

APPLICATION AND
FINAL PLAT CHECKLIST

Date: April 10, 1984

Name of Proposed Subdivision CHANDLERS LANDING - PHASE 18-A

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. 2.9 Acres

Current Zoning 75243 RD

Number of Lots/Units 21

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> | _____ | 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. 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 |

APPLICATION AND
FINAL PLAT CHECKLIST

 X _____

18. Plan profiles for streets and
utilities

Taken by _____

File No. 84-69-FP

Date _____

Fee \$205.00

Receipt _____

~~SITE/PLAN/PRELIMINARY/PLAT/FINAL PLAT~~
FACT SHEET

Applicant: Texas-Frates

Name of Proposed Development: Chandlers Landing, Phase 18-A

Acreage: 2.9

Number of Lots: 21

Current Zoning: PD-8

Surrounding Zoning: PD-8

Description: Townhouses facing the extension of Ranger Drive

Staff Comments:

1. Label as Installment 1
2. Label frontage of Lot 1
3. Place all utilities in easements

Planning and Zoning Commission Recommendations:

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

City Council Decision:

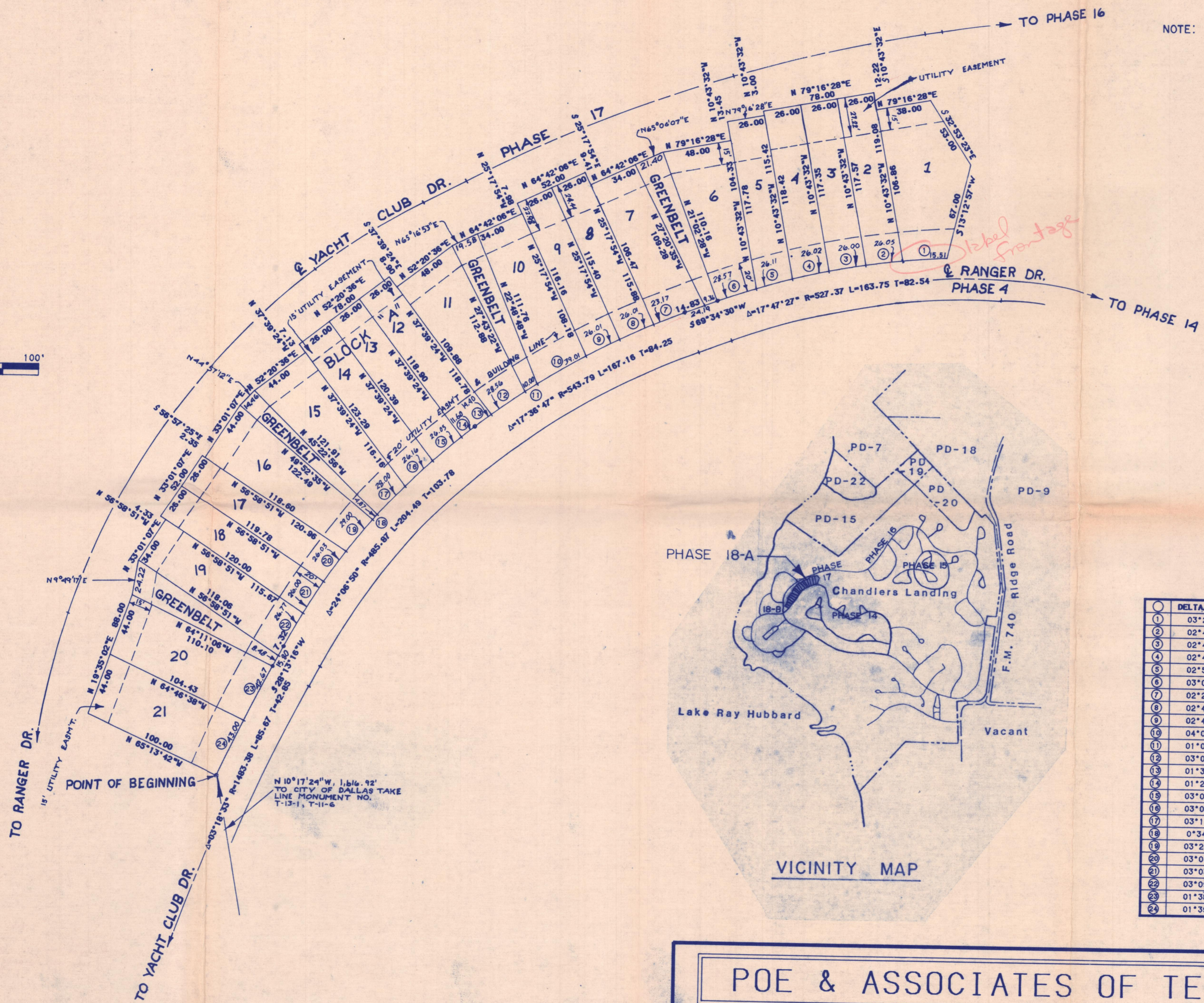
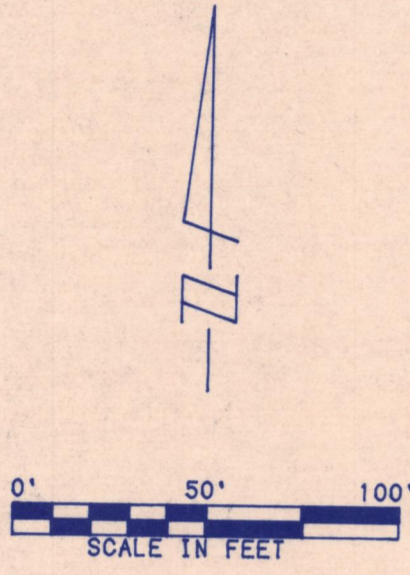
6/4/84 - Pull off Agenda

6/11/84 - Approve subject to engineering.

NOTE: NUMBERS IN CIRCLES INDICATE CURVES. CURVE DATA IS TABULATED ON THIS PAGE. ARC LENGTHS ARE SHOWN FOR EACH CURVE ON THIS SHEET.

total acreage?

do easements match up OK?



DATA				
CURVE NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	03°22'06"	527.37	31.00	15.51
2	02°49'47"	527.37	26.05	13.03
3	02°49'30"	527.37	26.00	13.00
4	02°49'39"	527.37	26.02	13.01
5	02°50'12"	527.37	26.11	13.06
6	03°06'12"	527.37	28.57	14.29
7	02°26'30"	543.79	23.17	11.59
8	02°44'25"	543.79	26.01	13.01
9	02°44'27"	543.79	26.01	13.01
10	04°06'36"	543.79	39.01	19.51
11	01°03'13"	543.79	10.00	5.00
12	03°00'33"	543.79	28.56	14.28
13	01°31'02"	543.79	14.40	7.20
14	01°22'05"	485.87	11.60	5.80
15	03°04'17"	485.87	26.05	13.03
16	03°05'07"	485.87	26.16	13.09
17	03°18'08"	485.87	28.00	14.01
18	0°34'26"	485.87	4.87	2.43
19	03°25'13"	485.87	29.00	14.51
20	03°04'10"	485.87	26.03	13.02
21	03°03'59"	485.87	26.00	13.01
22	03°09'23"	485.87	26.77	13.39
23	01°38'54"	1483.38	42.67	21.34
24	01°39'39"	1483.38	43.00	21.50

RECEIVED APR 10 1984

POE & ASSOCIATES OF TEXAS, INC.

REVISIONS

DESIGNED BY
R.W.S.
 DRN. BY
C.P.
 CHKD. BY
R.W.S.
 DATE April, 1984
 SHEET 1 OF 2

FINAL PLAT
CHANDLERS LANDING
PHASE EIGHTEEN - A

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 10°17'24" W a distance of 1,616.92 feet from the City of Dallas take line Monument T-13-1, T-11-6; thence N 65°13'42" W a distance of 100 feet; thence N 19°35'02" E a distance of 88.00 feet; thence N 9°49'17" E a distance of 24.22 feet; thence N 33°01'07" E a distance of 34.00 feet; thence N 56°58'51" W a distance of 4.33 feet; thence N 33°01'07" E a distance of 52.00 feet; thence S 56°57'25" E a distance of 2.35 feet; thence N 33°01'07" E a distance of 44.00 feet; thence N 44°57'12" E a distance of 14.46 feet; thence N 52°20'36" E a distance of 44.00 feet; thence N 37°39'24" W a distance of 7.13 feet; thence N 52°20'36" E a distance of 78.00 feet; thence S 37°39'24" E a distance of 8.90 feet; thence N 52°20'36" E a distance of 48.00 feet; thence N 65°16'53" E a distance of 19.58 feet; thence N 64°42'06" E a distance of 34.00 feet; thence N 25°17'54" W a distance of 7.98 feet; thence N 64°42'06" E a distance of 52.00 feet; thence S 25°17'54" E a distance of 9.41 feet; thence N 64°42'06" E a distance of 34.00 feet; thence N 65°06'07" E a distance of 21.40 feet; thence N 79°16'28" E a distance of 48.00 feet; thence N 10°43'32" W a distance of 13.45 feet; thence N 79°16'28" E a distance of 26.00 feet; thence N 10°43'32" W a distance of 3.00 feet; thence N 79°16'28" E a distance of 78.00 feet; thence S 10°43'32" E a distance of 12.22 feet; thence N 79°16'28" E a distance of 38.00 feet; thence S 32°53'23" E a distance of 53.00 feet; thence S 13°12'57" W a distance of 67.00 feet to the PC of a curve; thence along a curve to the left having a radius of 527.37 feet and a central angle of 17°47'27" a distance of 163.75 feet; thence S 69°34'30" W a distance of 24.19 feet to the PC of a curve; thence along a curve to the left having a radius of 543.79 feet and a central angle of 17°36'47" a distance of 167.16 feet to the PC of a curve; thence along a curve to the left having a radius of 485.87 feet and a central angle of 24°06'50" a distance of 204.49 feet; thence S 28°13'16" W a distance of 15.80 feet to the PC of a curve; thence along a curve to the left having a radius of 1483.38 feet and a central angle of 3°18'33" a distance of 85.67 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 EIGHTEEN -A, 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

APPROVED

Date

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above foregoing plat of CHANDLERS LANDING PHASE EIGHTEEN -A, 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 EIGHTEEN - A

DESIGNED BY

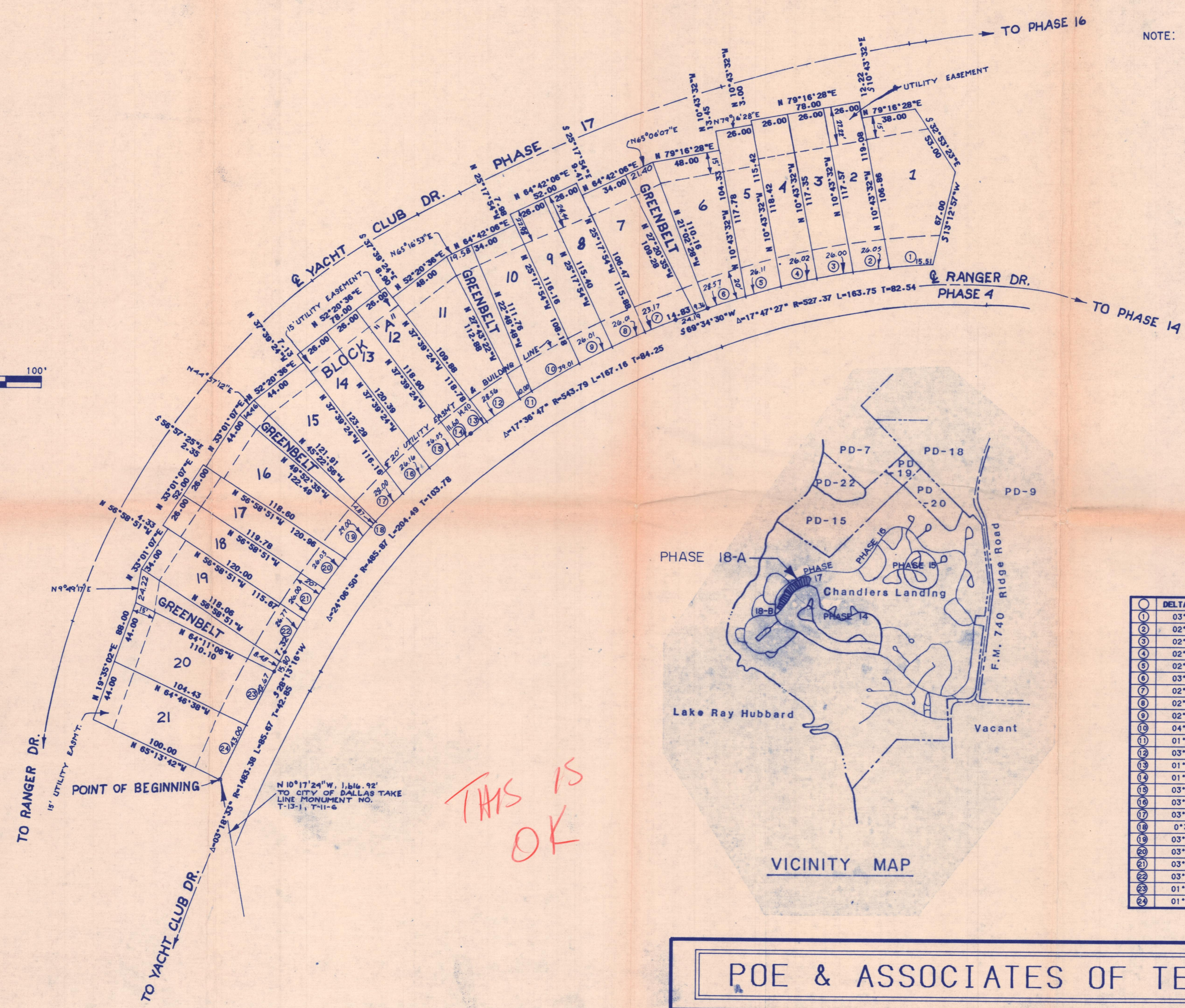
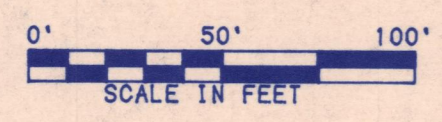
R.W.S.

DRN. BY CHKD. BY
C.P. R.W.S.

DATE April - 1984

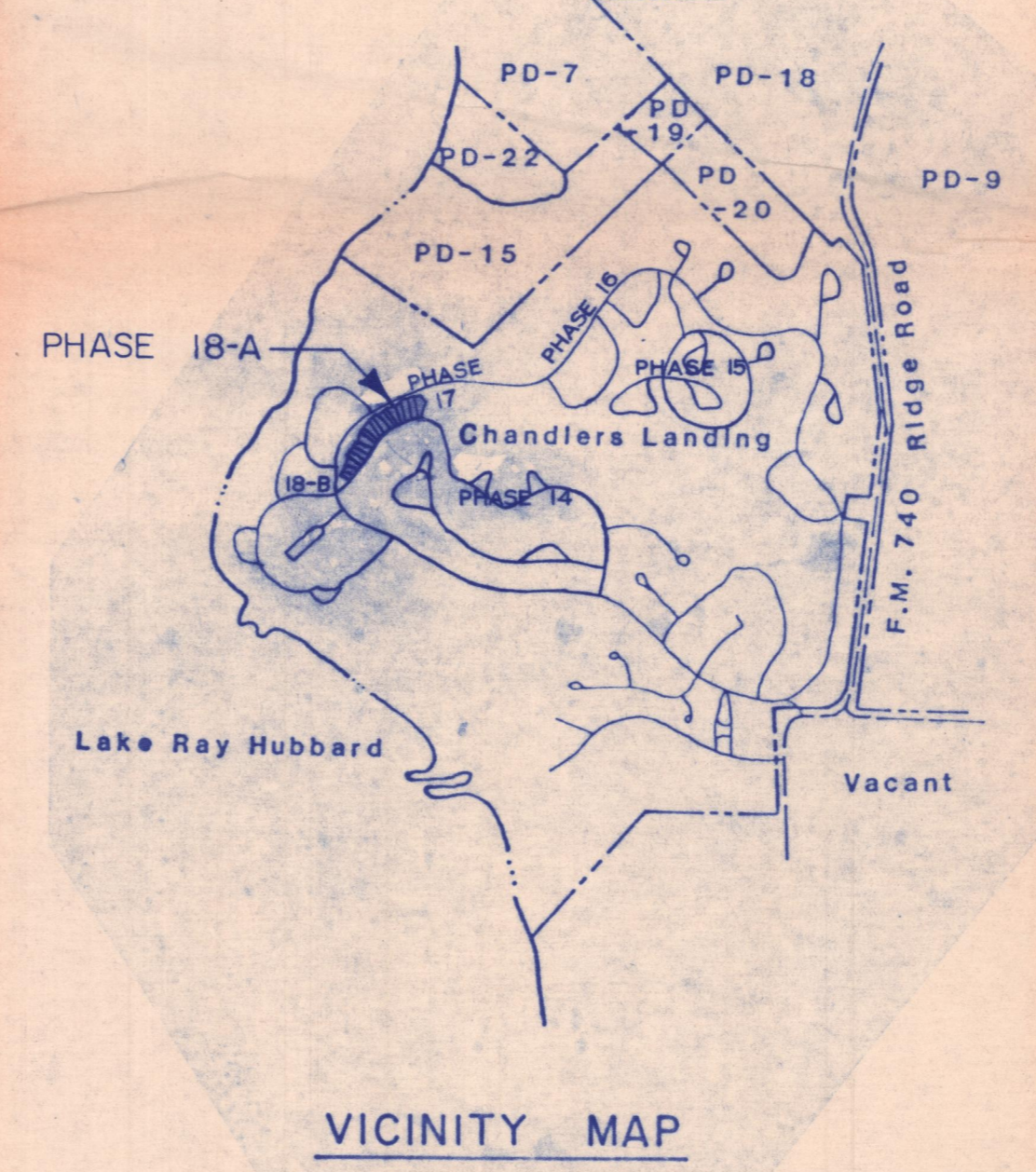
SHEET OF
2 2

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THIS IS OK

S.W. Bell



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POE & ASSOCIATES OF TEXAS, INC.

REVISIONS

DESIGNED BY
R.W.S.
DRN. BY
C.P.
CHKD. BY
R.W.S.
DATE April, 1984
SHEET 1 OF 2

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COUNTY OF ROCKWALL

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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 APPROVED _____ Date

Chairman, Planning and Zoning Commission _____ Date

I hereby certify that the above foregoing plat of CHANDLERS LANDING PHASE EIGHTEEN -A, 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 EIGHTEEN - A

DESIGNED BY	
R.W.S.	
DRN. BY	CHKD. BY
C.P.	R.W.S.
DATE April - 1984	
SHEET	OF
2	2



POE & ASSOCIATES
OF TEXAS, INC.

LAND PLANNERS/ENGINEERS

10503 Forest Lane, Suite 150

Dallas, Texas 75243

(214) 231-6883

April 10, 1984

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

RE: Final Plat
Chandlers Landing - Phase 16 & 18-A
Rockwall, Texas

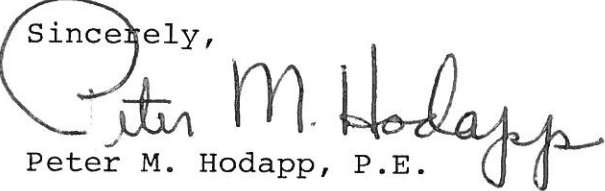
Dear Ms. Martin;

Transmitted herewith are thirteen (13) sets of blue line prints of the Final Plat for the above referenced projects. We are also submitting the completed "Application and Final Plat Checklist," and a check for \$635.00 in accordance with the City of Rockwall requirements.

Also transmitted herewith are three (3) sets of blue line prints of the utility drawings and three (3) sets of the Final Plat for your review and approval. The sanitary sewer and storm drainage calculations will be sent to your reviewing engineers later this week.

We request these Final Plats to be reviewed at the Planning and Zoning meeting scheduled for May 10, 1984. If additional information is necessary, please call and it will be promptly provided.

Sincerely,


Peter M. Hodapp, P.E.

cc: Van Hall
Bob Smith
Craig Curry
Joe Pitts

PMH/br

Affiliated With Davies & Poe, Inc. — Architects

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 18A - ROK 84810

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 practice.

GENERAL

1. This plan considers only sewer service for Phase 18A. Paving, water, and storm drainage are proposed to be satisfied by adjacent phases. The plan sheet provided for review is very confusing. The ground profile for the sanitary sewer is not provided. There are notes and references to previous phases and sheets that are not included in these plans. It is suggested that a sheet showing the plan and profile for sanitary sewer and other utilities to be constructed in this phase be provided.
2. Standard details regarding engineering designs particular to this project need to be included.
3. Comments relating to engineering designs reviewed in this project are contingent on review comments for paving, water, and storm sewer, provided in review of adjacent phases.

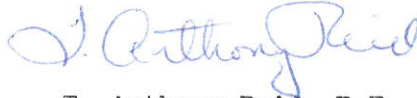
City of Rockwall
April 25, 1984
Page 2

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

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

SIMON W. FREESE, P.E.
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OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

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 18A
ROK 84810

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:

GENERAL

This plan considers only sewer service for Phase 18A. Paving, water and storm drainage are proposed to be satisfied by adjacent phases.

SANITARY SEWER

The profile on Sheet 3 of 3 indicates the construction of two manholes. Manhole 0-1 is shown to be constructed in Phase 4 and Manhole B-4 is shown to be constructed in Phase 17.

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 of 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