

APPLICATION AND
FINAL PLAT CHECKLIST

Date: February 7, 1984

Name of Proposed Subdivision CHANDLERS LANDING - PHASE 15

Name of Subdivider TEXAS-FRATES CORPORATION

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

Owner of Record SAME

Address _____ Phone _____

Name of ~~XXXXXX~~/Surveyor/Engineer RICHARD T. GRICE

Address 10503 FOREST LN., SUITE 150 DALLAS, TX Phone 214-231-6883
75243

Total Acreage ± 21.3 Gross Acres Current Zoning PD

Number of Lots/Units 124 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 |

APPLICATION AND
FINAL PLAT CHECKLIST

- | | | |
|-------------------|-------------------|--|
| <u> X </u> | <u> </u> | 6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision |
| <u> X </u> | <u> </u> | 7. Locations, dimensions and purposes of any easements or other rights-of-way |
| <u> X </u> | <u> </u> | 8. Identification of each lot or site and block by letter or number and building lines of residential lots |
| <u> </u> | <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> | <u> </u> | 10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision |
| <u> </u> | <u> X </u> | 11. Contours at a minimum of 2 ft. intervals. Provided on prelim. develop. plan. |
| <u> X </u> | <u> </u> | 12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners Prior to recording. |
| <u> X </u> | <u> </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> | <u> </u> | 14. An instrument of dedication or adoption signed by the owner or owners. Prior to recording. |
| <u> X </u> | <u> </u> | 15. Space for signatures attesting approval of the plat |
| <u> </u> | <u> </u> | 16. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat. Prior to recording. |
| <u> X </u> | <u> </u> | 17. Complies with all special requirements developed in preliminary plat review |

18. Plan profiles for streets and
utilities

 X _____

Taken by _____

File No. 1984-32-FP

Date 2/7/1984

Fee \$720.00

Receipt _____

FACT SHEET

Applicant: Texas Frates

Name of Proposed Development: Chandlers Landing, Phase 15

Acreage: 21.3

Number of Lots: 124

Current Zoning: PD-8

Surrounding Zoning: _____

Description: Townhouse and patio homes just west of new entrance.

Staff Comments:

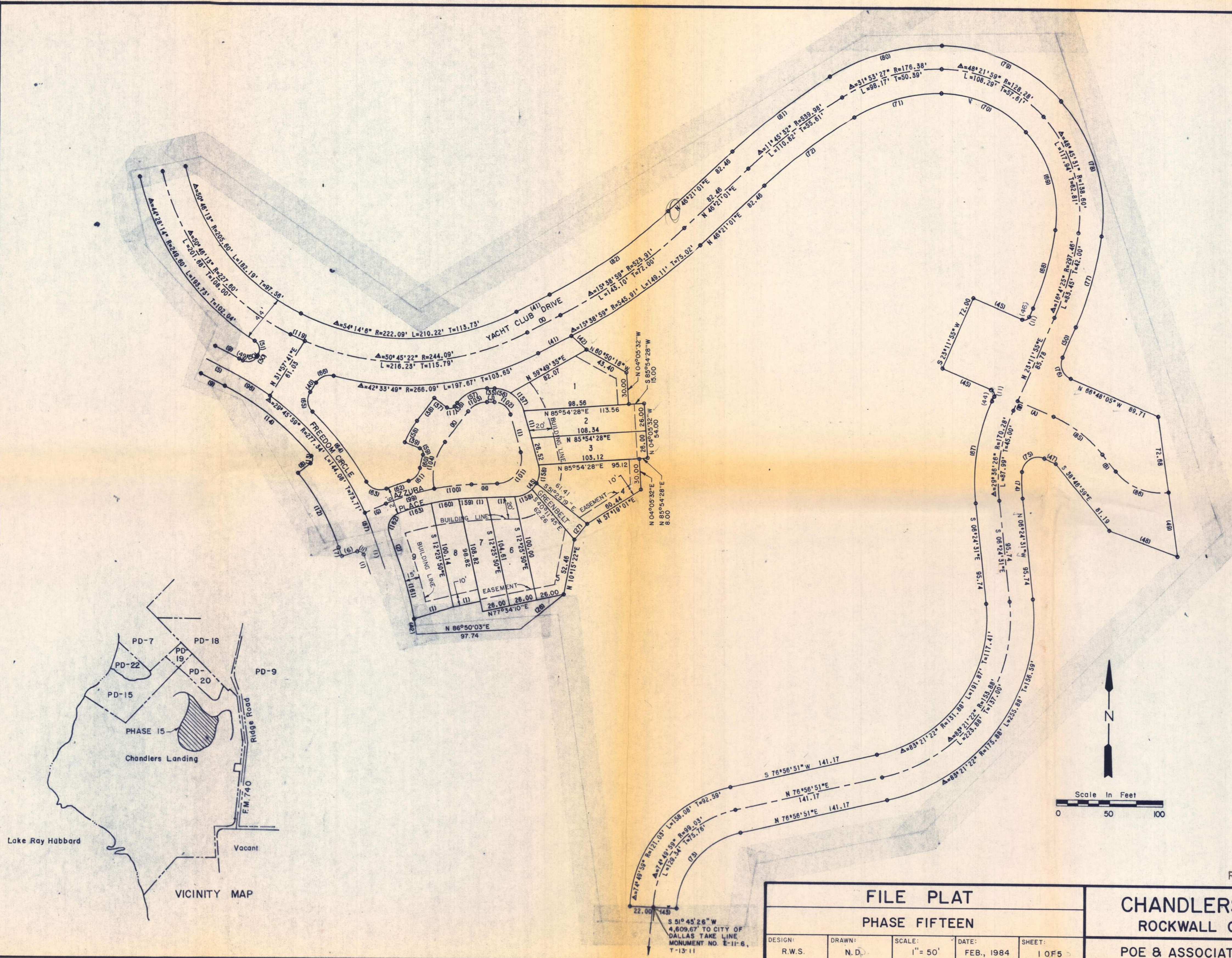
1. Width of Yacht Club Drive
2. Put lot frontages on plat drawings
3. Block letters on first page
4. Defender Court 26 ft.
5. Label Block A more often
6. Minimum lot area townhouse lots -
3000 sq. ft. (example - lots 2,6,7 Block B)
7. Lot 31, Block A depth not 100 ft.
8. Point of Beginning
9. City of Rockwall signatures, not County
10. City will not put easement back to original state
11. Swim park on plat?

Planning and Zoning Commission Recommendations:

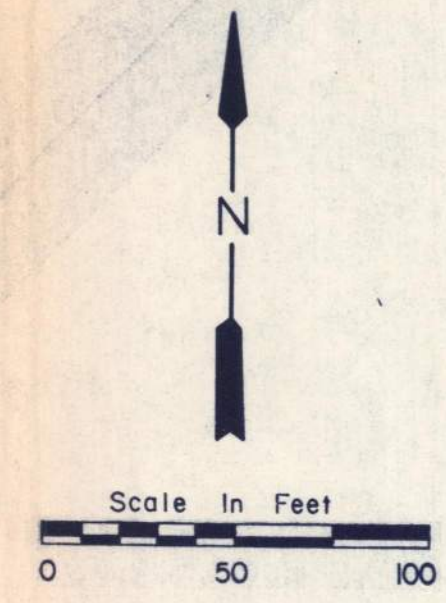
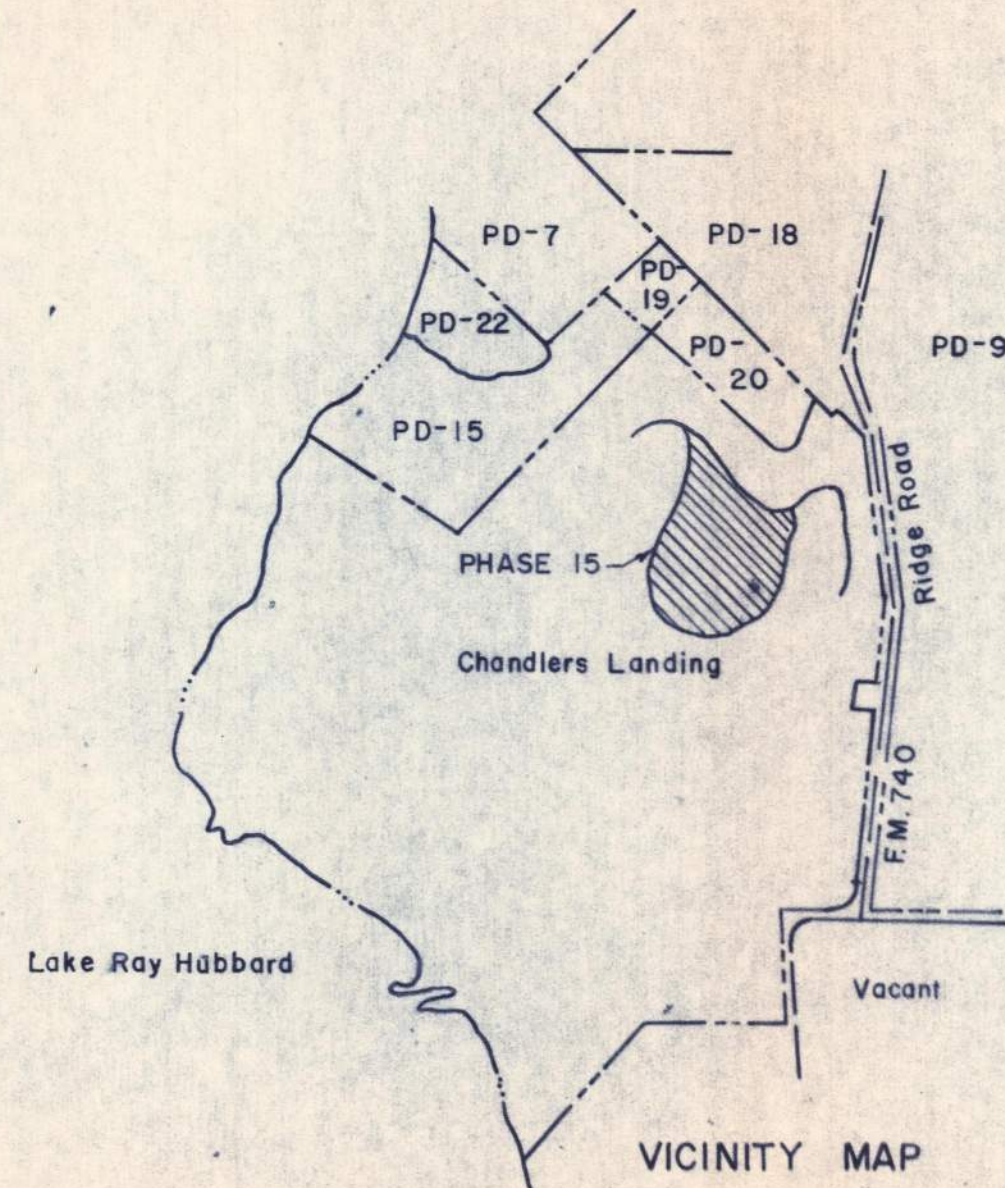
3/8/84 - Approval subject o engineering and Staff comments.

City Council Decision:

4/2/84 - Approve subject to engineering, 36 ft. Yacht Club Drive north of new entrance with no lots facing and designated as fire lane enforced by Chandlers Landing, lot frontages on drawing, Defender Ct. 26 ft., all lots meet minimum depth and area requirements, and point of beginning.



7268
6134
13402



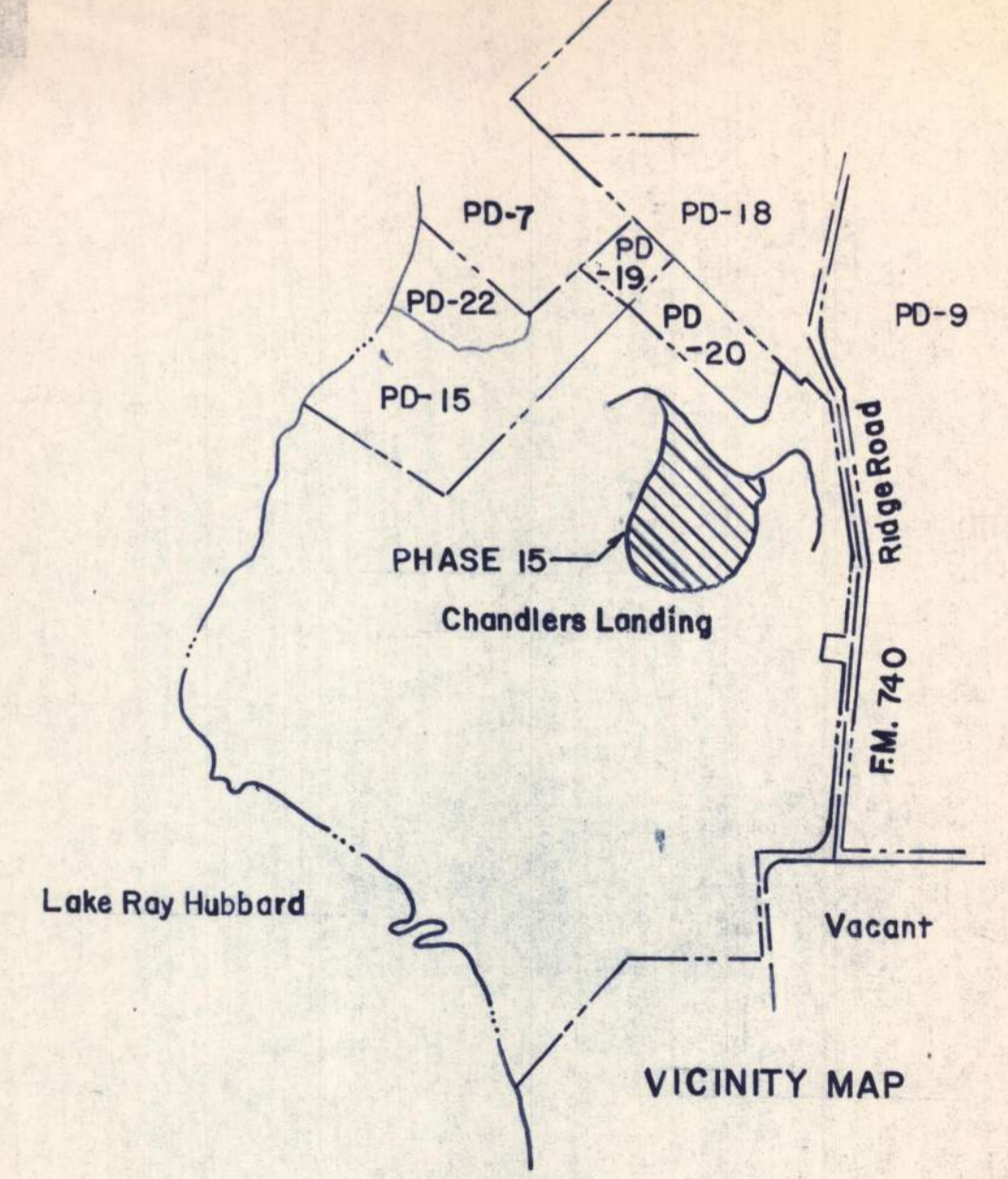
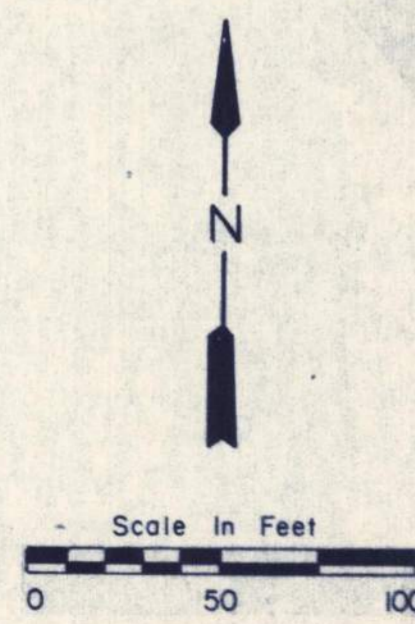
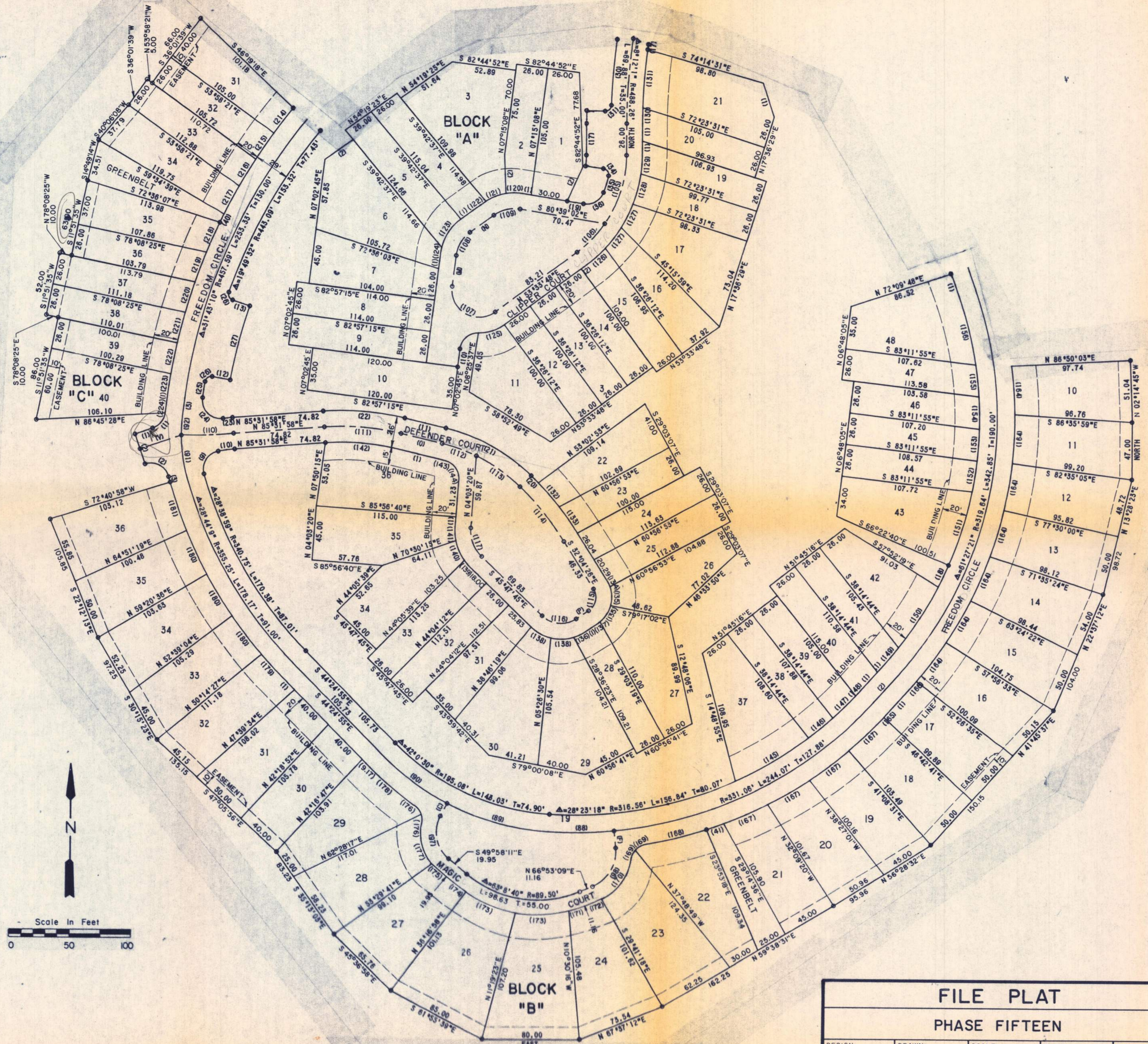
FILE PLAT				
PHASE FIFTEEN				
DESIGN:	DRAWN:	SCALE:	DATE:	SHEET:
R.W.S.	N.D.	1" = 50'	FEB., 1984	1 OF 5

RECEIVED FEB 7 1984

CHANDLERS LANDING
ROCKWALL COUNTY, TEXAS

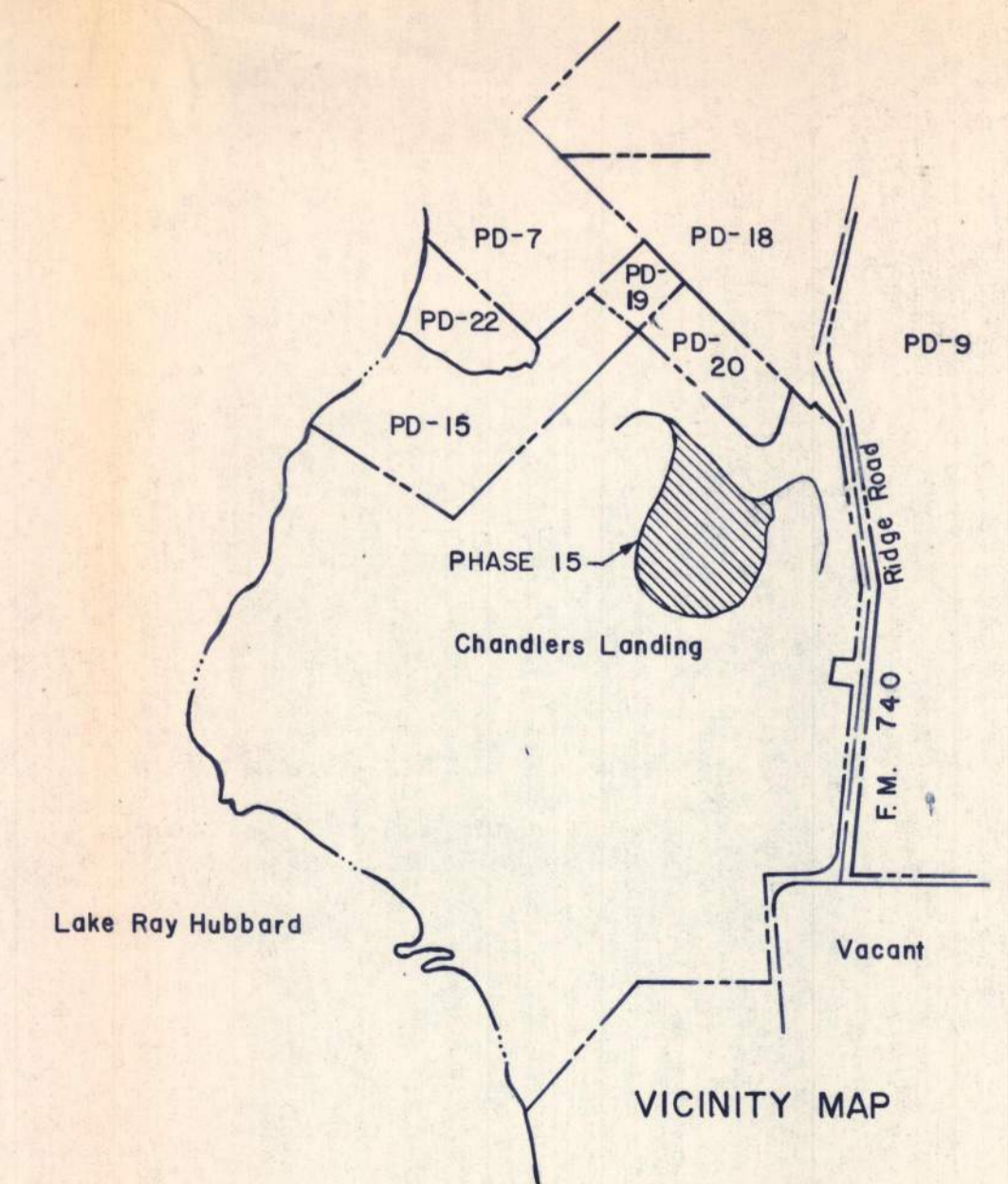
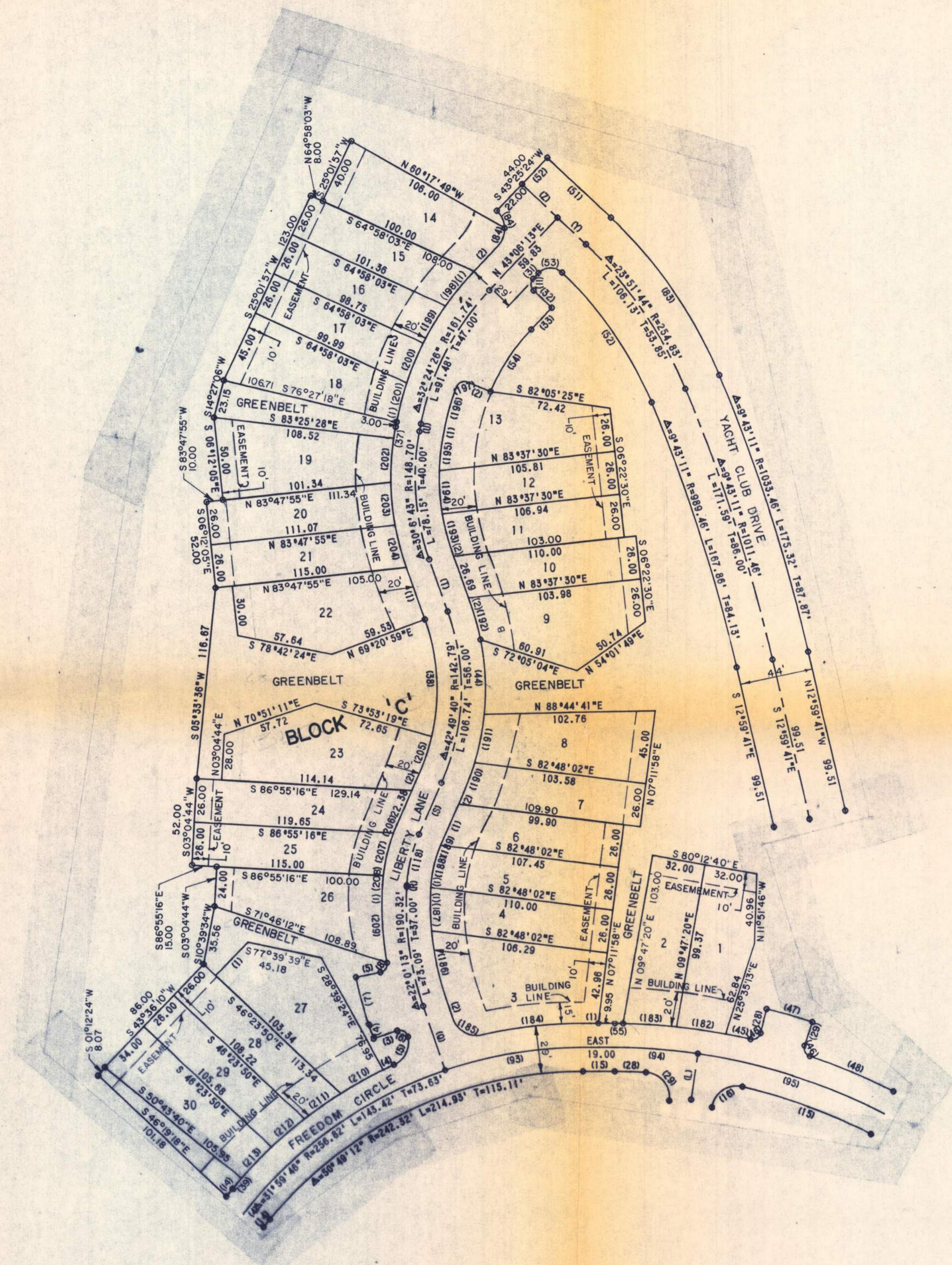
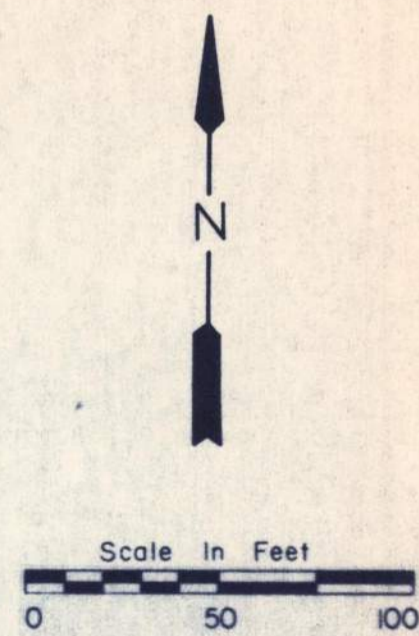
POE & ASSOCIATES OF TEXAS, INC.

S 51°45'26" W
4,609.67' TO CITY OF
DALLAS TAKE LINE
MONUMENT NO. E-11-6,
T-13-11



RECEIVED FEB 7 1984

FILE PLAT				
PHASE FIFTEEN				
DESIGN:	DRAWN:	SCALE:	DATE:	SHEET:
R.W.S.	C.P.	1" = 50'	FEB., 1984	2 OF 5
CHANDLERS LANDING			ROCKWALL COUNTY, TEXAS	
POE & ASSOCIATES OF TEXAS, INC.				



RECEIVED FEB 7 1984

FILE PLAT					CHANDLERS LANDING ROCKWALL COUNTY, TEXAS
PHASE FIFTEEN					
DESIGN: R.W.S.	DRAWN: C.P.	SCALE: 1" = 50'	DATE: FEB., 1984	SHEET: 3 OF 5	POE & ASSOCIATES OF TEXAS, INC.

CURVE DATA					
NO	Δ	DIST-RAD	ARC	TAN	CHORD
1	84°29'38"	15.00	16.88	9.46	16.01
2	95°02'18"	15.00	24.88	16.58	22.13
3	01°52'19"	148.37	4.85	2.42	4.85
4	01°52'06"	271.52	7.27	3.63	7.27
5	77°55'17"	15.00	20.40	12.13	18.88
6	96°09'53"	5.00	8.39	5.87	7.44
7	07°33'11"	224.62	29.64	14.84	29.62
8	88°38'04"	5.00	7.73	4.86	8.99
9	102°05'25"	15.00	26.73	18.55	23.33
10	01°04'53"	621.16	11.72	5.86	11.72
11	90°00'00"	5.00	7.85	5.00	7.07
12	19°06'40"	242.84	81.00	40.88	80.63
13	91°06'40"	5.00	7.95	5.10	7.14
14	23°02'49"	282.84	105.73	53.59	105.01
15	14°03'24"	356.01	82.44	41.43	82.23
16	95°20'13"	15.00	24.96	16.47	22.18
17	00°30'53"	475.26	4.27	2.14	4.27
18	03°45'20"	305.14	20.00	10.00	20.00
19	83°33'27"	15.00	21.88	13.40	19.99
20	01°52'00"	259.00	8.44	4.22	8.44
21	31°09'23"	149.30	81.19	41.62	80.19
22	17°42'28"	216.43	67.51	34.03	67.24
23	00°51'02"	595.16	8.83	4.42	8.84
24	101°26'39"	15.00	26.56	16.34	23.22
25	01°41'15"	443.09	13.05	6.53	13.05
26	90°39'14"	5.00	7.91	5.06	7.11
27	08°31'54"	423.09	83.00	31.58	82.94
28	03°11'51"	336.01	18.75	9.38	18.75
29	94°42'26"	15.00	24.79	16.29	22.07
30	08°11'45"	501.28	54.21	27.13	54.18
31	89°26'03"	5.00	7.80	4.95	7.04
32	01°08'35"	521.28	10.40	5.20	10.40
33	07°48'21"	68.06	9.00	4.51	8.99
34	93°52'10"	5.00	8.16	5.32	7.29
35	09°42'51"	88.06	14.59	7.31	14.57
36	78°17'36"	15.00	20.50	12.21	18.94
37	02°27'32"	183.20	7.00	3.50	7.00
38	32°15'18"	128.29	72.22	37.10	71.27
39	01°45'01"	271.52	8.29	4.14	8.29
40	00°55'10"	472.09	7.58	3.79	7.58
41	02°29'14"	345.56	15.00	7.50	15.00
42	02°34'20"	334.14	15.00	7.50	15.00
43	17°01'12"	23.97	7.12	3.59	7.10
44	18°34'43"	157.29	45.51	22.92	45.36
45	02°21'54"	365.01	15.07	7.53	15.07
46	89°13'32"	5.00	7.79	4.95	7.02
47	04°14'17"	385.01	28.48	14.25	28.47
48	08°33'21"	365.01	54.51	27.30	54.46
49	00°46'39"	291.84	3.96	1.98	3.96
50	86°04'42"	10.00	15.02	9.34	13.65
51	89°25'36"	10.00	15.61	9.90	14.07
52	23°29'48"	232.63	95.48	48.42	94.82
53	90°41'07"	10.00	15.63	10.12	14.23
54	20°15'50"	127.24	45.00	22.74	44.77
55	00°47'05"	365.01	5.00	2.50	5.00
56	31°32'41"	28.77	15.84	8.12	15.84
57	53°26'51"	34.85	32.51	17.55	31.54
58	14°56'34"	89.02	23.22	11.67	23.15
59	86°07'37"	5.00	7.52	4.67	6.83
60	10°45'32"	89.02	12.98	6.50	12.94
61	65°50'02"	15.00	17.24	9.71	16.30
62	05°32'12"	230.24	22.25	11.13	22.24
63	83°14'08"	15.00	21.79	13.33	19.92
64	18°26'32"	291.84	83.75	42.16	83.46
65	77°53'54"	15.00	20.39	12.12	18.88
66	72°36'08"	15.00	19.01	11.02	17.76
67	29°36'26"	192.28	99.36	50.81	98.25
68	16°04'25"	275.46	77.28	38.89	77.02
69	48°45'31"	116.60	99.22	52.84	96.26
70	48°21'59"	106.28	89.72	47.73	87.08
71	31°53'27"	154.38	85.93	44.11	84.82
72	11°45'32"	517.98	106.31	53.34	106.12
73	74°49'59"	77.03	100.81	58.93	93.61
74	09°52'25"	148.28	25.55	12.81	25.52
75	109°44'01"	15.00	28.73	21.32	24.53
76	90°00'00"	15.00	23.56	15.00	21.21
77	18°04'25"	319.48	89.62	45.11	89.33
78	48°45'31"	180.60	136.67	72.78	132.58
79	48°21'59"	150.28	126.86	67.49	123.13
80	31°53'27"	198.58	110.42	56.68	109.09
81	11°45'32"	561.98	115.34	57.87	115.14
82	13°38'59"	501.01	137.09	68.98	136.67
83	23°51'44"	276.83	115.29	58.49	114.48
84	44°50'24"	15.00	11.74	6.19	11.44
85	28°01'06"	120.24	58.60	30.00	58.22
86	59°37'32"	53.83	56.02	30.84	53.53
87	04°48'05"	277.34	23.24	11.63	23.23
88	09°20'55"	381.06	54.02	27.07	53.98
89	23°47'12"	209.58	87.01	44.14	86.39
90	18°13'18"	209.58	66.65	33.61	66.37
91	15°16'31"	133.87	35.69	17.95	35.58
92	07°51'53"	133.87	18.38	9.20	18.36
93	18°49'26"	256.82	84.37	42.57	83.99
94	08°12'01"	350.51	50.17	25.13	50.12
95	19°03'43"	350.51	116.81	58.85	116.08
96	08°42'05"	277.34	42.12	21.10	42.08
97	77°19'58"	28.74	38.80	23.00	35.92
98	72°39'29"	31.28	39.66	23.00	37.06
99	12°36'06"	217.24	47.78	23.99	47.68
100	09°16'57"	217.24	35.20	17.64	35.16
101	103°03'58"	23.84	42.88	30.00	37.33
102	74°33'13"	15.77	20.51	12.00	19.10

103	53°28'51"	21.85	20.38	11.00	19.63
104	48°13'15"	56.02	47.15	25.07	45.77
105	34°42'11"	99.06	60.00	30.95	59.09
106	18°51'37"	99.06	32.61	16.45	32.46
107	133°28'57"	22.35	52.07	52.00	41.07
108	47°18'40"	27.42	22.62	12.00	21.99
109	49°01'33"	28.95	22.75	12.00	22.17
110	04°03'47"	608.16	43.13	21.57	43.12
111	17°42'28"	205.43	63.49	32.00	63.24
112	12°36'39"	136.30	30.00	15.06	29.94
113	18°32'44"	136.30	44.12	22.25	43.93
114	13°31'45"	246.00	58.09	29.18	57.95
115	88°23'02"	13.37	20.65	13.00	18.64
116	77°53'39"	22.27	30.28	18.00	28.00
117	49°51'05"	30.13	26.21	14.00	25.39
118	20°13'57"	89.60	31.67	16.00	31.50
119	03°28'44"	244.09	14.82	7.41	14.82
120	18°58'53"	41.95	13.89	7.01	13.83
121	24°35'00"	41.95	18.00	9.14	17.86
122	01°28'00"	41.95	1.07	.54	1.07
123	40°28'30"	40.42	28.55	14.90	27.96
124	06°48'10"	40.42	4.80	2.40	4.80
125	37°02'24"	35.55	22.85	11.84	22.46
126	10°41'39"	112.06	20.92	10.49	20.89
127	10°52'18"	112.06	21.26	10.66	21.23
128	13°20'38"	112.06	26.10	13.11	26.04
129	07°46'55"	112.06	15.22	7.62	15.21
130	01°34'02"	475.26	13.00	6.50	13.00
131	05°47'12"	475.26	48.00	24.02	47.98
132	05°52'38"	259.00	26.57	13.30	26.56
133	05°47'07"	259.00	26.15	13.09	26.14
134	12°30'03"	26.37	5.75	2.89	5.74
135	34°40'57"	26.37	15.96	8.23	15.72
136	16°14'41"	35.27	10.00	5.03	9.97
137	06°31'04"	26.37	3.00	1.50	3.00
138	30°49'29"	35.27	18.96	9.72	18.75
139	10°37'44"	43.13	8.00	4.01	7.99
140	23°54'53"	43.13	18.00	9.13	17.87
141	15°18'28"	43.13	11.52	5.80	11.49
142	17°42'28"	192.43	59.47	29.97	59.24
143	02°51'52"	123.30	6.16	3.08	6.16
144	77°07'02"	15.00	20.41	12.14	18.87
145	12°40'11"	316.56	70.00	35.14	69.86
146	04°42'53"	316.56	26.02	13.02	26.01
147	04°44'09"	316.56	26.17	13.09	26.16
148	01°05'10"	316.56	6.00	3.00	6.00
149	03°47'23"	305.14	20.18	10.10	20.18
150	11°15'58"	305.14	60.00	30.10	59.90
151	12°03'48"	305.14	64.25	32.24	64.13
152	04°53'10"	305.14	26.02	13.02	26.01
153	04°53'25"	305.14	26.04	13.03	26.04
154	04°55'50"	305.14	26.26	13.14	26.25
155	05°00'36"	305.14	26.88	13.35	26.87
156	10°51'51"	305.14	37.68	19.02	37.77
157	49°00'32"	28.77	21.59	11.33	21.99
158	49°01'15"	23.97	18.00	9.45	17.58
159	03°30'00"	204.24	12.48	6.24	12.47
160	07°18'29"	204.24	26.05	13.04	26.03
161	09°09'25"	334.14	53.40	26.76	53.35
162	87°11'54"	15.00	22.85	14.28	20.69
163	09°04'35"	204.24	32.35	16.21	32.32
164	06°51'31"	334.14	40.00	20.02	39.98
165	00°32'49"	345.56	3.30	1.65	3.30
166	01°42'53"	334.14	10.00	5.00	10.00
167	06°37'56"	345.56	40.00	20.02	39.98
168	08°30'14"	345.56	51.29	25.69	51.24
169	35°54'48"	15.00	9.40	4.86	9.25
170	54°46'32"	44.28	42.33	22.94	40.74
171	13°06'11"	102.50	24.96	12.54	24.90
172	03°52'55"	44.28	3.00	1.50	3.00
173	22°01'35"	102.50	40.00	20.06	39.75
174	04°28'19"	102.50	8.00	4.00	8.00
175	10°58'50"	41.74	8.00	4.01	7.99
176	33°37'57"	15.00	8.81	4.53	8.68
177	49°46'26"	41.74	36.26	19.37	36.13
178	12°03'53"	224.08	47.19	23.66	47.10
179	03°37'56"	369.75	23.44	11.72	23.44
180	06°11'55"	369.75	40.00	20.02	39.98
181	06°30'30"	369.75	42.00	21.02	41.98
182	04°42'47"	365.01	30.02	15.02	30.02
183	05°03'25"	365.01	32.22	16.12	32.21
184	12°54'36"	271.32	61.13	30.70	61.00
185	84°05'10"	15.00	22.01	13.53	20.09
186	19°37'10"	175.82	41.79	20.99	41.69
187	08°23'03"	175.82	23.73	12.89	23.70</

OWNERS CERTIFICATE

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 the Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed of Records, Rockwall County, Texas, and being more particularly described as follows:

why 3rd party with others in lot?

BEGINNING at a point which is N 51°45'26" E a distance of 4,609.67 feet from the City of Dallas Take Line Monument T-13-1, T-11-6; thence N 87°53'08" E a distance of 22.00 feet to the PC of a curve; thence along a curve to the left having a radius of 77.03 feet and a central angle of 74°49'59" a distance of 100.61 feet; thence N 76°56'51" E a distance of 141.17 feet to the PC of a curve; thence along a curve to the left having a radius of 175.88 feet and a central angle of 83°21'22" a distance of 255.88 feet; thence N 06°24'31" W a distance of 95.74 feet to the PC of a curve; thence along a curve to the right having a radius of 148.28 feet and a central angle of 09°52'25" a distance of 25.55 feet to the PC of a curve; thence along a curve to the right having a radius of 15.00 feet and a central angle of 109°44'01" a distance of 28.73 feet; thence S 66°48'05" E a distance of 12.19 feet; thence S 38°46'59" E a distance of 81.19 feet; thence S 70°09'15" E a distance of 68.37 feet; thence N 08°24'31" E a distance of 134.02 feet; thence N 66°48'05" W a distance of 89.71 feet to the PC of a curve; thence along a curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" a distance of 23.56 feet; thence N 23°14'55" E a distance of 30.78 feet to the PC of a curve; thence along a curve to the left having a radius of 319.46 feet and a central angle of 160°25'25" a distance of 89.62 feet to the PC of a curve; thence along a curve to the left having a radius of 160.60 feet, and a central angle of 48°21'59" a distance of 136.67 feet to the PC of a curve; thence along a curve to the left having a radius of 150.28 feet and a central angle of 48°21'59" a distance of 126.86 feet to the PC of a curve; thence along a curve to the left having a radius of 198.38 feet and a central angle of 31°53'27" a distance of 110.42 feet to the PC of a curve; thence along a curve to the left having a radius of 561.98 feet and a central angle of 11°45'32" a distance of 115.34 feet; thence S 46°21'01" W a distance of 82.46 feet to the PC of a curve; thence along a curve to the right having a radius of 501.91 feet and a central angle of 15°38'59" a distance of 137.09 feet; thence S 62°00'00" W a distance of 35.18 feet to the PC of a curve; thence along a curve to the right having a radius of 222.09 feet and a central angle of 54°14'06" a distance of 210.22 feet to the PC of a curve; thence along a curve to the right having a radius of 205.60 feet and a central angle of 50°46'13" a distance of 182.19 feet; thence N 12°59'41" W a distance of 99.51 feet to the PC of a curve; thence along a curve to the left having a radius of 1033.46 feet, a central angle of 09°43'11" a distance of 175.32 feet to the PC of a curve; thence along a curve to the left having a radius of 276.83 feet and a central angle of 23°51'44" a distance of 115.29 feet; thence N 46°34'36" W a distance of 52.55 feet; thence S 43°25'24" W a distance of 44.00 feet; thence along a curve to the right having a radius of 15.00 feet and a central angle of 44°50'24" a distance of 11.74 feet; thence N 60°17'49" W a distance of 106.00 feet; thence S 25°01'57" W a distance of 123.00 feet; thence S 14°27'06" W a distance of 23.15 feet; thence S 06°12'05" E a distance of 50.00 feet; thence S 83°47'55" W a distance of 10.00 feet; thence S 06°12'05" E a distance of 52.00 feet; thence S 05°33'36" W a distance of 113.67 feet; thence S 03°04'44" W a distance of 52.00 feet; thence S 86°55'16" E a distance of 15.00 feet; thence S 03°04'44" W a distance of 24.00 feet; thence S 10°39'34" W a distance of 35.56 feet; thence S 43°36'10" W a distance of 86.00 feet; thence S 01°12'24" W a distance of 8.07 feet; thence S 36°01'39" W a distance of 66.00 feet; thence N 53°58'21" W a distance of 5.00 feet; thence S 36°01'39" W a distance of 26.00 feet; thence S 40°06'08" W a distance of 37.79 feet; thence S 14°49'14" W a distance of 34.51 feet; thence S 11°51'35" W a distance of 63.00 feet; thence N 78°08'25" W a distance of 10.00 feet; thence S 11°51'35" W a distance of 52.00 feet; thence S 78°08'25" E a distance of 10.00 feet; thence S 11°51'35" W a distance of 86.00 feet; thence N 86°45'28" E a distance of 106.10 feet to the PC of a curve; thence along a curve to the right having a radius of 15.00 feet and a central angle of 64°29'38" a distance of 16.88 feet; thence S 07°09'15" W a distance of 15.29 feet; thence S 18°50'45" E a distance of 26.00 feet to the PC of a curve; thence along a curve to the right having a radius of 15.00 feet and a central angle of 95°02'18" a distance of 24.88 feet to the PC of a curve; thence along a curve to the left having a radius of 148.37 feet and a central angle of 01°52'19" a distance of 4.85 feet; thence S 72°40'58" W a distance of 103.12 feet; thence S 22°12'13" E a distance of 105.85 feet; thence S 30°15'23" E a distance of 97.25 feet; thence S 47°05'56" E a distance of 135.15 feet; thence S 35°13'03" E a distance of 83.23 feet; thence S 45°36'58" E a distance of 65.76 feet; thence S 61°55'39" E a distance of 85.00 feet; thence East a distance of 80.00 feet; thence N 67°37'12" E a distance of 73.54 feet; thence N 59°38'31" E a distance of 162.25 feet; thence N 56°28'32" E a distance of 95.96 feet; thence N 41°45'37" E a distance of 150.15 feet; thence N 22°37'12" E a distance of 104.00 feet; thence N 13°28'23" E a distance of 98.72 feet; thence North a distance of 47.00 feet; thence N 02°14'45" W a distance of 51.04 feet; thence N 50°37'03" E a distance of 52.60 feet; thence N 10°15'22" E a distance of 52.46 feet; thence N 38°39'35" E a distance of 19.21 feet; thence N 57°19'01" E a distance of 60.44 feet; thence N 04°05'32" E a distance of 30.00 feet; thence N 85°54'28" E a distance of 8.00 feet; thence N 04°05'32" W a distance of 54.00 feet; thence S 85°54'28" W a distance of 15.00 feet; thence N 04°05'32" W a distance of 30.00 feet; thence N 60°50'18" W a distance of 43.40 feet; thence N 48°06'57" W a distance of 19.13 feet to the PC of a curve; thence along a curve to the left having a radius of 545.19 feet and a central angle of 15°38'59" a distance of 149.11 feet; thence N 46°21'01" E a distance of 82.46 feet to the PC of a curve; thence along a curve to the right having a radius of 517.98 feet and a central angle of 11°45'32" a distance of 106.31 feet to the PC of a curve; thence along a curve to the right having a radius of 154.38 feet and a central angle of 31°53'27" a distance of 85.93 feet to the PC of a curve; thence along a curve to the right having a radius of 106.28 feet and a central angle of 48°21'59" a distance of 89.72 feet to the PC of a curve; thence along a curve to the right having a radius of 116.60 feet and a central angle of 48°45'31" a distance of 99.22 feet to the PC of a curve; thence along a curve to the right having a radius of 275.46 feet and a central angle of 16°04'25" a distance of 77.28 feet; thence S 23°11'55" W a distance of 8.78 feet to the PC of a curve; thence along a curve to the right having a radius of 5.00 feet and a central angle of 90°00'00" a distance of 7.85 feet; thence N 66°48'05" W a distance of 50.00 feet; thence S 23°11'55" W a distance of 72.00 feet; thence S 66°48'05" E a distance of 55.00 feet to the PC of a curve; thence along a curve to the right having a radius of 5.00 feet and a central angle of 90°00'00" a distance of 7.85 feet; thence S 23°11'55" W a distance of 5.00 feet to the PC of a curve; thence along a curve to the left having a radius of 192.28 feet and a central angle of 29°36'26" a distance of 99.36 feet; thence S 06°24'31" E a distance of 95.74 feet to the PC of a curve; thence along a curve to the right having a radius of 131.88 feet and a central angle of 83°21'22" a distance of 191.87 feet; thence S 76°56'51" W a distance of 141.17 feet to the PC of a curve; thence along a curve to the left having a radius of 121.03 and a central angle of 74°49'59" a distance of 158.08 feet; thence S 87°53'08" E a distance of 22.00 feet to the point of beginning.

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 Fifteen and does hereby reserve all rights of the premises, except 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.
WITNESS OUR HANDS at Dallas, Texas, this ____ day of _____, 1984.
TEXAS-FRATES CORPORATION

BY: _____ ATTEST: _____
Secretary

SURVEYORS 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, Registered Public Surveyor

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public, in and for said County and 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 _____, A.D., 1984.

Notary Public in and for Dallas County, Texas
Approved by the Commissioners Court, Court of Rockwall,
this ____ day of _____, 1984.

County Judge

Approved by the City Council, City of Rockwall, Texas, this ____ day of _____, 1984.

Mayor ATTEST: _____
City Secretary

RECEIVED FEB 7 1984

FILE PLAT					CHANDLERS LANDING ROCKWALL COUNTY, TEXAS
PHASE FIFTEEN					
DESIGN: R.W.S.	DRAWN: Jim O.	SCALE: 1" = 50'	DATE: FEB., 1984	SHEET: 5 OF 5	POE & ASSOCIATES OF TEXAS, INC.

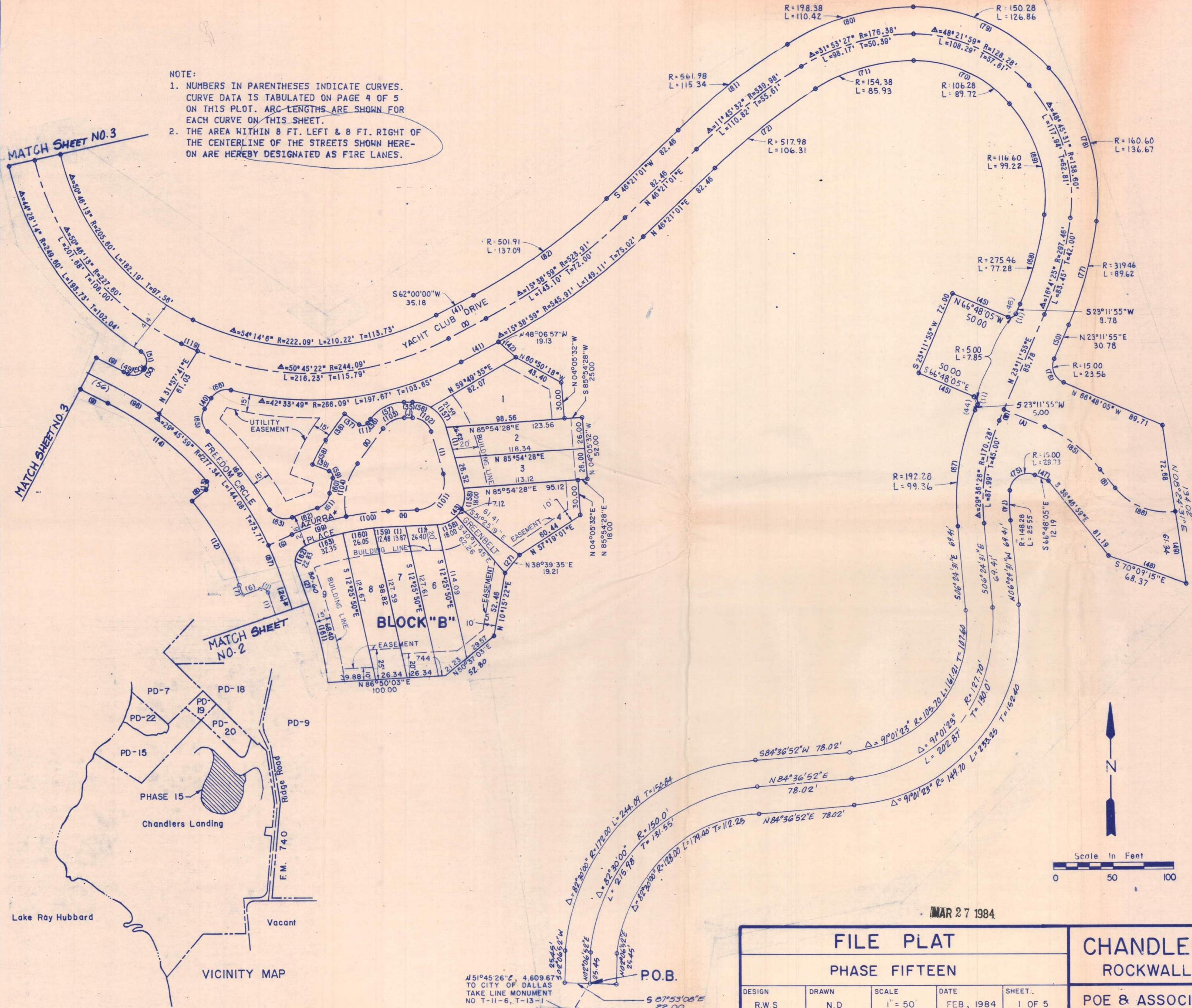
NOTE:

1. NUMBERS IN PARENTHESES INDICATE CURVES. CURVE DATA IS TABULATED ON PAGE 4 OF 5 ON THIS PLOT. ARC LENGTHS ARE SHOWN FOR EACH CURVE ON THIS SHEET.
2. THE AREA WITHIN 8 FT. LEFT & 8 FT. RIGHT OF THE CENTERLINE OF THE STREETS SHOWN HEREON ARE HEREBY DESIGNATED AS FIRE LANES.

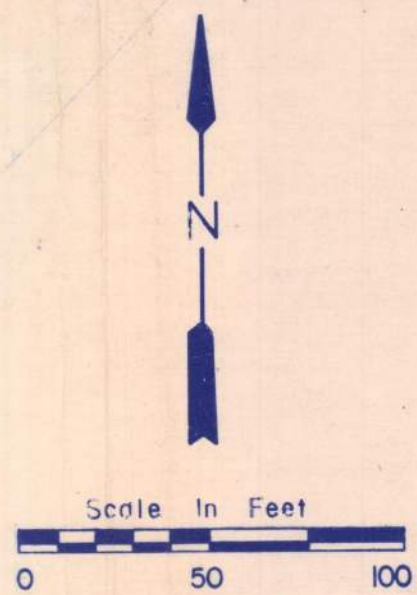
MATCH SHEET NO. 3

MATCH SHEET NO. 3

MATCH SHEET NO. 2



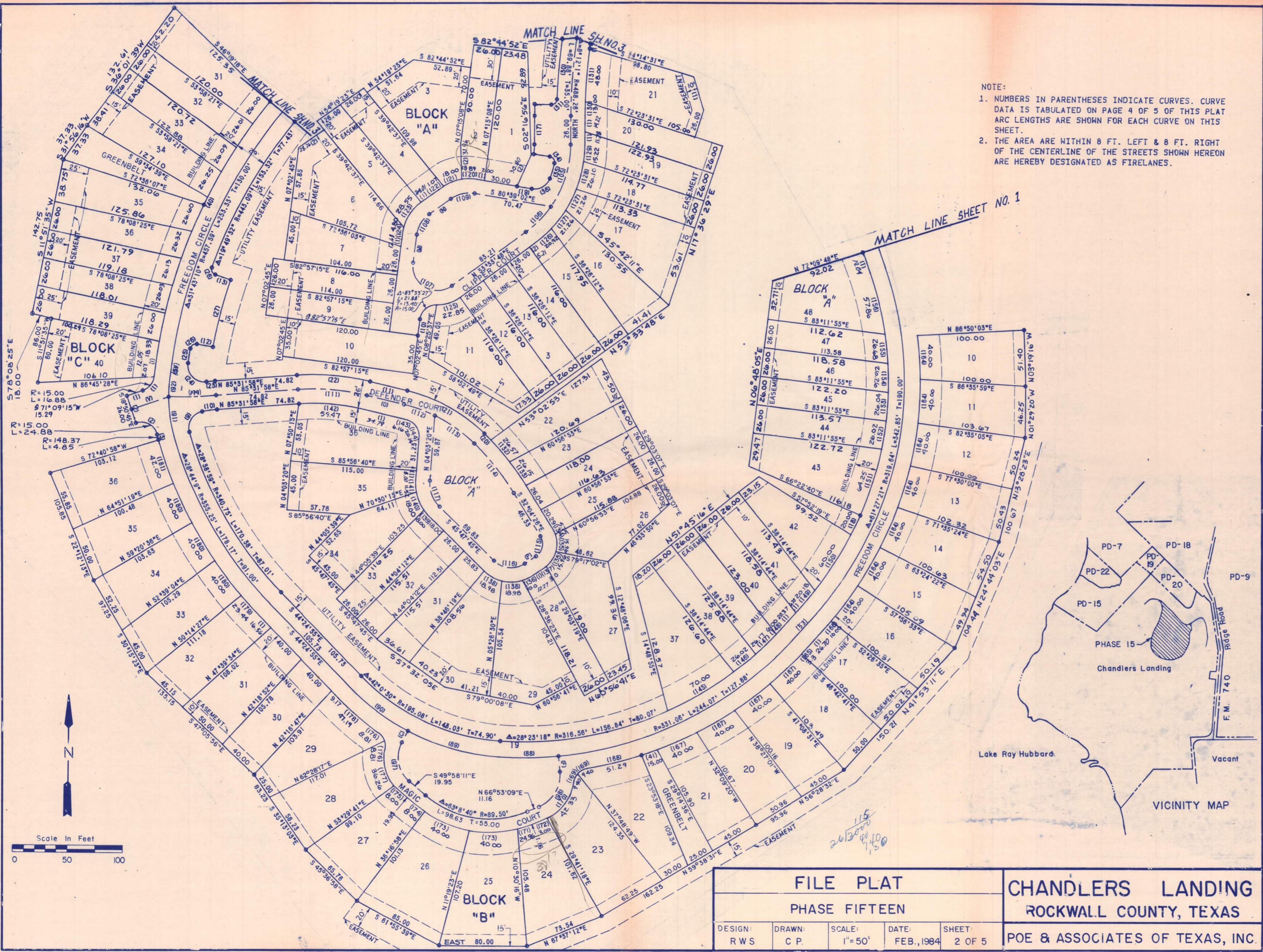
P.O.B.
 $S 87^{\circ}53'08''E$
 $L = 22.00'$
 $N 51^{\circ}45'26''E$, 4.60967
 TO CITY OF DALLAS
 TAKE LINE MONUMENT
 NO T-11-6, T-13-1



MAR 27 1984

FILE PLAT				CHANDLERS LANDING	
PHASE FIFTEEN				ROCKWALL COUNTY, TEXAS	
DESIGN	DRAWN	SCALE	DATE	SHEET	POE & ASSOCIATES OF TEXAS, INC.
R.W.S	N.D	1" = 50'	FEB, 1984	1 OF 5	

NOTE:
 1. NUMBERS IN PARENTHESES INDICATE CURVES. CURVE DATA IS TABULATED ON PAGE 4 OF 5 OF THIS PLAT. ARC LENGTHS ARE SHOWN FOR EACH CURVE ON THIS SHEET.
 2. THE AREA ARE WITHIN 8 FT. LEFT & 8 FT. RIGHT OF THE CENTERLINE OF THE STREETS SHOWN HEREON ARE HEREBY DESIGNATED AS FIRELANES.



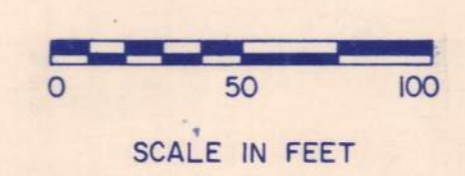
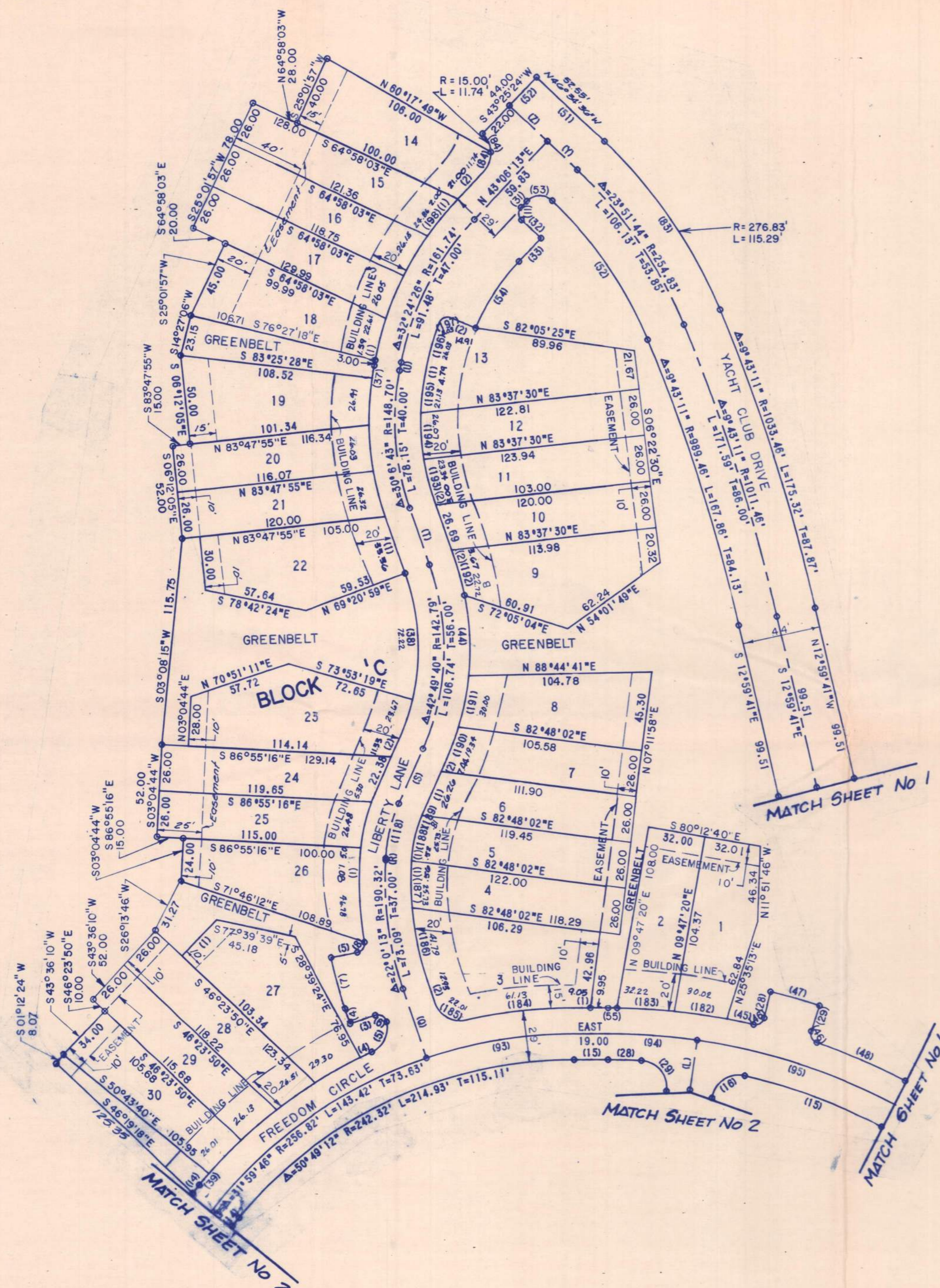
MATCH LINE SHEET NO. 1

FILE PLAT
 PHASE FIFTEEN

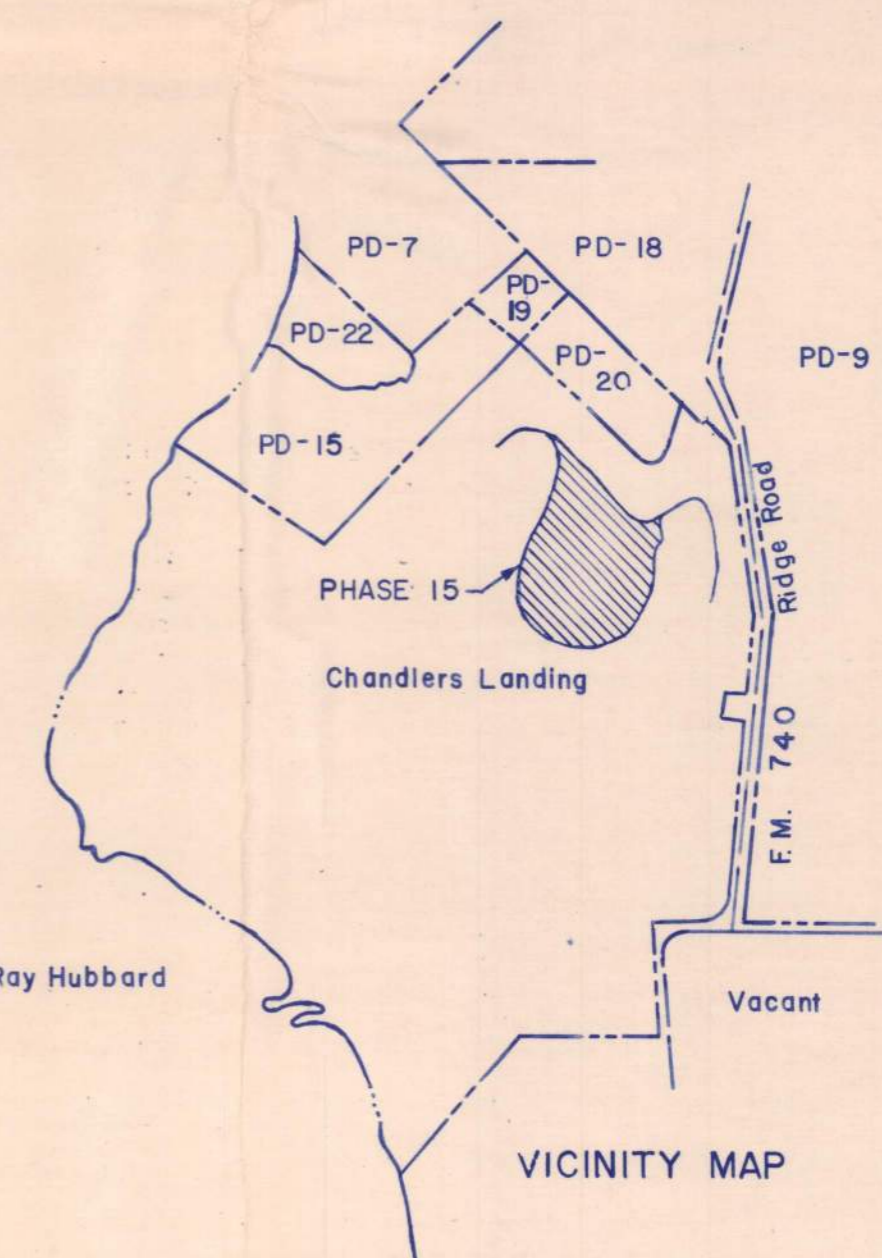
CHANDLERS LANDING
 ROCKWALL COUNTY, TEXAS

DESIGN: RWS	DRAWN: C.P.	SCALE: 1" = 50'	DATE: FEB., 1984	SHEET: 2 OF 5
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POE & ASSOCIATES OF TEXAS, INC.



Note: 1. Numbers in parenthesis indicate curves. Curve data is tabulated on page 4 of 5 of this plat. Arc lengths are shown for each curve on this sheet.
 2. The area within 8 ft. left & 8 ft. right of the centerline of the streets shown hereon are hereby designated as fire lanes.



FILE PLAT					CHANDLERS LANDING ROCKWALL COUNTY, TEXAS
PHASE FIFTEEN					
DESIGN: R.W.S.	DRAWN: C.P.	SCALE: 1" = 50'	DATE: FEB., 1984	SHEET: 3 OF 5	POE & ASSOCIATES OF TEXAS, INC.

CURVE DATA

NO	Δ	DIST-RAD	ARC	TAN	CHORD
1	64°29'38"	15.00	16.88	9.46	16.01
2	95°02'18"	15.00	24.88	16.38	22.13
3	01°52'19"	148.37	4.85	2.42	4.85
4	01°32'06"	271.32	7.27	3.63	7.27
5	77°55'17"	15.00	20.40	12.13	18.86
6	96°09'53"	5.00	8.39	5.57	7.44
7	07°33'11"	224.82	29.64	14.84	29.62
8	88°38'04"	5.00	7.73	4.88	6.99
9	102°05'25"	15.00	26.73	18.55	23.33
10	01°04'53"	621.16	11.72	5.86	11.72
11	90°00'00"	5.00	7.85	5.00	7.07
12	19°06'40"	242.84	81.00	40.88	80.63
13	91°06'40"	5.00	7.95	5.10	7.14
14	23°02'49"	262.84	105.73	53.59	105.01
15	14°03'24"	336.01	82.44	41.43	82.23
16	95°20'13"	15.00	24.96	16.47	22.18
17	00°30'53"	475.26	4.27	2.14	4.27
18	03°45'20"	305.14	20.00	10.00	20.00
19	83°33'27"	15.00	21.88	13.40	19.99
20	01°52'00"	259.00	8.44	4.22	8.44
21	31°09'23"	149.30	81.19	41.62	80.19
22	17°42'28"	218.43	67.51	34.03	67.24
23	00°51'02"	595.16	8.83	4.42	8.34
24	101°26'39"	15.00	26.56	18.34	23.22
25	01°41'15"	443.09	13.05	6.53	13.05
26	90°39'14"	5.00	7.91	5.06	7.11
27	08°31'54"	423.09	63.00	31.56	62.94
28	03°11'51"	336.01	18.75	9.38	18.75
29	94°42'26"	15.00	24.79	16.29	22.07
30	06°11'45"	501.26	54.21	27.13	54.18
31	89°26'03"	5.00	7.80	4.95	7.04
32	01°08'35"	521.26	10.40	5.20	10.40
33	07°48'21"	66.06	9.00	4.51	8.99
34	93°32'10"	5.00	8.16	5.32	7.29
35	09°42'51"	86.06	14.59	7.31	14.57
36	78°17'36"	15.00	20.50	12.21	18.94
37	02°27'32"	163.20	7.00	3.50	7.00
38	32°15'18"	128.29	72.22	37.10	71.27
39	01°45'01"	271.32	8.29	4.14	8.29
40	00°55'10"	472.09	7.58	3.79	7.58
41	02°29'14"	345.56	15.00	7.50	15.00
43	17°01'12"	23.97	7.12	3.59	7.10
44	16°34'43"	157.29	45.51	22.92	45.36
45	02°21'54"	365.01	15.07	7.53	15.07
46	89°13'32"	5.00	7.79	4.93	7.02
47	04°14'17"	385.01	28.48	14.25	28.47
48	08°33'21"	365.01	54.51	27.30	54.46
49	00°46'39"	291.84	3.96	1.98	3.96
50	86°04'42"	10.00	15.02	9.34	13.65
51	89°25'36"	10.00	15.61	9.90	14.07
52	23°29'48"	232.83	95.48	48.42	94.82
53	90°41'07"	10.00	15.83	10.12	14.23
54	20°15'50"	127.24	45.00	22.74	44.77
55	00°47'05"	365.01	5.00	2.50	5.00
56	31°32'41"	28.77	15.84	8.12	15.64
57	53°26'51"	34.85	32.51	17.55	31.34
58	14°56'34"	89.02	23.22	11.67	23.15
59	86°07'37"	5.00	7.52	4.67	6.83
60	10°45'32"	69.02	12.96	6.50	12.94
61	65°50'02"	15.00	17.24	9.71	16.30
62	05°32'12"	230.24	22.25	11.13	22.24
63	83°14'09"	15.00	21.79	13.33	19.92
64	16°26'32"	291.84	83.75	42.16	83.46
65	77°53'34"	15.00	20.39	12.12	18.86
66	72°36'08"	15.00	19.01	11.02	17.76
67	29°36'26"	192.28	99.36	50.81	98.25
68	16°04'25"	275.46	77.28	38.89	77.02
69	48°45'31"	116.80	99.22	52.84	96.26
70	48°21'59"	106.28	89.72	47.73	87.08
71	31°53'27"	154.38	85.93	44.11	84.82
72	11°45'32"	517.98	106.31	53.34	106.12
73	74°49'59"	77.03	100.61	58.93	93.61
74	09°52'25"	148.28	25.55	12.81	25.52
75	109°44'01"	15.00	28.73	21.32	24.53
76	90°00'00"	15.00	23.56	15.00	21.21
77	16°04'25"	319.46	89.62	45.11	89.33
78	48°45'31"	160.60	136.67	72.78	132.58
79	48°21'59"	150.28	126.86	67.49	123.13
80	31°53'27"	198.38	110.42	56.68	109.00
81	11°45'32"	561.98	115.34	57.87	115.14
82	15°38'59"	501.91	137.09	68.98	136.67
83	23°51'44"	276.83	115.29	58.49	114.46
84	44°50'24"	15.00	11.74	6.19	11.44
85	28°01'06"	120.24	58.80	30.00	58.22
86	59°37'32"	53.83	56.02	30.84	53.53
87	04°48'05"	277.34	23.24	11.63	23.23
88	09°20'55"	331.06	54.02	27.07	53.96
89	23°47'12"	209.58	87.01	44.14	86.39
90	18°13'18"	209.58	66.65	33.61	66.37
91	15°16'31"	133.87	35.69	17.95	35.58
92	07°51'53"	133.87	18.38	9.20	18.36
93	18°49'26"	256.82	84.37	42.57	83.99
94	08°12'01"	350.51	50.17	25.13	50.12
95	19°03'43"	350.51	116.61	58.85	116.08
96	08°42'05"	277.34	42.12	21.10	42.08
97	77°19'58"	28.74	38.80	23.00	35.92
98	72°39'29"	31.28	39.66	23.00	37.06
99	12°36'06"	217.24	47.78	23.99	47.68
100	09°16'57"	217.24	35.20	17.64	35.18
101	103°05'38"	23.84	42.88	30.00	37.33
102	74°33'13"	15.77	20.51	12.00	19.10

NO	Δ	DIST-RAD	ARC	TAN	CHORD
103	53°26'51"	21.85	20.38	11.00	19.85
104	48°13'15"	56.02	47.15	25.07	45.77
105	34°42'11"	99.06	60.00	30.95	59.09
106	18°51'37"	99.06	32.61	16.45	32.46
107	133°28'57"	22.35	52.07	52.00	41.07
108	47°16'40"	27.42	22.62	12.00	21.99
109	45°01'33"	28.95	22.75	12.00	22.17
110	04°03'47"	608.16	43.13	21.57	43.12
111	17°42'28"	205.43	63.49	32.00	63.24
112	12°36'39"	136.30	30.00	15.06	29.94
113	18°32'44"	136.30	44.12	22.25	43.93
114	13°31'45"	246.00	58.09	29.18	57.95
115	88°23'02"	13.37	20.63	13.00	18.64
116	77°53'39"	22.27	30.28	18.00	28.00
117	49°51'05"	30.13	26.21	14.00	25.39
118	20°13'57"	89.68	31.67	16.00	31.50
119	03°28'44"	244.09	14.82	7.41	14.82
120	18°58'33"	41.95	13.89	7.01	13.83
121	24°35'00"	41.95	18.00	9.14	17.86
122	01°28'00"	41.95	1.07	.54	1.07
123	40°28'30"	40.42	28.55	14.90	27.96
124	06°48'10"	40.42	4.80	2.40	4.80
125	37°02'24"	35.35	22.85	11.84	22.46
126	10°41'39"	112.06	20.92	10.49	20.89
127	10°52'18"	112.06	21.26	10.66	21.23
128	13°20'38"	112.06	26.10	13.11	26.04
129	07°46'55"	112.06	15.22	7.62	15.21
130	01°34'02"	475.26	13.00	6.50	13.00
131	05°47'12"	475.26	48.00	24.02	47.98
132	05°52'38"	259.00	26.57	13.30	26.56
133	05°47'07"	259.00	26.15	13.09	26.14
134	12°30'03"	26.37	5.75	2.89	5.74
135	34°40'57"	26.37	15.96	8.23	15.72
136	16°14'41"	35.27	10.00	5.03	9.97
137	06°31'04"	26.37	3.00	1.50	3.00
138	30°49'29"	35.27	18.98	9.72	18.75
139	10°37'44"	43.13	8.00	4.01	7.99
140	23°54'53"	43.13	18.00	9.13	17.87
141	15°18'28"	43.13	11.52	5.80	11.49
142	17°42'28"	192.43	59.47	29.97	59.24
143	02°51'52"	123.30	6.16	3.08	6.16
144	77°57'02"	15.00	20.41	12.14	18.87
145	12°40'11"	316.56	70.00	35.14	69.86
146	04°42'33"	316.56	26.02	13.02	26.01
147	04°44'09"	316.56	26.17	13.09	26.16
148	01°05'10"	316.56	6.00	3.00	6.00
149	03°47'23"	305.14	20.18	10.10	20.18
150	11°15'58"	305.14	60.00	30.10	59.90
151	12°03'48"	305.14	64.25	32.24	64.13
152	04°53'10"	305.14	26.02	13.02	26.01
153	04°53'25"	305.14	26.04	13.03	26.04
154	04°55'50"	305.14	26.26	13.14	26.25
155	05°00'36"	305.14	26.68	13.35	26.67
156	10°51'51"	305.14	57.86	29.02	57.77
157	43°00'32"	28.77	21.59	11.33	21.09
158	43°01'13"	23.97	18.00	9.45	17.58
159	03°30'00"	204.24	12.48	6.24	12.47
160	07°18'29"	204.24	26.05	13.04	26.03
161	11°43'45"	334.14	68.40	34.26	68.35
162	87°11'54"	15.00	22.83	14.28	20.69
163	09°04'35"	204.24	32.35	16.21	32.32
164	06°51'31"	334.14	40.00	20.02	39.98
165	00°32'49"	345.56	3.30	1.65	3.30
166	01°42'53"	334.14	10.00	5.00	10.00
167	06°37'56"	345.56	40.00	20.02	39.98
168	08°30'14"	345.56	51.29	25.69	51.24
169	35°54'48"	15.00	9.40	4.86	9.25
170	54°46'32"	44.28	42.33	22.94	40.74
171	13°57'11"	102.50	24.96	12.54	24.90
172	03°52'55"	44.28	3.00	1.50	3.00
173	22°21'35"	102.50	40.00	20.26	39.75
174	04°28'19"	102.50	8.00	4.00	8.00
175	10°58'50"	41.74	8.00	4.01	7.99
176	33°37'57"	15.00	8.81	4.53	8.68
177	49°46'26"	41.74	36.26	19.37	35.13
178	12°03'53"	224.08	47.19	23.68	47.10
179	03°37'56"	369.75	23.44	11.72	23.44
180	06°11'55"	369.75	40.00	20.02	39.98
181	06°30'30"	369.75	42.00	21.02	41.98
182	04°42'47"	365.01	30.02	15.02	30.02
183	05°03'25"	365.01	32.22	16.12	32.21
184	12°54'36"	271.32	61.13	30.70	61.00
185	84°05'10"	15.00	22.01	13.53	20.09
186	13°37'10"	175.82	41.79	20.99	41.69
187	08°23'03"	175.82	25.73	12	

OWNERS CERTIFICATE

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 the 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 N51°45'26"E a distance of 4,609.67 feet from the City of Dallas Take Line Monument T-13-1, T-11-6; Thence S87°53'08"E a distance of 22.00 feet; Thence N02°06'52"E a distance of 25.45 feet to the PC of a curve; Thence along a curve to the right having a radius of 128.00 feet and a central angle of 82°30'00", a distance of 179.40 feet; Thence N84°36'52"E a distance of 78.02 feet to the PC of a curve; Thence along a curve to the left having a radius of 149.70 feet and a central angle of 91°01'23" a distance of 233.25 feet; Thence N06°24'31"W a distance of 69.41 feet to the PC of a curve; Thence along a curve to the right having a radius of 148.28 feet and a central angle of 09°52'25" a distance of 25.55 feet to the PC of a curve; Thence along a curve to the right having a radius of 15.00 feet and a central angle of 109°44'01" a distance of 28.73 feet; Thence S66°48'05"E a distance of 12.19 feet; Thence S38°46'59"E a distance of 81.19 feet; Thence S70°09'15"E a distance of 68.37 feet; Thence N08°24'31"E a distance of 134.02 feet; Thence N66°48'05"W a distance of 89.71 feet to the PC of a curve; Thence along a curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" a distance of 23.56 feet; Thence N23°11'55"E a distance of 30.78 feet to the PC of a curve; Thence along a curve to the left having a radius of 319.46 feet and a central angle of 16°04'25" a distance of 89.62 feet to the PC of a curve; Thence along a curve to the left having a radius of 160.60 feet and a central angle of 48°45'31" a distance of 136.67 feet to the PC of a curve; Thence along a curve to the left having a radius of 150.28 feet and a central angle of 48°21'59" a distance of 126.86 feet to the PC of a curve; Thence along a curve to the left having a radius of 198.38 feet and a central angle of 31°53'27" a distance of 110.42 feet to the PC of a curve; Thence along a curve to the left having a radius of 561.98 feet and a central angle of 11°45'32" a distance of 115.34 feet; Thence S46°21'01"W a distance of 82.46 feet to the PC of a curve; Thence along a curve to the right having a radius of 501.91 feet and a central angle of 15°38'59" a distance of 137.09 feet; Thence S62°00'00"W a distance of 35.18 feet to the PC of a curve; Thence along a curve to the right having a radius of 222.09 feet and a central angle of 54°14'06" a distance of 210.22 feet to the PC of a curve; Thence along a curve to the right having a radius of 205.60 feet and a central angle of 50°46'13" a distance of 182.19 feet; Thence N12°59'41"W a distance of 99.51 feet to the PC of a curve; Thence along a curve to the left having a radius of 1033.46 feet, a central angle of 09°43'11" a distance of 175.32 feet to the PC of a curve; Thence along a curve to the left having a radius of 276.83 feet and a central angle of 23°51'44" a distance of 115.29 feet; Thence N46°34'36"W a distance of 52.55 feet; Thence S43°25'24"W a distance of 44.00 feet; Thence along a curve to the right having a radius of 15.00 feet and a central angle of 44°50'24" a distance of 11.74 feet; Thence N60°17'49"W a distance of 106.00 feet; Thence S25°01'57"W a distance of 40.00 feet; Thence N64°58'03"W a distance of 28.00 feet; Thence S25°01'57"W a distance of 78.00 feet; Thence S64°58'03"E a distance of 20.00 feet; Thence S25°01'57"W a distance of 45.00 feet; Thence S14°27'06"W a distance of 23.15 feet; Thence S06°12'05"E a distance of 50.00 feet; Thence S83°47'55"W a distance of 15.00 feet; Thence S06°12'05"E a distance of 52.00 feet; Thence S03°08'15"W a distance of 115.75 feet; Thence S03°04'44"W a distance of 52.00 feet; Thence S86°55'16"E a distance of 15.00 feet; Thence S03°04'44"W a distance of 24.00 feet; Thence S26°13'46"W a distance of 31.27 feet; Thence S43°36'10"W a distance of 52.00 feet; Thence S46°23'50"E a distance of 10.00 feet; Thence S43°36'10"W a distance of 34.00 feet; Thence S01°12'24"W a distance of 8.07 feet; Thence S36°01'39"W a distance of 132.61 feet; Thence S31°56'16"W a distance of 37.33 feet; Thence S11°51'35"W a distance of 142.75 feet; Thence S78°08'25"E a distance of 18.00 feet; Thence S11°51'35"W a distance of 60.00 feet; Thence N86°45'28"E a distance of 106.10 feet to the PC of a curve; Thence along a curve to the right having a radius of 15.00 feet and a central angle of 64°29'38" a distance of 16.88 feet; Thence S71°09'15"W a distance of 15.29 feet; Thence S18°50'45"E a distance of 26.00 feet to the PC of a curve; Thence along a curve to the right having a radius of 15.00 feet and a central angle of 95°02'18" a distance of 24.88 feet to the PC of a curve; Thence along a curve to the left having a radius of 148.37 feet and a central angle of 01°52'19" a distance of 4.85 feet; Thence S72°40'58"W a distance of 103.12 feet;

Thence S22°12'13"E a distance of 105.85 feet; Thence S30°15'23"E a distance of 97.25 feet; Thence S47°05'56"E a distance of 135.15 feet; Thence S33°13'03"E a distance of 83.23 feet; Thence S45°36'38"E a distance of 65.76 feet; Thence S61°55'39"E a distance of 85.00 feet; Thence East a distance of 80.00 feet; Thence N67°37'12"E a distance of 73.54 feet; Thence N59°38'31"E a distance of 162.25 feet; Thence N56°28'32"E a distance of 95.96 feet; Thence N41°45'37"E a distance of 150.21 feet; Thence N24°44'03"E a distance of 104.44 feet; Thence N13°28'23"E a distance of 100.67 feet; Thence N01°29'20"W a distance of 46.25 feet; Thence N03°19'16"W a distance of 51.40 feet; Thence N50°37'03"E a distance of 52.80 feet; Thence N10°15'22"E a distance of 52.46 feet; Thence N38°39'35"E a distance of 19.21 feet; Thence N57°19'01"E a distance of 60.44 feet; Thence N04°05'32"E a distance of 30.00 feet; Thence N85°54'28"E a distance of 18.00 feet; Thence N04°05'32"W a distance of 52.00 feet; Thence S85°54'28"W a distance of 25.00 feet; Thence N04°05'32"W a distance of 30.00 feet; Thence N60°50'16"W a distance of 43.40 feet; Thence N48°06'57"W a distance of 19.13 feet to the PC of a curve; Thence along a curve to the left having a radius of 545.91 feet and a central angle of 15°38'59" a distance of 149.11 feet; Thence N46°21'01"E a distance of 82.46 feet to the PC of a curve; Thence along a curve to the right having a radius of 517.98 feet and a central angle of 11°45'32" a distance of 106.31 feet to the PC of a curve; Thence along a curve to the right having a radius of 154.38 feet and a central angle of 31°53'27" a distance of 85.93 feet to the PC of a curve; Thence along a curve to the right having a radius of 106.28 feet and a central angle of 48°21'59" a distance of 89.72 feet to the PC of a curve; Thence along a curve to the right having a radius of 116.60 feet and a central angle of 48°45'31" a distance of 99.22 feet to the PC of a curve; Thence along a curve to the right having a radius of 275.46 feet and a central angle of 16°04'25" a distance of 77.28 feet; Thence S23°11'55"W a distance of 8.78 feet to the PC of a curve; Thence along a curve to the right having a radius of 5.00 feet and a central angle of 90°00'00" a distance of 7.85 feet; Thence N66°48'05"W a distance of 50.00 feet; Thence S23°11'55"W a distance of 72.00 feet; Thence S66°48'05"E a distance of 50.00 feet to the PC of a curve; Thence along a curve to the right having a radius of 5.00 feet and a central angle of 90°00'00" a distance of 7.85 feet; Thence S23°11'55"W a distance of 5.00 feet to the PC of a curve; Thence along a curve to the left having a radius of 192.28 feet and a central angle of 29°36'26" a distance of 99.36 feet; Thence S06°24'31"E a distance of 69.41 feet to the PC of a curve; Thence along a curve to the right having a radius of 105.70 feet and a central angle of 91°01'23" a distance of 161.21 feet; Thence S84°36'52"W a distance of 78.02 feet to the PC of a curve; Thence along a curve to the left having a radius of 172.00 feet and a central angle of 82°30'00" a distance of 244.09 feet; Thence S02°06'52"W a distance of 25.45 feet; Thence S87°53'08"E a distance of 22.00 feet to the POINT OF BEGINNING.

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 FIFTEEN, 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 areas, 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 of procuring the 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 Rockwall, Texas, this _____ day of _____, 1984.

TEXAS-FRATES CORPORATION

BY: _____ ATTEST: _____
Danny McCoy, Vice-President

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 _____, 1984.

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

SURVEYORS 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 _____, A.D., 1984.

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 FIFTEEN, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1984.

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

WITNESS MY HAND this _____ day of _____, 1984.

Mayor, City of Rockwall City Secretary, City of Rockwall

FILE PLAT					CHANDLERS LANDING ROCKWALL COUNTY, TEXAS
PHASE FIFTEEN					
DESIGN: R.W.S.	DRAWN: C.P.	SCALE: 1" = 50'	DATE: FEB., 1984	SHEET: 5 OF 5	POE & ASSOCIATES OF TEXAS, INC.



POE & ASSOCIATES
OF TEXAS, INC.

LAND PLANNERS/ENGINEERS

10503 Forest Lane, Suite 150

Dallas, Texas 75243

(214) 231-6883

February 7, 1984

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

RE: Final Plat
Chandlers Landing - Phase 15
Rockwall, Texas

Dear Ms. Martin;

Transmitted herewith are thirteen (13) sets of blue line prints of the Final Plat for the above referenced project. We are also submitting the completed "Application and Final Plat Checklist," and a check for \$720.00 in accordance with the City of Rockwall requirements (124 lots x \$5.00 + \$100.00).

Also transmitted herewith are three (3) sets of blue line prints of the utility drawings for your review and approval. The sanitary sewer and storm drainage calculations are attached to this letter to be sent to your reviewing engineers. The reproducible drainage area map is being completed at this time and a print will be sent to your engineers this week.

The sanitary sewage system will be connected to an existing manhole at Sta. 5 + 26 on line K as constructed with Phase 10 some time ago. The outfall will be a six (6") inch diameter PVC main on a 4.40% grade, which provides a 952,000 GPD capacity. The anticipated average daily flow upon completion of all phases of the Chandlers Landing Development is estimated at 160,000 GPD. The outfall sewer then is adequate for the anticipated flow given a four-to-one peaking factor. This outfall is part of the line being relocated under Phase 14 plans previously approved by the city council.

*capacity
not there
#*

The main water line providing service to Phase 15 and future phases is an eight (8") inch line, which will run along Yacht Club Drive. This main will tie to the twelve 12" water line to be constructed by Chandlers Landing along the west edge of their property as required by the City of Rockwall.



City of Rockwall
February 7, 1984
Page 2

We request this Final Plat to be reviewed at the Planning and Zoning meeting scheduled for March 8, 1984. If additional information is necessary, please call and it will be promptly provided.

Sincerely,

A handwritten signature in black ink that reads "Richard T. Grice". The signature is written in a cursive style with a large, prominent 'R' and 'G'.

Richard T. Grice, P.E.

cc: Van Hall
Bob Smith
Craig Curry

RTG/br

FREESE AND NICHOLS, INC.
CONSULTING ENGINEERS

March 6, 1984

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.

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 15

Gentlemen:

We have received the plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design and good engineering practices:

GENERAL

1. A copy of the final plat was not submitted with these plans. Therefore, it was difficult to check the conformance of the plat to the subdivision regulations. Street locations and right-of-way widths were difficult to determine, therefore we recommend that a final plat showing right-of-way width, dimension, and street names be included in the review plans.
2. No construction details were furnished with the plans. For a complete review of these plans, it is recommended that these items be furnished.

PAVING

1. On sheet 2 of the paving plans, the typical paving section and table indicates that paving widths of 40 feet, 36 feet, 25 feet and 22 feet will be used in the subdivision. According to the Standards of Design (Standards) for the City of Rockwall, the minimum size paving width is 26 feet. We recommend that the paving width for Type F, Type G, and Type I be used.
2. The typical paving section indicates that the right-of-way of the streets shall be located two feet outside of the face of curb. This results in right-of-ways for streets less than those allowed in the Standards. This design would not allow for utilities to be laid on public right-of-way outside of back of curb. It is recommended that right-of-way widths agree with Type F, Type G, and Type I sections.
3. The paving sheets indicate radii on streets which do not meet the requirements of radii in the Standards. For example, Yacht Club Drive has curves with radii of 50', 153', 138' and so forth, the minimum radius for this street, which would be a type "F" street, is 300' unless otherwise approved by the City.

4. The typical paving section does not show a 6-inch curb nor a 6-inch parabolic crown. According to the plans, the crown is determined by 1/4" per foot fall, which is not in agreement with the proposed Standards.
5. It is recommended that the paving plans indicate the direction of storm water flow in the gutters with arrows. It is also recommended that the location of valleys at intersections be indicated on the paving plan.
6. The radius of curb returns on all intersections have not been shown on the plans. These radius need to be 20 foot according to the Standards of Design.
7. It is recommended that all proposed utilities adjacent to and crossing under the streets be indicated on the paving plan and the profile.
8. At the end of pavement of Yacht Club Drive the paving profile indicates that the pavement ends below the existing ground level. It is recommended that the plan show what will be done with the stormwater coming down Yacht Club Drive at the end of the paving. A channel or RCP may be needed to prevent erosion.
9. It is recommended that the paving plans indicate the nature of the existing drainage ditch on 740 and how the intersection will affect the intersection of the entrance road to the subdivision off of FM Highway 740.
10. It is recommended that paving details be provided showing paving sections, curb and gutter details, typical construction joint spacing, driveway details and the transition into the existing paving of FM Highway 740.

DRAINAGE

1. The drainage plans indicate in several locations that 15-inch RCP is to be constructed. The Standards of Design for the City of Rockwall requires a minimum of 18-inch RCP.
2. Throughout the drainage plans the RCP have ended with a headwall to discharge water into an open channel. The plans do not indicate how downstream drainage will be satisfied. There may be several instances where drainage channels need to be designed.
3. On most of the street crossings the storm pipe is too shallow under the paving section.
4. At the discharge of headwalls there needs to be either riprap or concrete apron to prevent erosion.

5. The drainage plans show in many instances 4-foot standard inlets. The Standards of Design for Rockwall indicate that the minimum inlet width shall be 5 feet. It also indicates that inlets shall be in multiples of 5, for example, 5-foot, 10-foot, 15-foot inlets.

6. The drainage area map needs to provide more detail. The street names, the structure locations, and acre figures are not shown on the drainage area maps.

7. The plans did not furnish drainage details for inlets, channels, head-walls, etc.

WATER

1. There was no indication on the plans regarding the depth that the water lines would be buried. The water lines were not shown on the paving or drainage profiles so therefore we did not know what relationship these lines had to other utilities.

2. Two dead end water lines were indicated in the water plan. The Standards states that there shall be no dead end lines within the subdivision without approval by the City. It is recommended that all lines, if possible, be looped.

3. It is recommended that the water line on Freedom Circle be an 8-inch line instead of a 6-inch line. The Rockwall Water Distribution System Study recommends that any line with two or more fire hydrants be 8-inch.

4. It is recommended that fire hydrants be located at the intersection of Freedom Circle and Clifford Court and the intersection of Yacht Club Drive and Freedom Circle. Standards of Design state that fire hydrants shall be located at intersections. It is also recommended that the fire hydrant on Liberty Lane be moved to the intersection of Liberty Lane and Yacht Club Drive.

5. It is recommended that the 4-inch water mains shown on Defender Court and Clifford Court be changed to 6-inch lines. The Standards state that minimum size water line in the City of Rockwall shall be 6 inches.

6. We were unable to determine the exact relationship of the water lines to the right-of-way to the streets. According to the Standards for the City of Rockwall, all water lines should be placed in public right-of-ways. The water plan sheet for Chandlers Landing does not indicate that water lines are in street right-of-ways.

7. It is recommended that detail sheets be provided showing fire hydrant details, gate valve and valve box details, trench and fill material details, service connection details, thrust blocking, etc.

City of Rockwall
March 6, 1984
Page Five

Our recommendations do not in any way relieve the Developer or his agent for responsibility of compliance with the City of Rockwall's Design Standards and good engineering practice.

Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

FREESE AND NICHOLS, INC.


Jerry L. Fleming, P.E.

JLF:cg



**POE & ASSOCIATES
OF TEXAS, INC.**

10503 Forest Lane, Suite 150

Dallas, Texas 75243

LAND PLANNERS/ENGINEERS

(214) 231-6883

big picture

March 20, 1984

Mr. Jesse Gilbert
City of Rockwall
102 East Washington
Rockwall, Texas 75087

RE: Chandlers Landing - Phase 15
Rockwall, Texas

Dear Mr. Gilbert,

We have reviewed the comments received from Freese and Nichols concerning the above referenced project and have discussed these with Mr. Ed Heath on March 14, 1984. We will respond to each of the comments by section and number as were listed on the comments received from Freese and Nichols, Inc.:

GENERAL

1. We did not include a set of the final plat along with utility drawings as it was our understanding that one of the thirteen (13) sets of the plat supplied to the city was for the purpose of being transmitted to your reviewing engineers. We are submitting three sets of the final plat and three sets of the utility drawings to Freese and Nichols with the changes made as a result of these comments. Right-of-way widths were shown on the street drawings and on the typical section of the street paving drawings.

2. Construction details are per City of Rockwall Standards, which were not available to us prior to submission date. The Standard details were supplied to us on March 14.

PAVING

1. The street widths have been changed to 26 feet, 29 feet, 37 feet and 41 feet to the back of the curb on the various streets indicated on the typical section.

2. In the Chandlers Landing Development Phases the right-of-way of the streets has not been the 50 and 60 feet as indicated on Rockwall Type F, G and I sections. The right-of-way is designated 2 feet outside the curb or the back of the curb with utility easements being designated on the plat to facilitate the installation of all utilities.



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3. The first curve on Phase 15 on Yacht Club Drive was indicated to have a radius of 50 feet. This was not acceptable to us and has therefore been revised on the development plan and on the utility drawings to now provide a radius of 150 feet. There are a few instances where the radius is less than 150 feet to best fit the topography of the property and not alter the natural terrain to any great degree. We therefore request a variance from the 300 foot minimum radius on a collector road to allow Yacht Club Drive to be constructed as indicated on the revised utility drawings.

4. The typical paving section has been revised to show the 6 inch curb and correct right-of-way widths as discussed in Item No. 1. under PAVING. We do not propose to use a parabolic crown, but propose the quarter inch per foot slope on our paving section as shown.

5. Storm water flow arrows have been indicated on each of the Paving Plan and Profile sheets.

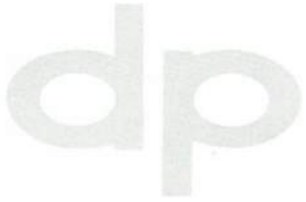
6. The curb returns are indicated to have a 15 foot radius as was approved on the Preliminary Development Plan.

7. We have indicated the utilities adjacent to and crossing the streets on the plan portion of the Paving Plan and Profiles. We have also indicated the elevations of utilities that cross the pavement on each Paving Plan and Profile sheet.

8. The end of Yacht Club Drive will be continued as part of Phase 16 construction, which will be submitted for the Planning and Zoning meeting in May, 1984. The drainage will be carried to a sag point in the vertical curve where a drainage structure will be placed to collect the gutter flow to be drained into a natural stream.

9. The nature of the drainage ditch on FM 740 has been indicated with flow arrows to indicate the directions of flow from the new entry road. The entry road is on a crest vertical curve on Highway 740, therefore drainage will flow both directions and there is no need for a drainage structure or culvert pipe at the entrance road.

10. All paving and construction details are to conform to the Standards of the City of Rockwall.



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DRAINAGE

1. The 15" RCP as proposed will adequately drain the areas in which it is being used.
2. Stone riprap will be placed at the ends of each standard headwall to a point that is into the natural streambed of the existing channels.
3. We have checked the depth of the storm sewer pipe at each location and the minimum height from gutter line to top of pipe has been established as 18" to allow construction of the lime treated subgrade and the concrete pavement.
4. As stated in Item No. 2. above stone riprap will be placed to prevent erosion at all discharge points on the drainage system.
5. The 4 foot and 6 foot inlets as proposed are adequate to discharge the water from surface flow in the gutters. Since the submission of Phase 15 we have been provided with a copy of the standard details of inlets, manholes, fire hydrants, and so forth and have revised our drawings to indicate 5 and 10 foot inlets.
6. The drainage area map provided shows contours and drainage areas, which have been marked with an individual number to correspond with the number on the drainage area and discharge calculation sheets provided for review. A location map has been provided on the title page of the plans and we propose that the drainage area map is adequate and do not intend to revise the drainage area map submitted.
7. Again the standards will be provided upon receipt of those in our office from the City of Rockwall.

WATER

1. The depth of the water line is a standard according to the City of Rockwall. We understand that the water line is to be buried a minimum of 36 inches and have shown this on Phase 15 drawings.



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2. There are actually fir deadend water lines indicated on the plans submitted. Each of these are to serve future phases of Chandlers Landing and will be completely looped upon completion of all the phases of our development.
3. We have revised the water line around Freedom Circle to be an 8 inch line instead of the 6 inch line. Upon completion of the water analysis by Freese and Nichols if this line is determined to be adequate in the 6 inch size we request that we be allowed to change this back to a 6 inch in order to keep construction cost at a minimum.
4. Fire hydrants have been moved to each intersection and then spaced not greater than 675 feet along the water main.
5. We have revised the water main to provide water service to Defender Court and Clipper Court to be a 6 inch line with a blow-off valve on the end and individual services are as shown on the revised drawings. This was as suggested by Mr. Ed Heath in our meeting on March 14, 1984.
6. The right-of-way widths will be to the back of the curbs as on other phases in our development with designated utility easements being indicated on the plat.
7. Standards for construction of fire hydrants, gate valves, valve box details, etc. are to be in accordance with Rockwall City Standards, which were not available as of the submission date of Phase 15 drawings.
8. The existing house located at the new entry way off of FM 740 will remain in place. A fire hydrant along 740 is located at the end of the existing driveway and is within 120 feet of existing structure as is indicated on the Paving Plan and Profile sheet for the new entry road.
9. The fire hydrant located at the intersection of FM 740 and the new entry way will be within 100 feet of the intersection of the entry road and Yacht Club Drive, therefore we do not propose to locate another hydrant at the intersection of Yacht Club and the entrance road.



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10. Upon completion of the fire flow analysis by Freese and Nichols we will revise our water distribution system as necessary.

SANITARY SEWER

1. The sanitary sewer lines will be placed in designated easements as are shown on the plat. We have revised the water and sewer locations to ensure that the separation is greater than 10 feet in our development.

2. The sewer lines are shown at the rear of the lots in order to be able to connect the houses that are built on the lots and have the toilets flush and drains flow down hill. Most of the lots on Chandlers Landing site have 20 to 30 feet of fall from the street to the back of the lot and we have not been able to make sewage flow up hill by gravity. Therefore we propose to leave the sanitary sewer lines at the rear of the lots where is will serve the residences to be constructed there.

3. All standard details are in accordance with the City of Rockwall standards, which were not provided to us as of submission time for Phase 15 utility drawings.

GENERAL COMMENT

We have provided three sets of revised drawings including the final plat to Freese and Nichols for their final review. The revisions actually made on the drawings were not extensive and were not of any major concern.

We feel that the five pages of comments were not all warranted on our designs and request that in the future you have your reviewing engineers call us to discuss any matters they might have questions on or need additional calculations or vafifications for and the length of the review process and comments could be shortened considerably just by a couple of phone calls having questions answered and having Rockwall City Standards provided to consultants who have to design by those standards. We provided voluntarily all of the calculations, a very adequate drainage area map complete with contour, drainage areas, calculations of each drainage area, all of the information necessary to determine the storm flows and additional information to provide an adequate review to show that the plans as designed



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would serve the site adequately. We received more comments on this phase than any others in the past and it appears as though someone new that is not familiar with Rockwall and Rockwall City Standards made this review. We are open to suggestions as to information that can be provided or even have meetings with your reviewing engineers to eliminate some of the comments that are unnecessary.

We respectfully request that you approve our Phase 15 drawings and plat to enable us to continue with the development of our property.

Sincerely,

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

Richard T. Grice

cc: Van Hall
Jerry Flemming
Bob Smith
Joe Pitts
Craig Curry

RTG/br

FREESE AND NICHOLS, INC.
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.

April 2, 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 15

Gentlemen:

We have completed the second review of the above referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design and good engineering practices:

GENERAL

1. It is recommended that the design details used by the engineer for water, sewer, storm drainage, and paving be included in these plans.
2. The Standards for Design for Rockwall clearly state the R.O.W. and pavement widths for Types F, G, and I paving sections. Any variance to this must be approved by the City. OK
3. We did not receive our previously submitted comments and were unable to discern the exact nature of various responses.

PAVING

1. Several locations in the addition indicate centerline radius points less than 150 feet. Unless approved by the City it is recommended that the plans conform to the 150 radius criteria.
2. Although the standard details for the City indicate a typical paving section containing a 6" parabolic crown, the 1/4 inch per foot slope on the proposed street section is an adequate design, providing the section includes a 6" curb.
3. The Standard for Design requires a minimum 20 foot radius for curb returns. Variance from this criteria requires approval from the City, which the design engineer indicates in his letter of March 20, 1984, was received at the time of approval of the Preliminary Development Plan.

4. Flow arrows indicate the presence of valley gutters at several locations throughout the addition. It is recommended that a typical detail showing valley gutter construction be shown on the paving plan.
5. At the end of Yacht Club Drive the design engineer has indicated, in his letter response to this review, that storm runoff will be collected at a sag in the future developed Yacht Club Drive. Since Lot 14 Block C is adjacent to the end of the proposed paving, it is recommended that temporary drainage work be done at this point to keep storm water off of Lot 14. If the design engineer can show that storm water will naturally flow away from Lot 14 no additional work would be needed here.
6. It is recommended that temporary barriers be constructed at Yacht Club Drive and Defender Court until these streets are extended.

STORM DRAINAGE

1. It is recommended that the 5' inlet, shown on Yacht Club Drive, Sheet 16 of 27, and on Freedom Circle, Sheet 18 of 27, be changed to 10'.
2. The rip rap shown on Clipper Court is located partially on Lot 10. This lot does not show a Building Line nor Easement at that point. It is unclear as to what happens to the storm water leaving this point. It appears that it will flow overland into Defender Court. Structure #8 may not be sized for this flow.

WATER

1. It is recommended that the dead end system on Clipper Court and Defender Court be changed from 6" to 8". Rockwall's Water Distribution System Study recommends an 8" for dead end lines in cases where the line exceeds 300 feet or has two or more fire hydrants. This line is over 600 feet and has two fire hydrants.
2. It is recommended that flush valves be located at the dead end lines on Yacht Club Drive and Defender Court. These valves can be removed and replaced as the lines are extended.

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SANITARY SEWER


No additional comments are necessary for the sanitary sewer.

GENERAL COMMENTS

Upon the City of Rockwall's review and acceptance of these comments offered herein, we would recommend that the Developer provide corrections and additions to the plans as noted and two copies of the revised plans be submitted for review. Our recommendations do not in any way relieve the developer or his agent from responsibility of compliance with the City of Rockwall's Standards for Design and good engineering practice. Please contact us if you have any questions or if we can be of further service.

Yours very sincerely,

FREESE AND NICHOLS, INC.



T. Anthony Reid, P.E.

TAR/jd

main problems: storm sewers
easements match
up to utility lines

are in each lot