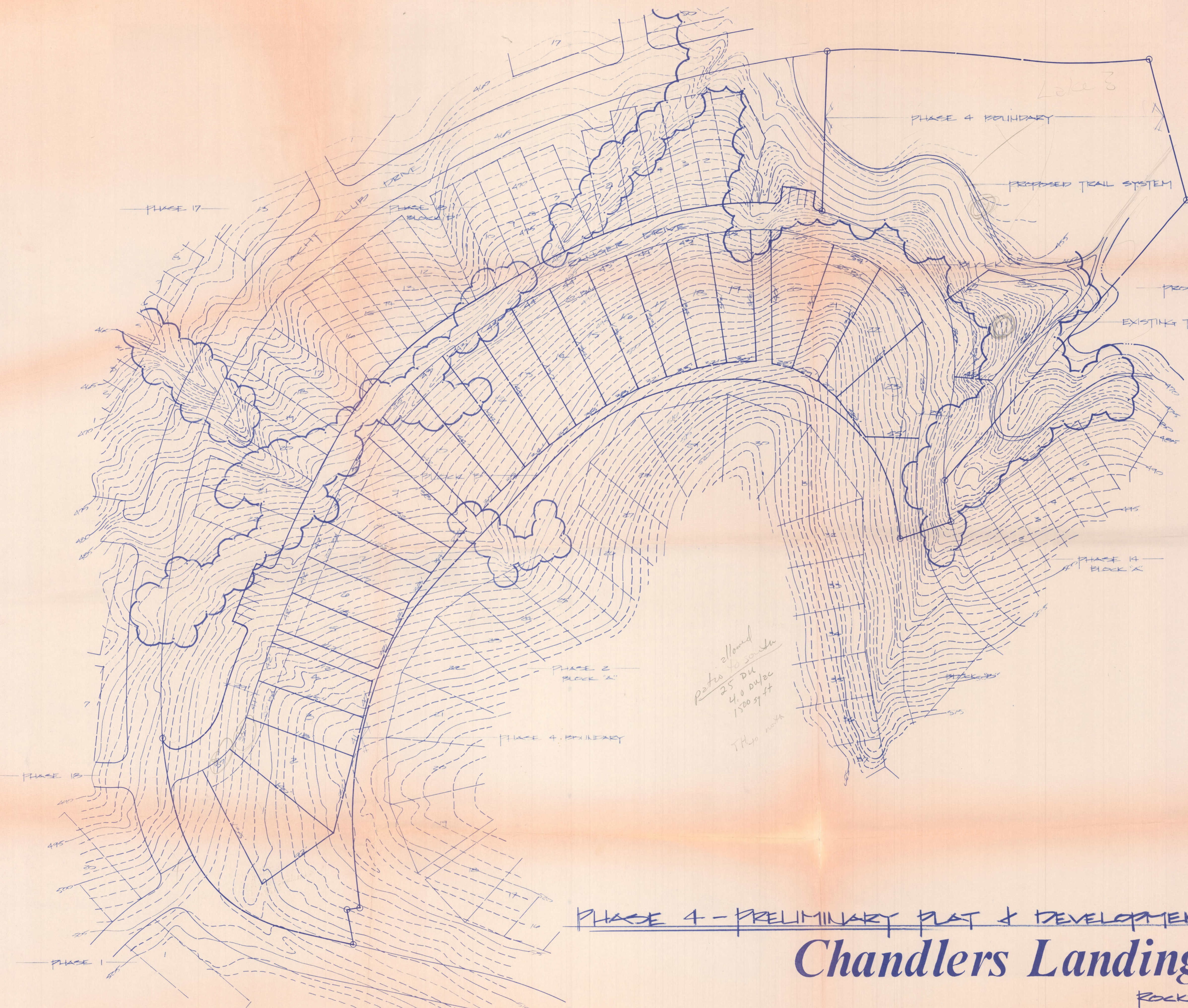
Council decision

3/5/84 - Approve

January 20, 1984

AREA REQUIREMENTS:

- Minimum Lot Area.....4000 sq.ft.
- Minimum Floor Area per D.U.....1500 sq.ft.
- Minimum Lot Frontage.....40 ft.
- Minimum Lot Depth.....100 ft.
- Minimum Front Setback.....20 ft.
- Minimum Rear Setback.....15 ft.
- Minimum Side Yard.....0 ft. and 10 ft.
- Minimum Bldg. Separation.....10 ft.
- Maximum Bldg. Coverage.....60 %
- Maximum Bldg. Height.....30 ft.
- Minimum Off-Street Parking.....2 spaces/unit
(excluding garage)

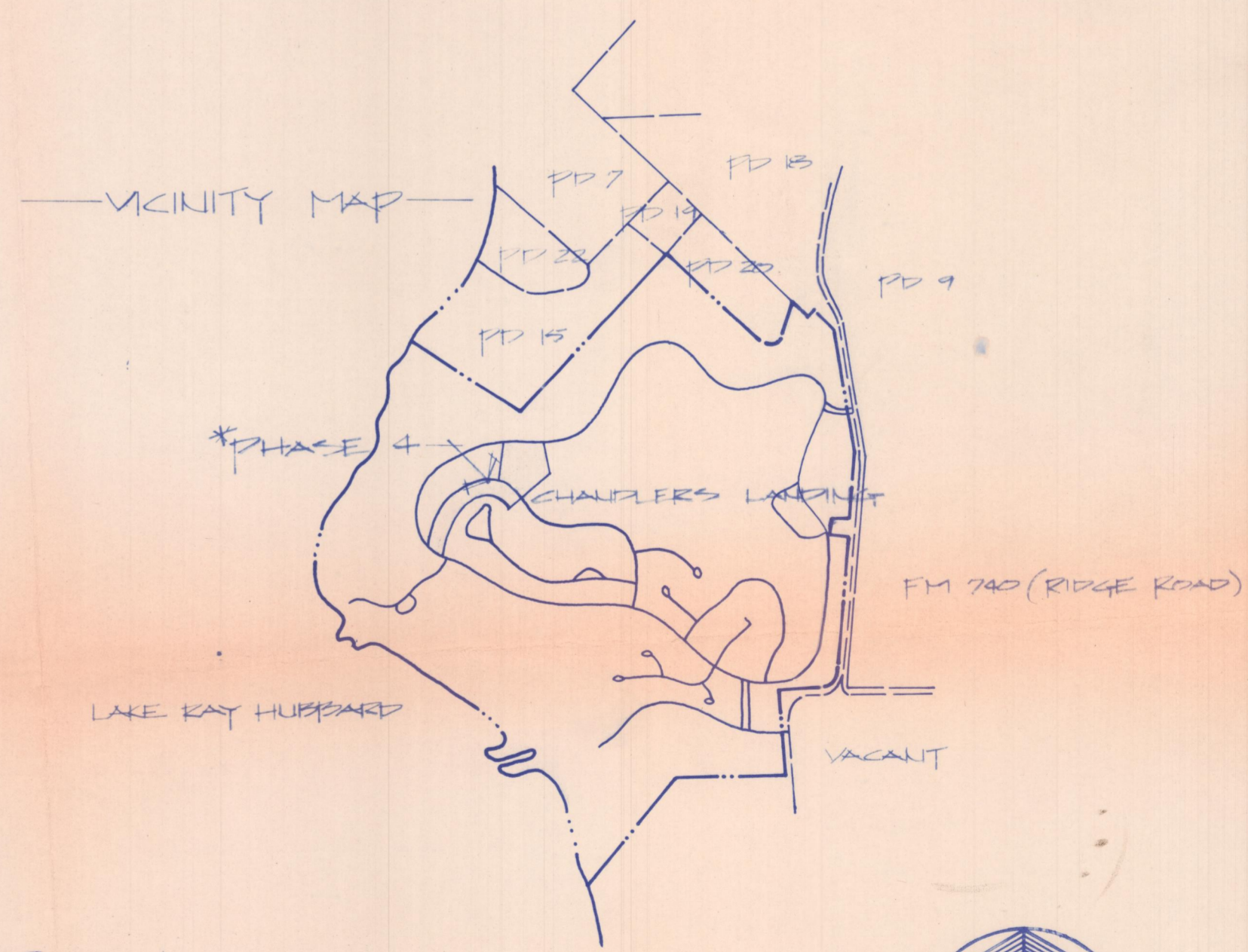


DATA:

TOTAL GROSS AREA	169 AC.
TOTAL NUMBER OF UNITS	24 UNITS
NO. OF D.U.'S PER GROSS AC.	348 U/AC.
TOTAL NET AREA (LOTS ONLY)	13.2 AC.
NO. OF D.U.'S PER NET AC.	75 U/AC.
TOTAL NO. OF PARKING SPACES (EXCLUDING GARAGE)	59 SPACES
TOTAL PARKING & STREET COVERAGE	10.5 AC.
TOTAL OPEN SPACE	13.2 AC.

*NOTE: ALL SIGNS ARE TO BE GOVERNED BY THE CHANDLERS LANDING MASTER DECLARATION.

*Ratio allowed
25 DU
4,0 DU/AC
1500 sq ft
THU north*

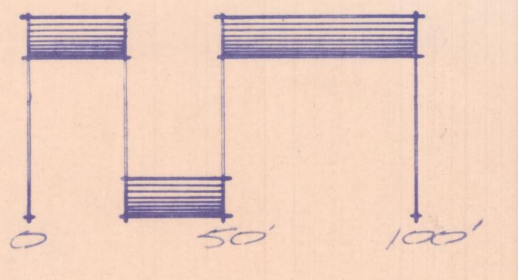
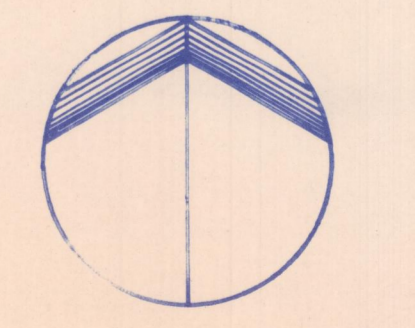


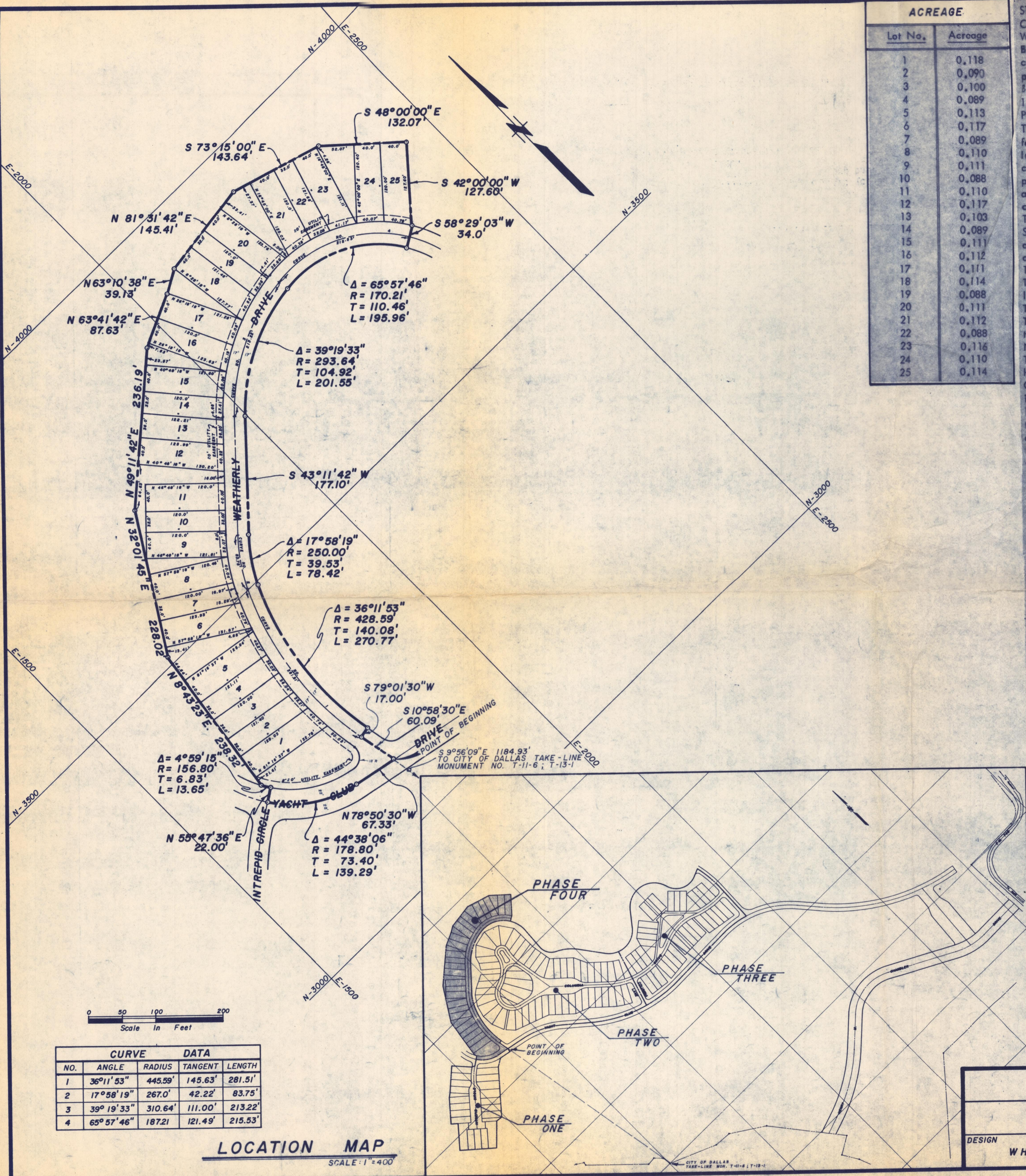
PHASE 4 - PRELIMINARY PLAT & DEVELOPMENT PLAN Chandlers Landing

ROCKWALL, TX.

PREPARED BY:
PCE & ASSOCIATES OF TEXAS, INC.

John Wynn
CEAL CURRY - LAND PLANNER





ACREAGE	
Lot No.	Acres
1	0.118
2	0.090
3	0.100
4	0.089
5	0.113
6	0.117
7	0.089
8	0.110
9	0.111
10	0.088
11	0.110
12	0.117
13	0.103
14	0.089
15	0.111
16	0.112
17	0.111
18	0.114
19	0.088
20	0.111
21	0.112
22	0.088
23	0.116
24	0.110
25	0.114

STATE OF TEXAS
 COUNTY OF ROCKWALL
 OWNERS CERTIFICATE

WHEREAS Clarke-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. Teal 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 Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of Yacht Club Drive and Weatherly Drive, said point being located North 9° 56' 09" West a distance of 1184.93 feet from the City of Dallas takeline Monument Number T-13-1, T-11-6, said point also being the Point of Beginning of Chandlers Landing Phase One:

THENCE: Along the centerline of Yacht Club Drive as follows: North 78° 50' 30" West 67.33 feet to a point of curvature, having a radius of 178.80 feet, along said curve through a central angle of 44° 38' 06", an arc length of 139.29 feet to a point at the intersection of Yacht Club Drive and Intrepid Circle; THENCE: North 55° 47' 36" East a distance of 22.00 feet to a point of curvature, having a radius of 156.80 feet to a point for a corner; THENCE: In a Northwesterly direction along said curve to the right through a central angle of 4° 59' 15", an arc length of 13.65 feet to a corner; THENCE: North 8° 43' 23" East 238.32 feet to a point for a corner; THENCE: North 32° 01' 45" East 228.02 feet to a point for a corner; THENCE: North 49° 11' 42" East 236.19 feet to a point for a corner; THENCE: North 63° 41' 42" East 87.63 feet to a point for a corner; THENCE: North 63° 10' 38" East 39.13 feet to a point for a corner; THENCE: North 81° 31' 42" East 145.41 feet to a point for a corner; THENCE: South 73° 15' 0" East 143.64 feet to a point for a corner; THENCE: South 48° 0' 0" East 132.07 feet to a point for a corner; THENCE: South 42° 0' 0" West 127.60 feet to a point for a corner; THENCE: South 58° 29' 3" West, crossing Weatherly Drive, a distance of 34.00 feet to a point of curvature with a radius of 170.21 feet to a point for a corner; THENCE: In a Northwesterly direction along said curve to the left through a central angle of 65° 57' 46", an arc length of 195.96 feet to a point of compound curvature with a radius of 293.64 feet to a point for a corner; THENCE: Along said curve to the left through a central angle of 39° 19' 33", an arc length of 201.55 feet to the Point of Tangency for a corner; THENCE: South 43° 11' 42" West 177.10 feet to a point of curvature with a radius of 250.00 feet for a corner; THENCE: Along said curve to the left through a central angle of 17° 58' 19", having an arc length of 78.42 feet to a point of compound curvature having a radius of 428.59 feet; THENCE: Along said curve to the left through a central angle of 36° 11' 53" and having an arc length of 270.77 feet to a point for a corner; THENCE: South 79° 01' 30" West 17.00 feet to a point on the centerline of Weatherly Drive for a corner; THENCE: South 10° 58' 30" East along the centerline of Weatherly Drive a distance of 60.09 feet to the point of beginning and containing 4.182 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Clarke-Frates Corporation does hereby adopt this plat designating the hereinabove described property as Chandlers Landing Phase Four, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Clarke-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 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 Clarke-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 Clarke-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 Grantors' 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 Clarke-Frates Corporation, its successors, and assigns, will be responsible for maintenance of all private streets and drives.
 WITNESS OUR HANDS at Dallas, Texas, this 6 day of July, 1973.
 CLARKE-FRATES CORPORATION

By: David Case Attest: B. J. Pina
 Secretary
 ENGINEERS CERTIFICATE

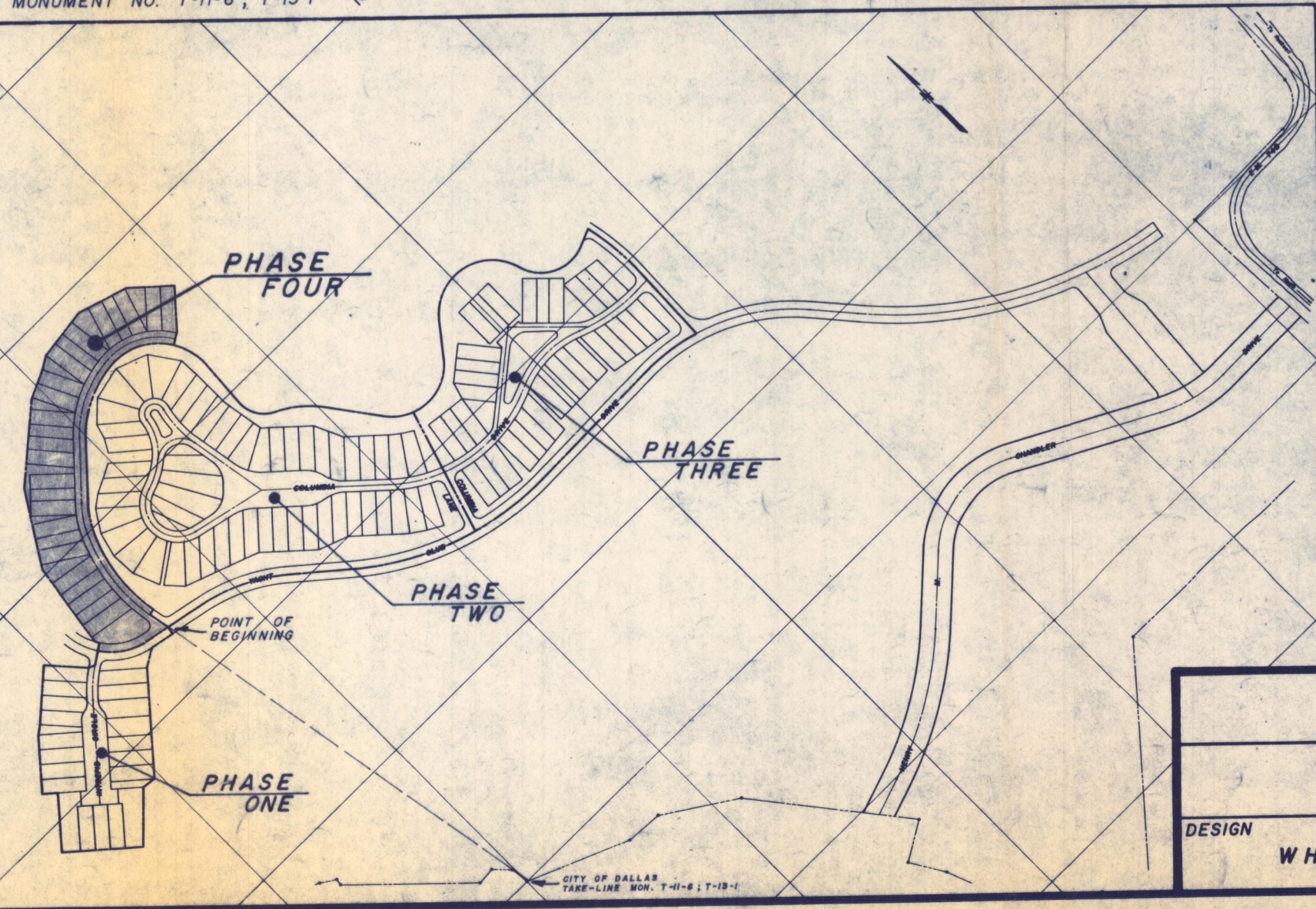
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans
 Registered Professional Engineer
 STATE OF TEXAS
 COUNTY OF DALLAS
 Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, 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 6 day of July, A.D., 1973.
Scott J. Cralia
 Notary Public in and for Dallas County, Texas
 Commission expires June 1, 1975
 Approved by the Commissioners Court, County of Rockwall, this 9 day of July, 1973.
Deborah Winger
 County Judge



CURVE DATA				
NO.	ANGLE	RADIUS	TANGENT	LENGTH
1	36°11'53"	445.59'	145.63'	281.51'
2	17°58'19"	267.0'	42.22'	83.75'
3	39°19'33"	310.64'	111.00'	213.22'
4	65°57'46"	187.21'	121.49'	215.53'

LOCATION MAP
 SCALE: 1" = 400'



FILE PLAT				CHANDLERS LANDING	
PHASE FOUR				ROCKWALL COUNTY, TEXAS	
DESIGN	DRAWN	SCALE	DATE	DALLAS HAROLD EVANS CONSULTING ENGINEER 328-8133	
W H W		1" = 100'	6/22/73		