

APPLICATION AND  
FINAL PLAT CHECKLIST

Date: 6/12/ 1984

Name of Proposed Subdivision CHANDLERS LANDING - PHASE 18-B

Name of Subdivider TEXAS - FRATES CORPORATION

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

Owner of Record (same)

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

Name of Land Planner/Surveyor/Engineer D.E. West

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

Total Acreage Approximately 8.5 ac. Current Zoning PD

Number of Lots/Units 55 Signed D. E. West

The final Plat shall generally conform 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 groune   |

<u>    X    </u>	<u>          </u>
<u>    X    </u>	<u>          </u>
<u>    X    </u>	<u>          </u>
<u>          </u>	<u>    X    </u>
<u>    X    </u>	<u>          </u>
<u>          </u>	<u>    X    </u>
<u>    X    </u>	<u>          </u>
<u>          </u>	<u>          </u>
<u>    X    </u>	<u>          </u>
<u>    X    </u>	<u>          </u>
<u>    X    </u>	<u>          </u>
<u>    X    </u>	<u>          </u>
<u>    X    </u>	<u>          </u>

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

X   \_\_\_\_\_

18. Plan profiles for streets and  
utilities

Taken by \_\_\_\_\_

File No. 84-77-FP

Date 6/17/84

Fee \$375.00

Receipt \_\_\_\_\_

CITY OF ROCKWALL  
OFFICIAL RECEIPT

DATE 2-15-89

NAME [Redacted]  
ADDRESS [Redacted]

Cash     Check     Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICITORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>[Redacted]</u>		<u>375.00</u>
		<u>375.00</u>

2546

FORM G-1

Received By \_\_\_\_\_

~~SITE/PLAN/PRELIMINARY/PLAT/FINAL~~ PLAT

FACT SHEET

Applicant: Texas-Frates

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

Acreage: 8.5

Number of Lots: 55

Current Zoning: PD-8

Surrounding Zoning: PD-8

---

Description: 55 zero lot line houses west of Yacht Club Drive along the lakefront. Ties into the Yacht Club at the south. When preliminary plat went to Council with lots 4, 11, 12, 13 and 22, Block A not meeting lot width requirement at street frontage or 20 ft. building setback line. Council gave applicant permission to move the building line back onto the lot to 27 ft., 30 ft. and 35 ft. setback, wherever the lot was 40 ft. wide.

---

Staff Comments:

1. Rename Phase 18, Installment 2
2. Needs location map
3. Final plat must be 18"x24"
4. List Acreage at end of field notes
5. Label building setbacks
- ~~6. Lot 5, Block A did not get permission to vary front setback~~
7. Width of Utility easements should be 15 ft.
8. Mark all easements in greenbelts.
9. Challenge Circle should be Constellation Circle
10. Label each lot line that is zero setback

---

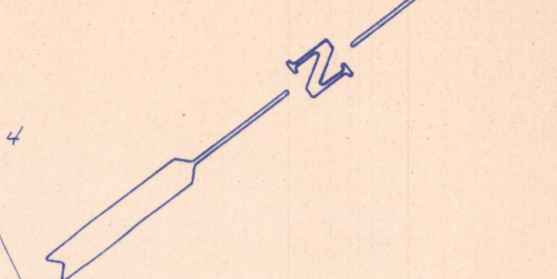
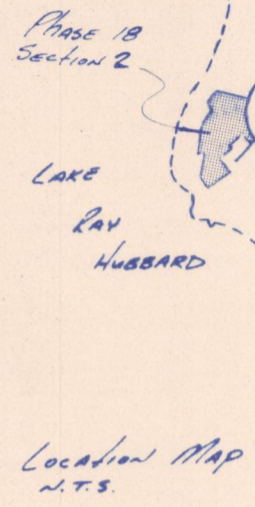
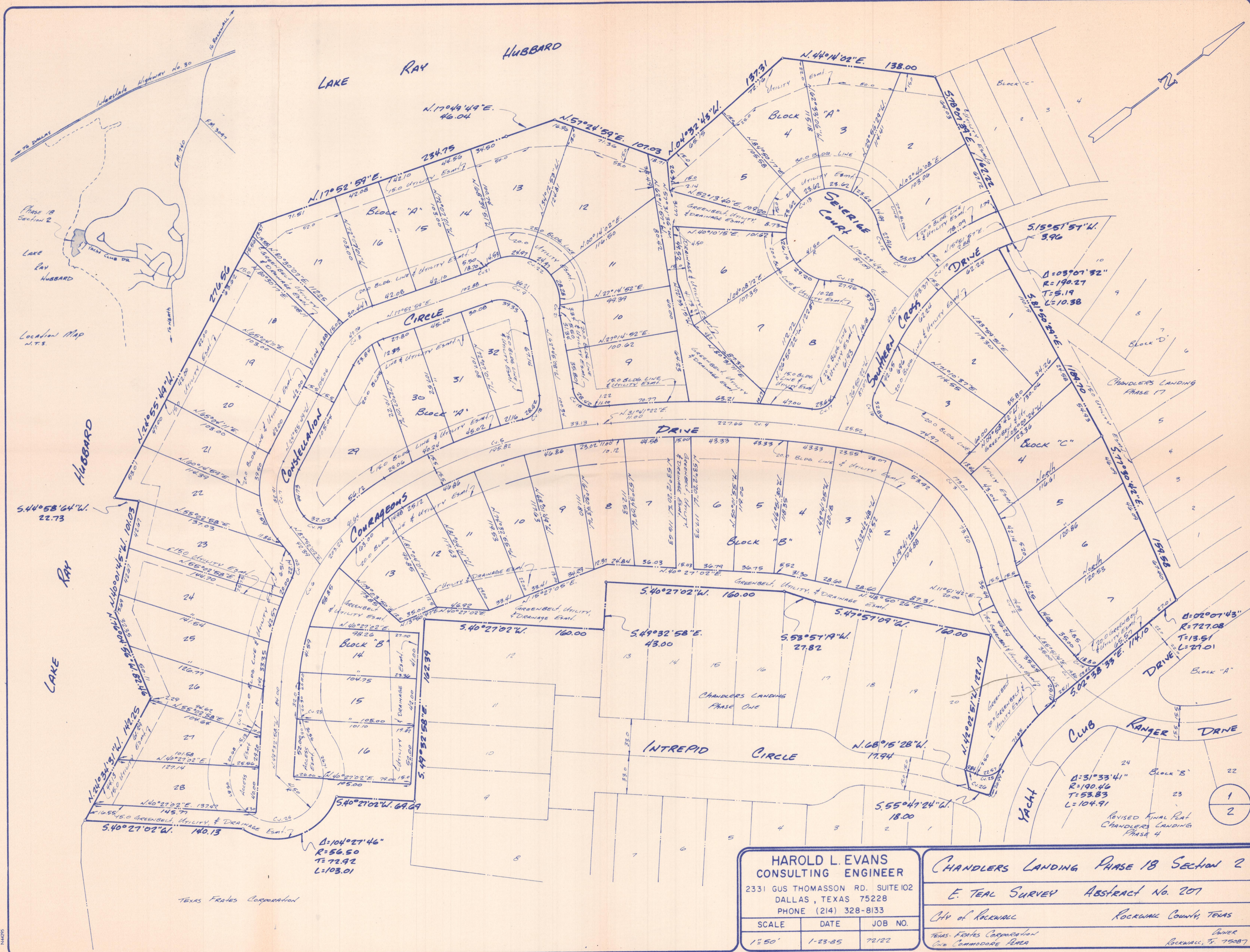
Planning and Zoning Commission Recommendations:

7/12/84 - Approval subject to engineering and Staff comments.

---

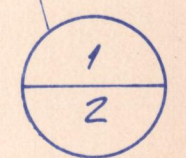
City Council Decision:

9/10/84 - Approval



$D=104^{\circ}27'46''$   
 $R=56.50$   
 $T=72.92$   
 $L=103.01$

$D=31^{\circ}33'41''$   
 $R=190.46$   
 $T=53.83$   
 $L=104.91$



TEXAS FRATES CORPORATION

**HAROLD L. EVANS**  
**CONSULTING ENGINEER**  
 2331 GUS THOMASSON RD. SUITE 102  
 DALLAS, TEXAS 75228  
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	1-23-85	72122

**CHANDLERS LANDING PHASE 18 SECTION 2**  
**E. TEAL SURVEY ABSTRACT No. 207**  
 City of Rockwall Rockwall County, TEXAS  
 Texas Frates Corporation  
 One Commodore Plaza  
 Rockwall, TX 75087

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

BEGINNING at an iron rod at the North corner of Chandlers Landing, Phase One, an addition to the City of Rockwall, recorded in Slide A, Page 173, Plat Records, Rockwall County, Texas, said iron rod bears North 21° 10' 52" West a distance of 1426.35 feet from the City of Dallas Take Line monument T13-1 & T11-6;

THENCE: Along the Northwest and then Southwest lines of Phase One as follows: South 47° 57' 09" West a distance of 160.00 feet to an iron rod for a corner; South 53° 57' 19" West a distance of 27.82 feet to an iron rod for a corner; South 40° 27' 02" West a distance of 160.00 feet to an iron rod for a corner; South 49° 32' 58" East a distance of 43.00 feet to an iron rod for a corner; South 40° 27' 02" West a distance of 160.00 feet to an iron rod for a corner; and South 49° 32' 58" East a distance of 162.39 feet to an iron rod for a corner;

THENCE: Leaving said Phase One and traversing said Whilden tract as follows: South 40° 27' 02" West a distance of 69.69 feet to an iron rod for a corner on a circular curve to the right having a central angle of 104° 27' 46", a radius of 56.50 feet and a chord that bears South 18° 04' 40" West a distance of 89.33 feet; Along said curve an arc distance of 103.01 feet to an iron rod for a corner; and South 40° 27' 02" West a distance of 140.13 feet to an iron rod for a corner on the City of Dallas Take Line for Lake Ray Hubbard; THENCE: Along said Take Line as follows: North 24° 34' 31" West a distance of 124.25 feet to an iron rod for a corner; North 76° 04' 56" West a distance of 82.46 feet to an iron rod for a corner; North 40° 01' 45" West a distance of 101.03 feet to an iron rod for a corner; South 44° 58' 04" West a distance of 22.73 feet to an iron rod for a corner; North 24° 55' 49" West a distance of 276.56 feet to an iron rod for a corner; North 17° 52' 59" East a distance of 234.75 feet to a concrete monument marked T3-3 & T5-1; North 17° 49' 49" East a distance of 46.04 feet to a concrete monument marked T5-1A; North 57° 24' 59" East a distance of 107.03 feet to a concrete monument marked T5-1B; North 4° 32' 43" West a distance of 137.31 feet to a concrete monument marked T5-1C; and North 44° 14' 02" East a distance of 138.00 feet to a concrete monument marked T5-1D, said monument being at the Southwest corner of Chandlers Landing, Phase Seventeen, a proposed addition to the City of Rockwall.

THENCE: Leaving said Take Line and traversing said Whilden tract along the Southwest lines of said Phase Seventeen as follows: South 78° 07' 39" East a distance of 167.22 feet to an iron rod for a corner; South 15° 51' 57" West a distance of 3.96 feet to an iron rod for a corner on a circular curve to the left having a central angle of 3° 07' 32" and a radius of 190.27 feet; Along said curve an arc distance of 10.38 feet; South 81° 50' 29" East a distance of 189.70 feet to an iron rod for a corner; South 77° 30' 42" East a distance of 159.58 feet to an iron rod for a corner on a circular curve to the left having a central angle of 2° 07' 43", a radius of 727.08 feet, and a chord that bears South 1° 34' 42" East a distance of 27.01 feet; Along said curve an arc distance of 27.01 feet to an iron rod for a corner; South 2° 38' 33" East a distance of 114.10 feet to an iron rod for a corner at the point of curvature of a circular curve to the left having a central angle of 31° 33' 41" and a radius of 190.46 feet; Along said curve an arc distance of 104.91 feet to a "x" cut in concrete on a Northerly line of the previously mentioned Phase One;

THENCE: Along the Northerly lines of Phase One as follows: South 55° 47' 24" West a distance of 18.00 feet to a "x" cut in concrete; North 68° 15' 28" West a distance of 17.94 feet to an iron rod for a corner; and North 42° 02' 51" West a distance of 122.19 feet to the Point of Beginning and Containing 9.098 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS-FRATES CORPORATION, being owner, does hereby adopt this plat designating the hereinabove described property as Chandlers Landing Phase 18, Section 2, 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, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of, at any time, 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 and 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 28 day of January, 1985

BY: Danny McCoy  
Danny McCoy Vice-President

TEXAS - FRATES CORPORATION

ATTEST: Carolyn Davis

STATE OF TEXAS  
COUNTY OF Rockwall

This instrument was acknowledged before me on the 28 day of January, 1985 by Danny McCoy, the Vice President of Texas - Frates Corporation, a Texas Corporation, on behalf of said corporation.

Jerrie Ann Butler  
Notary Public  
Commission expires 11-28-88

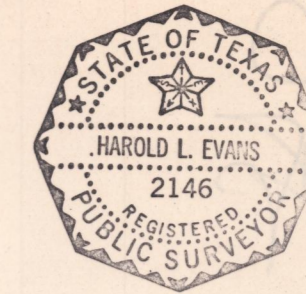
The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefor issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the accuracy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

25	Δ 68°03'50"	R 19.00	T 12.83	L 22.57	26	Δ 01°32'20"	R 366.33	T 4.92	L 9.84
----	-------------	---------	---------	---------	----	-------------	----------	--------	--------

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans  
Harold L. Evans, P.E., Registered Public Surveyor No. 2146



STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 28th day of January, 1985, by Harold L. Evans.

Gay Whitte  
Notary Public  
Commission expires 5-26-85



RECOMMENDED FOR FINAL APPROVAL

William Egan  
City Manager

Date: 7/12/84

Thomas E. Quinn  
Chairman, Planning and Zoning Commission

APPROVED

Date: 7/12/84

I hereby certify that the above and foregoing plat of CHANDLERS LANDING PHASE 18, SECTION 2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 10 day of September, 1984.

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

WITNESS MY HAND this 7 day of February, 1985.

Tom Jett  
Mayor, City of Rockwall

Julie Lamb  
City Secretary, City of Rockwall

Filed 2/11/85  
B-198-199

CURVE DATA									
No	INFO	No	INFO	No	INFO	No	INFO	No	INFO
1	Δ 16°13'54"	2	Δ 28°17'42"	3	Δ 66°06'31"	4	Δ 16°21'04"	5	Δ 26°15'00"
	R 150.00		R 150.00		R 150.00		R 747.75		R 427.41
	T 21.39		T 37.81		T 97.61		T 114.61		T 99.66
	L 42.49		L 74.08		L 173.07		L 227.66		L 195.82
7	Δ 67°12'09"	8	Δ 42°48'48"	9	Δ 99°21'53"	10	Δ 42°42'19"	11	Δ 99°37'05"
	R 53.64		R 63.91		R 38.18		R 205.77		R 19.00
	T 35.64		T 25.05		T 44.99		T 80.44		T 22.49
	L 62.91		L 47.76		L 66.21		L 153.37		L 33.03
13	Δ 253°44'23"	14	Δ 56°42'19"	15	Δ 75°52'02"	16	Δ 99°05'30"	17	Δ 71°16'46"
	R 41.50		R 19.00		R 19.00		R 19.00		R 19.00
	T -55.33		T 10.25		T 14.81		T 22.28		T 13.62
	L 183.79		L 18.80		L 25.16		L 32.86		L 23.64
19	Δ 96°34'18"	20	Δ 66°45'39"	21	Δ 16°36'02"	22	Δ 132°33'57"	23	Δ 36°52'12"
	R 19.00		R 19.00		R 19.00		R 41.53		R 88.50
	T 21.31		T 12.52		T 2.77		T 44.53		T 29.50
	L 32.02		L 22.14		L 5.50		L 96.08		L 56.95
									L 183.79

2  
2

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	1-23-85	72122

**CHANDLERS LANDING PHASE 18 SECTION 2**  
E. TEAL SURVEY ABSTRACT No 207  
City of Rockwall  
Rockwall County, Texas

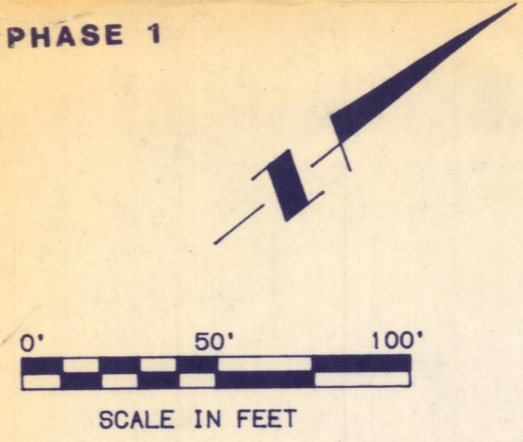
OWNER  
Rockwall, Tx. 75087

CITY OF DALLAS

PHASE 17



NOTE: EASEMENTS INCLUDED IN ALL GREENBELTS.



POB  
CITY OF DALLAS  
TAKE LINE MONUMENT N 17° 38' 24" W  
NO. T-116, T-15-1, T-108, T-117

POE & ASSOCIATES OF TEXAS, INC.

REVISIONS :

FINAL PLAT  
CHANDLERS LANDING  
PHASE EIGHTEEN - B

DESIGNED BY	
DRAWN BY	CHND. BY
DATE	
SHEET	1 OF 3



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 17°58'44"W a distance of 1,408.09 feet from the City of Dallas Take Line Monument T-13-1, T-11-6; thence N 02°32'08" W a distance of 60.48 feet; thence Westerly along a curve to the left having a radius of 15.0 feet, a distance of 20.06 feet; thence S 74°06'40" W a distance of 16.64 feet; thence Westerly along a curve to the right having a radius of 124.96 feet a distance of 7.00 feet; thence N 05°34'24" E a distance of 101.83 feet; thence N 76°55'10" W a distance of 70.00 feet; thence N 85°11'11" W a distance of 122.99 feet; thence S 08°19'52" E a distance of 104.44 feet; thence Westerly along a curve to the left having a radius of 163.04 feet a distance of 15.01 feet; thence N 17°37'27" W a distance of 139.84 feet; thence N 76°55'10" W a distance of 91.00 feet; thence N 76°55'02" W a distance of 29.02 feet; thence N 76°55'10" W a distance of 132.52 feet; thence S 44°11'50" W a distance of 137.84 feet; thence S 04°36'56" E a distance of 137.44 feet; thence S 57°22'11" W a distance of 107.47 feet; thence S 17°56'12" W a distance of 235.24 feet; thence S 24°50'43" E a distance of 276.57 feet; thence N 47°34'55" E a distance of 22.73 feet; thence S 40°01'45" E a distance of 101.03 feet; thence S 76°04'56" E a distance of 82.46 feet; thence S 24°34'31" E a distance of 101.11 feet; thence N 40°33'09" E a distance of 144.55 feet; thence N 49°26'51" W a distance of 28.02 feet; thence N 40°33'09" E a distance of 106.00 feet; thence N 49°26'51" W a distance of 133.60 feet; thence S 40°33'09" W a distance of 99.67 feet; thence Westerly along a curve to the right having a radius of 197.32 feet, a distance of 6.87 feet; thence Northerly along a curve to the right having a radius of 5.00 feet, a distance of 7.98 feet; thence N 58°35'43" E a distance of 14.93 feet; thence Northerly along a curve to the right having a radius of 177.32 feet, a distance of 36.06 feet; thence S 70°14'52" W a distance of 14.93 feet; thence Westerly along a curve to the right having a radius of 5 feet, a distance of 7.98 feet; thence Northerly along a curve to the right having a radius of 197.32 feet, a distance of 4.08 feet; thence N 70°35'04" E a distance of 80.99 feet; thence N 36°08'45" E a distance of 47.35 feet; thence N 30°01'18" E a distance of 42.28 feet; thence N 13°52'38" E a distance of 94.88 feet; thence N 40°52'07" E a distance of 67.00 feet; thence N 51°24'24" W a distance of 122.31 feet; thence Northerly along a curve to the right having a radius of 783.25 feet, a distance of 14 feet; thence S 51°24'12" E a distance of 123.19 feet; thence N 40°52'07" E a distance of 73.71 feet; thence N 49°34'37" E a distance of 150.79 feet; thence N 13°07'05" E a distance of 42.19 feet; thence Easterly along a curve to the left having a radius of 153.96 feet, a distance of 86.12 feet; thence N 74°06'40" E a distance of 2.63 feet; thence Southeasterly along a curve to the right having a radius of 15.00 feet, a distance of 26.90 feet to the POINT OF BEGINNING.

DATA table with columns: DELTA/BEARING, RADIUS, LEN./DIST., TANGENT. Rows 1-60.

DATA table with columns: DELTA/BEARING, RADIUS, LEN./DIST., TANGENT. Rows 61-99.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS-FRATES CORPORATION being owner does hereby vacate the plat of Chandlers Landing, Phase 18-B, including any lots, easements or streets as recorded in Cabinet A, Slide 176 of the Map Records of Rockwall County, Texas and does hereby adopt this plat designating the hereinabove described property as the revised final plat of Chandlers Landing, Phase Eighteen - B, 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 building, 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 and from 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:

POE & ASSOCIATES OF TEXAS, INC.

REVISIONS :

Final Plat design for Chandlers Landing Phase Eighteen - B, including revision table and title block information.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, in and for said State, on this day personally appeared \_\_\_\_\_ 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: \_\_\_\_\_

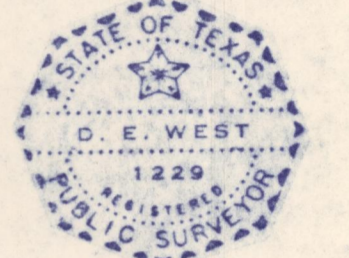
SURVEYORS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, D.E. West, 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.

D. E. West

D.E. West, 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 D. E. West 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 EIGHTEEN - B, 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 \_\_\_\_\_

FINAL PLAT  
CHANDLERS LANDING  
PHASE EIGHTEEN - B

CHANDLERS LANDING OFF-SITE EASEMENTS  
CITY OF DALLAS PARKS DEPARTMENT

WHEREAS, TEXAS-FRATES CORP. proposes to install drainage structures on City of Dallas Parks Department land in the following easements:

EASEMENT NO. 1

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 Co. 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 in the boundary line between the Texas-Frates Corp., Chandlers Landing Addition to the City of Rockwall, Texas and the City of Dallas Parks Department land, said point being S 24°50'43" E, a distance of 11.00 feet from City of Dallas Monument No. ;

THENCE S 24°50'43" E, a distance of 16.00 feet along said boundary line to a point;

THENCE S 81°35'09" W, a distance of 82.34 feet to a point;

THENCE N 16°31'13" W, a distance of 15.5 feet to a point;

THENCE N 81°35'09" E, a distance of 80 feet to the POINT OF BEGINNING, said easement containing 1,549.5702 square feet or .036 acres of land.

EASEMENT NO. 2

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 Co. by deed recorded in Volume 44, Page 618, Deed of Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an angle point of City of Dallas Monument No. T5-1B;

THENCE N 58°41'43" W, a distance of 165 feet;

THENCE S 26°02'18" W, a distance of 17.28 feet to a point;

THENCE S 58°41'43" E, a distance of 155 feet to a point on said boundary line;

THENCE N 57°22'11" E, a distance of 19.15 feet to the POINT OF BEGINNING, said easement containing 2,693.5 square feet or .062 acres of land.

EASEMENT NO. 3

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 Co. by deed recorded in Volume 44, Page 618, Deed of Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an angle of City of Dallas Monument No. T5-1D;

THENCE N 14°30'54" W, a distance of 19.82 feet to a point;

THENCE N 78°07'39" W, a distance of 150 feet to a point;

THENCE S 03°02'29" E, a distance of 18.3739 feet to a point;

THENCE S 78°07'39" E, a distance of 154.08 feet to the POINT OF BEGINNING, said easement containing 2,654.2994 square feet or .061 acres of land.

EASEMENT NO. 4

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 Co. by deed recorded in Volume 44, Page 618, Deed of Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an angle of City of Dallas Monument No. :

THENCE N 68°33'09" E, a distance of 35 feet to a point;

THENCE N 40°33'09" E, a distance of 140 feet to a point;

THENCE S 49°26'51" E, a distance of 20 feet to a point;

THENCE S 40°33'09" W, a distance of 150 feet to a point;

THENCE S 68°33'09" W, a distance of 150 feet;

THENCE N 21°26'51" W, a distance of 20 feet to a point;

THENCE N 47°16'40" E, a distance of 131.6 feet to the POINT OF BEGINNING, said easement containing 5,731.8 square feet or .132 acres of land.

POE & ASSOCIATES of TEXAS, INC.

REVISIONS:


PHASE 18-B

DESIGNED BY

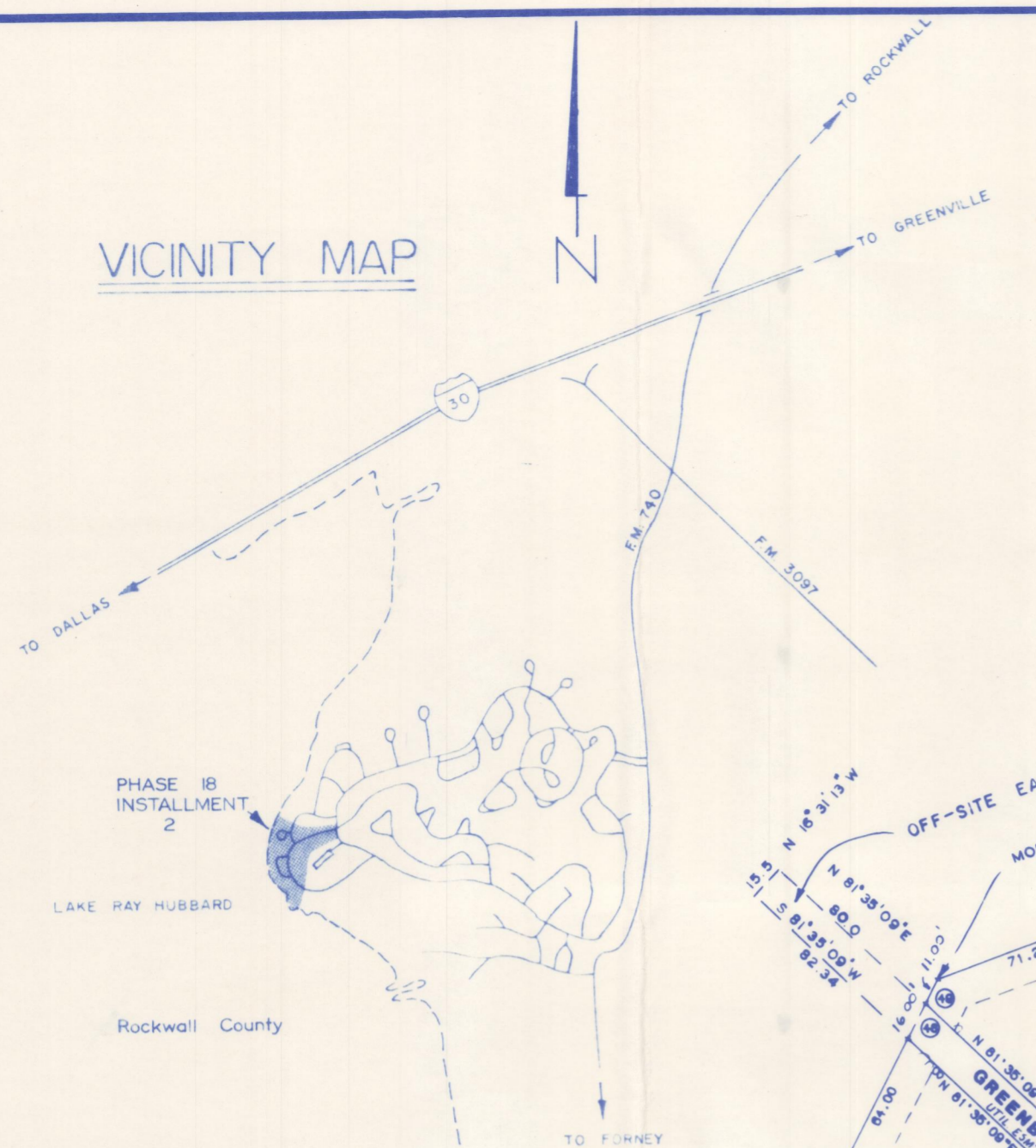
DRN. BY CHKO. BY

DATE

SHEET OF

3 3

VICINITY MAP

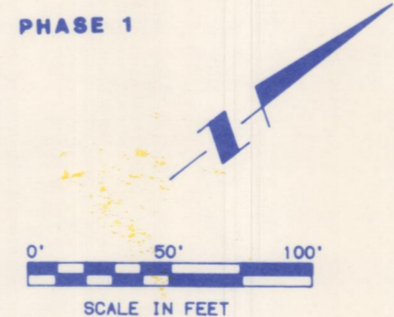


PHASE 18  
INSTALLMENT  
2  
  
LAKE RAY HUBBARD  
  
Rockwall County

CITY OF DALLAS



PHASE 17



NOTE: EASEMENTS INCLUDED  
IN ALL GREENBELTS.  
∞ = ZERO SIDE YARD

CITY OF DALLAS  
TAKE LINE MONUMENT NO. T-11-16 T-3-1  
NO. 1408777

*2nd*  
VIT A

POE & ASSOCIATES OF TEXAS, INC.

REVISIONS :	

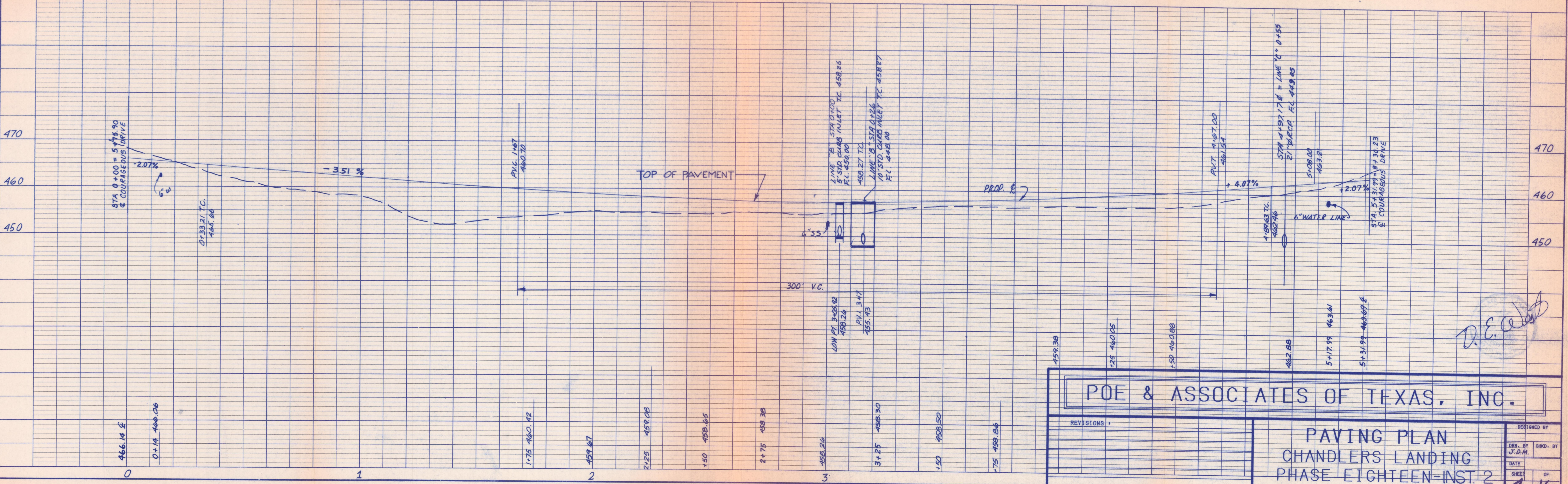
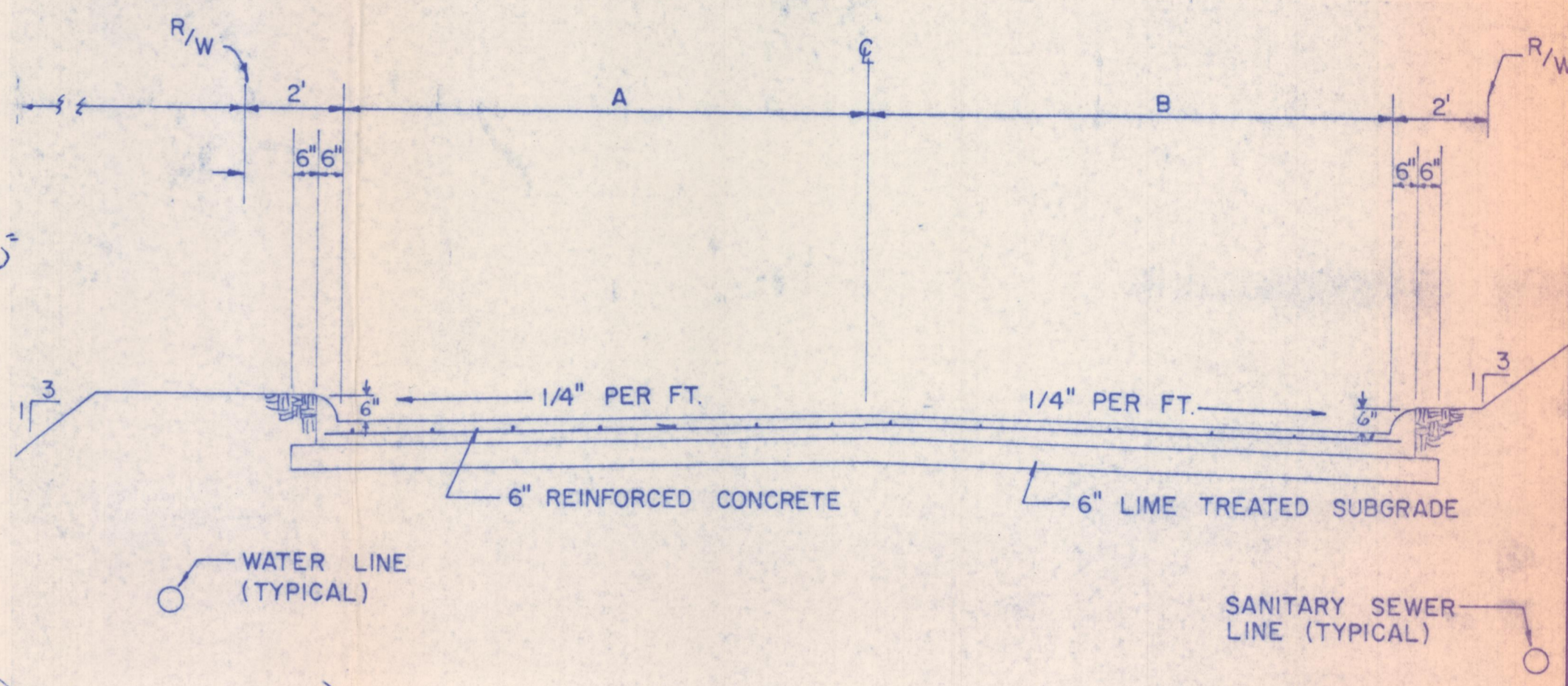
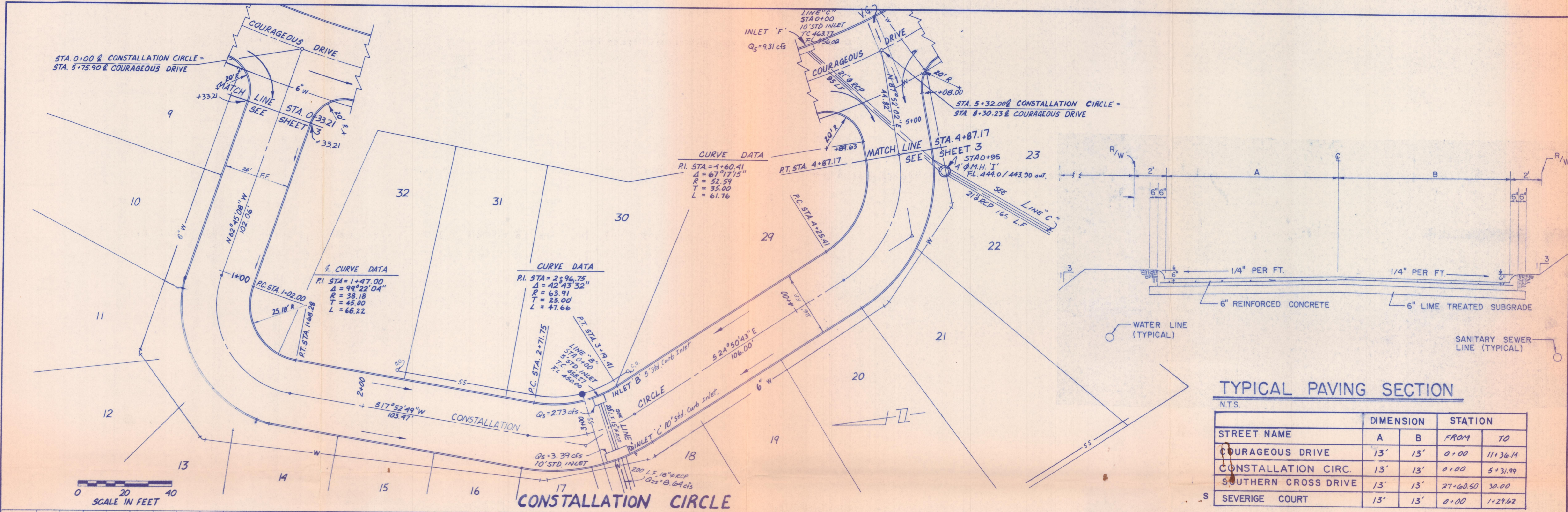
FINAL PLAT  
CHANDLERS LANDING  
PHASE 18 - INSTALLMENT 2

DESIGNED BY	
DRAWN BY	CHD. BY
DATE	
SHEET	OF
1	3



DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 SURVEYED: \_\_\_\_\_  
 PLOTTED: \_\_\_\_\_  
 NOTE BOOK: \_\_\_\_\_  
 NO. OF WAY CHECKED: \_\_\_\_\_

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 SURVEYED: \_\_\_\_\_  
 PLOTTED: \_\_\_\_\_  
 NOTE BOOK: \_\_\_\_\_  
 NO. OF WAY CHECKED: \_\_\_\_\_



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

DESIGNED BY: J.D.M.  
 CHECKED BY: J.D.M.  
 DATE: \_\_\_\_\_  
 SHEET: 4 OF 16

PAVING PLAN  
 CHANDLERS LANDING  
 PHASE EIGHTEEN-INST. 2



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

LAND PLANNERS/ENGINEERS

10503 Forest Lane, Suite 150

Dallas, Texas 75243

(214) 231-6883

June 14, 1984

City of Rockwall  
205 W. Rush  
Rockwall, TX 75087

ATTN: Karen Martin

RE: Chandlers Landing  
Phase 18-B  
Fire Flow Calculation

Dear Mrs. Martin,

In response to your memo of 6-13-84 and the Engineering Check List, we designed the water system on the above project in accordance with the existing city standards and conservative hydraulics, with consideration given to domestic demand and a fire flow demand of 750 gpm. We feel, based upon our design, that the layout, pipe sizing and fire hydrant placement will result in an adequate system.

For this reason, it is respectfully requested that the City of Rockwall have the above water system checked against its computer model. If any inadequacies are revealed by this comparison, we will gladly make the required changes.

If any further information is desired, please do not hesitate to call us.

Very truly yours,



D.E. West, P.E.

cc: Van Hall  
Joe Pitts  
Bob Smith

DEW/br



# CITY OF ROCKWALL

## "THE NEW HORIZON"

July 16, 1984

Mr. Van Hall  
One Commodore Plaza  
Chandlers Landing  
Rockwall, Texas 75087

Subject: Chandlers Landing, Phase 18, Installment 2

Dear Mr. Hall:

On July 12, 1984, the Planning and Zoning Commission recommended approval of your plat with the following conditions:

1. Engineering approval
2. Rename to Phase 18, Installment 2
3. Add location map
4. Reduce to 18" x 24"
5. List acreage at end of field notes
6. Label front setbacks
7. Enlarge all utility easements to 15 ft.
8. Mark all utility easements in greenbelts
9. Change name of Challenge Circle to Constellation Circle
10. Label which side of lot is zero setback

To be considered at the August 6th Council meeting, the engineering must be resubmitted to the City by July 23rd and approved before the meeting. In addition, 7 copies of the revised plat drawing must be provided prior to July 30th for Council packets.

Sincerely yours,

A handwritten signature in cursive script that reads "Karen".

Karen Martin  
Administrative Assistant

CC: Harold Evans  
KM/mmp



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

LAND PLANNERS/ENGINEERS

10503 Forest Lane, Suite 150

Dallas, Texas 75243

(214) 231-6883

July 23, 1984

Harold L. Evans,  
Consulting Engineer  
2331 Gus Thomasson Rd.  
Dallas, TX 75218

RE: Chandlers Landing,  
Phase 18 - Installment 2

Gentlemen:

You are being forwarded along with this letter three (3) copies of the final plat and plans on the above project along with a copy of the first review plans and letter from the City of Rockwall. Please furnish one (1) set of plans to Mr. Van Hall for his review. If the plans are approved by you and Mr. Hall, please turn the plans over to Mr. Hall for transmittal to the City of Rockwall for review and subsequent recording of the plat. In answer to the letter from the City of Rockwall the following comments are submitted:

COMMENTS

\*2. Rename to Phase 18, Installment 2.\*

This has been done on the title page and in the title block on all drawings and plats.

\*3. Add location map.\*

A vicinity map is included on the title page showing the location of Chandlers Landing, Phase 18, Installment 2.

\*4. Reduce to 18" x 24".\*

The plat has been reduced to a sheet size of 18" x 24".

\*5. List acreage at end of field notes.\*

The acreage of Chandlers Landing, Phase 18, Installment 2 has been calculated and added at the end of the field notes on the plat.



Harold L. Evans  
July 23, 1984  
Page 2 of 4

\*6. Label front setbacks.\*

The front setbacks have been labeled. The general setback line is 20 feet from the property line; However, some of the front property lines are very short and the City of Rockwall regulations require that the setback line be at least 40 feet long. For this reason, several of the lots require an extra deep setback line to allow the setback line to be a full 40 feet long. These particular lots are noted on the plat.

\*7. Enlarge all utility easements to 15 foot.\*

All utility easements have been enlarged to a minimum of 15 feet. The front setback line on all lots is also a utility easement and it is a minimum of 20 feet.

\*8. Mark all utility easements in greenbelts.\*

All greenbelts which are used as utility easements are now so labeled on the plat.

\*9. Change name of Challenge Circle to Constellation Circle.\*

This name change has been accomplished.

\*10. Label which side of lots is 0 setback.\*

The side of each lot to be used for 0 setback has been noted on the plat.

In addition to the points noted in the letter from the City of Rockwall, the engineer has also responded to the mark-ups of the plans as follows:

SHEET 2 of 15

All curves on Yacht Club Drive on this sheet have been redesigned to a minimum radius of 150 feet.

The 6 inch sanitary sewer line has been examined and we are requesting that it be encased in concrete under the street rather than lower its elevation to a required cover.

Harold L. Evans  
July 23, 1984  
Page 3 of 4

The curb inlet that conflicts with this sewer line has also been redesigned and located out of the way of that sewer line.

SHEET 3 of 15

The sanitary sewer that is close to the paving subgrade is proposed to be encased in concrete under the street rather than change its grade.

The curve at station 10+94.65, planned radius 90 feet, was designed to allow us to put a lot in the inside of the curve. This curve occurs just before the intersection with Yacht Club Drive, therefore the vehicular velocity would not be excessive. Since this is a planned development, we are respectfully requesting a variance to the 150 foot minimum radius of curvature.

SHEET 4 of 15

A renamed Constellation Circle. Since this circle is very short and vehicular velocities would be very limited, it is respectfully requested that the curves of less than 150 foot radius be allowed to stand, since an increase in the radius of any of these would adversely affect the lots bordering on this circle. This is a planned development.

SHEET 5 of 15

The vertical curve from station 28+80 to 29+86.4 of Southern Cross Drive has been changed to a single vertical curve of 100 foot length.

The short street leading into Severage Court, a cul-de-sac, is so short that a 90 foot return into the circle is precluded. For this reason, we respectfully request that the City Council allow a variance from the required 90 foot radius on the returns to a 20 foot radius.

SHEET 7 of 15

Has been omitted. Drainage calculations are shown on sheet 6.

Harold L. Evans  
July 23, 1984  
Page 4 of 4

SHEET 8 of 15

The noted fire hydrant has been added at the intersection of Courageous Drive and Constellation Circle. At the point where Southern Cross Drive leaves Phase 18, Installation 2 and enters Phase 17 there is a fire hydrant right close to the line that should serve Severage Court and that area of Phase 18.

SHEET 9 of 15

Line "E-1" the excessive slope of this line has been alleviated by placing a drop manhole midway in the line and deepening the manhole at station 1+40.

SHEET 10 of 15

Line "B" the excessive slope of this line has been alleviated by deepening the manhole at station 2+83, placing a drop manhole midway between that manhole and the manhole no. 1, and making manhole no. 1 a drop manhole.

The water line crossing line C has been designed deeper to afford sufficient cover and is proposed to be encased in concrete for 10 feet.

GENERAL

It is felt that this submittal has addressed all the questions put forth by the City of Rockwall. These plans are submitted for your review and further transmittal to the City of Rockwall for approval and subsequent recordation of the final plat.

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

Very truly yours,

*D. E. West*

D.E. West, P.E.

cc: Wayne Barton  
Joe Pitts

cc: *Karen Martin*  
*Jessie + Nichols*

DEW/br

# 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.

August 14, 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 18-B  
ROK 84834

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 of Design and good engineering practice:

## PAVING

1. A 20 foot radius has been requested by variance on the Severige Court cul-de-sac. We feel the radius should comply with the Standards of Design criteria.
2. The designation of Yacht Club Drive on Sheet 2 of 16 has been erroneously written as V.C. Drive, which is very confusing.
3. Where valley sections are used to control surface drainage, the designation should be more clear.
4. Constellation Circle is designated as Challenge Circle and Constallation Circle in serveral locations.
5. Where special construction of water pipeline that cross under streets is required, the plans should specifically note such.
6. Valley section noted on Sheet 4 of 16 at Courageous Drive and Constellation Circle will cut into crown of Constellation Circle. Valley section on Sheet 3 of 16 is at different location.

### STORM DRAINAGE SYSTEM

1. The storm drainage from Areas 8-1 and 2-A (see notes on plans) appear to drain through Area 3 to Courageous Drive.
2. The control of storm drainage at the southern intersection of Courageous Drive and Constellation Circle is not clear. Sheet 3 of 16 and 4 of 16 show different valley sections.
3. The discharges calculated on Sheet 6 of 16 do not correspond to the discharges designated on the paving plans.
4. No inlet calculations have been submitted.
5. The velocities in storm drainage sewers Line A, Line B, Line C, and Line D will be in excess of the maximum recommended in the Standards of Design.
6. Storm drainage sewer Line D will be exposed above ground from Station 0+00 to Station 1+20 unless proposed grade is changed as shown; however, the streets shown on the drainage area map and paving plan are inconsistent with the profile of Line D.

### WATER

1. All water lines have a minimum of 3 feet of cover as described in Standards of Design.
2. Where existing water pipeline will be abandoned, the plans need to call for the type of disconnection.

### SEWER

1. If the existing sewer pipeline between Line E and Line H is to be abandoned plans need to designate that sewer will be plugged.
2. Where water and sewer pipelines are within 9 feet of each other, the plans should call for construction methods corresponding to Texas Department of Health criteria.
3. The City should verify that the capacities of the sewer pipelines below MH A-6 and MH H-1 are sufficiently large to carry this flow.
4. No sanitary sewer capacity calculations have been submitted.

OTHER: No Comments

City of Rockwall  
August 14, 1984  
Page 3

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.

*C. Diane Palmer*

C. Diane Palmer, P. E.

CDP:dd

xc: T. A. Reid  
R. L. Nichols

# Harold L. Evans

*Consulting Engineer*

2331 Gus Thomasson Road — P.O. Box 28355 — Dallas, Texas 75228 — 214-328-8133

August 27, 1984

City of Rockwall  
205 West Rusk  
Rockwall, Texas 75087

Attention: Ms. Karen Martin

Subject: Chandlers Landing, Phase 18, Section 2

Dear Karen:

Transmitted herewith are three revised sets of plans on Chandlers Landing, Phase 18, Section 2. The following changes or corrections have been made.

## PAVING

1. The cul-de-sac at Severige Court has been revised to comply with the Standards of Design.
2. The street name has been corrected on Sheet 2 of 16.
3. Valley designations have been made more clear.
4. Street names have been corrected.
5. Notation has been added to the plans on water lines crossing streets and sewer lines.
6. The valley section on Sheet 4 of 16 has been removed.

## STORM DRAINAGE

1. The drainage area map has been revised to include Areas 8-1 and 2-4.
2. Valley sections have been corrected on Sheets 3 and 4.
3. Discharges on paving sheets have been made to correspond to drainage area map.
4. Ten minute flow calculations to the inlets are shown on the drainage area map.

5. Hydraulic calculations have been added which indicate acceptable velocities during high water elevation in the lake.

6. The area along Line D will be changed as indicated on the plans.

WATER

1. Notation has been added to show 3 feet of cover.

2. Method of abandonment has been added.

SEWER

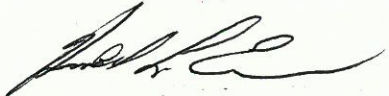
1. Notation to plug the line between Line E and Line H.

2. Notation has been added to encase water or in some cases sewer lines, when lines are within 9 feet of each other.

3. Sewer calculations which are included indicate adequate capacity of the pipe line below Manhole A-6 and Manhole H-1.

Please review these plans for approval by the Council September 10th.

Yours truly,



Harold L. Evans, P.E.

s

cc: Van Hall



# FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

September 4, 1984

City of Rockwall  
205 West Rusk  
Rockwall, TX 75087

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

re: Third Review  
Chandlers Landing, Phase 18-B  
ROK 84834

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.

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

## PAVING

1. A 20 foot radius has been requested by variance on the Severige Court cul-de-sac. We feel the radius should comply with the Standards of Design criteria. *done*
2. Where special construction of water pipelines that cross under streets is required, the plans should specifically note with such. *?*

## STORM DRAINAGE SYSTEM

1. The storm drainage from Areas 8-1 and 2-A (see notes on plans) appear to drain through Area 3 to Courageous Drive. *done*
2. No inlet calculations have been submitted.

## WATER

1. The plans for construction of water service appear to be in compliance.

## SEWER

1. If the existing sewer pipeline between Line E and Line H is to be abandoned, plans need to designate that sewer will be plugged. *cap and done*
2. Where water and sewer pipelines are within 9 feet of each other, the plans should call for construction methods corresponding to Texas Department of Health criteria. *done*
3. The City should verify that the capacities of the sewer pipelines below MH A-6 and MH H-1 are sufficiently large to carry this flow.

City of Rockwall  
September 4, 1984  
Page 2

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.

Sincerely,

FREESE AND NICHOLS, INC.

A handwritten signature in cursive script that reads "C. Diane Palmer".

C. Diane Palmer, P.E.

CDP:dd

xc: T. A. Reid  
R. L. Nichols

Dan Boutwell  
Freese & Nichols  
Centerpoint Two, Suite 320  
616 Six Flags Drive  
Arlington, Tx. 76011

CITY OF ROCKWALL  
15 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885

SUBJECT: New Plats  
DATE: 6/13/84

MESSAGE:  
Attached are the engineering plans for Ellis Centre Phase 2 and Chandlers Landing, Phase 18B. The fire flows and sewer calculations on Ellis Centre, Phase 2 and the fire flows on Chandlers Landing, Phase 18B must be submitted to us and you by this Friday for the submissions to be complete and accepted for review.

Special Conditions on Chandlers 18B:

Lots 4, 11, 12, 13, 22, Block A can have larger front setback to place building line where lot is 40 ft. wide rather than reshaping lot to make 40 ft. width at 20 ft. setback

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

*Karen Martin*  
Karen Martin

REPLY

NOTE: Ellis Centre Phase 2 plans under separate cover.

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

MESSAGE  
Staff Comments:

*I assume you get  
this now.*

1. Rename to Phase 18, Installment 2
2. Location Map
3. List acreage at end of field notes
4. Label building line setbacks
5. Utility easements 15 ft.
6. Mark all easements in greenbelts - no blanket statement
7. Change Challenge Circle to Constellation Circle
8. Label which side lot line is zero setback line
9. Final plat no larger than 18"x24"

Karen Martin

*Karen*

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO 

SIGNED

REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

Staff Comments:

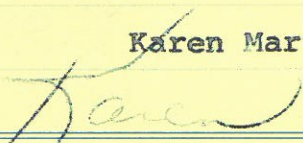
1. Location map should be on plat
2. Enlarge all utility easements to 15 ft.
3. Dimension utility easements fn greenbelts
4. Supply 7 copies of file plat only by July 30th
5. Address all comments on drawings
6. Address engineering comments

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO →

SIGNED



REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

On September 10, 1984, the Council voted to approve your final plat subject to your submitting the calculations Ed Heath required. Once the engineering is approved, we will invoice you for any costs in excess of your filing fee and water and sewer availability charges. These will be due before construction begins.

CC: Harold Evans

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO 

SIGNED 

REPLY

DATE

SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP