



See Sheet No. 2
Match Line

SEE SHEET No. 2

5.14° 29' 31" W.
290.00

PROPOSED CHANDLERS LANDING Phase 20

CHANDLERS LANDING Phase 17

Point of Beginning
N. 66° 22' 58" E.
66.65

d: 13° 34' 04" R: 572.29
T: 68.08 L: 135.52

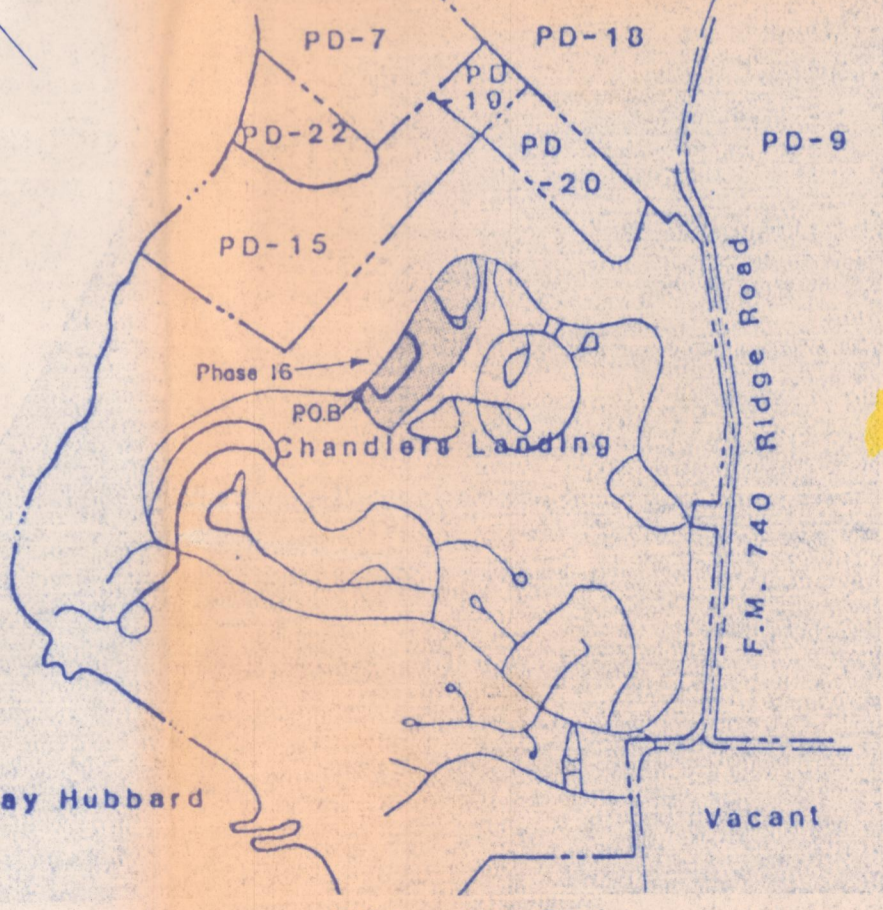
CHANDLERS LANDING Phase 17

CHANDLERS LANDING Phase Fourteen

YACHT CLUB

VALIANT

Phase 16



85-82-AA

1/13

HAROLD L. EVANS
CONSULTING ENGINEER

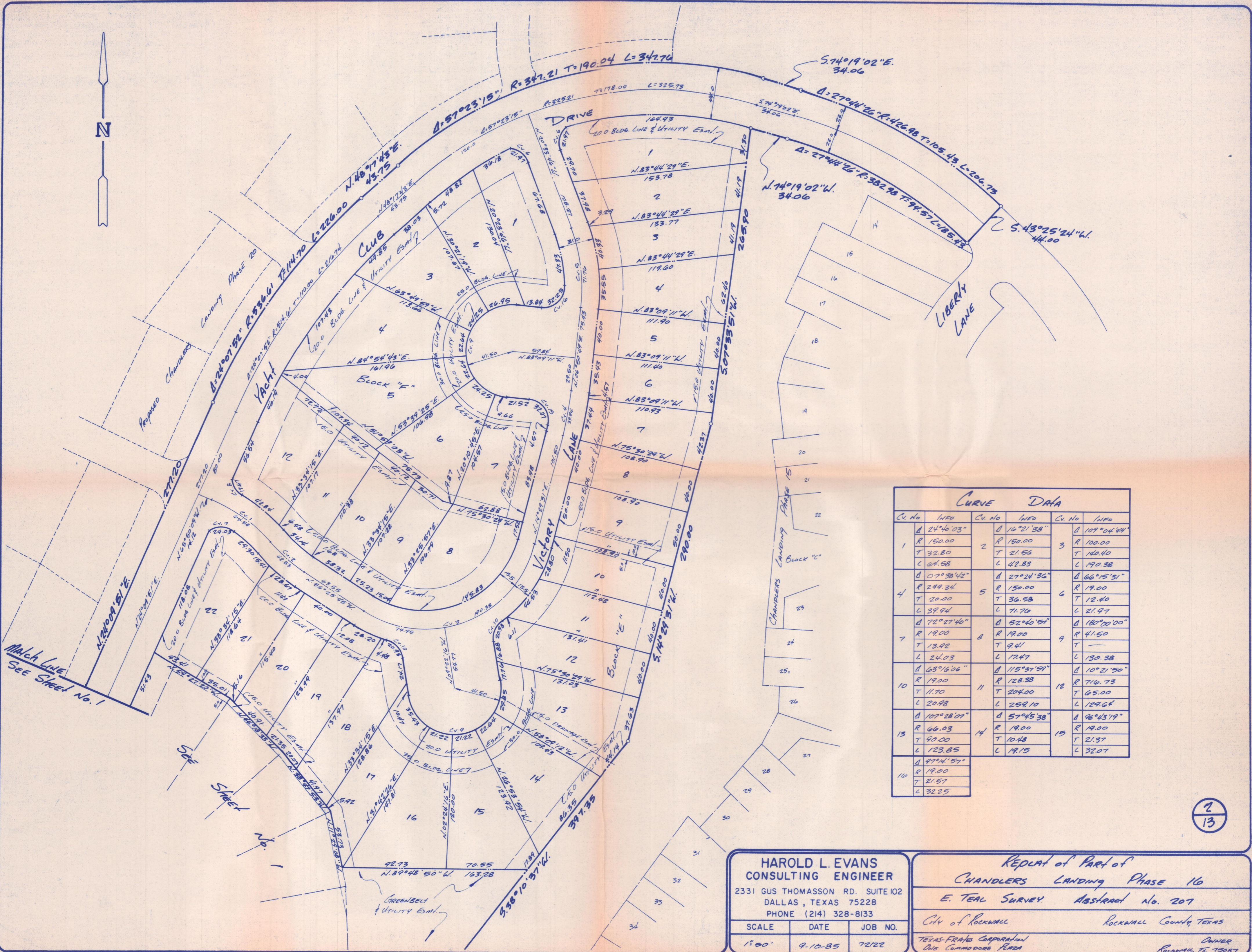
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	6-10-85	72122

REPLAT of Part of
CHANDLERS LANDING Phase 16

E TEAL SURVEY Abstract No. 207

CITY OF ROCKWALL	Rockwall County, TEXAS
TEXAS FRATES CORPORATION ONE COMMODORE PERA	OWNER ROCKWALL, TX. 75087



CURVE DATA					
Cv. No	INFO	Cv. No	INFO	Cv. No	INFO
1	A 24°46'03"	2	D 16°21'38"	3	A 109°04'44"
	R 150.00		R 150.00		R 100.00
	T 32.80		T 21.56		T 140.40
	L 64.58		L 42.83		L 190.38
4	D 07°38'42"	5	D 27°24'36"	6	D 66°15'51"
	R 249.34		R 150.00		R 19.00
	T 20.00		T 36.58		T 12.40
	L 39.94		L 71.70		L 21.97
7	D 72°27'40"	8	D 52°40'51"	9	D 180°20'00"
	R 19.00		R 19.00		R 41.50
	T 13.92		T 9.41		T -
	L 24.03		L 17.47		L 130.38
10	D 63°16'06"	11	D 115°37'59"	12	D 10°21'50"
	R 19.00		R 128.38		R 716.73
	T 11.70		T 204.00		T 65.00
	L 20.98		L 259.10		L 129.64
13	D 107°28'07"	14	D 57°45'38"	15	D 76°45'19"
	R 66.03		R 19.00		R 19.00
	T 90.00		T 10.48		T 21.37
	L 123.85		L 19.15		L 32.07
16	D 47°41'57"				
	R 19.00				
	T 21.57				
	L 32.25				

Match Line
See Sheet No. 1

Sheet
No.

2
13

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

SCALE	DATE	JOB NO.
1"=80'	9-10-85	72122

REPEAT of PART of
CHANDLERS LANDING PHASE 16
E. TEAL SURVEY Abstract No. 207

City of Rockwall
Rockwall County TEXAS

TEXAS-FRATES CORPORATION
ONE COMMODORE PLACE

OWNER
Rockwall, TX. 75087

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

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 being a part of that 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 All of Block C, All of Block D, All of Block E, All of Block F, Valiant Drive, Spirit Place, Victory Lane, Yacht Club Drive, and a portion of the green belts and utility easements of Chandlers Landing Phase 16, an addition to the City of Rockwall, recorded in Slide B, Page 191, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the South line of Yacht Club Drive at the most Easterly corner of Chandlers Landing Phase 17, as recorded in Slide B, Page 194, Plat Records, Rockwall County, Texas;
THENCE: North 23° 37' 02" West a distance of 44.00 feet along the East line of Phase 17 to an iron rod for a corner on the Northerly line of Yacht Club Drive, and the Northerly line of said Phase 16, and on a circular curve to the right having a central angle of 42° 13' 07", a radius of 617.81 feet, and a chord that bears North 45° 16' 25" East a distance of 445.00 feet;
THENCE: Along the Northerly line of Phase 16 and Yacht Club Drive as follows: Along said curve an arc distance of 455.23 feet to an iron rod for a corner; North 24° 09' 51" East a distance of 277.20 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 24° 07' 52" and a radius of 536.61 feet; Along said curve an arc distance of 226.00 feet to an iron rod for a corner; North 48° 17' 43" East a distance of 43.75 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 57° 23' 15" and a radius of 347.21 feet; Along said curve an arc distance of 347.76 feet to an iron rod for a corner; South 74° 19' 02" East a distance of 34.06 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 27° 44' 26" and a radius of 426.98 feet; Along said curve an arc distance of 206.73 feet to an iron rod at the East corner of Yacht Club Drive;
THENCE: South 43° 25' 24" West a distance of 44.00 feet along the East end of Yacht Club Drive to an iron rod for a corner;
THENCE: Leaving said Phase 16 and traversing said Whilden tract as follows: South 7° 33' 51" West a distance of 265.90 feet to an iron rod for a corner; South 14° 29' 31" West a distance of 290.00 feet to an iron rod for a corner; South 38° 10' 37" West a distance of 397.35 feet to an iron rod for a corner; and South 51° 39' 21" West a distance of 622.99 feet to an iron rod for a corner on the most Northerly Northeast line of Chandlers Landing Phase Fourteen, as recorded in Slide B, Page 168, Plat Records, Rockwall County, Texas;
THENCE: North 45° 00' 00" West a distance of 256.38 feet along said Northeast line to an iron rod at the North corner of Phase Fourteen and a corner of the previously mentioned Phase 17;
THENCE: North 21° 24' 58" East a distance of 157.81 feet along an Easterly line of said Phase 17 to an iron rod for a corner on the Southerly line of Yacht Club Drive, said iron rod being on a circular curve to the left having a central angle of 13° 34' 04", a radius of 572.29 feet, and a chord that bears North 73° 10' 00" East a distance of 135.20 feet;
THENCE: Along said Southerly line of Yacht Club Drive as follows: Along said curve an arc distance of 135.52 feet to an iron rod for a corner; and North 66° 22' 58" East a distance of 66.65 feet to the Point of Beginning and Containing 13.113 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT TEXAS-FRATES CORPORATION, being owner, does hereby vacate All of Block C, All of Block D, All of Block E, All of Block F, Valiant Drive, Spirit Place, Victory Lane, Yacht Club Drive, and a portion of the greenbelts and utility easements of Chandlers Landing Phase 16, including any lots, easements or streets as recorded in Cabinet B, Slide 191 of the Map Records of Rockwall County, Texas, and does hereby adopt this plat designating the hereinabove described property as a Replat of Part of Chandlers Landing Phase 16, 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 or 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 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.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall;

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. 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 therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS OUR HANDS, at _____, Texas, this _____ day of _____, 1985.

TEXAS-FRATES CORPORATION

BY: Danny McCoy, Vice-President

ATTEST: _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Danny McCoy, the Vice President of Texas-Frates Corporation, a Texas corporation, on behalf of said corporation.

Notary Public
My commission expires _____

SURVEYOR'S CERTIFICATE

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

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

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
My commission expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager

Date: _____

APPROVED

Chairman, Planning and Zoning Commission

Date: _____

I hereby certify that the above and foregoing plat of a Replat of Part of Chandlers Landing Phase 16, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1985.

This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS MY HAND this _____ day of _____, 19____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

3
13

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=50'	6-10-85	72122

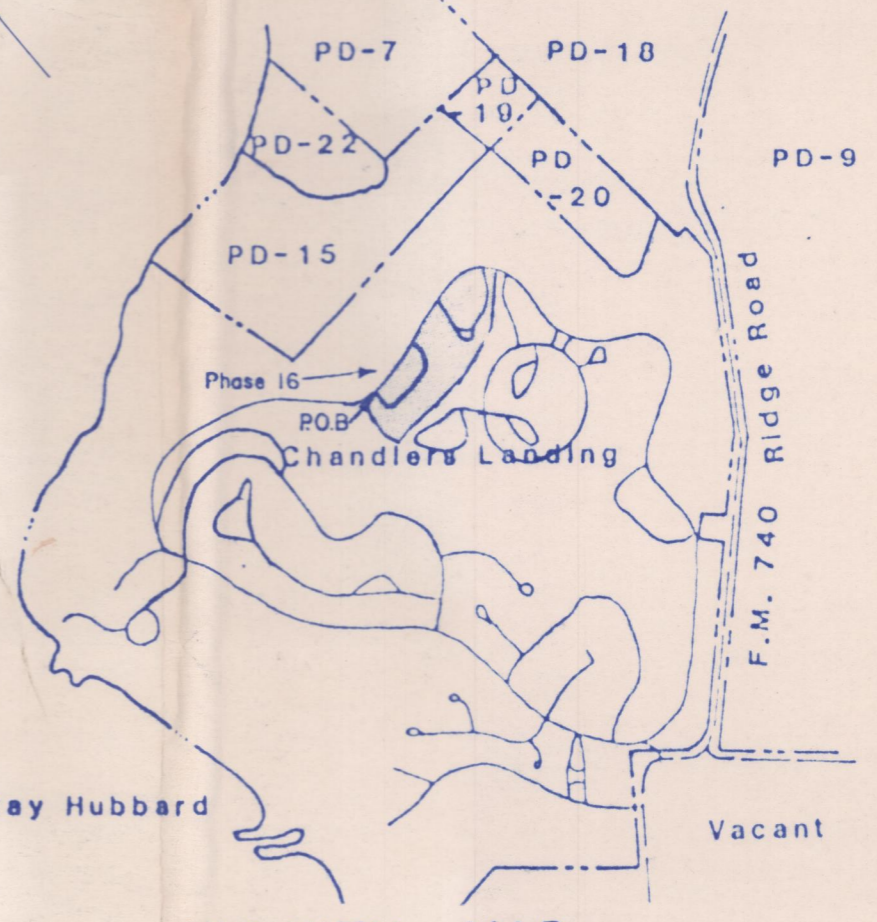
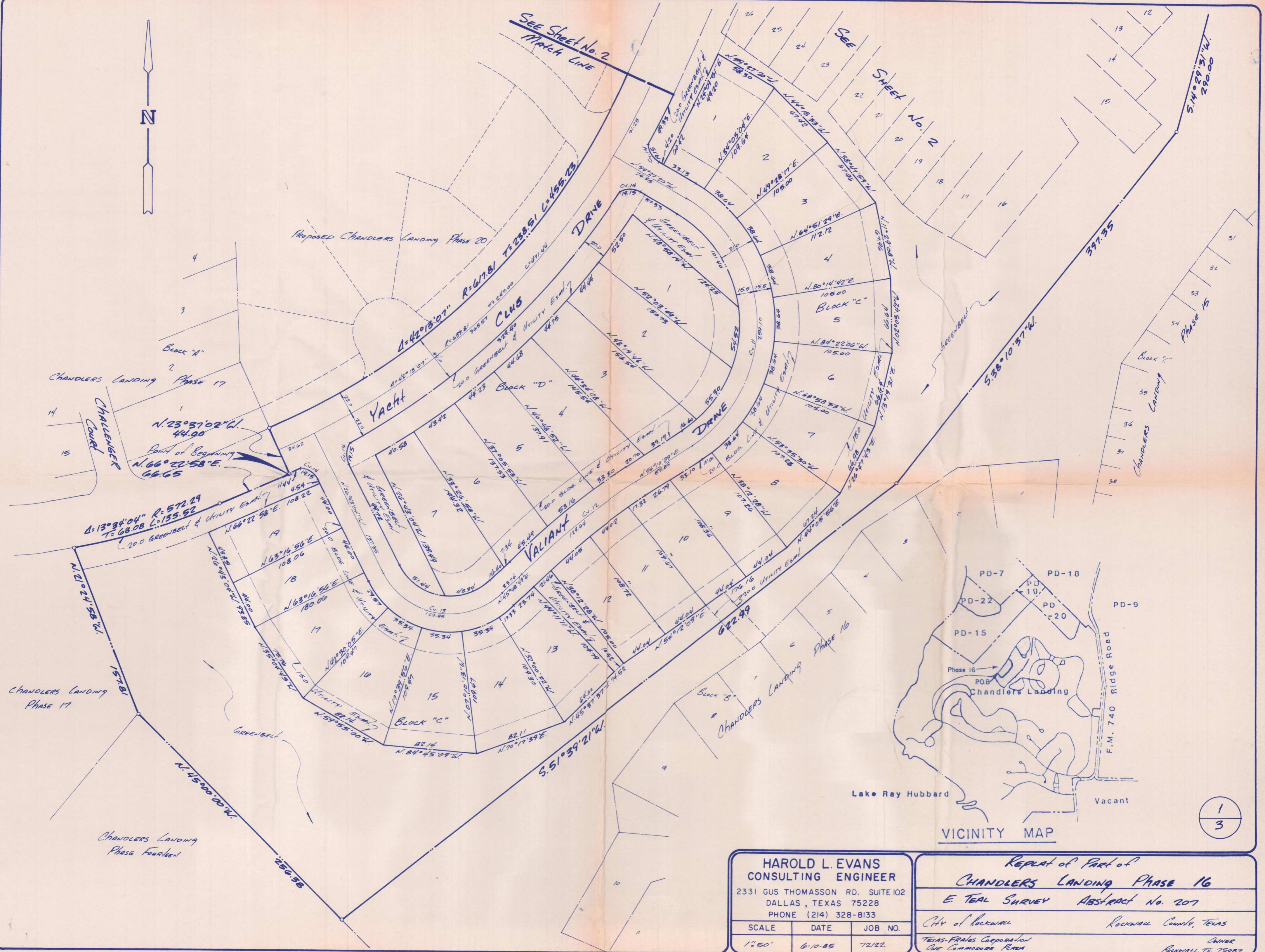
Replat of Part of CHANDLERS LANDING PHASE 16 E. TEAL SURVEY ABSTRACT NO. 207	
City of Rockwall	Rockwall County, TEXAS
TEXAS-FRATES CORPORATION ONE COMMODORE PLAZA	OWNER ROCKWALL, TX 75087



SEE SHEET No. 2
MATCH LINE

SEE SHEET No. 2

Proposed CHANDLERS LANDING Phase 20



1
3

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

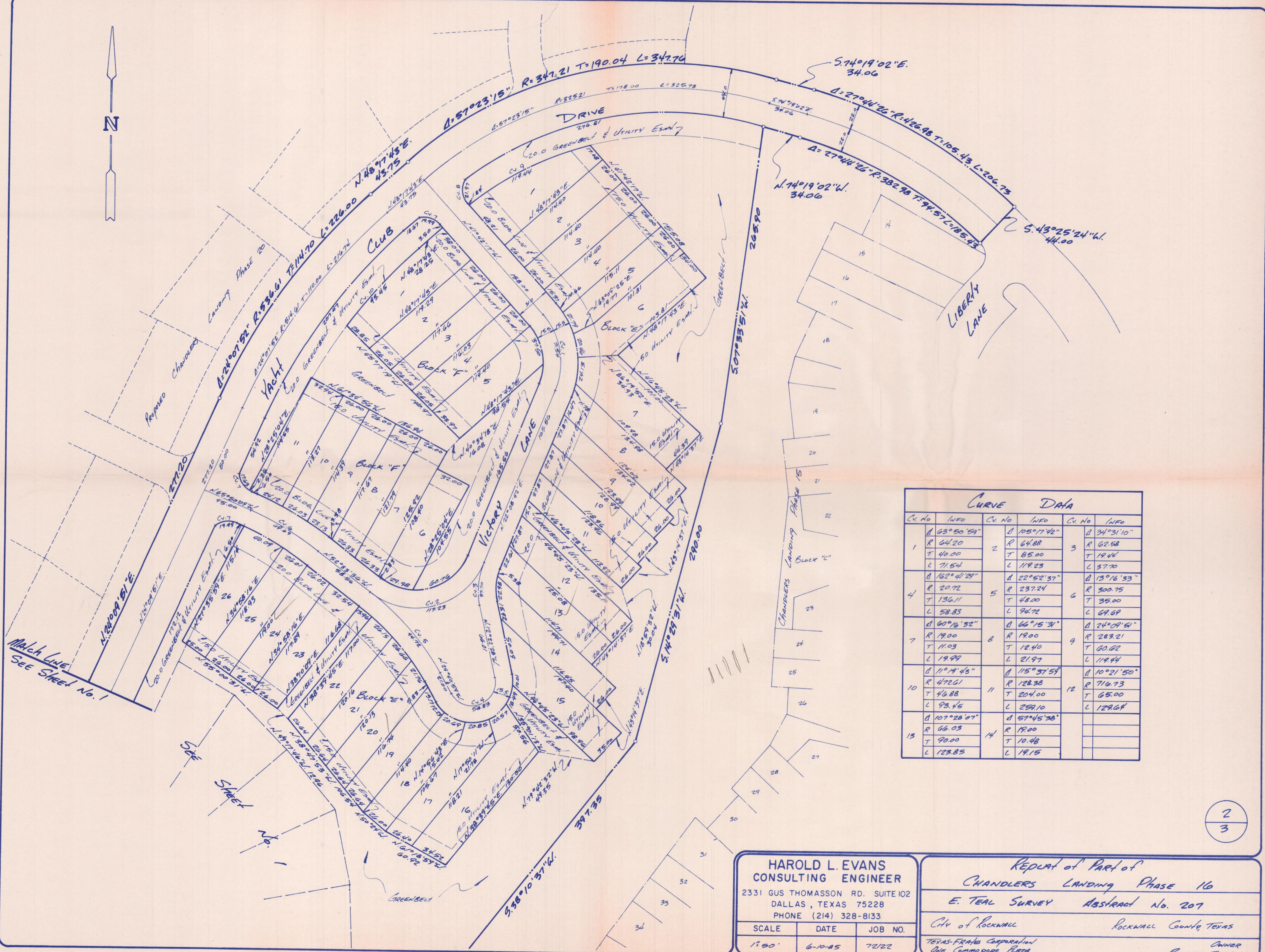
SCALE	DATE	JOB NO.
1"=50'	6-10-85	72122

Replat of Part of
CHANDLERS LANDING Phase 16
 E TEAL SURVEY ABSTRACT No. 207

City of Rockwall
 Rockwall County, Texas

TEXAS-FRANKS Corporation
 ONE COMMODORE PLAZA
 Rockwall, TX 75087

OWNER



CURVE DATA					
CU. NO.	INFO	CU. NO.	INFO	CU. NO.	INFO
1	Δ 63°50'59"	2	Δ 105°17'42"	3	Δ 34°31'10"
	R 64.20		R 64.88		R 62.58
	T 40.00		T 85.00		T 19.44
	L 71.54		L 119.23		L 37.70
4	Δ 162°41'29"	5	Δ 22°52'37"	6	Δ 13°16'53"
	R 20.72		R 237.24		R 300.75
	T 136.11		T 48.00		T 35.00
	L 58.83		L 94.72		L 69.69
7	Δ 60°16'32"	8	Δ 66°15'31"	9	Δ 24°09'51"
	R 19.00		R 19.00		R 283.21
	T 11.03		T 12.40		T 60.62
	L 19.99		L 21.97		L 119.44
10	Δ 11°19'45"	11	Δ 115°57'54"	12	Δ 10°21'50"
	R 472.61		R 128.38		R 716.73
	T 46.88		T 204.00		T 65.00
	L 93.45		L 259.10		L 129.64
13	Δ 107°28'07"	14	Δ 57°45'38"		
	R 66.03		R 19.00		
	T 90.00		T 10.48		
	L 123.85		L 19.15		

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

SCALE	DATE	JOB NO.
1"=50'	6-10-85	72122

REPEAT of Part of
CHANDLERS LANDING PHASE 16
 E. TEAL SURVEY ABSTRACT No. 207

City of Rockwall	Rockwall County, TEXAS
TEXAS-FRANK CORPORATION ONE COMMODORE PERZA	OWNER Rockwall, TX. 75087

OWNERS CERTIFICATE

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 being a part of that 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 All of Block C, All of Block D, All of Block E, All of Block F, Valiant Drive, Spirit Place, Victory Lane, Yacht Club Drive, and a portion of the green belts and utility easements of Chandlers Landing Phase 16, an addition to the City of Rockwall, recorded in Slide B, Page 191, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the South line of Yacht Club Drive at the most Easterly corner of Chandlers Landing Phase 17, as recorded in Slide B, Page 194, Plat Records, Rockwall County, Texas;
THENCE: North 23° 37' 02" West a distance of 44.00 feet along the East line of Phase 17 to an iron rod for a corner on the Northerly line of Yacht Club Drive, and the Northerly line of said Phase 16, and on a circular curve to the right having a central angle of 42° 13' 07", a radius of 617.81 feet, and a chord that bears North 45° 16' 25" East a distance of 445.00 feet;
THENCE: Along the Northerly line of Phase 16 and Yacht Club Drive as follows: Along said curve an arc distance of 455.23 feet to an iron rod for a corner; North 24° 09' 51" East a distance of 277.20 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 24° 07' 52" and a radius of 536.61 feet; Along said curve an arc distance of 226.00 feet to an iron rod for a corner; North 48° 17' 43" East a distance of 43.75 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 57° 23' 15" and a radius of 347.21 feet; Along said curve an arc distance of 347.76 feet to an iron rod for a corner; South 74° 19' 02" East a distance of 34.06 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 27° 44' 26" and a radius of 426.98 feet; Along said curve an arc distance of 206.73 feet to an iron rod at the East corner of Yacht Club Drive;
THENCE: South 43° 25' 24" West a distance of 44.00 feet along the East end of Yacht Club Drive to an iron rod for a corner;
THENCE: Leaving said Phase 16 and traversing said Whilden tract as follows: South 7° 33' 51" West a distance of 265.90 feet to an iron rod for a corner; South 14° 29' 31" West a distance of 290.00 feet to an iron rod for a corner; South 38° 10' 37" West a distance of 397.35 feet to an iron rod for a corner; and South 51° 39' 21" West a distance of 622.99 feet to an iron rod for a corner on the most Northerly Northeast line of Chandlers Landing Phase Fourteen, as recorded in Slide B, Page 168, Plat Records, Rockwall County, Texas;
THENCE: North 45° 00' 00" West a distance of 256.38 feet along said Northeast line to an iron rod at the North corner of Phase Fourteen and a corner of the previously mentioned Phase 17;
THENCE: North 21° 24' 58" East a distance of 157.81 feet along an Easterly line of said Phase 17 to an iron rod for a corner on the Southerly line of Yacht Club Drive, said iron rod being on a circular curve to the left having a central angle of 13° 34' 04", a radius of 572.29 feet, and a chord that bears North 73° 10' 00" East a distance of 135.20 feet;
THENCE: Along said Southerly line of Yacht Club Drive as follows: Along said curve an arc distance of 135.52 feet to an iron rod for a corner; and North 66° 22' 58" East a distance of 66.65 feet to the Point of Beginning and Containing 13.113 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT TEXAS-FRATES CORPORATION, being owner, does hereby vacate All of Block C, All of Block D, All of Block E, All of Block F, Valiant Drive, Spirit Place, Victory Lane, Yacht Club Drive, and a portion of the greenbelts and utility easements of Chandlers Landing Phase 16, including any lots, easements or streets as recorded in Cabinet B, Slide 191 of the Map Records of Rockwall County, Texas, and does hereby adopt this plat designating the hereinabove described property as a Replat of Part of Chandlers Landing Phase 16, 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 or 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 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.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall;

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. 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 therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS OUR HANDS, at _____, Texas, this _____ day of _____, 1985.

TEXAS-FRATES CORPORATION

BY: _____
Danny McCoy, Vice-President

ATTEST: _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Danny McCoy, the Vice President of Texas-Frates Corporation, a Texas corporation, on behalf of said corporation.

Notary Public
My commission expires _____

SURVEYOR'S CERTIFICATE

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

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

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
My commission expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager
Date: _____
APPROVED

Chairman, Planning and Zoning Commission
Date: _____

I hereby certify that the above and foregoing plat of a Replat of Part of Chandlers Landing Phase 16, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1985.

This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS MY HAND this _____ day of _____, 19____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

3
3

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133
SCALE 1"=50' DATE 6-10-85 JOB NO. 72122

Replat of Part of
CHANDLERS LANDING PHASE 16
E. TEAL SURVEY ABSTRACT No. 207
City of Rockwall Rockwall County, TEXAS
TEXAS-FRATES CORPORATION
ONE COMMANDER PLAZA
OWNER
ROCKWALL, TX. 75087



SEE SHEET No. 2
MATCH LINE

SEE SHEET No. 2

5.14°29'31"W.
290.00

Proposed CHANDLERS LANDING Phase 20

CLUB
DRIVE
YACHT
DRIVE
VALIANT

BLOCK "C"

BLOCK "C"

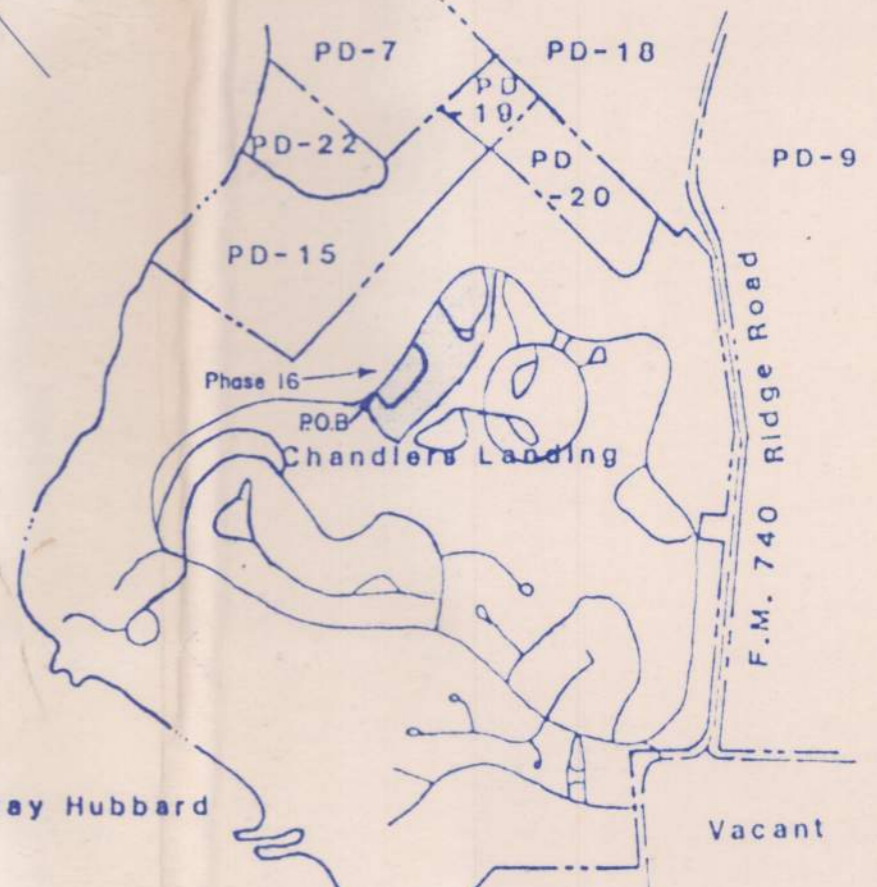
CHANDLERS LANDING Phase 17

Point of Beginning
N.66°22'58"E.
66.65

D=13°34'04" R=572.29
T=68.08 C=135.52

CHANDLERS LANDING Phase 17

CHANDLERS LANDING Phase Fourteen



VICINITY MAP

1
3

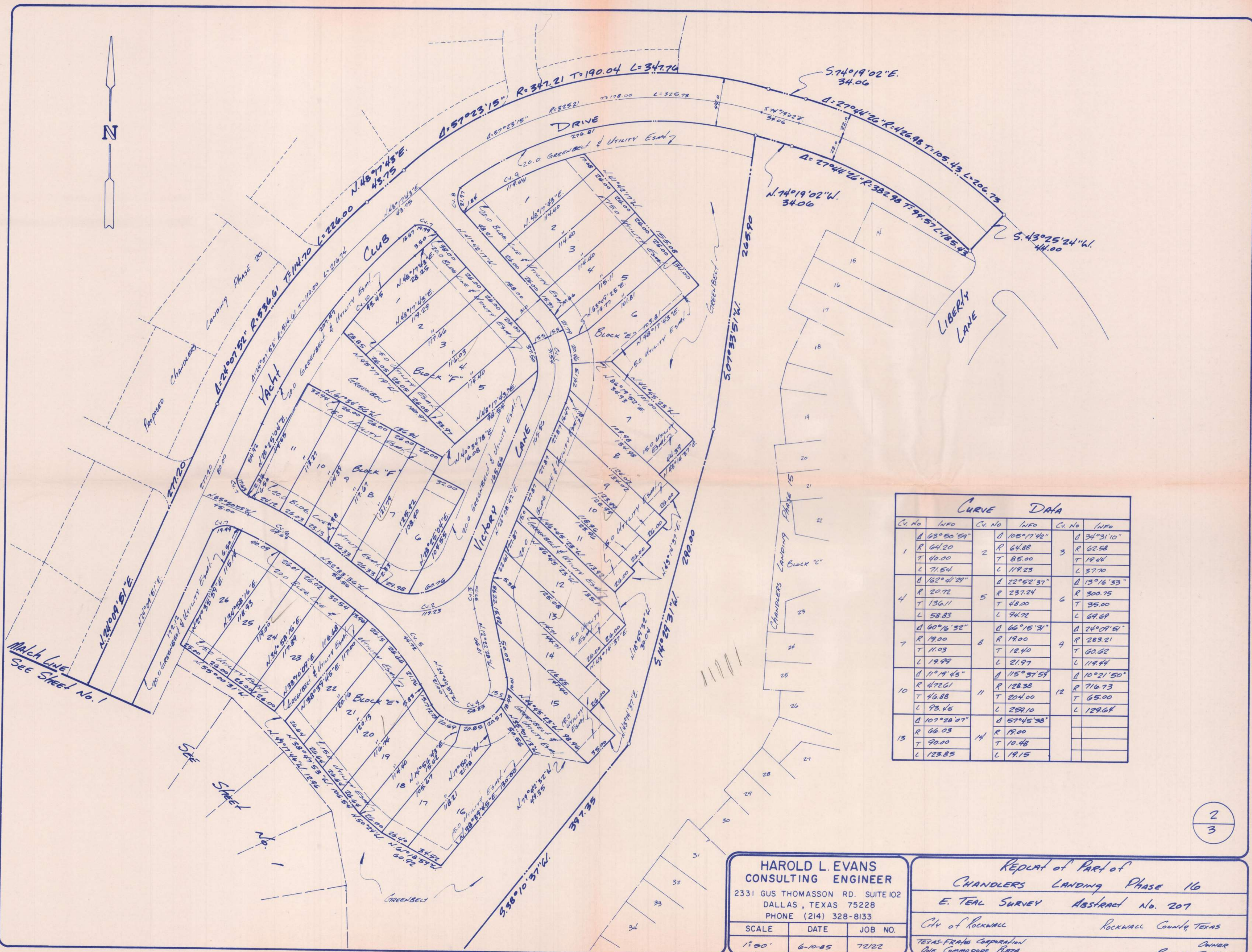
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	6-10-85	72122

Replat of Part of
CHANDLERS LANDING Phase 16
E TEAL SURVEY ABSTRACT No. 207

City of Rockwall
Rockwall County, Texas

OWNER
TEXAS-FRANKS Corporation
One Commodore Plaza
Rockwall, TX 75087



CURVE DATA					
CV. No	INFO	CV. No	INFO	CV. No	INFO
1	Δ 63°50'59"	2	Δ 105°17'42"	3	Δ 34°31'10"
	R 64.20		R 64.88		R 62.58
	T 40.00		T 85.00		T 19.44
	L 71.54		L 119.23		L 37.70
4	Δ 162°41'29"	5	Δ 22°52'37"	6	Δ 13°16'33"
	R 20.72		R 237.24		R 300.75
	T 136.11		T 48.00		T 35.00
	L 58.83		L 94.72		L 69.69
7	Δ 60°16'32"	8	Δ 66°15'31"	9	Δ 24°09'51"
	R 19.00		R 19.00		R 283.21
	T 11.03		T 12.40		T 60.62
	L 19.99		L 21.97		L 119.44
10	Δ 11°19'45"	11	Δ 115°57'59"	12	Δ 10°21'50"
	R 472.61		R 128.38		R 716.73
	T 46.88		T 204.00		T 65.00
	L 93.45		L 259.10		L 129.64
13	Δ 107°28'07"	14	Δ 57°45'38"		
	R 66.03		R 19.00		
	T 90.00		T 10.48		
	L 123.85		L 19.15		

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

REPEAT of Part of
CHANDLERS LANDING PHASE 16
 E. TEAL SURVEY ABSTRACT No. 207

City of Rockwall
 Rockwall County, TEXAS

TEXAS FRANK CORPORATION
 ONE COMMODORE PERZA
 OWNER
 ROCKWALL, TX. 75087

SCALE	DATE	JOB NO.
1"=50'	6-10-85	72122

OWNERS CERTIFICATE

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 being a part of that 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 All of Block C, All of Block D, All of Block E, All of Block F, Valiant Drive, Spirit Place, Victory Lane, Yacht Club Drive, and a portion of the green belts and utility easements of Chandlers Landing Phase 16, an addition to the City of Rockwall, recorded in Slide B, Page 191, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the South line of Yacht Club Drive at the most Easterly corner of Chandlers Landing Phase 17, as recorded in Slide B, Page 194, Plat Records, Rockwall County, Texas;
THENCE: North 23° 37' 02" West a distance of 44.00 feet along the East line of Phase 17 to an iron rod for a corner on the Northerly line of Yacht Club Drive, and the Northerly line of said Phase 16, and on a circular curve to the right having a central angle of 42° 13' 07", a radius of 617.81 feet, and a chord that bears North 45° 16' 25" East a distance of 445.00 feet;
THENCE: Along the Northerly line of Phase 16 and Yacht Club Drive as follows: Along said curve an arc distance of 455.23 feet to an iron rod for a corner; North 24° 09' 51" East a distance of 277.20 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 24° 07' 52" and a radius of 536.61 feet; Along said curve an arc distance of 226.00 feet to an iron rod for a corner; North 48° 17' 43" East a distance of 43.75 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 57° 23' 15" and a radius of 347.21 feet; Along said curve an arc distance of 347.76 feet to an iron rod for a corner; South 74° 19' 02" East a distance of 34.06 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 27° 44' 26" and a radius of 426.98 feet; Along said curve an arc distance of 206.73 feet to an iron rod at the East corner of Yacht Club Drive;
THENCE: South 43° 25' 24" West a distance of 44.00 feet along the East end of Yacht Club Drive to an iron rod for a corner;
THENCE: Leaving said Phase 16 and traversing said Whilden tract as follows: South 7° 33' 51" West a distance of 265.90 feet to an iron rod for a corner; South 14° 29' 31" West a distance of 290.00 feet to an iron rod for a corner; South 38° 10' 37" West a distance of 397.35 feet to an iron rod for a corner; and South 51° 39' 21" West a distance of 622.99 feet to an iron rod for a corner on the most Northerly Northeast line of Chandlers Landing Phase Fourteen, as recorded in Slide B, Page 168, Plat Records, Rockwall County, Texas;
THENCE: North 45° 00' 00" West a distance of 256.38 feet along said Northeast line to an iron rod at the North corner of Phase Fourteen and a corner of the previously mentioned Phase 17;
THENCE: North 21° 24' 58" East a distance of 157.81 feet along an Easterly line of said Phase 17 to an iron rod for a corner on the Southerly line of Yacht Club Drive, said iron rod being on a circular curve to the left having a central angle of 13° 34' 04", a radius of 572.29 feet, and a chord that bears North 73° 10' 00" East a distance of 135.20 feet;
THENCE: Along said Southerly line of Yacht Club Drive as follows: Along said curve an arc distance of 135.52 feet to an iron rod for a corner; and North 66° 22' 58" East a distance of 66.65 feet to the Point of Beginning and Containing 13.113 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT TEXAS-FRATES CORPORATION, being owner, does hereby vacate All of Block C, All of Block D, All of Block E, All of Block F, Valiant Drive, Spirit Place, Victory Lane, Yacht Club Drive, and a portion of the greenbelts and utility easements of Chandlers Landing Phase 16, including any lots, easements or streets as recorded in Cabinet B, Slide 191 of the Map Records of Rockwall County, Texas, and does hereby adopt this plat designating the hereinabove described property as a Replat of Part of Chandlers Landing Phase 16, 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 or 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 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.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall;

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. 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 therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS OUR HANDS, at _____, Texas, this _____ day of _____, 1985.

TEXAS-FRATES CORPORATION

BY: _____
Danny McCoy, Vice-President

ATTEST: _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Danny McCoy, the Vice President of Texas-Frates Corporation, a Texas corporation, on behalf of said corporation.

Notary Public
My commission expires _____

SURVEYOR'S CERTIFICATE

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

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

This instrument was acknowledged before me on the _____ day of _____, 19____, by Harold L. Evans.

Notary Public
My commission expires _____

RECOMMENDED FOR FINAL APPROVAL

City Manager
Date: _____
APPROVED

Chairman, Planning and Zoning Commission
Date: _____

I hereby certify that the above and foregoing plat of a Replat of Part of Chandlers Landing Phase 16, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1985.

This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS MY HAND this _____ day of _____, 19____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

3
3

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133
SCALE 1"=50' DATE 6-10-85 JOB NO. 72122

Replat of Part of
CHANDLERS LANDING PHASE 16
E. TEAL SURVEY ABSTRACT No. 207
City of Rockwall Rockwall County, TEXAS
TEXAS-FRATES CORPORATION
ONE COMMANDER PLAZA
OWNER
ROCKWALL, TX. 75087

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 10-14-1985

Name of Proposed Development REDIAT. OF PART OF CHANDLERS LANDING PH-16

Name of Developer TEXAS FRATES CORPORATION

Address ONE COMMODORE PLAZA ROCK TX 75087 Phone _____

Owner of Record TEXAS FRATES CORPORATION

Address ONE COMMODORE PLAZA ROCK TX 75087 Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD Z. EVANS

Address 2331 GUS THOMASSON SUITE 102 DALLAS TX 75228 Phone 328-8133

Total Acreage 13.113

Current Zoning RESIDENTIAL

Number of Lots/Units 60

Signed Lita Nelson

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 on a satisfactory scale, usually not smaller than one inch equals 100 feet. The final plat shall be submitted on a drawing which is 18 inches by 24 inches.

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

<u>Provided or Shown on Plat</u>	<u>Not Applicable</u>	
✓ _____	_____	1. Title or name of development written and graphic scale, north point, date of plat and key map
✓ _____	_____	2. Location of the development by City, County and State
✓ _____	_____	3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
✓ _____	_____	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

Provided or Shown on Plat	Not Applicable	
✓		5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground
✓		6. Approved name and right-of-way width of each street, both within and adjacent to the development
✓		7. Locations, dimensions and purposes of any easements or other rights-of-way
✓		8. Identification of each lot or site and block by letter and building lines or residential lots
✓		9. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans referred by recorded subdivision plats or adjoining platted land by record name and by deed record volume and page
✓		10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development
✓		11. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners
✓		12. 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
✓		13. Instrument of dedication or adoption signed by the owner or owners
✓		14. Space for signatures attesting approval of the plat
✓		15. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat

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

- 16. Compliance with all special requirements developed in preliminary plat review
- 17. Waiver of drainage liability by the City due to development's design
- 18. Statements indicating that no building permits will be issued until all public improvements are accepted by the City.

ENGINEERING DRAWINGS CHECKLIST

Date: 10-14-1985

Name of Proposed Development REPLAT OF PART OF CHANDLERS LANDING PH 16

Name of Developer TEXAS FRATES CORPORATION

Address ONE COMMODORE PLAZA Phone _____
ROCKWALL TX 75087

Owner of Record TEXAS FRATES CORPORATION

Address ONE COMMODORE PLAZA Phone _____
ROCKWALL, TX 75087

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS

Address 2331 GVS THOMMASON Phone 328-8133
ROD SUITE 102 DALLAS TX 75228

Total Acreage 13.113 Current Zoning RESIDENTIAL

Number of Lots/Units 60 Signed Pete Nelson

The engineering drawings submitted for review and approval of the proposed utilities shall be complete design drawings and shall comply with the Standards of Design, the Standard Specifications for Construction and the Standard Details. These drawings will be submitted with the final plat.

The following Engineering Drawings Checklist is a summary of the requirements contained in the Standards mentioned. In all cases, the engineering drawings should conform to good engineering practices.

The drawings should be placed in the order of the following checklist.

The applicant should submit three (3) sets of all engineering drawings to the City for review. Any resubmissions should contain the marked up set of drawings returned to the applicant.

After completion, the City will be provided with the original and two copies of the as-built drawings showing all corrections as approved by the City.

The drawings must be accompanied by documentation from all utility companies verifying their agreement with the easements shown.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	<u>UTILITY PLAN:</u>
_____	_____	1. Plan view shall show relationship of all existing and proposed utilities, including streets, storm drainage, water distribution pipelines, sewer pipelines, natural gas pipelines, electric lines, telephone cables and television cables.
_____	_____	2. Plan view shall also include all existing and proposed easements and rights-of-ways.
_____	_____	3. Plan view shall show street lighting.
_____	_____	<u>STREETS SYSTEM:</u>
_____	_____	1. Paving plan shall show plan of existing and proposed street improvements.
_____	_____	2. Paving plan shall show paving width and street classification with standard curve data.
_____	_____	3. Paving profile shall show existing ground grade and the proposed grade of the right and left curb and the existing and proposed utilities.
_____	_____	4. Paving details shall comply with the Standard Details for the City of Rockwall.
_____	_____	<u>STORM DRAINAGE SYSTEM:</u>
_____	_____	1. A map showing the entire watershed on which the project is located shall be included on the drainage map as an insert. This map shall show contours at a minimum of 5 foot intervals and be on a scale no larger than 1 inch = 2000 feet.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
<hr/>	<hr/>	2. A drainage area map of the project site with contours at a minimum of 2 feet intervals shall be included. This map shall show the existing topography of the project site and the proposed grading plan of the site. Drainage contributing from areas outside the project site shall be specifically addressed.
<hr/>	<hr/>	3. The drainage calculations for the site shall be provided on the plans as per the standard table. This calculation shall identify the sub-drainage area by number, the contributing area in acres, the time of concentration in minutes, the coefficient of runoff, the storm frequency and duration, the storm intensity in inches per hour and the accumulated runoff in cubic feet per second.
<hr/>	<hr/>	4. The direction of storm water flow on the site shall be shown on the drainage area map, with a "Q" shown at locations where flow enters inlets, channels or other structures.
<hr/>	<hr/>	5. The drainage facilities shall be designed for ultimate watershed development as shown on the Growth and Management Plan even though the project may be developed in phases or the topography is such that other developments contribute to the proposed site.
<hr/>	<hr/>	6. Where phased development will occur, the drainage plans and calculations shall show how the drainage will be controlled during intermediary construction.
<hr/>	<hr/>	7. Where the storm drainage facilities tie into existing facilities, the plans shall show how this project will affect those existing facilities.

FOR CITY USE ONLY

Information
Included
on Plans

Information
Sufficient
for Review

Item

8. All existing and proposed drainage easements on the project site shall be shown.
9. The storm drainage details shall comply with the Standard Details for the City of Rockwall.

WATER DISTRIBUTION SYSTEM:

1. The plans shall show existing and proposed water supply improvements, including size of pipelines, location of valves (gate and flush) and location of fire hydrants and services.
2. Summary calculations pertaining to the water demand of the development, including appropriate fire flows, shall be shown in tabular form on the water plan sheet.
3. The plans shall identify the source of water supply.
4. The water distribution system details shall comply with the Standard Details for the City of Rockwall and the approved Water Distribution Plan.

SANITARY SEWER SYSTEM

1. The plans shall show existing and proposed wastewater collection improvements, including location of manholes, cleanouts, and services.
2. The calculations for the wastewater collection system shall be included. These calculations shall include the collection area by number, the maximum, dry weather flow in million gallons per day (MGD), the infiltration/inflow allowance in MGD and the total accumulated wastewater flow in MGD.

FOR CITY USE ONLY

<u>Information Included on Plans</u>	<u>Information Sufficient for Review</u>	<u>Item</u>
_____	_____	3. Where proposed facilities tie into existing facilities, the plans shall show the flowline of the existing facilities and how the proposed facilities affect the system.
_____	_____	4. Where a portion of the proposed wastewater collection system will service areas outside the project, the plans shall clearly indicate how the design of the common pipeline is determined.
_____	_____	5. The details of the wastewater collection system shall comply with the Standard Details of the City of Rockwall.
_____	_____	6. If a wastewater collection system will not be provided, the plans should indicate how the wastewater will be collected and treated.

FOR CITY USE ONLY

Date Submitted: _____
Sent to Engineer: _____
P & Z Approval: _____
City Council Approval: _____
Pre-Construction: _____
As Built Submitted: _____
Case No.: _____
Fee Paid: _____
Availability Paid: _____

needs file

PLANNING AND ZONING ACTION SHEET

Applicant: Texas Frates Corp Case No. 85-82-FP
 Property Description Portion of Phase 14
 Case Subject Matter Replat of lots from touchhouse
to new lot line

CASE ACTION

Date to P&Z: Nov. 14, 1985 Approved Disapproved Tabled

Conditions: _____

Date to City Council _____

Conditions: _____

Ordinance No. _____ Date: _____

ITEMS IN FILE

- | <u>Zoning Cases</u> | <u>Plat/Site Plan Cases</u> |
|---|---|
| <input type="checkbox"/> Application | <input checked="" type="checkbox"/> Application |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Filing Fee |
| <input type="checkbox"/> Filing Fee | <input checked="" type="checkbox"/> Plat/Plan |
| <input type="checkbox"/> Notice to Paper | <input type="checkbox"/> Engineer's Review |
| <input type="checkbox"/> Notice to Residents | <u>N/A</u> <input type="checkbox"/> Consultant's Review |
| <input type="checkbox"/> List of Residents Notified | <input type="checkbox"/> agenda notes |
| <input type="checkbox"/> Residents' Responses | <input type="checkbox"/> minutes |
| <input type="checkbox"/> Consultant's Review | <input type="checkbox"/> correspondence |
| <input type="checkbox"/> agenda notes | <input type="checkbox"/> County File No. |
| <input type="checkbox"/> minutes | |
| <input type="checkbox"/> Ordinance correspondence | |

Agenda Notes

- 11/13/85

- XII. Consider Approval of a Vacation and Replat of Phase 16, Chandlers Landing.

Action Needed: Approval or denial of Vacation and Replat of a portion of Phase 16, Chandlers Landing.

At your last meeting, Chandlers Landing submitted a request to change the land use designation on a portion of Phase 16 from Townhome to Zero Lot Line standards. The Planning and Zoning Commission and City Council approved the upgrading of the lots and a development plan showing the new configuration. The final plat has now been submitted to replat the portion of Phase 16 which was originally platted into townhouse lots by platting those into zero lot line lots and replatting another portion of Phase 16 to take out a small street which was proposed along Yacht Club Drive for a portion of the already existing zero lot line development. They now want to take that side street out and face the lots to the interior of Valiant Drive as opposed to facing them on the side street adjacent to Yacht Club. We feel that this is a much better approach and provides for the front yards of the homes to be located on Valiant Drive rather than a side street adjacent to Yacht Club. The plat as submitted does conform to the area requirements for this Phase. A copy of the plat and the original plat is attached. The engineering has been submitted to engineers and they have given preliminary approval subject to some minor modifications.

Agenda Notes
City Council - 11/19/85

Consider Approval of a Vacation and Replat of Phase 16,
Chandlers Landing

Action Needed: Approval or denial of Vacation and Replat
of a portion of Phase 16, Chandlers Landing.

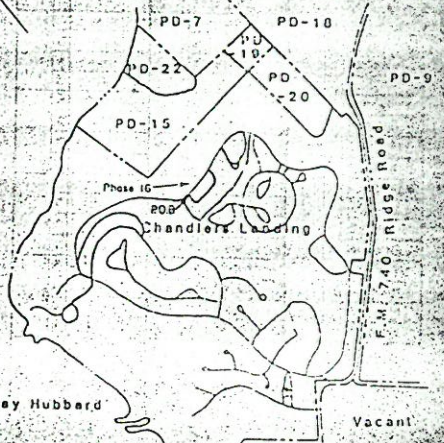
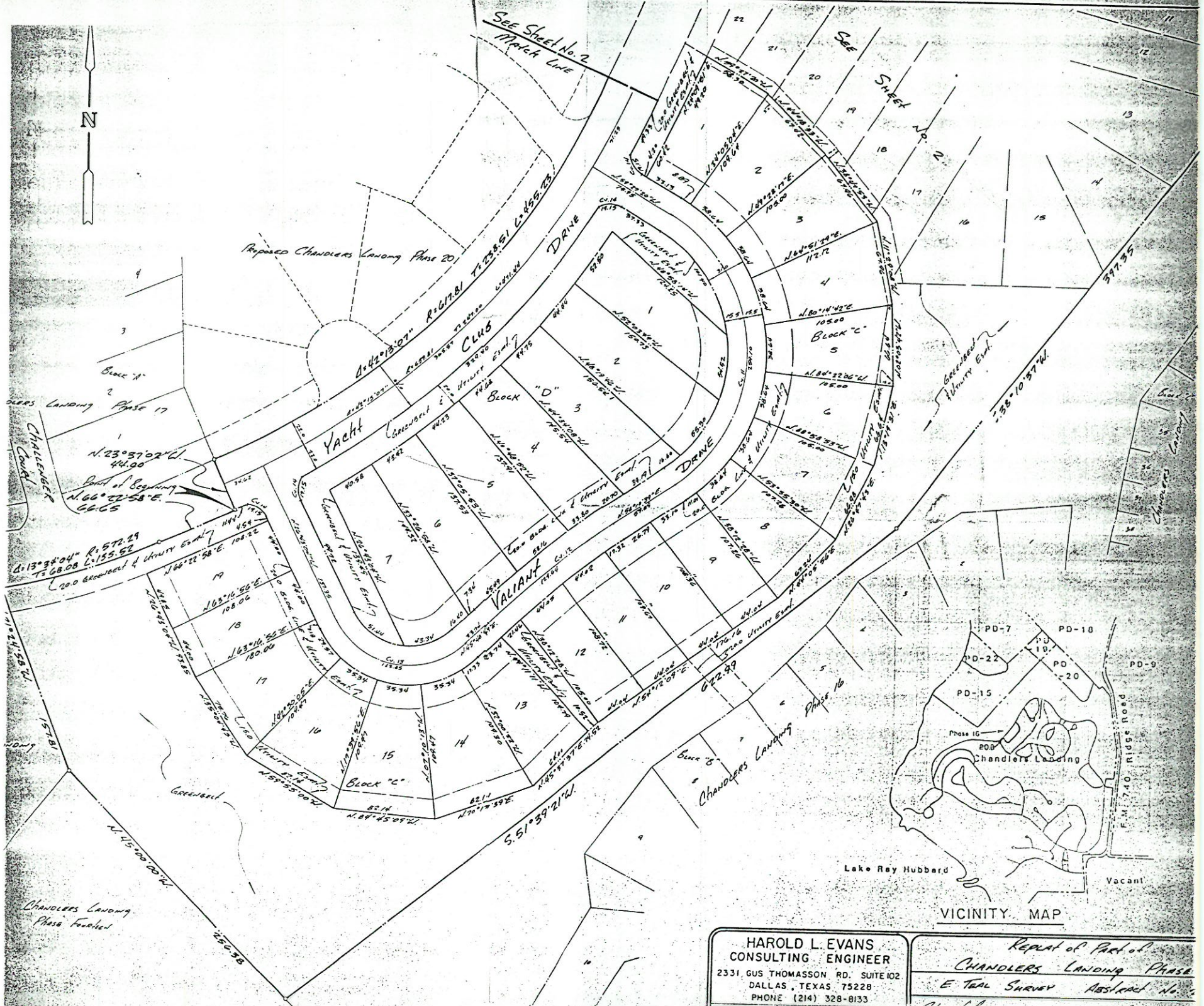
At your last meeting, Chandlers Landing submitted a request to change the land use designation on a portion of Phase 16 from Town-home to Zero Lot Line standards. The Planning and Zoning Commission and City Council approved the upgrading of the lots and a development plan showing the new configuration. The final plat has now been submitted to replat the portion of Phase 16 which was originally platted into townhouse lots by platting those into zero lot line lots and replatting another portion of Phase 16 to take out a small street which was proposed along Yacht Club Drive for a portion of the already existing zero lot line development. They now want to take that side street out and face the lots to the interior of Valiant Drive as opposed to facing them on the side street adjacent to Yacht Club. We feel that this is a much better approach and provides for the front yards of the homes to be located on Valiant Drive rather than a side street adjacent to Yacht Club. The plat as submitted does conform to the area requirements for this Phase. A copy of the plat and the original plat is attached. The engineering has been submitted to engineers and they have given approval.

The Planning and Zoning Commission has recommended approval.

N

See Sheet No. 2
Match Line

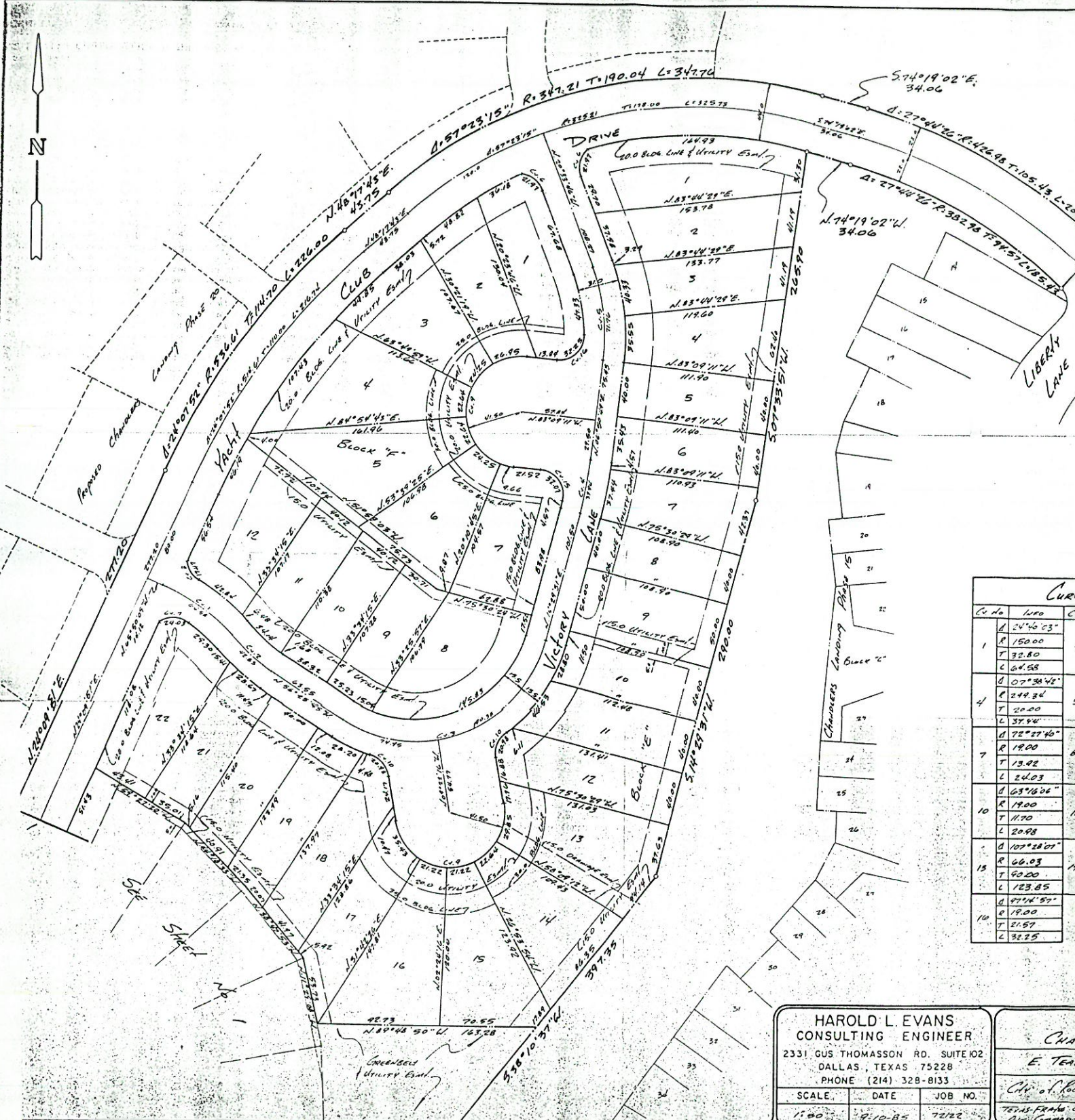
SEE SHEET No. 2



VICINITY MAP

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

Repeat of Part of
CHANDLERS LANDING PHASE
E. TEAL SURVEY ABSTRACT No. 1



CURV

Co No	Area	Co
1	A 24'46"03"	2
	R 150.00	
	T 32.80	
4	C 64.58	5
	D 07°38'45"	
	R 242.34	
7	T 20.00	8
	L 39.94	
	D 72°27'40"	
10	R 19.00	11
	T 13.92	
	L 24.03	
13	D 63°16'06"	14
	R 19.00	
	L 123.85	
16	D 47°16'50"	17
	R 19.00	
	L 32.25	

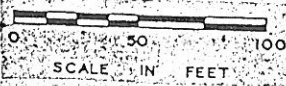
HAROLD L. EVANS
CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	7-10-85	72122

CHAR
 E. TEAL
 CIVIL ENGR
 TEXAS-PROV. C.
 CIV. ENGINEER



MATCH SHEET NO. 1



$\Delta=57^{\circ}23'15''$ R=347.21
L=347.76 T=190.04
L=325.73 T=178.00
 $\Delta=57^{\circ}23'15''$ R=325.21
L=272.60 T=146.29
 $\Delta=51^{\circ}30'45''$ R=303.21

YACHT CLUB DRIVE

VICTORY LANE

GREENBELT

BLOCK A

BLOCK B

BLOCK C

BLOCK D

BLOCK E

BLOCK F

Lot numbers 1 through 30 are scattered throughout the map. Utility easements are labeled '15' UTILITY EASMT.' and '20' UTILITY EASMT.'. Building lines are labeled '15' BUILDING LINE' and '20' BUILDING LINE'. Bearings and distances are provided for all lot boundaries, such as 'N 48°17'43"E 43.75' and 'S 65°30'09"E 116.14'.

POINT OF BEGINNING
PHASE 17
1/2 SECTION 5, CITY
OF DALLAS, TEXAS
LINE MONUMENT NO. 1116, T-13-11

MATCH SHEET NO. 3

YACHT CLUB DR.

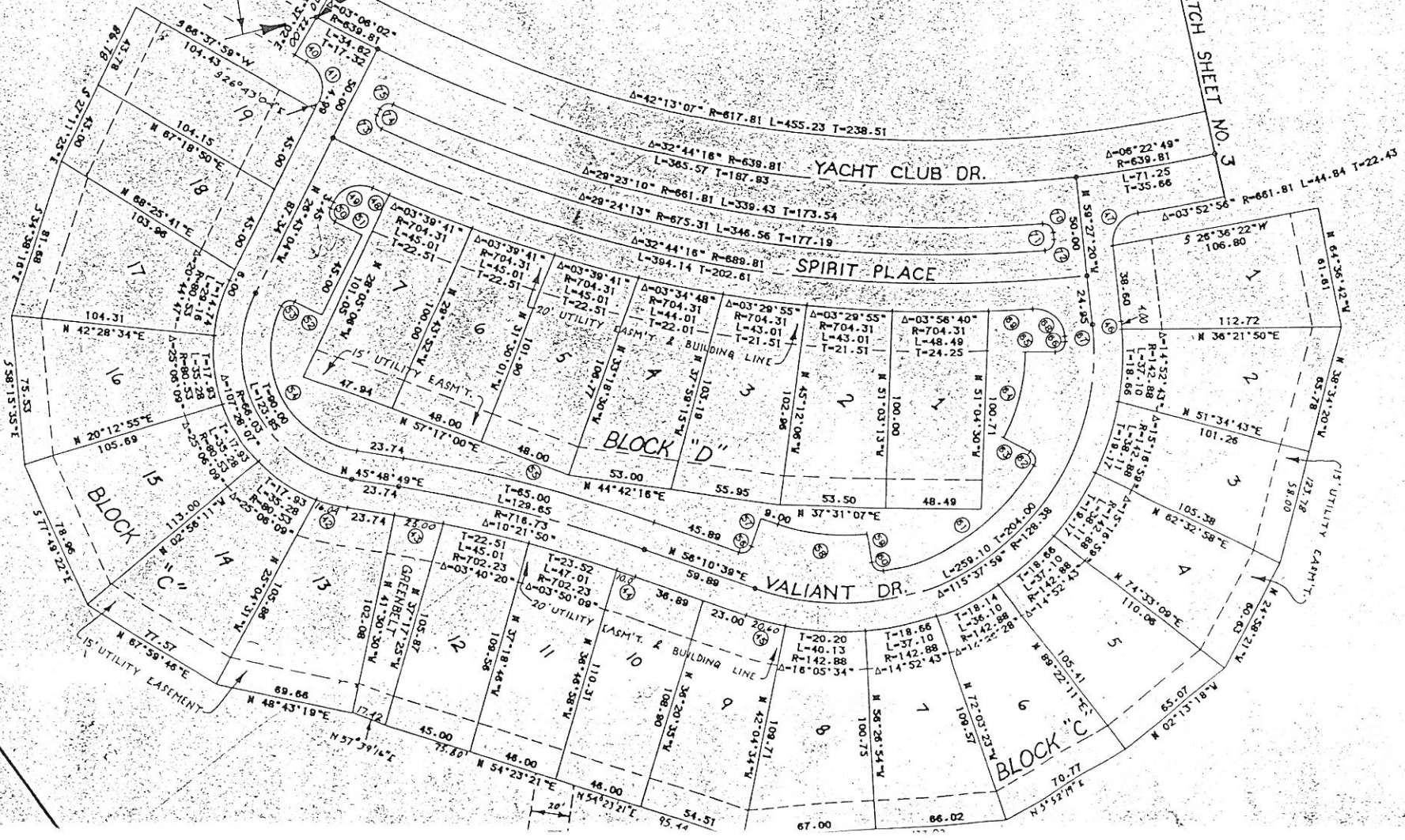
SPIRIT PLACE

VALIANT DR.

BLOCK "D"

BLOCK "C"

BLOCK "A"



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.
GARY N. REEVES, P.E.

JOE B. MAPES, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
LEO A. DOTSON, P.E.
JERRY L. FLEMING, P.E.
DAVID R. GATTIS
A. LEE HEAD, P.E.
JOHN L. JONES, P.E.
RONNIE M. LEMONS, P.E.
MICHAEL G. MORRISON, P.E.
C. DIANE PALMER, P.E.
ROBERT F. PENCE, P.E.

November 7, 1985

Mr. William Eisen
City Manager
City of Rockwall
205 West Rusk
Rockwall, TX 75087

RE: First Review
Chandlers Landing,
Phase 16, Replat
ROK 85919

Dear Mr. Eisen:

We are in receipt of the referenced plans. These plans have been reviewed for general compliance with the City of Rockwall's Standards of Design; and upon completion, we will provide a letter of our findings. The compensation for the services will be based on our letter agreement of subdivision review dated March 27, 1984.

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

Sincerely,

FREESE AND NICHOLS, INC.



W. L. Douphrate, II

WLD:dd

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

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.
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W. ERNEST CLEMENT, P.E.
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DAVID R. GATTIS
A LEE HEAD, P.E.
JOHN L. JONES, P.E.
RONNIE M. LEMONS, P.E.
MICHAEL G. MORRISON, P.E.
C. DIANE PALMER, P.E.
ROBERT F. PENCE, P.E.

November 19, 1985

Mr. William Eisen
City Manager
City of Rockwall
205 West Rusk
Rockwall, TX 75087

RE: First Review
Chandlers Landing, Phase 16
Replat
ROK 85919

Dear Mr. Eisen:

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

PAVING

1. Several of the vertical curves along Valiant Drive and Victory Lane do not appear to be in accordance with the Standards of Design.
2. One of the horizontal curves along Victory Lane has a radius 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.

DRAINAGE SYSTEM

1. Rip rap should be placed at the outfall of line "B" to reduce erosion.
2. Contours should be provided on the drainage area map.

SANITARY SEWER SYSTEM

1. A manhole should be placed at the change in grade in line "A" as shown on the plans.
2. The sanitary sewer line profiles should show the depth and location of all intersecting water lines.

FREESE AND NICHOLS, INC.

CONSULTING ENGINEERS AND PLANNERS

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
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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.
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C. DIANE PALMER, P.E.
ROBERT F. PENCE, P.E.

December 16, 1985

Mr. William Eisen
City Manager
City of Rockwall
205 West Rusk
Rockwall, TX 75087

RE: First Review
Patrick Stephenson
Subdivision Review
ROK 85928

Dear Mr. Eisen

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

GENERAL COMMENTS

1. The distance between sanitary sewer manholes should not exceed 500 feet per the Standards of Design.

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 Standards of Design 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.



W. L. Douphrate, II

WLD:dd

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

MINUTES OF THE PLANNING AND ZONING COMMISSION

November 14, 1985

The meeting was called to order at 8:15 P.M. Members present were Chairman Tom Quinn, Norm Seligman, Teddy Carlaw, and Hank Crumbley. Members absent were Don Smith, J. D. Jacobs and Harry Knight.

The Commission first considered approval of the minutes of October 10, 1985. There being no additions or deletions, Hank Crumbley moved approval of the minutes as published. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from Rockwall South Joint Venture for a change in the preliminary plan for Chandlers Landing PD-8 for a change in land use designation for a portion of the tract commonly known as 1-A from "SF-10" and "SF-7" designation to Cluster Home designation, approval of a development plan, and area requirements. The Chairman asked for an overview of the proposed request from Staff. Mrs. Couch reviewed the request and stated that the applicant had requested the Commission to consider tabling consideration and continuing the public hearing until the next regular meeting. The Chairman indicated that the Commission would consider the request, but asked if there were residents present in the audience who wished to speak on the request. A number of people indicated that they did wish to do so. Due to the interest and the fact that the residents did attend the meeting, Chairman Quinn indicated that the Commission would hear the people who were present. He asked the developers if they wished to make any comments about the project. The developers' representative indicated that they did not come prepared to the meeting and were not ready to make a presentation due to the fact that they did wish to have some additional time to meet with the homeowners and explain their request. Chairman Quinn then opened a public hearing. A number of residents in the area spoke against the proposed change in land use designation to Cluster Home. After completion of the statements from the residents of Chandlers, Chairman Quinn outlined the alternatives before the Commission, which included continuing the public hearing and tabling any consideration of the request until the next regular meeting as had been requested by the developer, or go ahead and close the public hearing and take action on the request. Members of the Commission expressed their opinion on whether or not the public hearing should be continued or whether there should be a vote on the request. Crumbley indicated he felt that the case should be continued due to the absence of a number of members of the Planning and Zoning Commission. Mr. Crumbley made a motion to continue the public hearing to the next regular meeting of the Planning and Zoning Commission. The motion died for lack of a second. Chairman Quinn indicated that he would not pursue continuing the public hearing if there was no support on the Planning and Zoning Commission to do so. He therefore closed the public hearing and called for comments from members of the Commission. Norm Seligman said he felt the zoning in this area should stay as it is. Teddy Carlaw indicated that after reviewing the proposal, she did not feel that Cluster Homes was the appropriate land use for this land. Chairman Quinn indicated that while the land use may or may not be appropriate in this location, he was not categorically opposed densities higher than "SF-7". He also indicated that recent approvals of densities higher than "SF-7" had generally involved developments with individual lots for each unit,

although the densities might be somewhat higher than "SF-7" standards. After some additional brief discussion, Norm Seligman made a motion to deny the request. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a preliminary plat/development plan for a 21 single family lot subdivision in Chandlers Landing. After a brief discussion, Norm Seligman moved approval of the preliminary plat as submitted. Teddy Carlaw seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of a request from the Cutter Hill Homeowners' Association, Phase III, for a change in the development plan for Cutter Hill to provide for carports over existing parking for Phase III. Prior to opening the public hearing, Chairman Tom Quinn indicated that he also had a request from the applicant to continue the public hearing and table any consideration of this item until the next regular meeting so that the applicant can review his request with the homeowners in Cutter Hill. The Chairman indicated that the options of the Planning and Zoning Commission again were to consider the request of the applicant to continue the public hearing or to go ahead and hold the public hearing and vote on the matter. The Chairman asked if there were any parties present who wished to speak on the request. Several people were present who indicated they wished to speak. Chairman Quinn then opened the public hearing and several residents of Cutter Hill spoke in opposition to the request. The applicant for the request did not make a presentation. Upon hearing the statements of the surrounding residents and calling for further comments, the Chairman pointed out again the two alternatives the Planning and Zoning Commission had before them, one to consider continuing the public hearing at the request of the applicant, or to close the public hearing and vote on the request. Teddy Carlaw made a motion to continue the public hearing to the next regular meeting of the Commission. Norm Seligman seconded the motion. There was some discussion among the Planning and Zoning members. Additional comments were made by some of the audience concerning the request. The vot was tied, with Teddy Carlaw and Hank Crumbley voting for the motion, and Norm Seligman and Tom Quinn voting against the motion. After some additional discussion and a review of the request by Staff, the Chairman indicated that the public hearing was closed and then called for discussion among the members of the Planning and Zoning Commission. Norm Seligman made a motion to deny the request. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then continued the public hearing and considered approval of a request from The Shores PD-3 for a change in the preliminary plan for a private club meeting the City's regulations for private clubs. The Chairman called for comments regarding the request. There being none, he closed the public hearing. Norm Seligman made a motion to approve the change in the preliminary plan. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered a request from Michael Stephenson from Agricultural zoning to "C" Commercial zoning with a Conditional Use Permit for a driving range and accessory uses on a 13.5 acre tract of land located behind Culpeppers Restaurant

on South I-30. Staff presented an overview of the request and a representative for the applicant presented the request for the driving range. After some discussion among the members of the Planning and Zoning Commission, and there being no one else present to comment on the request, the public hearing was closed. The Commission then considered action on the request. Hank Crumbley made a motion to deny the request. Norm Seligman seconded the motion. The same was voted on and carried unanimously.

The Commission then considered approval of a change in zoning from "SF-7" single family classification to "O" Office classification with a Conditional Use Permit for a funeral home. Staff presented an overview of the request, indicating that the public hearing had been held and closed last meeting. After some discussion concerning the request, Norm Seligman made a motion to approve the request for a change in zoning from "SF-7" to "O" with a Conditional Use Permit for a funeral home with the conditions that the funeral home would conduct its services elsewhere; that the required parking spaces could be constructed with gravel, thereby waiving the City's paving requirements for required parking; and that the structure shall be brought up to City code. Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

The Commission then held a public hearing and considered approval of an amendment to the Comprehensive Zoning Ordinance to provide for period review of Planned Developments. After several comments from a member of the audience regarding Planned Developments, there being no further comments, the public hearing was closed. Staff then reviewed several areas that would need to be addressed by such an ordinance. After some additional discussion, Teddy Carlaw made a motion that the consideration of the item be tabled until the next regular meeting, at which time Staff would submit a draft ordinance. Norm Seligman seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a preliminary plat on Buffalo Creek Industrial Park, a 146 acre subdivision on SH-276 and FM-549. Staff presented an overview of the proposed subdivision, indicating that it did meet all of the minimum requirements of City ordinances. Mrs. Couch also indicated that escrowing of monies for improvements to FM-549 and SH-276 would be required as part of approval on this subdivision based on the City's escrowing ordinance. Staff explained that the subdivision is currently in the City's ETJ, but that prior to submission for final plat approval it would be annexed into the City. Staff also indicated that both water and sewer improvements would have to be extended from existing facilities in order to serve the property. After some additional discussion, Norm Seligman moved approval of the preliminary plat as submitted, Teddy Carlaw seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on Henry Africa Subdivision, a 1.2 acre tract of land located on South I-30 Service Road. Mrs. Couch indicated that the plat did meet all of the City's requirements and that the engineering had been approved by the City's engineers. She also indicated that approval of the final plat should be based on the same conditions as the preliminary plat. After a brief discussion, Norm Seligman made a motion to approve the final plat subject to the following conditions:

1. That the existing metal fence be replaced with a cross-tie fence.
2. That the plan meet the City's landscape requirements.
3. That an 8 inch water main be constructed to serve Henry Africa and Culpeppers Restaurants.
4. That City sewer service be provided for both Henry Africa and Culpeppers restaurants.
5. That all associated parking lots and driveways be paved.

Hank Crumbley seconded the motion. The motion was voted on and carried unanimously.

The Commission then considered approval of a vacation and replat of Phase 16, Chandlers Landing. Staff explained that approval of this replat brought Phase 16 into compliance with the revised land use as approved at the last meeting and approved a realignment of streets in another portion of Phase 16. It was explained that the plat met all of the requirements of the Subdivision Ordinance and was in conformance with the land use change approved at the last meeting. There being no further discussion, Norm Seligman made a motion to approve the vacation and replat of Phase 16, Chandlers Landing. Teddy Carlaw seconded the motion, the same was voted on and carried unanimously.

The Commission then considered approval of a final plat on Lofland Industrial Park, a 14.4 acre tract of land between SH-205 and High School Road. Staff presented the final plat on Lofland Industrial Park to the Commission. It was indicated that the final plat as submitted did not conform to the preliminary plat as approved in that the two front lots proposed on the preliminary plat along SH-205 and a secondary street coming off of the main road through the development were not included on the final plat. Based on the fact that the plat did not conform to the preliminary plat as approved, Norm Seligman made a motion to deny the plat, Hank Crumbley seconded the motion. The same was voted on and carried unanimously.

There being no further business to come before the Commission, the meeting was adjourned at 10:50 P.M.

APPROVED:

Chairman

ATTEST:

City Secretary