

APPLICATION AND  
FINAL PLAT CHECKLIST

Date: April 10, 1984

Name of Proposed Subdivision CHANDLERS LANDING - PHASE 16

Name of Subdivider TEXAS-FRATES CORPORATION

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

Owner of Record (SAME)

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Land Planner/Surveyor/Engineer PETER M. HODAPP

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

Total Acreage Approx. 19.8 Acres Current Zoning 75243 PD

Number of Lots/Units 86 Signed Peter M. Hodapp

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> | <u>          </u> | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map     |
| <u>  X  </u> | <u>          </u> | 2. Location of the subdivision by City, County and State   |
| <u>  X  </u> | <u>          </u> | 3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark  |
| <u>  X  </u> | <u>          </u> | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines. |
| <u>  X  </u> | <u>          </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. development 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>  X  </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. 84-63-FP

Date 4/10/84

Fee \$430.00

Receipt \_\_\_\_\_

REMITTANCE ADVICE - DETACH BEFORE DEPOSITING CHECK

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	OUR NUMBER	AMOUNT OF INVOICE	DEDUCTIONS	NET AMOUNT
		Filing Fee Phase 16 & 18A 107 Lots @ \$5.00		100.00		
				<u>535.00</u>		
				635.00		

Chandlers Landing, Ltd. - Rockwall, Texas

No. 5372

FACT SHEET

Applicant: Texas-Frates

Name of Proposed Development: Chandlers Landing, Phase 16

Acreage: 19.8

Number of Lots: 86

Current Zoning: PD-8

Surrounding Zoning: PD-8

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Description: Townhouse and zero lot line houses along extension of Yacht Club Drive

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Staff Comments:

1. Error in lines 52 and 96 of field notes.
- ~~2. Lot frontages on preliminary plat were labeled as over 40 ft.~~
3. Place all utilities in easements
4. Mark Yacht Club Drive as fire lane
5. Mark greenbelts
6. Reduced scale of plat showing entire phase on one sheet. >

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Planning and Zoning Commission Recommendations:

5/10/84 - Approval subject to staff and engineering comments.

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City Council Decision:

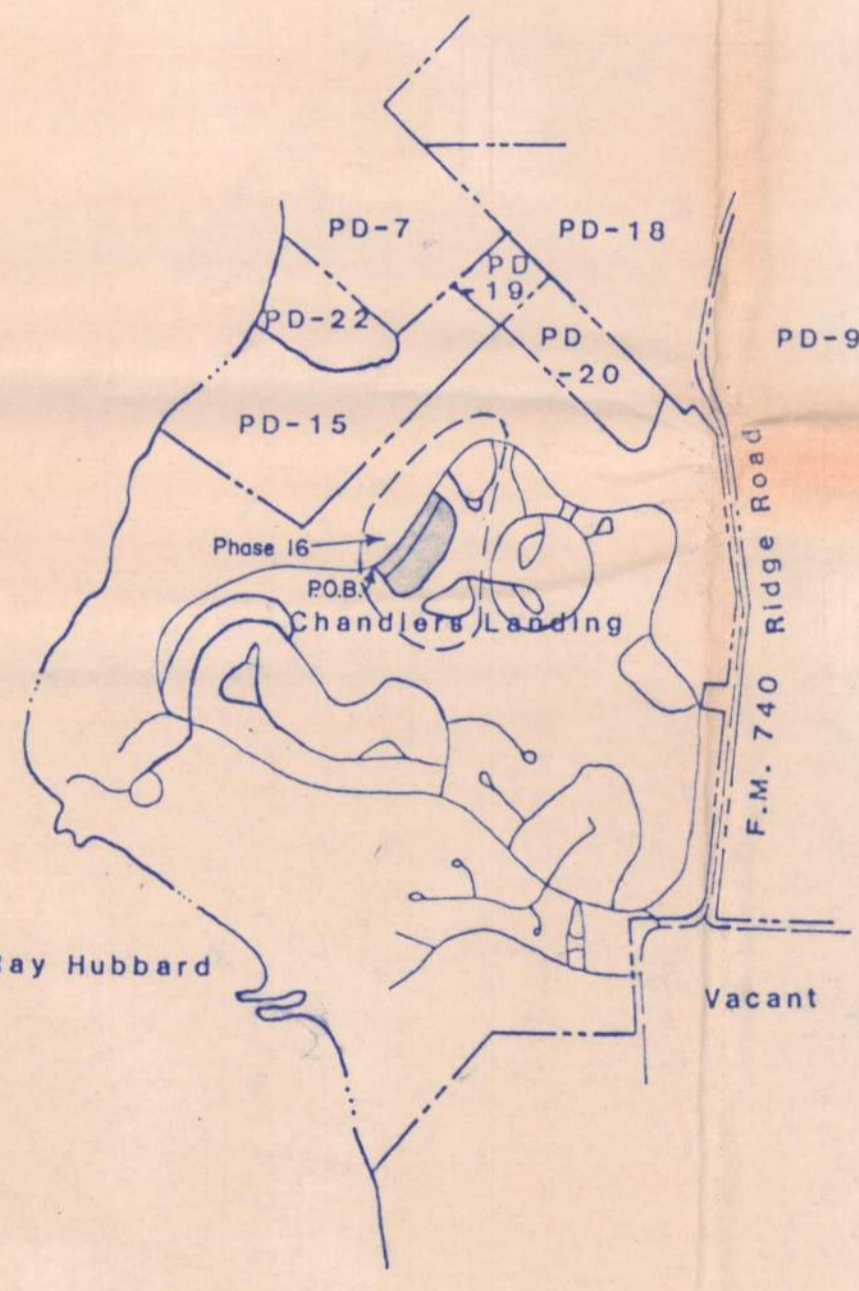
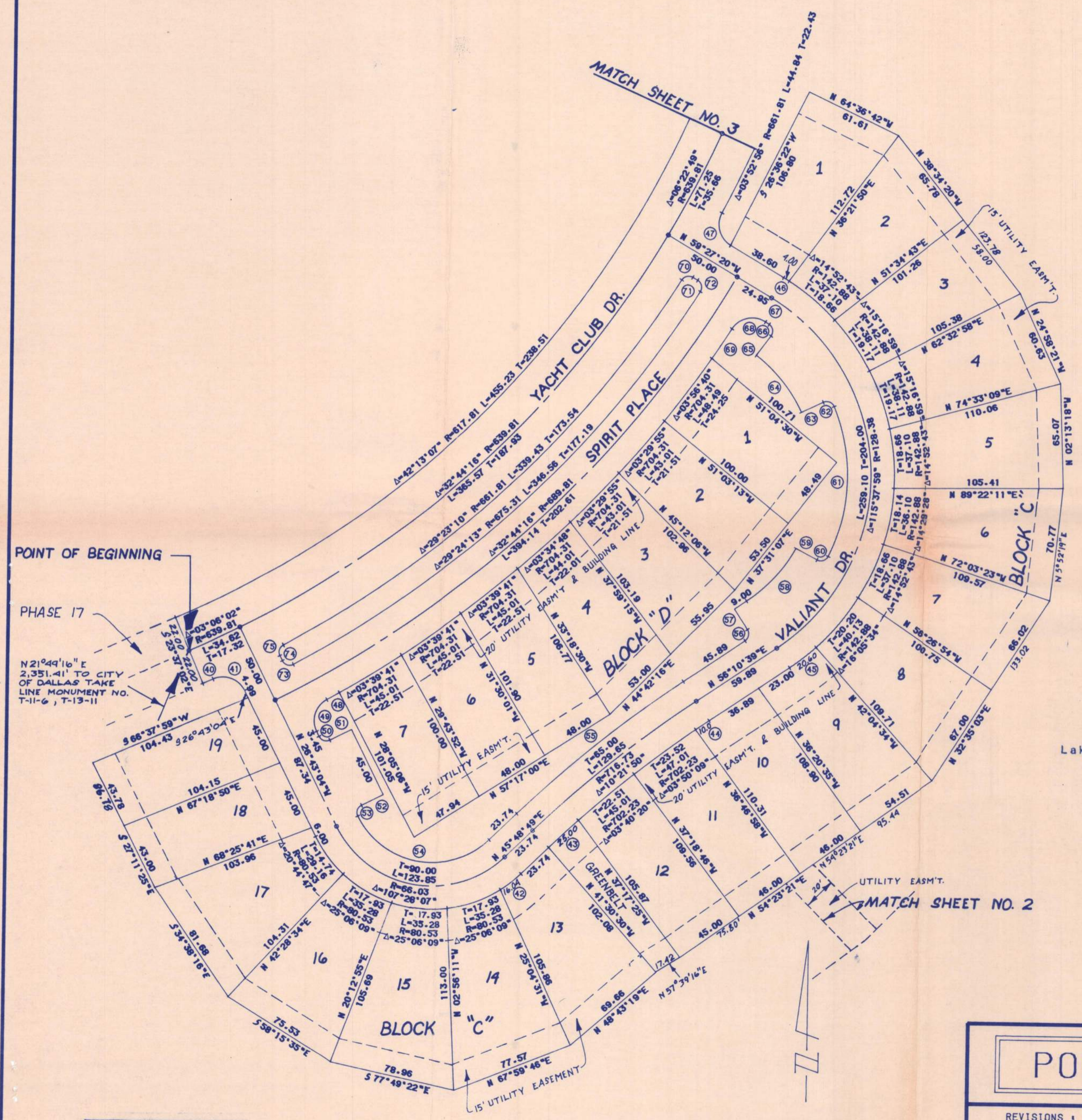
6/4/84 - Pull off Agenda

6/11/84 - Approve subject to engineering.

- NOTE: 1. Numbers in circles indicate curves. Curve data is tabulated on pages 1, 2, & 3 of this plat. Arc lengths are shown for each curve on this sheet.
2. The area within 10 ft. Left & 10 ft. Right of the center-line of the Streets shown hereon are hereby designated as Fire Lanes.

*THIS IS OK*

*SW Bell*



**DATA**

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
40	0°36'09"	661.81	6.96	3.48
41	87°30'07"	15.00	22.91	14.36
42	11°24'51"	80.53	16.04	8.05
43	02°02'24"	702.23	25.00	12.50
44	0°48'57"	702.23	10.00	5.00
45	08°15'35"	142.88	20.60	10.32
46	01°36'15"	142.88	4.00	2.00
47	87°30'07"	15.00	22.91	14.36
48	0°43'30"	704.31	8.91	4.46
49	87°38'58"	15.00	22.95	14.40
50	90°00'00"	5.00	7.85	5.00
51	N 63°16'56"E		15.00	
52	N 63°16'56"E		15.00	
53	90°00'00"	5.00	7.85	5.00
54	107°28'07"	51.53	96.65	70.24
55	10°21'50"	731.23	132.27	66.32
56	90°00'00"	5.00	7.85	5.00
57	N 33°49'21"W		15.00	
58	27°43'58"	93.88	45.44	23.18
59	N 61°33'19"W		14.89	
60	92°37'55"	5.00	8.08	5.24
61	48°35'40"	113.88	96.59	51.41
62	92°37'55"	5.00	8.08	5.24
63	N 64°35'10"E		14.89	
64	27°43'58"	93.88	45.44	23.18
65	N 36°51'12"E		14.89	
66	92°37'55"	5.00	8.08	5.24
67	01°23'37"	113.88	2.77	1.39
68	89°55'36"	15.00	23.54	14.98
69	01°47'59"	704.31	22.12	11.06
70	88°19'27"	5.00	7.71	4.86
71	N 59°27'20"W		3.50	
72	91°40'01"	5.00	8.00	5.15
73	91°40'01"	5.00	8.00	5.15
74	N 26°43'04"W		3.50	
75	88°19'27"	5.00	7.71	4.86

APR 10 1984

POE & ASSOCIATES OF TEXAS, INC.

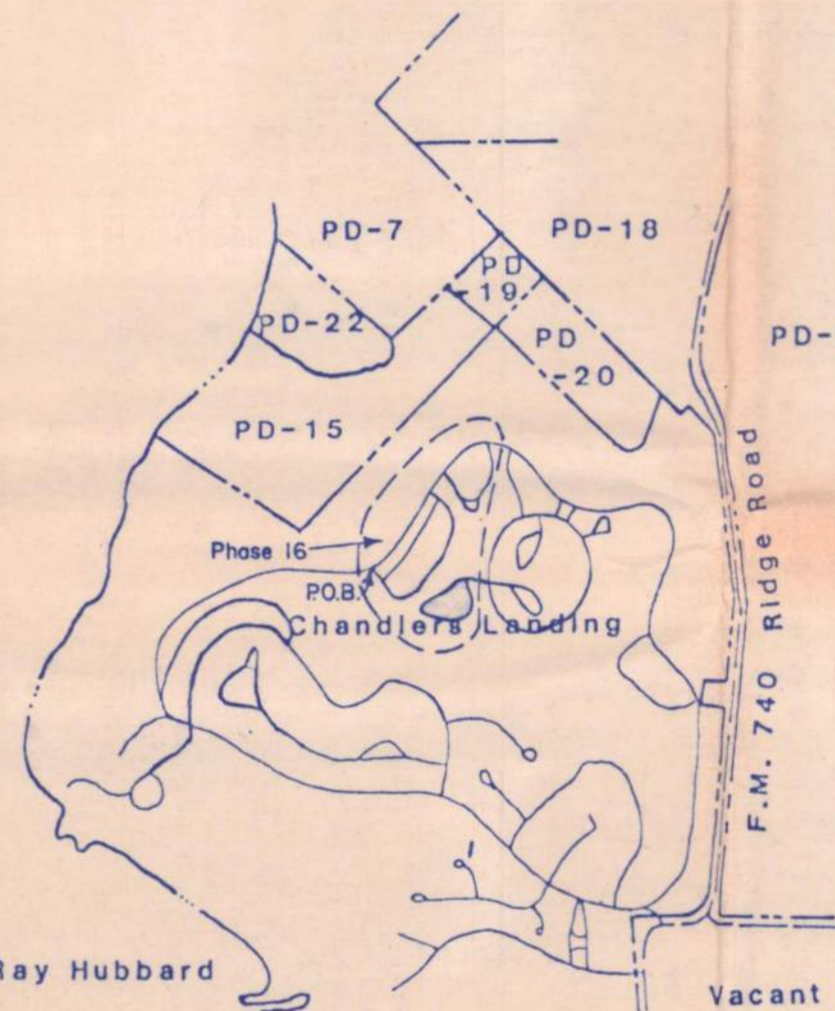
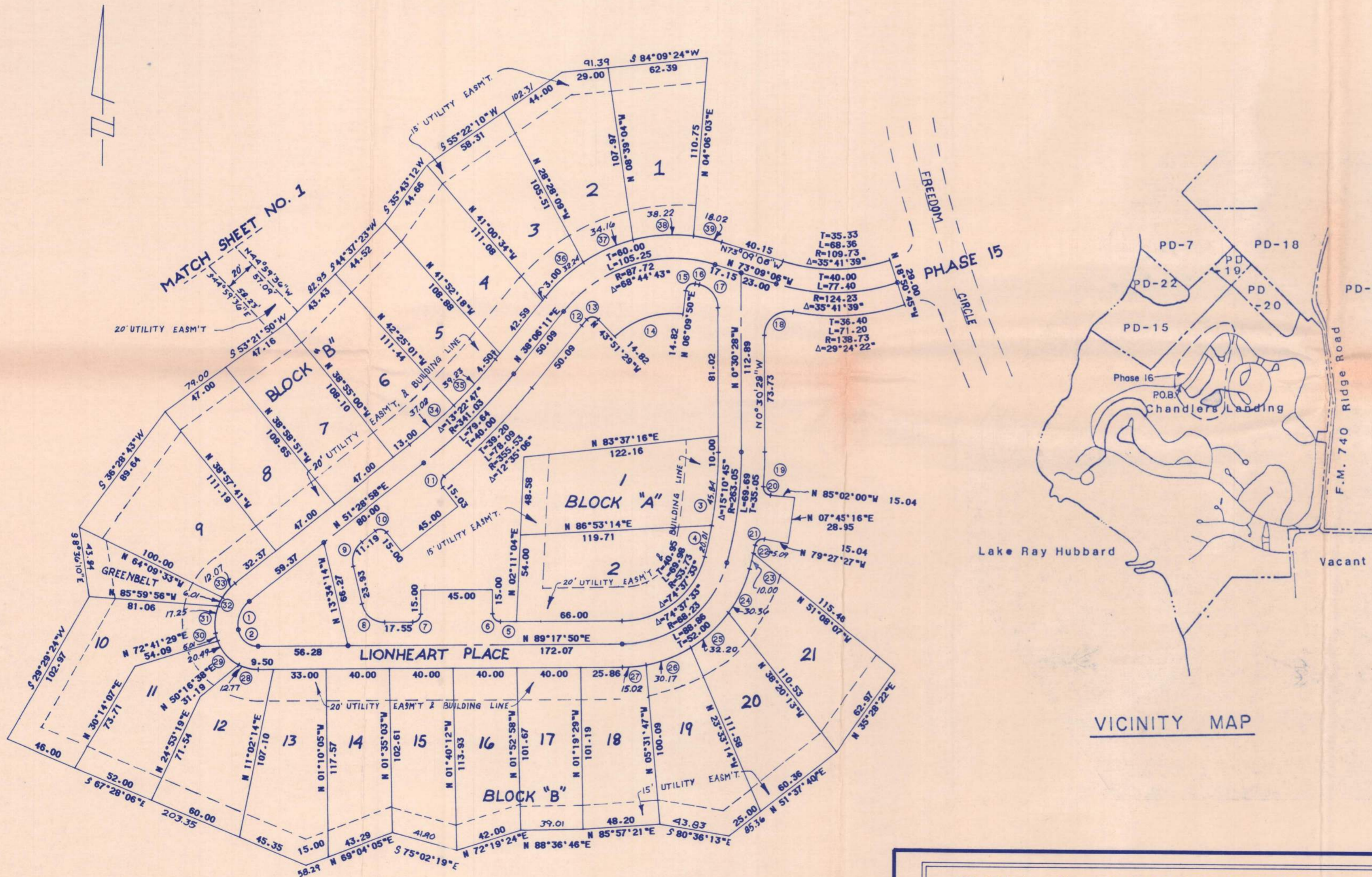
REVISIONS :

FINAL PLAT  
CHANDLERS LANDING  
PHASE SIXTEEN

DESIGNED BY	R.W.S.
DRN. BY	CHKD. BY
C.P.	
DATE	4-3-84
SHEET	OF
1	4



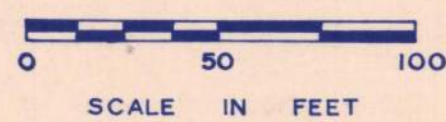
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**DATA**

CURVE NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	61°03'31"	18.65	19.88	11.00
2	81°07'37"	12.52	17.73	10.72
3	10°34'03"	248.55	45.84	22.99
4	04°36'42"	248.55	20.01	10.01
5	N 89°17'50"E		10.00	
6	90°00'00"	5.00	7.85	5.00
7	90°00'00"	5.00	7.85	5.00
8	77°07'56"	15.00	20.19	11.96
9	65°03'12"	15.00	17.03	9.57
10	90°00'00"	5.00	7.85	5.00
11	89°12'19"	5.00	7.78	4.93
12	03°50'09"	73.22	4.90	2.45
13	94°12'12"	5.00	8.22	5.38
14	50°01'19"	53.22	46.46	24.83
15	94°12'12"	5.00	8.22	5.38
16	02°03'37"	73.22	2.63	1.32
17	77°03'53"	15.00	20.18	11.95
18	101°04'05"	15.00	26.46	18.22
19	04°27'38"	277.55	21.61	10.81
20	88°59'10"	5.00	7.77	4.91
21	88°59'10"	5.00	7.77	4.91
22	01°03'02"	277.55	5.09	2.54
23	02°03'52"	277.55	10.00	5.00
24	21°01'36"	82.73	30.36	15.35
25	22°18'11"	82.73	32.20	16.31
26	20°53'35"	82.73	30.17	15.25
27	10°24'11"	82.73	15.02	7.53
28	27°04'12"	27.02	12.77	6.50
29	43°26'24"	27.02	20.49	10.76
30	10°37'01"	27.02	5.01	2.51
31	29°49'15"	33.15	17.25	8.83
32	10°23'01"	33.15	6.01	3.01
33	20°51'14"	33.15	12.07	6.10
34	06°29'45"	326.53	37.02	18.53
35	06°53'02"	326.53	39.23	19.64
36	18°04'16"	102.22	32.24	16.25
37	19°08'49"	102.22	34.16	17.24
38	21°25'29"	102.22	38.22	19.34
39	10°06'09"	102.22	18.02	9.04

VICINITY MAP



POE & ASSOCIATES OF TEXAS, INC.

REVISIONS :

FINAL PLAT  
CHANDLERS LANDING  
PHASE SIXTEEN

DESIGNED BY

R.W.S.

DRN. BY

C.P.

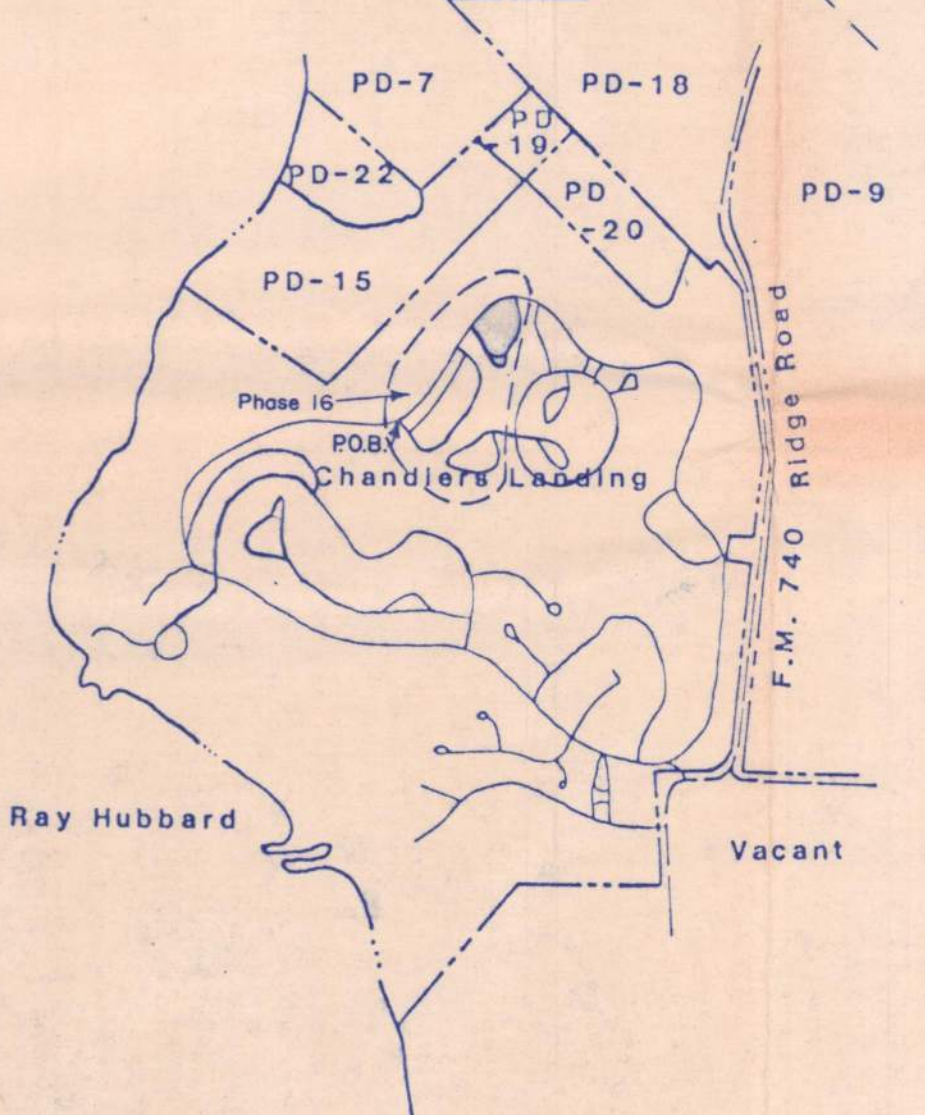
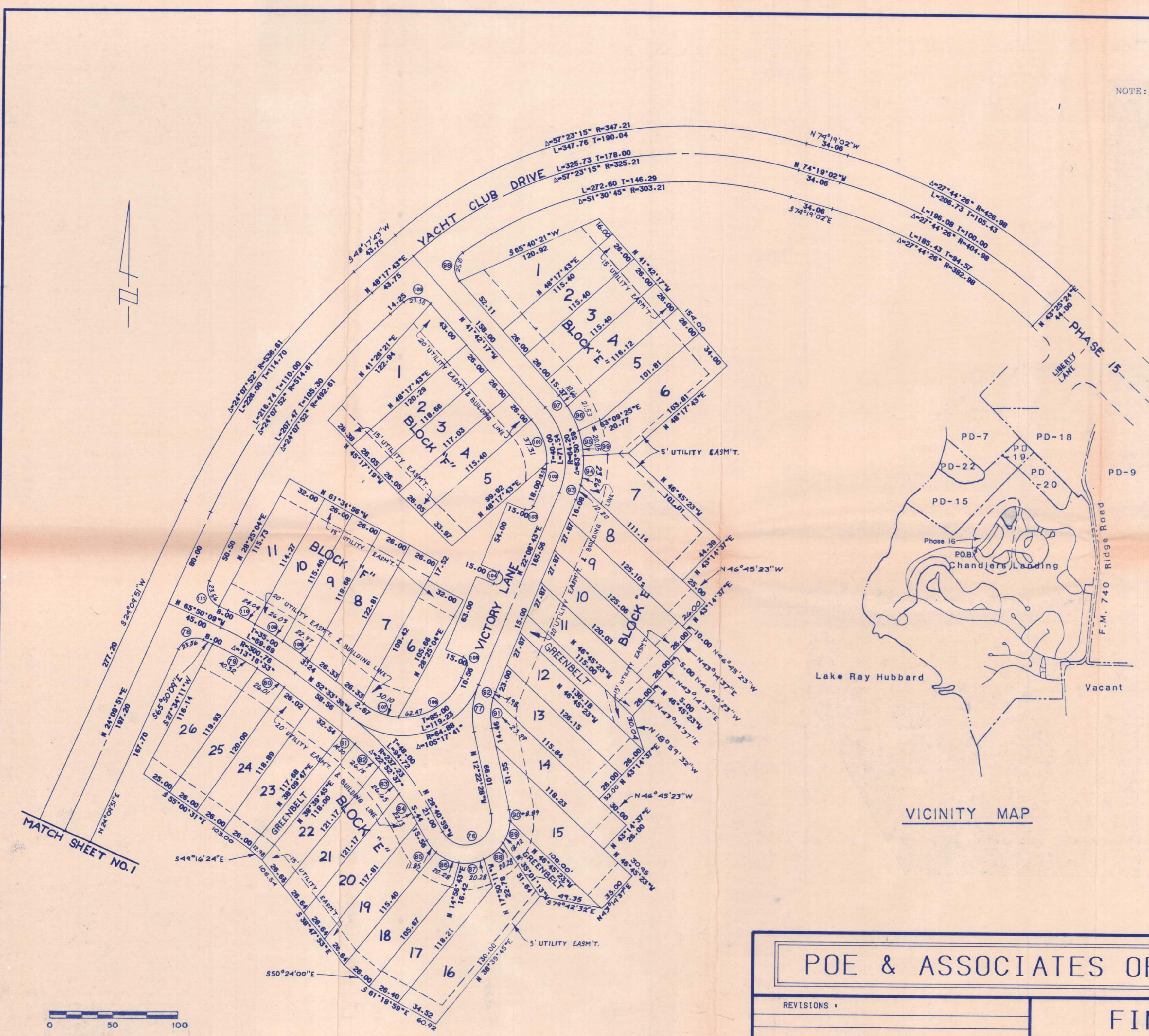
CHKD. BY

DATE 4-3-84

SHEET 2 OF 4

NOTE: 1. Numbers in circles indicate curves. Curve data is tabulated on pages 1, 2, & 3 of this plat. Arc lengths are shown for each curve on this sheet.

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VICINITY MAP

DATA

DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	
76	162°41'29"	20.72	58.85	136.11
77	34°31'10"	62.58	37.70	19.44
78	90°00'00"	15.00	23.56	15.00
79	08°04'11"	286.26	40.32	20.19
80	05°12'21"	286.26	26.01	13.01
81	03°36'07"	222.73	14.00	7.00
82	06°43'33"	222.73	26.15	13.09
83	06°51'20"	222.73	26.65	13.34
84	05°41'36"	222.73	22.13	11.08
85	19°17'09"	35.22	11.85	5.98
86	32°59'34"	35.22	20.28	10.43
87	32°59'34"	35.22	20.28	10.43
88	32°59'34"	35.22	20.28	10.43
89	29°57'44"	35.22	18.42	9.42
90	14°27'55"	35.22	8.89	4.47
91	28°35'23"	48.08	23.99	12.25
92	05°55'47"	48.08	4.98	2.49
93	08°52'49"	78.70	12.20	6.11
94	16°56'06"	78.70	23.26	11.72
95	14°36'00"	78.70	20.05	10.08
96	15°40'27"	78.70	21.53	10.83
97	07°45'37"	78.70	10.66	5.34
98	95°52'30"	15.00	25.10	16.62
99	N 86°19'47"E		35.93	
100	90°00'00"	15.00	23.56	15.00
101	43°00'40"	49.70	37.31	19.58
102	20°50'19"	49.70	18.08	9.14
103	90°00'00"	5.00	7.85	5.00
104	180°00'00"	5.00	15.71	
105	90°00'00"	5.00	7.85	5.00
106	71°03'20"	50.38	62.47	35.97
107	34°14'20"	50.38	30.10	15.52
108	04°10'29"	315.26	22.97	11.49
109	04°43'52"	315.26	26.03	13.02
110	04°22'11"	315.26	24.04	12.03
111	90°00'00"	15.00	23.56	15.00

POE & ASSOCIATES OF TEXAS, INC.

REVISIONS


FINAL PLAT  
CHANDLERS LANDING  
PHASE SIXTEEN

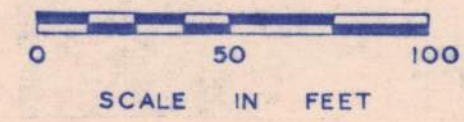
DESIGNED BY  
R.W.S.

DRN. BY  
C.P.

CHKD. BY

DATE 4-3-84

SHEET 3 OF 4





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 N 21°49'16" E a distance of 2351.41 feet from the City of Dallas take line monument T-13-1, T-11-6: thence S 23°37'02" E a distance of 22 feet to the PC of a curve; thence along a curve to the left having a radius of 661.81 feet and central angle of 0°36'09" a distance of 6.96 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 87°30'07" a distance of 22.91 feet; thence S 26°43'04" E a distance of 4.99 feet; thence S 66°37'59" W a distance of 104.43 feet; thence S 27°11'25" E a distance of 86.78 feet; thence S 34°38'16" E a distance of 81.68 feet; thence S 58°15'35" E a distance of 75.53 feet; thence S 77°49'22" E a distance of 78.96 feet; thence N 67°59'46" E a distance of 77.57 feet; thence N 48°43'19" E a distance of 69.66 feet; thence N 57°39'16" E a distance of 17.42 feet; thence N 54°23'21" E a distance of 75.80 feet; thence S 44°59'36" E a distance of 58.23 feet; thence S 53°21'50" W a distance of 79.00 feet; thence S 36°28'43" W a distance of 89.64 feet; thence S 08°36'10" E a distance of 43.84 feet; thence S 29°29'24" W a distance of 102.97 feet; thence S 67°28'06" E a distance of 203.35 feet; thence N 69°04'05" E a distance of 58.29 feet; thence S 75°02'19" E a distance of 41.9 feet; thence N 72°19'24" E a distance of 42.00 feet; thence N 88°36'46" E a distance of 39.01 feet; thence N 85°57'21" E a distance of 48.20 feet; thence S 80°36'13" E a distance of 43.83 feet; thence N 51°37'40" E a distance of 85.36 feet; thence N 35°28'22" E a distance of 62.97 feet; thence N 51°08'07" W a distance of 115.46 feet to the PC of a curve; thence along a curve to the left having a radius of 277.55 feet and a central angle of 1°03'02" a distance of 5.09 feet to the PC of a curve; thence along a curve to the right having a radius of 5 feet and a central angle of 88°59'10" a distance of 7.77 feet; thence N 79°27'27" W a distance of 15.04 feet; thence N 07°45'16" E a distance of 28.95 feet; thence N 85°02'00" W a distance of 15.04 feet to the PC of a curve; thence along a curve to the right having a radius of 5 feet and a central angle of 98°59'10" a distance of 7.77 feet to the PC of a curve; thence along a curve to the left having a radius of 277.55 feet and a central angle of 04°27'38" a distance of 21.61 feet; thence N 0°30'28" W a distance of 73.73 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 101°04'05" a distance of 26.46 feet to the PC of a curve; thence along a curve to the left having a radius of 138.73 feet and a delta angle of 29°24'22" a distance of 71.20 feet; thence N 18°50'45" W a distance of 29.00 feet to the PC of a curve; thence along a curve to the right having a radius of 109.73 feet and a central angle of 35°41'39" a distance of 68.36 feet; thence N 73°09'06" W a distance of 40.15 feet to the PC of a curve; thence along a curve to the left having a radius of 102.22 feet and a central angle of 10°06'09" a distance of 18.02 feet; thence N 04°06'03" E a distance of 110.75 feet; thence S 84°09'24" W a distance of 91.39 feet; thence S 55°22'10" W a distance of 58.31 feet; thence S 35°43'12" W a distance of 44.66 feet; thence S 44°37'23" W a distance of 82.95 feet; thence N 44°59'36" W a distance of 57.09 feet; thence N 54°23'21" E a distance of 95.44 feet; thence N 32°35'03" E a distance of 133.02 feet; thence N 5°52'19" E a distance of 70.77 feet; thence N 02°13'18" W a distance of 65.07 feet; thence N 24°58'21" W a distance of 60.63 feet; thence N 38°34'20" W a distance of 123.78 feet; thence N 64°36'42" W a distance of 61.61 feet; thence S 26°36'22" W a distance of 106.80 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 87°30'07" a distance of 22.91 feet to the PC of a curve; thence along a curve to the left having a radius of 661.81 feet and a central angle of 03°52'56" a distance of 44.84 feet; thence N 24°09'51" E a distance of 167.70 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 90°00'00" a distance of 23.56 feet; thence S 65°50'09" E a distance of 8.00 feet; thence S 27°34'11" W a distance of 116.14 feet; thence S 55°00'31" E a distance 103.00 feet; thence S 49°16'24" E a distance of 12.98 feet; thence S 38°47'53" E a distance of 106.54 feet; thence S 50°24'00" E a distance of 26.00 feet; thence S 61°18'59" E a distance of 60.92 feet; thence N 38°39'45" E a distance of 130.00 feet; thence S 79°42'32" E a distance of 49.35 feet; thence N 43°14'37" E a distance of 35.00 feet; thence N 46°45'23" W a distance of 30.95 feet; thence N 43°14'37" E a distance of 26.00 feet; thence N 46°45'23" W a distance of 26.00 feet; thence N 46°45'23" W a distance of 5.00 feet; thence N 43°14'37" E a distance of 26.00 feet; thence N 46°45'23" W a distance of 5.00 feet; thence N 43°14'37" E a distance of 26.00 feet; thence N 46°45'23" W a distance of 10.00 feet; thence N 43°14'37" E

a distance of 26.00 feet; thence N 46°45'23" W a distance of 25.00 feet; thence N 43°14'37" E a distance of 44.39 feet; thence N 46°45'23" W a distance of 101.01 feet; thence N 48°17'43" E a distance of 103.81 feet; thence N 41°42'17" W a distance of 154.00 feet; thence S 65°40'21" W a distance of 120.92 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 95°52'30" a distance of 25.10 feet to the PC of a curve; thence along a curve to the right having a radius of 303.21 feet and a central angle of 51°30'45" a distance of 272.60 feet; thence S 74°19'02" E to the PC of a curve; thence along a curve to the right having a radius of 382.98 feet and a central angle of 27°44'26" a distance of 185.43 feet; thence N 43°25'24" E a distance of 44.00 feet to the PC of a curve; thence along a curve to the left having a radius of 426.98 feet and a central angle of 27°44'26" a distance of 206.73 feet; thence N 74°19'02" W a distance of 34.06 feet to the PC of a curve; thence along a curve to the left having a radius of 347.21 feet and a central angle of 57°23'15" a distance of 347.76 feet; thence S 48°17'43" W a distance of 43.75 feet to the PC of a curve; thence along a curve to the left having a radius of 536.61 feet and a central angle of 24°07'52" a distance of 226.00 feet; thence S 24°09'51" W a distance of 277.20 feet to the PC of a curve; thence along a curve to the right having a radius of 617.81 feet and a central angle of 42°13'07" a distance of 455.23 feet; thence S 23°37'02" 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 SIXTEEN, 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: Danny McCoy, Vice-President

ATTEST: \_\_\_\_\_

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, \_\_\_\_\_, 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.

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 \_\_\_\_\_, 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 SIXTEEN, 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 \_\_\_\_\_

POE & ASSOCIATES OF TEXAS, INC.

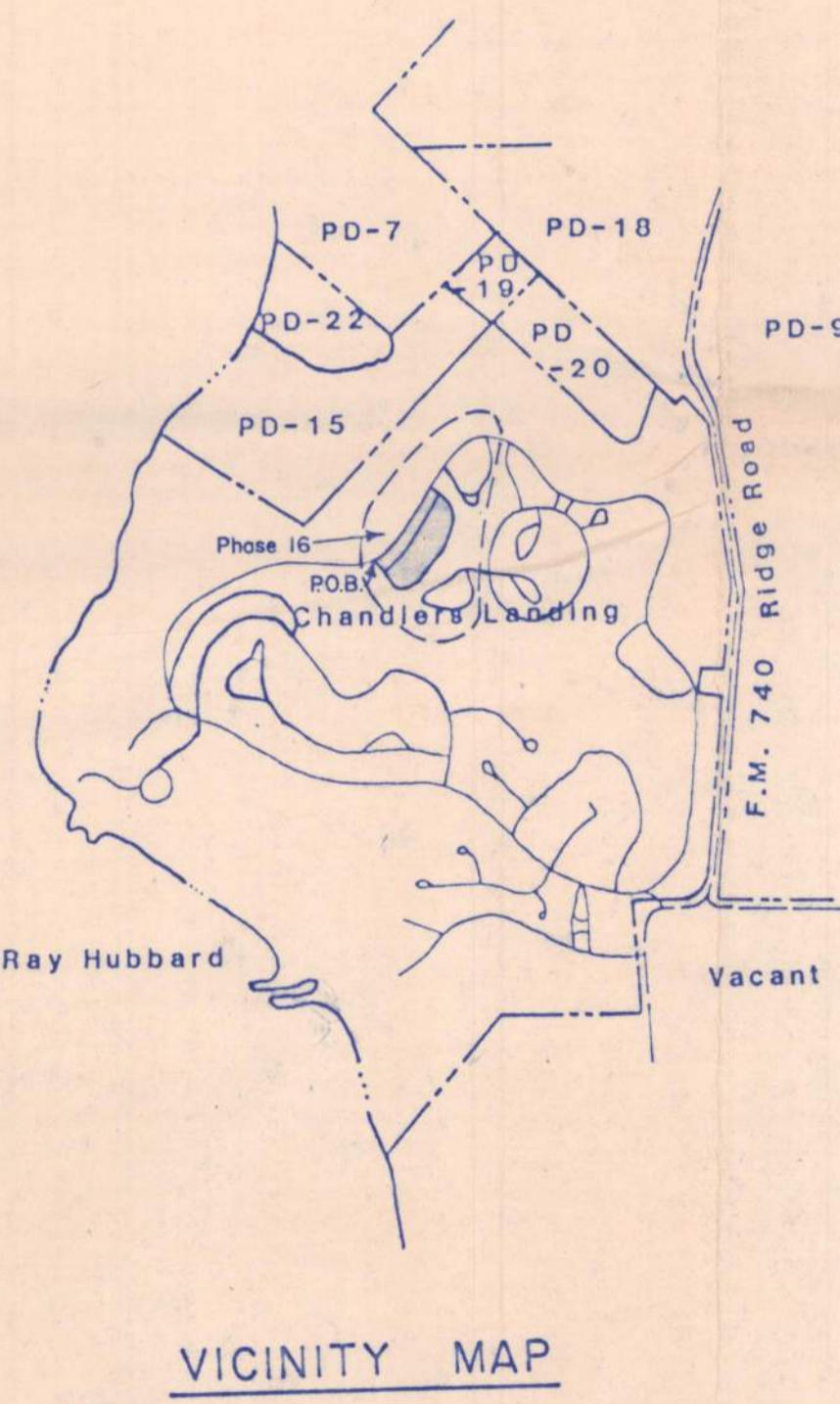
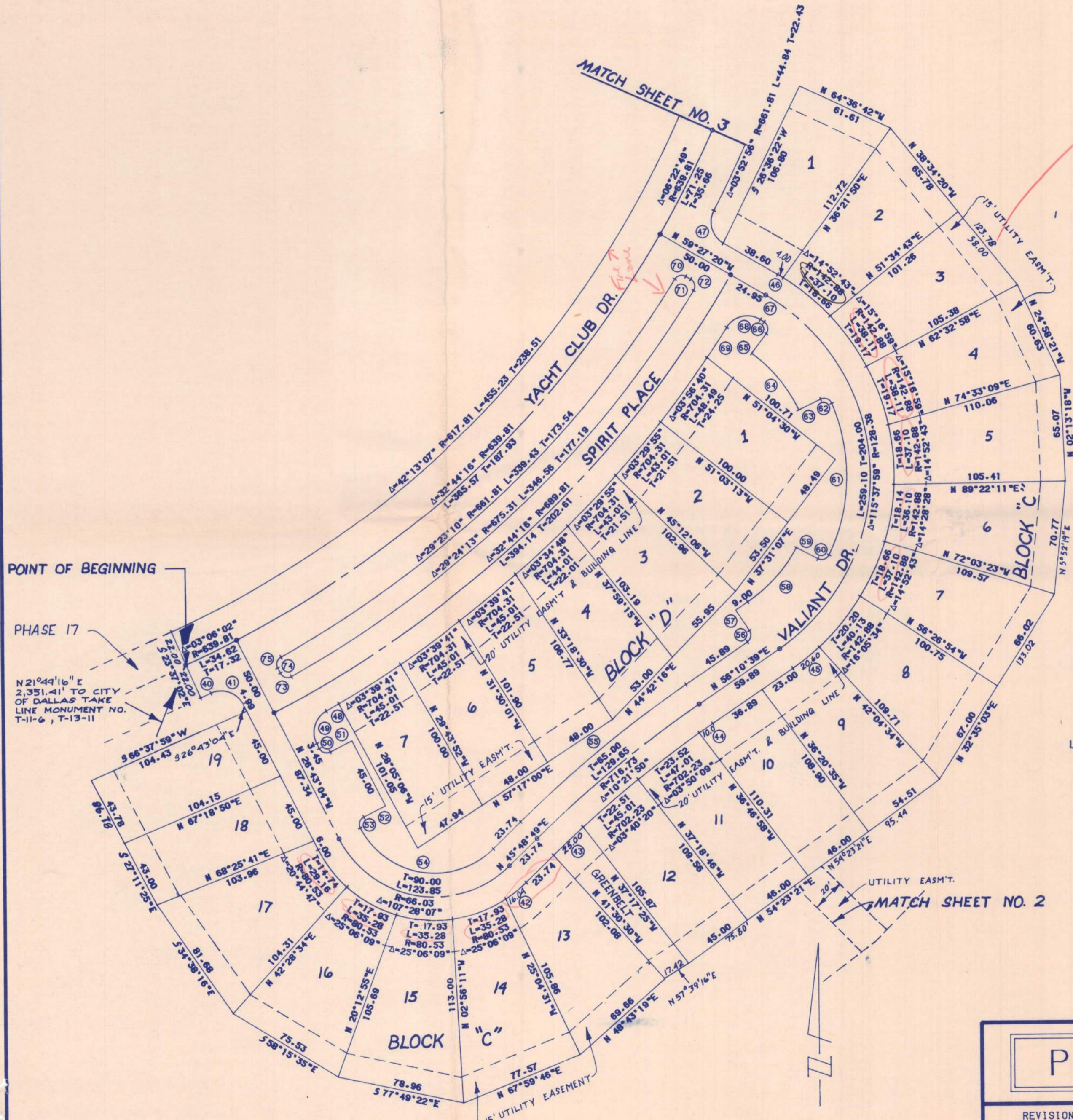
REVISIONS

FINAL PLAT  
CHANDLERS LANDING  
PHASE SIXTEEN

DESIGNED BY  
R.W.S.  
DRN. BY  
C.P.  
CHKD. BY  
DATE 4-3-84  
SHEET 4 OF 4

*Preliminary frontages  
all over 40ft.*

NOTE: 1. Numbers in circles indicate curves. Curve data is tabulated on pages 1, 2, & 3 of this plat. Arc lengths are shown for each curve on this sheet.  
2. The area within 10 ft. Left & 10 ft. Right of the center-line of the Streets shown hereon are hereby designated as Fire Lanes.



**DATA**

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
40	0°36'09"	661.81	6.96	3.48
41	87°30'07"	15.00	22.91	14.36
42	11°24'51"	80.53	16.04	8.05
43	02°02'24"	702.23	25.00	12.50
44	0°48'57"	702.23	10.00	5.00
45	08°15'35"	142.88	20.60	10.32
46	01°36'15"	142.88	4.00	2.00
47	87°30'07"	15.00	22.91	14.36
48	0°43'30"	704.31	8.91	4.46
49	87°38'58"	15.00	22.95	14.40
50	90°00'00"	5.00	7.85	5.00
51	N 63°16'56"E		15.00	
52	N 63°16'56"E		15.00	
53	90°00'00"	5.00	7.85	5.00
54	107°28'07"	51.53	96.65	70.24
55	10°21'50"	731.23	132.27	66.32
56	90°00'00"	5.00	7.85	5.00
57	N 33°49'21"W		15.00	
58	27°43'58"	93.88	45.44	23.18
59	N 61°33'19"W		14.89	
60	92°37'55"	5.00	8.08	5.24
61	48°35'40"	113.88	96.59	51.41
62	92°37'55"	5.00	8.08	5.24
63	N 64°35'10"E		14.89	
64	27°43'58"	93.88	45.44	23.18
65	N 36°51'12"E		14.89	
66	92°37'55"	5.00	8.08	5.24
67	01°23'37"	113.88	2.77	1.39
68	89°55'36"	15.00	23.54	14.98
69	01°47'59"	704.31	22.12	11.06
70	88°19'27"	5.00	7.71	4.86
71	N 59°27'20"W		3.50	
72	91°40'01"	5.00	8.00	5.15
73	91°40'01"	5.00	8.00	5.15
74	N 26°43'04"W		3.50	
75	88°19'27"	5.00	7.71	4.86

APR 10 1984

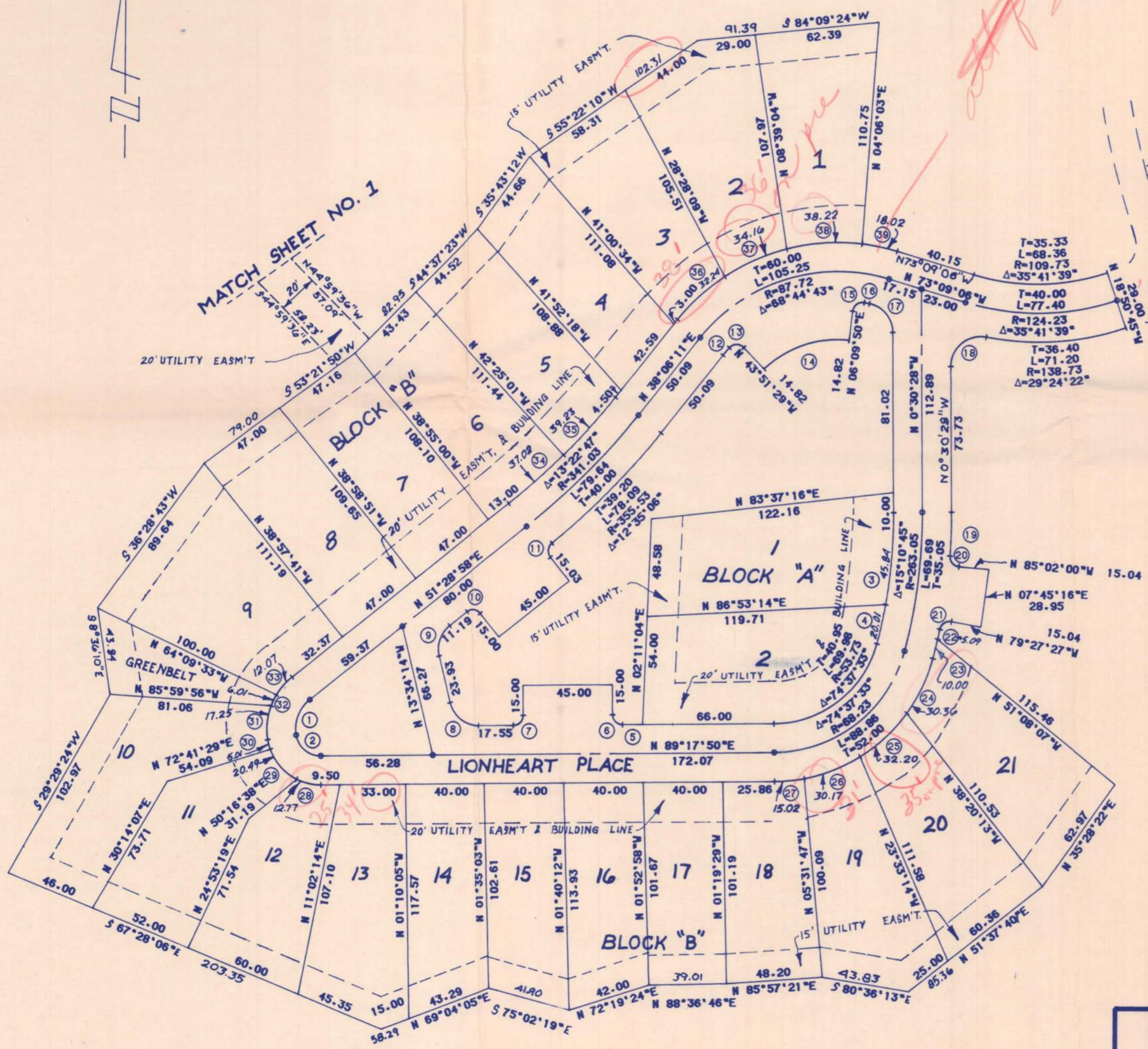
POE & ASSOCIATES OF TEXAS, INC.

REVISIONS


DESIGNED BY  
R.W.S.  
DRN. BY  
C.P.  
CHKD. BY  
   
DATE 4-3-84  
SHEET 1 OF 4

- NOTE: 1. Numbers in circles indicate curves. Curve data is tabulated on pages 1, 2, & 3 of this plat. Arc lengths are shown for each curve on this sheet.
2. The area within 10 ft. Left & 10 ft. Right of the center-line of the Streets shown hereon are hereby designated as Fire Lanes.

*Handwritten note in red ink:* "Handwritten notes over the plat"



DATA

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	61°03'31"	18.65	19.88	11.00
2	81°07'37"	12.52	17.73	10.72
3	10°34'03"	248.55	45.84	22.99
4	04°36'42"	248.55	20.01	10.01
5	N 89°17'50"E		10.00	
6	90°00'00"	5.00	7.85	5.00
7	90°00'00"	5.00	7.85	5.00
8	77°07'56"	15.00	20.19	11.96
9	65°03'12"	15.00	17.03	9.57
10	90°00'00"	5.00	7.85	5.00
11	89°12'19"	5.00	7.78	4.93
12	03°50'09"	73.22	4.90	2.45
13	94°12'12"	5.00	8.22	5.38
14	50°01'19"	53.22	46.46	24.83
15	94°12'12"	5.00	8.22	5.38
16	02°03'37"	73.22	2.63	1.32
17	77°03'53"	15.00	20.18	11.95
18	101°04'05"	15.00	26.46	18.22
19	04°27'38"	277.55	21.61	10.81
20	88°59'10"	5.00	7.77	4.91
21	88°59'10"	5.00	7.77	4.91
22	01°03'02"	277.55	5.09	2.54
23	02°03'52"	277.55	10.00	5.00
24	21°01'36"	82.73	30.36	15.35
25	22°18'11"	82.73	32.20	16.31
26	20°53'35"	82.73	30.17	15.25
27	10°24'11"	82.73	15.02	7.53
28	27°04'12"	27.02	12.77	6.50
29	43°26'24"	27.02	20.49	10.76
30	10°37'01"	27.02	5.01	2.51
31	29°49'15"	33.15	17.25	8.83
32	10°23'01"	33.15	6.01	3.01
33	20°51'14"	33.15	12.07	6.10
34	06°29'45"	326.53	37.02	18.53
35	06°53'02"	326.53	39.23	19.64
36	18°04'16"	102.22	32.24	16.25
37	19°08'49"	102.22	34.16	17.24
38	21°25'29"	102.22	38.22	19.34
39	10°06'09"	102.22	18.02	9.04

PQE & ASSOCIATES OF TEXAS, INC.

DESIGNED BY R.W.S.

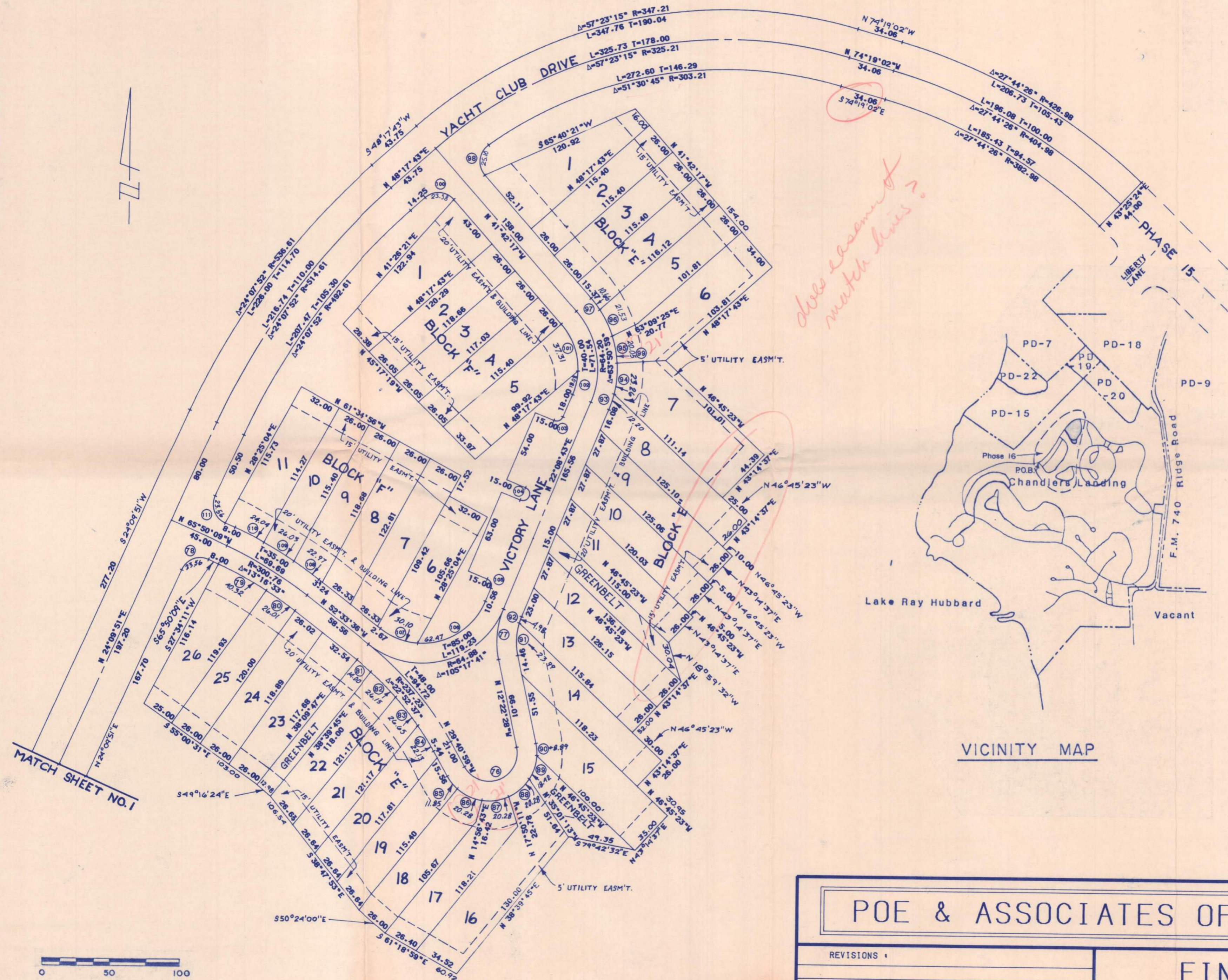
FINAL PLAT  
CHANDLERS LANDING  
PHASE SIXTEEN

REVISIONS

DRW. BY C.P. CHKD. BY C.P.  
DATE 4-3-84  
SHEET 2 OF 4

NOTE: 1. Numbers in circles indicate curves. Curve data is tabulated on pages 1, 2, & 3 of this plat. Arc lengths are shown for each curve on this sheet.

2. The area within 10 ft. Left & 10 ft. Right of the centerline of the Streets shown hereon are hereby designated as Fire Lanes.



**DATA**

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
66	162°41'29"	20.72	58.83	136.11
67	34°31'10"	62.58	37.70	19.44
68	90°00'00"	15.00	23.56	15.00
69	08°04'11"	286.26	40.32	20.19
70	05°12'21"	286.26	26.01	13.01
71	03°36'07"	222.73	14.00	7.00
72	06°43'33"	222.73	26.15	13.09
73	06°51'20"	222.73	26.65	13.34
74	05°41'36"	222.73	22.13	11.08
75	19°17'09"	35.22	11.85	5.98
76	32°59'34"	35.22	20.28	10.43
77	32°59'34"	35.22	20.28	10.43
78	32°59'34"	35.22	20.28	10.43
79	29°57'44"	35.22	18.42	9.42
80	14°27'55"	35.22	8.89	4.47
81	28°35'23"	48.08	23.99	12.25
82	05°55'47"	48.08	4.98	2.49
83	08°52'49"	78.70	12.20	6.11
84	16°56'06"	78.70	23.26	11.72
85	14°36'00"	78.70	20.05	10.08
86	15°40'27"	78.70	21.53	10.83
87	07°45'37"	78.70	10.66	5.34
88	95°52'30"	15.00	25.10	16.62
89	N 86°19'47"E		35.93	
90	90°00'00"	15.00	23.56	15.00
91	43°00'40"	49.70	37.31	19.58
92	20°50'19"	49.70	18.08	9.14
93	90°00'00"	5.00	7.85	5.00
94	180°00'00"	5.00	15.71	
95	90°00'00"	5.00	7.85	5.00
96	71°03'20"	50.38	62.47	35.97
97	34°14'20"	50.38	30.10	15.52
98	04°10'29"	315.26	22.97	11.49
99	04°43'52"	315.26	26.03	13.02
100	04°22'11"	315.26	24.04	12.03
101	90°00'00"	15.00	23.56	15.00

POE & ASSOCIATES OF TEXAS, INC.

REVISIONS


FINAL PLAT  
CHANDLERS LANDING  
PHASE SIXTEEN

DESIGNED BY  
R.W.S.

DRN. BY  
C.P.

CHKD. BY

DATE 4-3-84

SHEET 3 OF 4



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 N 21°49'16" E a distance of 2351.41 feet from the City of Dallas take line monument T-13-1, T-11-6; thence S 23°37'02" E a distance of 22 feet to the PC of a curve; thence along a curve to the left having a radius of 661.81 feet and central angle of 0°36'09" a distance of 6.96 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 87°30'07" a distance of 22.91 feet; thence S 26°43'04" E a distance of 4.99 feet; thence S 66°37'59" W a distance of 104.43 feet; thence S 27°11'25" E a distance of 86.78 feet; thence S 34°38'16" E a distance of 81.68 feet; thence S 58°15'35" E a distance of 75.53 feet; thence S 77°49'22" E a distance of 78.96 feet; thence N 67°59'46" E a distance of 77.57 feet; thence N 48°43'19" E a distance of 69.66 feet; thence N 57°39'16" E a distance of 17.42 feet; thence N 54°23'21" E a distance of 75.80 feet; thence S 44°59'36" E a distance of 58.23 feet; thence S 53°21'50" W a distance of 79.00 feet; thence S 36°28'43" W a distance of 89.64 feet; thence S 08°36'10" E a distance of 43.84 feet; thence S 29°29'24" W a distance of 102.97 feet; thence S 67°28'06" E a distance of 203.35 feet; thence N 69°04'05" E a distance of 58.29 feet; thence S 75°02'19" E a distance of 41.9 feet; thence N 72°19'24" E a distance of 42.00 feet; thence N 88°36'46" E a distance of 39.01 feet; thence N 85°57'21" E a distance of 48.20 feet; thence S 80°36'13" E a distance of 43.83 feet; thence N 51°37'40" E a distance of 85.36 feet; thence N 35°28'22" E a distance of 62.97 feet; thence N 51°08'07" W a distance of 115.46 feet to the PC of a curve; thence along a curve to the left having a radius of 277.55 feet and a central angle of 1°03'02" a distance of 5.09 feet to the PC of a curve; thence along a curve to the right having a radius of 5 feet and a central angle of 88°59'10" a distance of 7.77 feet; thence N 79°27'27" W a distance of 15.04 feet; thence N 07°45'16" E a distance of 28.95 feet; thence N 85°02'00" W a distance of 15.04 feet to the PC of a curve; thence along a curve to the right having a radius of 5 feet and a central angle of 88°59'10" a distance of 7.77 feet to the PC of a curve; thence along a curve to the left having a radius of 277.55 feet and a central angle of 04°27'38" a distance of 21.61 feet; thence N 0°30'28" W a distance of 73.73 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 101°04'05" a distance of 26.46 feet to the PC of a curve; thence along a curve to the left having a radius of 138.73 feet and a delta angle of 29°24'22" a distance of 71.20 feet; thence N 18°50'45" W a distance of 23.00 feet to the PC of a curve; thence along a curve to the right having a radius of 109.73 feet and a central angle of 35°41'39" a distance of 68.36 feet; thence N 73°09'06" W a distance of 40.15 feet to the PC of a curve; thence along a curve to the left having a radius of 102.22 feet and a central angle of 10°06'09" a distance of 18.02 feet; thence N 04°06'03" E a distance of 110.75 feet; thence S 84°09'24" W a distance of 91.39 feet; thence S 55°22'10" W a distance of 58.31 feet; thence S 35°43'12" W a distance of 44.66 feet; thence S 44°37'23" W a distance of 82.95 feet; thence N 44°59'36" W a distance of 57.09 feet; thence N 54°23'21" E a distance of 95.44 feet; thence N 32°35'03" E a distance of 133.02 feet; thence N 5°52'19" E a distance of 70.77 feet; thence N 02°13'18" W a distance of 65.07 feet; thence N 24°58'21" W a distance of 60.63 feet; thence N 38°34'20" W a distance of 123.78 feet; thence N 64°36'42" W a distance of 61.61 feet; thence S 26°36'22" W a distance of 106.80 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 87°30'07" a distance of 22.91 feet to the PC of a curve; thence along a curve to the left having a radius of 661.81 feet and a central angle of 03°52'56" a distance of 44.84 feet; thence N 24°09'51" E a distance of 167.70 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 90°00'00" a distance of 23.56 feet; thence S 65°50'09" E a distance of 8.00 feet; thence S 27°34'11" W a distance of 116.14 feet; thence S 55°00'31" E a distance 103.00 feet; thence S 49°16'24" E a distance of 12.98 feet; thence S 38°47'53" E a distance of 106.54 feet; thence S 50°24'00" E a distance of 26.00 feet; thence S 61°18'59" E a distance of 60.92 feet; thence N 38°39'45" E a distance of 130.00 feet; thence S 79°42'32" E a distance of 49.35 feet; thence N 43°14'37" E a distance of 35.00 feet; thence N 46°45'23" W a distance of 30.95 feet; thence N 43°14'37" E a distance of 26.00 feet; thence N 46°45'23" W a distance of 30.00 feet; thence N 43°14'37" E a distance of 52.00 feet; thence N 18°59'32" W a distance of 30.04 feet; thence N 43°14'37" E a distance of 26.00 feet; thence N 46°45'23" W a distance of 5.00 feet; thence N 43°14'37" E a distance of 26.00 feet; thence N 46°45'23" W a distance of 5.00 feet; thence N 43°14'37" E a distance of 26.00 feet; thence N 46°45'23" W a distance of 10.00 feet; thence N 43°14'37" E

a distance of 26.00 feet; thence N 46°45'23" W a distance of 25.00 feet; thence N 43°14'37" E a distance of 44.39 feet; thence N 46°45'23" W a distance of 101.01 feet; thence N 48°17'43" E a distance of 103.81 feet; thence N 41°42'17" W a distance of 154.00 feet; thence S 65°40'21" W a distance of 120.92 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 95°52'30" a distance of 25.10 feet to the PC of a curve; thence along a curve to the right having a radius of 303.21 feet and a central angle of 51°30'45" a distance of 272.60 feet; thence S 74°19'02" E to the PC of a curve; thence along a curve to the right having a radius of 382.98 feet and a central angle of 27°44'26" a distance of 185.43 feet; thence N 43°25'24" E a distance of 44.00 feet to the PC of a curve; thence along a curve to the left having a radius of 426.98 feet and a central angle of 27°44'26" a distance of 206.73 feet; thence N 74°19'02" W a distance of 34.06 feet to the PC of a curve; thence along a curve to the left having a radius of 347.21 feet and a central angle of 57°23'15" a distance of 347.76 feet; thence S 48°17'43" W a distance of 43.75 feet to the PC of a curve; thence along a curve to the left having a radius of 536.61 feet and a central angle of 24°07'52" a distance of 226.00 feet; thence S 24°09'51" W a distance of 277.20 feet to the PC of a curve; thence along a curve to the right having a radius of 617.81 feet and a central angle of 42°13'07" a distance of 455.23 feet; thence S 23°37'02" E a distance of 22.00 feet to the POINT OF BEGINNING.

34.06 ft  
left out

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 SIXTEEN, 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: Danny McCoy, Vice-President

ATTEST: \_\_\_\_\_

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, \_\_\_\_\_, 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.

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 \_\_\_\_\_, 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 SIXTEEN, 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 \_\_\_\_\_

POE & ASSOCIATES OF TEXAS, INC.

REVISIONS

FINAL PLAT  
CHANDLERS LANDING  
PHASE SIXTEEN

DESIGNED BY  
R.W.S.

DRN. BY  
C.P.

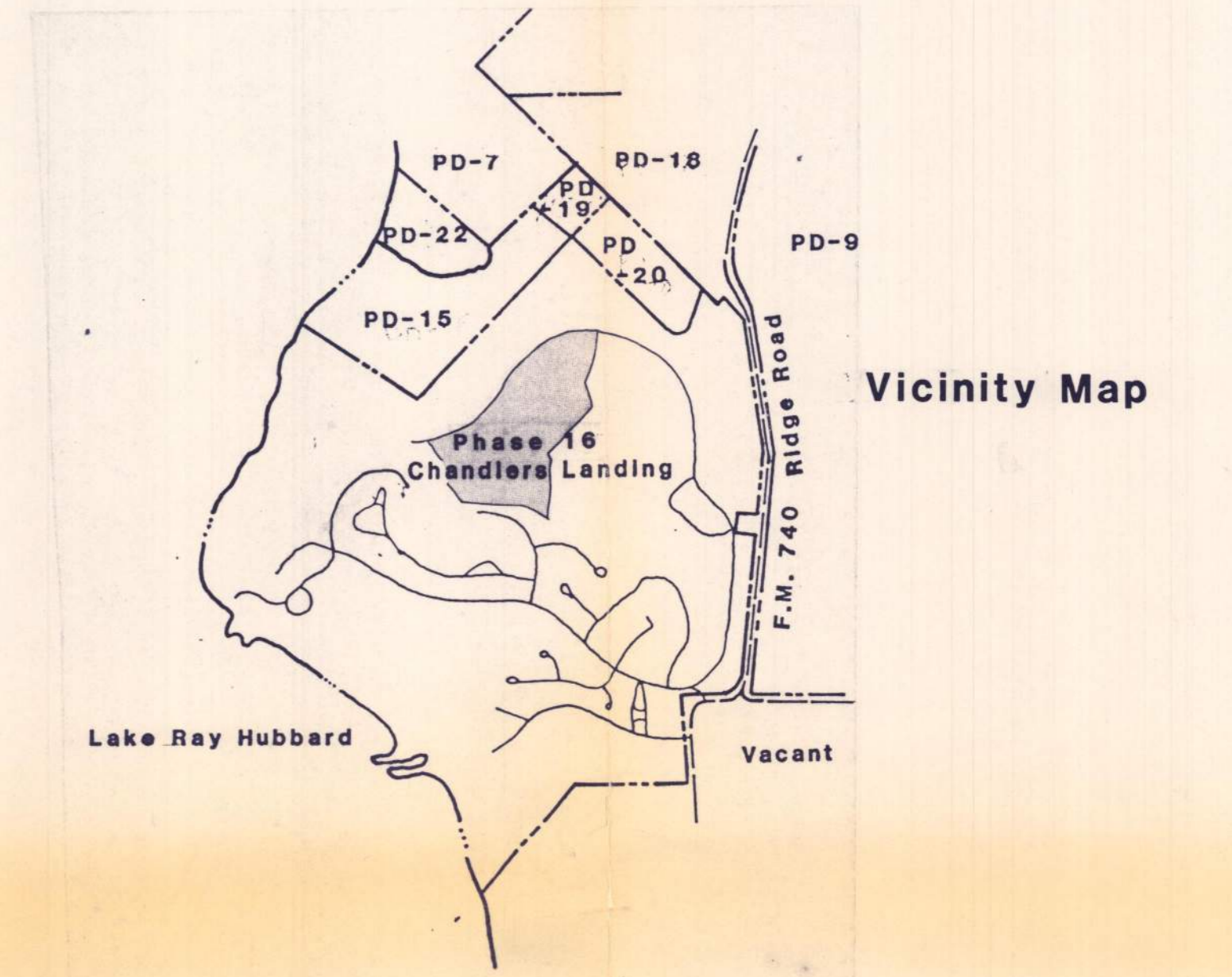
DATE 4-3-84

SHEET OF  
4 4

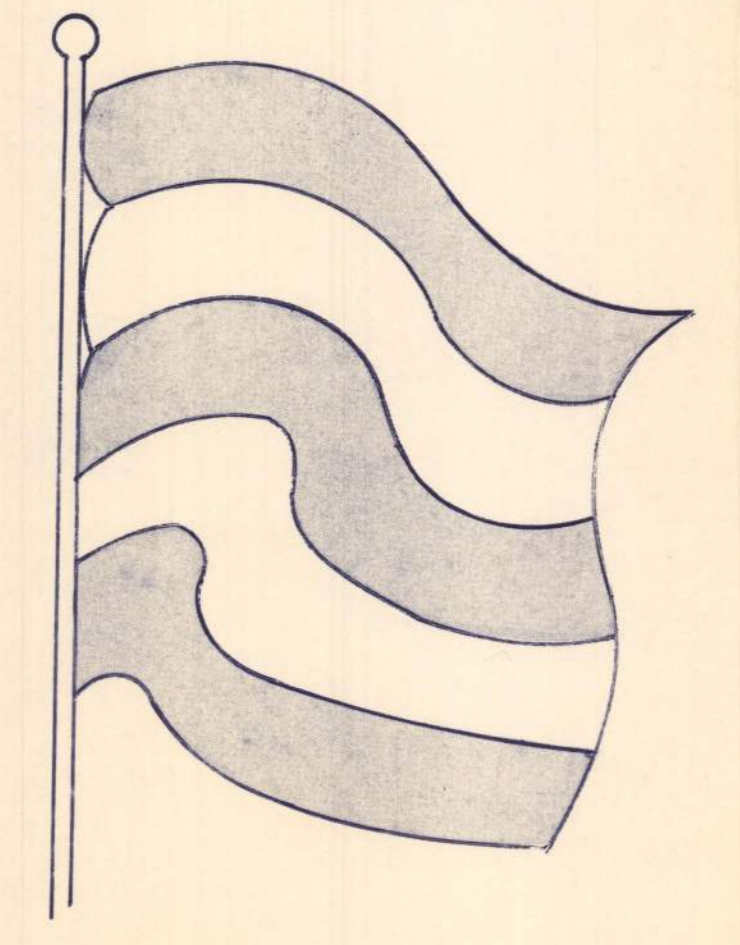
Phase 16



*Land Planning - Poe and Associates of Texas, Inc.*

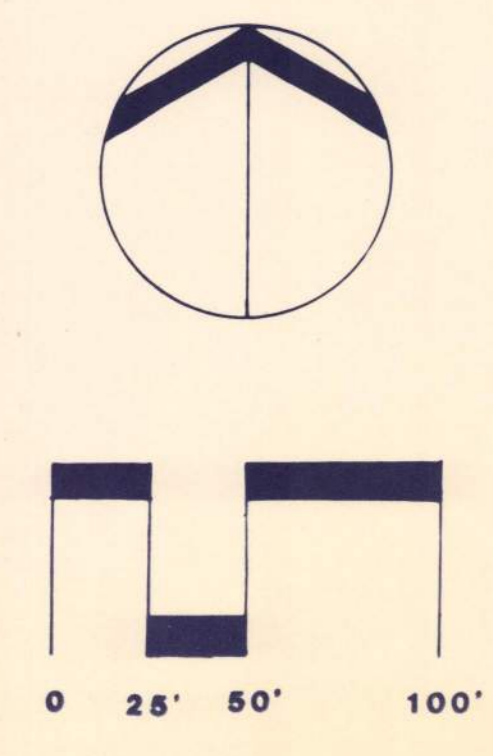


**Notes:**  
Surrounding land owned by Texas-Frutes Company, with the exception of single-family lots.  
Location and types of all signs, including size, height, lighting, and orientation, shall be governed by the protective covenants as established by the Chandlers Landing Master Declaration of Covenants and Restrictions, Article IX, Section 1 (e).



**POE & ASSOCIATES  
PLANNING, INC.**  
LAND PLANNERS  
ENGINEERS  
ARCHITECTS  
18000 EAST 95TH STREET  
TULSA, OK 74145

Development Plan and Preliminary Plat for Phase 16  
**Chandlers Landing**  
Rockwall, Texas



# PHASE 16 REVISIONS

**DATA:**

**PATIO HOMES: LOTS 1-2, BLOCK "A" & LOTS 1-21, BLOCK "B"**  
 - TOTAL GROSS AREA: 17.5 AC.  
 - TOTAL NO. OF UNITS: 23 UNITS  
 - NO. OF UNITS PER GROSS AC.: 1.30 U./AC.  
 - MINIMUM FLOOR AREA PER DU: 1500 SF

**PATIO HOMES: LOTS 1-17, BLOCK "C" & LOTS 1-7, BLOCK "D"**  
 - TOTAL GROSS AREA: 17.5 AC.  
 - TOTAL NO. OF UNITS: 24 UNITS  
 - NO. OF UNITS PER GROSS AC.: 1.34 U./AC.  
 - MIN. FLOOR AREA PER DU: 1500 SF  
 - TOTAL PARKING (EXCLUDING GARAGE): 68 SPACES  
 - NO. OF PARKING SPACES PER UNIT: 2.9 SPACES

**TOWNHOMES: LOTS 1-20, BLOCK "E" & LOTS 1-11, BLOCK "F"**  
 - TOTAL GROSS AREA: 15.5 AC.  
 - TOTAL NO. OF UNITS: 37 UNITS  
 - NO. OF UNITS PER GROSS AC.: 2.39 U./AC.  
 - MINIMUM FLOOR AREA PER DU: 1000 SF  
 - TOTAL PARKING (EXCL. GARAGE): 72 SPACES  
 - NO. OF PARKING SPACES PER UNIT: 2.5 SPACES

Total Units: 84

LIMITS OF PHASE 16 PLAT

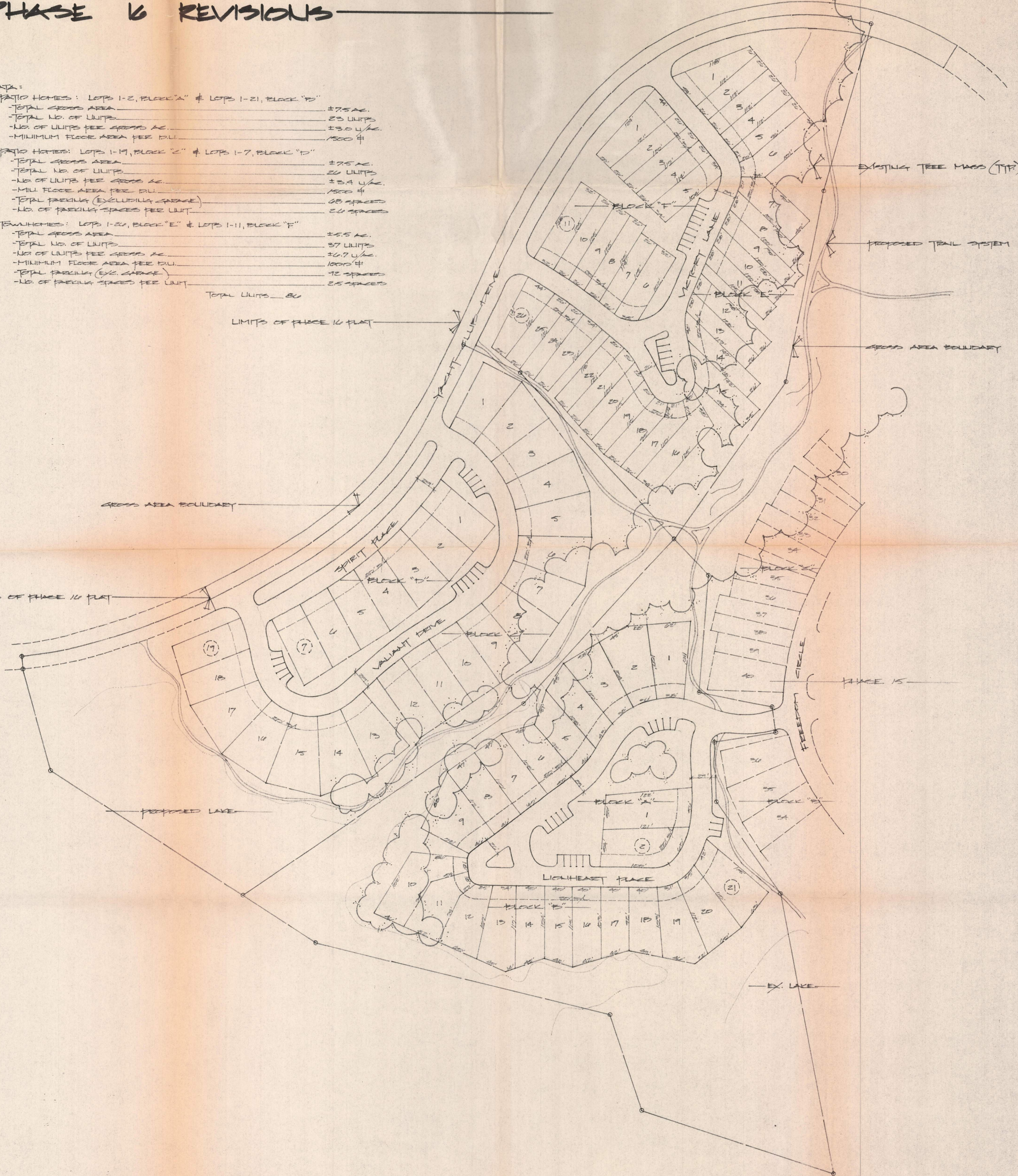
GROSS AREA BOUNDARY

LIMITS OF PHASE 16 PLAT

PROPOSED LAKE

PHASE 15

EX. LAKE





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

10503 Forest Lane, Suite 150

LAND PLANNERS/ENGINEERS

Dallas, Texas 75243

(214) 231-6883

4/25/84

MS KAREN MARTIN

ADM. ASST.

CITY OF ROCKWALL

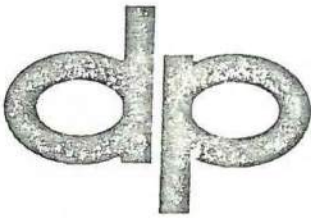
ENCLOSED IS A COPY OF THE TRANSMITTAL  
LETTER SENT TO FREESE & NICHOLS. WE  
MAILED THEM THE DRAINAGE COMPUTATIONS  
ON 4/25/84. IF YOU HAVE ANY QUESTIONS  
PLEASE CALL.

Thank you

P. J. O'Connell

FOR Peter M. Hodapp





POE & ASSOCIATES  
OF TEXAS, INC.  
ENGINEERS/PLANNERS

10503 Forest Lane, Suite 150  
Dallas, Texas 75243

DATE 4/25/84	JOB NO. 6011-8
ATTENTION MR. T. ANTHONY REID	
RE CHANDLERS LANDING P.A. 16 STORM SEWER CALCULATIONS	

FRITZ & NICHOLS ENG. INC.  
211 LAMAR ST  
FT WORTH, TX.

GENTLEMEN:

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

Shop drawings       Prints       Plans       Samples       Specifications

Copy of letter       Change order       COMPUTATIONS

COPIES	DATE	NO.	DESCRIPTION
2	4/25/84	6011-8	DRAINAGE AREA MAP
2	4/25/84	6011-8	2 SETS OF STM. SWR. COMPUTATIONS.

THESE ARE TRANSMITTED as checked below:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> For approval            | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted     | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Approved              | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> _____                   | <input type="checkbox"/> Not Approved          | <input type="checkbox"/> Returned for corrections             |

C.C. KAREN MARTIN

SIGNED: Tom Dinnella (CMH)  
POE & ASSOCIATES

**FREESE AND NICHOLS, INC.**  
CONSULTING ENGINEERS AND PLANNERS

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 25, 1984

City of Rockwall  
102 E. Washington  
Rockwall, TX 75087

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

Re: Chandlers Landing  
Phase 16 - ROK 84816

Gentlemen:

We have received the plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standard of Design and good engineering practice.

PAVING

1. It is recommended that curb return radii be 20-feet as required by Rockwall's Standards for Design.
2. It is recommended that the water, sewer, and storm sewer be shown on the profile portion of the paving plans.
3. It is suggested that drainage flow arrows be shown on the plan sheets, especially at intersections.
4. It is recommended that locations of valley gutters be indicated on the paving plans.
5. At various locations the paving plans indicate radii less than the 150-foot minimum as required by the Standards of Design. It is recognized that as a "planned development" the City may allow special considerations for various design elements within the Chandlers Landing project area; therefore variance from the 150-foot minimum will need approval by the City.

STORM SEWER

1. Storm water runoff data needs to be provided for structure shown on sheet 10 of 20 in order to complete review of this structure.
2. Storm water quantities need to be provided for structures located on sheet 11 of 20, Victory Lane. Size of R.C.P. needs to be shown.
3. In order to complete storm drainage review, drainage area map should be provided showing drainage areas, location and sizes of pipes and inlets, drainage flow arrows, and existing natural drainage channels.

WATER

1. It is recommended that a flush valve be installed at the end of the 8-inch line located on Yacht Club Drive as required by the **Standards for Design**. This valve may be removed and replaced as the line is extended.
2. The high density of units provided by the small lot concept of Chandlers Landing suggests that an additional fire hydrant may be advisable at the westerly most location of Lionheart Drive, as shown on the review plans.
3. The **Standards for Design** for the City Rockwall requires fire hydrants to be located at each street intersection. It is recommended that a fire hydrant location scheme be adopted to comply with this requirement.
4. The minimum size of water line allowable, according to the **Standards for Design**, is six inches. Therefore, it is recommended that the 2-inch lines shown in Lionheart Drive and Victory Lane be increased in diameter.

SEWER

1. It is recommended that all water lines, storm sewers, and paving sections crossing the sewer line be located in the sewer profile.
2. The Texas State Health Department requires a drop manhole to be constructed at locations where the drop to invert exceeds 24-inches. It is recommended that a drop manhole be constructed at manhole #4.

GENERAL COMMENTS

Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend the Developer provide corrections and additions to the plans as noted and two copies of revised plans be resubmitted for review. Our recommendations do not in any way relieve the Developer or his agent from responsibility and 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 service.

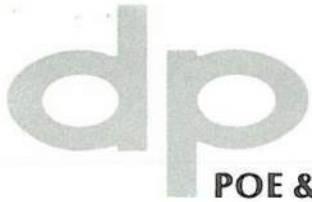
Yours very truly,

FREESE AND NICHOLS, INC.



T. Anthony Reid, P.E.

TAR/DCB:dd



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

LAND PLANNERS/ENGINEERS

10503 Forest Lane, Suite 150

Dallas, Texas 75243

(214) 231-6883

May 25, 1984

City of Rockwall  
102 E. Washington  
Rockwall, TX 75087

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

RE: Chandlers Landing Phase 16 - ROK 84816

Gentlemen:

We have received the comment letter on the submittal for the subject project and have made the following corrections and changes in accordance with that letter from Freese and Nichols:

PAVING

- \*1. It is recommended that the curb design radii be 20 foot as required by City of Rockwall's Standards for Design.\*

The engineer has made these corrections on the plans.

- \*2. It is recommended that the water sewer and storm sewer be shown on the profile portion of the paving plans.\*

The engineers has made additions to the plans and profile.

- \*3. It is suggested the drainage flow arrows be shown on the plan sheets, especially at intersections.\*

These arrows have been shown on the plans and all valley gutters have been indicated.

- \*4. It is recommended that locations of valley gutters be indicated on the paving plans.\*

This has been done.

- \*5. At various locations the paving plans indicate radii less than the 150 foot minimum as required by the Standards of Design. It is recognized that as a planned development the City may allow special consideration for various design elements within the Chandlers Landing project area; therefore, variance from the 150 foot minimum will need approval by the City.\*



City of Rockwall  
May 25, 1984  
Page 2 of 4

The following curves are all of smaller radius than the 150 foot prescribed by the City of Rockwall's standards:

Station 1+98 on Victory Lane  
Station 4+80.10 on Victory Lane  
Station 2+39.82 on Connection Road  
Station 0+19.44 on Connection Road  
Station 2+78.95 on Valiant Drive  
Station 6+37.30 on Valiant Drive  
Station 0+75.74 on Lionheart Place  
Station 2+13.5 on Lionheart Place  
Station 8+45.51 on Lionheart Place

These streets are all short loops for connection streets and as such will not develop the speeds prevalent on main arterial streets. The terrain and lot layout of this planned development have dictated the radiuses that we have designed. For this reason we respectfully request variances on all of these curves.

#### STORM SEWER

- \*1. Storm water runoff data needs to be provided for structure shown on sheet 10 of 20 in order to complete review of this project.\*

This data has been furnished.

- \*2. Storm water quantities need to be provided for structures located on sheet 11 of 20 on Victory Lane, size of RCP needs to be shown.\*

This information has been placed on the plan as per letter.

- \*3. In order to complete storm drainage review drainage area map should be provided showing drainage areas location and sizes of pipes and inlets, drainage flow arrows and existing natural drainage channels.\*

A master map has been prepared incorporating several of the phases whose drainage and services interrelate. Copies of this map are included in this set of plans. The master map is too small to show flow arrows but the flow arrows are being shown on the plan and profile sheets.



City of Rockwall  
May 25, 1984  
Page 3 of 4

WATER

- \*1. It is recommended that a flush valve be installed at the end of the 8 inch line located on Yacht Club Drive as required by the Standards for Design. This valve may be removed and replaced as line is extended.\*

This flush valve has been added to the plans.

- \*2. The high density of units provided by the small lot concept of Chandlers Landing suggest that an additional fire hydrant may be advisable at the westerly most location of Lionheart Place as shown on the review plans.

That fire hydrant has been added to the plans.

- \*3. The Standards for Design for the City of Rockwall requires fire hydrants to be located at each street intersection. It is recommended that a fire hydrant location scheme be adopted to comply with this requirement.\*

This recommendation has been implemented and added to the plans.

- \*4. The minimum size water line allowable, according to the Standards for Design, is 6 inches. Therefore, it is recommended that the 2 inch lines shown in Lionheart Place and Victory Lane be increased in diameter.\*

These lines have been increased to 6 inch diameter.

SEWER

- \*1. It is recommended that all water lines, storm sewers and paving sections crossing the sewer lines be located in the sewer profiles.\*

This has been added to all plans and profiles for paving and sewerage.

- \*2. The Texas State Health Department requires a drop-manhole to be constructed at locations where the dropped invert exceeds 24 inches. It is recommended that a drop-manhole be constructed at manhole no. 4.\*

This manhole has been added to sewerage plans.



City of Rockwall  
May 25, 1984  
Page 4 of 4

GENERAL COMMENTS

The engineer has added to the plans master maps showing drainage areas, sewerage, and water lines serving several phases of Chandlers Landing. These maps will clarify the relation of the above systems to each other and will show where all site facilities are needed. All off-site facilities necessary to serve phase 16 are in easements platted on phase 17, which plat is being submitted simultaneously with this submission.

If any further information concerning this submission is desired, please do not hesitate to call me.

Very truly yours,

D.E. West, P.E.

cc: Van Hall

DEW/br



# FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

June 11, 1984

City of Rockwall  
205 West Rusk  
Rockwall, TX 75047

Attention: Ms. Julie Couch, Acting City Administrator  
Mr. Ed Heath, Director of Community Services

Re: Second Review, Chandlers  
Landing, Phase 16  
ROK 84816

We have received the plans for the referenced project and have completed the second review. We offer the following comments regarding compliance with Rockwall's Standards for Design and good engineering practice:

## PAVING

At various locations, the paving plans indicate radii less than the 150-foot minimum as required by the Standards of Design. It is recognized that as a "planned development" the City may allow special considerations for various design elements within the Chandlers Landing project area; therefore, variance from the 150-foot minimum will need approval by the City.

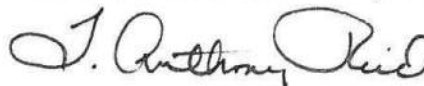
## GENERAL COMMENTS

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. Our recommendations do not in any way relieve the Developer or his agent from responsibility and 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.

Yours very truly,

FREESE AND NICHOLS, INC.



T. Anthony Reid, P.E.

TAR:dd

SIMON W. FREESE, P.E.  
JAMES R. NICHOLS, P.E.  
ROBERT L. NICHOLS, P.E.  
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