

APPLICATION AND
FINAL PLAT CHECKLIST

DATE: 8-12-86

Name of Proposed Development CHANDLERS LANDING PHASE NO. 15

Name of Developer TEXAS FRATES CORPORATION

Address ONE COMMODORE PLAZA Phone 226-7635

Owner of Record SAME AS ABOVE

Address _____ Phone _____

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

Address 2331 GUS THOMASSON RD DALLAS, TX Phone 328-8133

Total Acreage 37.155 Current Zoning PD

Number of Lots/Units 136 Signed Pete 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>	
<u>✓</u>	<u>_____</u>	1. Title or name of development written and graphic scale, north point, date of plat and key map
<u>✓</u>	<u>_____</u>	2. Location of the development by City, County and State
<u>✓</u>	<u>_____</u>	3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark
<u>✓</u>	<u>_____</u>	4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines

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



CITY OF ROCKWALL
"THE NEW HORIZON"
Rockwall, Texas 75087-3628

Nº 4730

205 West Rusk

(214) 722-1111
 Metro 226-7885

Cash Receipt

Name Chandlers Handing Date 8-13-86

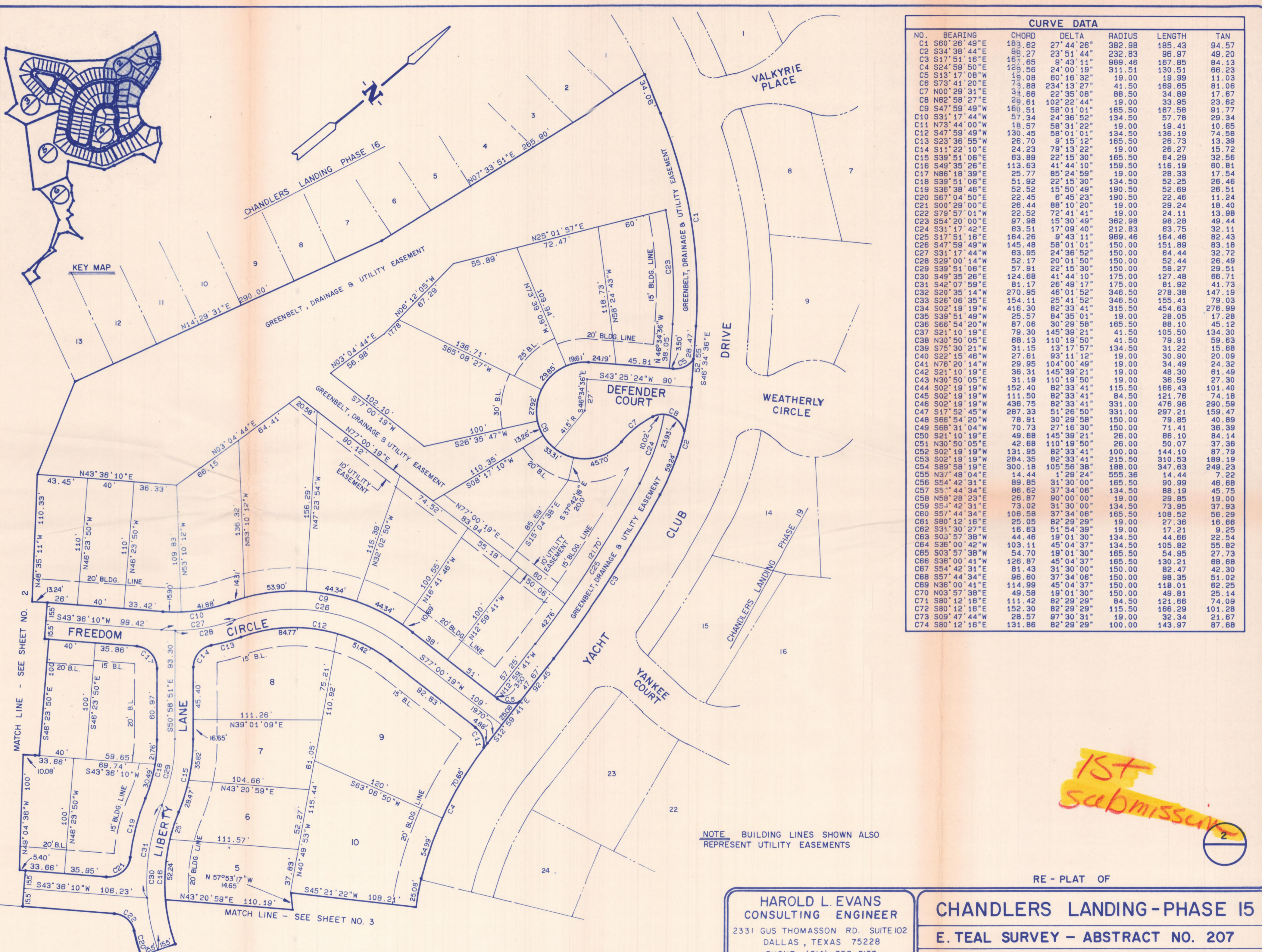
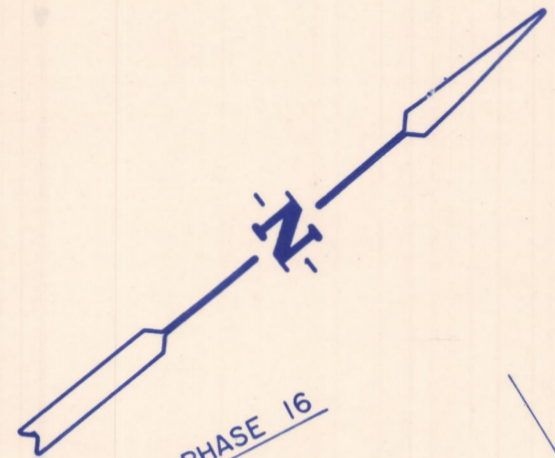
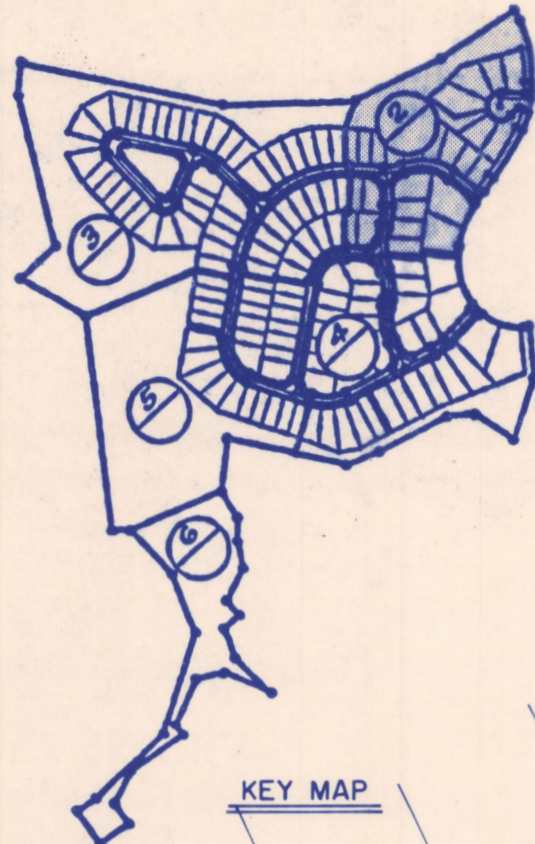
Mailing Address _____

Job Address _____ Permit No. _____

Check 2071 Cash Other

General Fund Revenue 01			W & S Fund Revenue 02		
DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
General Sales Tax	00-00-3201		RCH	00-00-3211	
Beverage Tax	00-00-3204		Blackland	00-00-3214	
Building Permit	00-00-3601		Water Tap	00-00-3311	
Fence Permit	00-00-3602		10% Fee	00-00-3311	
Electrical Permit	00-00-3604		Sewer Tap	00-00-3314	
Plumbing Permit	00-00-3607		Reconnect Fees	00-00-3318	
Mechanical Permit	00-00-3610		Water Availability	33-00-3835	
Zoning, Planning, Board of Adj.	00-00-3616		Sewer Availability	34-00-3836	
Subdivision Plats	00-00-3619	<u>845.00</u>	Meter Deposit	00-00-2201	
Sign Permits	00-00-3628		Portable Meter Deposit	00-00-2202	
Health Permits	00-00-3631		Misc. Income	00-00-3819	
Garage Sales	00-00-3625		Extra Trash	00-00-1129	
Misc. Permits	00-00-3625		Check Charge	00-00-3819	
Misc. License	00-00-3613		NSF Check	00-00-1128	
Misc. Income	00-00-3819				
Sale of Supplies	00-00-3807				
TOTAL GENERAL			TOTAL WATER		

TOTAL DUE 845.00 Received by [Signature]



CURVE DATA						
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S60°26'49"E	183.62	27°44'26"	382.98	185.43	94.57
C2	S34°38'44"E	96.27	23°51'44"	232.83	96.97	49.20
C3	S17°51'16"E	167.85	9°43'11"	989.46	167.85	84.13
C4	S24°59'50"E	129.56	24°00'19"	311.51	130.51	66.23
C5	S13°17'08"W	19.08	60°16'32"	19.00	19.99	11.03
C6	S73°41'20"E	73.88	234°13'27"	41.50	169.65	81.06
C7	N00°29'31"E	34.66	22°35'05"	88.50	34.89	17.67
C8	N82°58'27"E	169.61	102°22'44"	19.00	33.95	23.62
C9	S47°59'49"W	169.51	58°01'01"	165.50	167.58	91.77
C10	S31°17'44"W	57.34	24°36'52"	134.50	57.78	29.34
C11	N73°44'00"W	19.57	58°31'22"	19.00	19.41	10.65
C12	S47°59'49"W	130.45	58°01'01"	134.50	136.19	74.58
C13	S23°36'55"W	26.70	9°15'12"	165.50	26.73	13.39
C14	S11°22'10"E	24.23	79°13'22"	19.00	26.27	15.72
C15	S39°51'06"E	63.89	22°15'30"	165.50	64.29	32.56
C16	S49°35'26"E	113.63	41°44'10"	159.50	116.19	60.81
C17	N86°18'39"E	25.77	85°24'59"	19.00	28.33	17.54
C18	S39°51'06"E	51.92	22°15'30"	134.50	52.25	26.46
C19	S36°38'46"E	52.52	15°50'49"	190.50	52.69	26.51
C20	S67°04'50"E	22.45	6°45'23"	190.50	22.46	11.24
C21	S00°29'00"E	26.44	88°10'20"	19.00	29.24	18.40
C22	S79°57'01"W	22.52	72°41'41"	19.00	24.11	13.98
C23	S54°20'00"E	97.98	15°30'49"	362.98	98.28	49.44
C24	S31°17'42"E	63.51	17°09'40"	212.83	63.75	32.11
C25	S17°51'16"E	164.26	9°43'11"	969.46	164.46	82.43
C26	S47°59'49"W	145.48	58°01'01"	150.00	151.89	83.18
C27	S31°17'44"W	63.95	24°36'52"	150.00	64.44	32.72
C28	S29°00'14"W	52.17	20°01'50"	150.00	52.44	26.49
C29	S39°51'06"E	57.91	22°15'30"	150.00	58.27	29.51
C30	S49°35'26"E	124.68	41°44'10"	175.00	127.48	66.71
C31	S42°07'59"E	81.17	26°49'17"	175.00	81.92	41.73
C32	S20°35'14"W	270.95	46°01'52"	346.50	278.38	147.19
C33	S26°06'35"E	154.11	25°41'52"	346.50	155.41	79.03
C34	S02°19'19"W	416.30	82°33'41"	315.50	454.63	276.99
C35	S39°51'49"W	25.57	84°35'04"	19.00	28.05	17.28
C36	S66°54'20"W	87.06	30°29'58"	165.50	88.10	45.12
C37	S21°10'19"E	79.30	145°39'24"	41.50	105.50	134.30
C38	N30°50'05"E	68.13	110°19'50"	41.50	79.91	59.63
C39	S75°30'21"W	31.15	13°17'57"	134.50	31.22	15.68
C40	S22°15'46"W	27.61	93°11'12"	19.00	30.90	20.09
C41	N76°20'14"W	29.95	104°00'49"	19.00	34.49	24.32
C42	S21°10'19"E	36.31	145°39'24"	19.00	48.30	61.49
C43	N30°50'05"E	31.19	110°19'50"	19.00	36.59	27.30
C44	S02°19'19"W	152.40	82°33'41"	115.50	166.43	104.40
C45	S02°19'19"W	111.50	82°33'41"	84.50	121.76	74.18
C46	S02°19'19"W	436.75	82°33'41"	331.00	476.96	290.59
C47	S17°52'45"W	287.33	51°26'50"	331.00	297.21	159.47
C48	S66°54'20"W	78.91	30°29'58"	150.00	79.85	40.89
C49	S68°31'04"W	70.73	27°16'30"	150.00	71.41	36.39
C50	S21°10'19"E	49.88	145°39'24"	26.00	66.10	84.14
C51	N30°50'05"E	42.68	110°19'50"	26.00	50.07	37.36
C52	S02°19'19"W	131.95	82°33'41"	100.00	144.10	87.79
C53	S02°19'19"W	284.35	82°33'41"	215.50	310.53	189.19
C54	S89°58'19"E	300.19	105°58'38"	188.00	347.63	249.23
C55	N37°48'04"E	14.44	1°29'24"	555.36	14.44	7.22
C56	S54°42'31"E	89.85	31°30'00"	165.50	90.99	46.68
C57	S5°44'34"E	86.62	37°34'06"	134.50	88.19	45.75
C58	N58°28'23"E	26.87	90°00'00"	19.00	29.85	19.00
C59	S51°42'31"E	73.02	31°30'00"	134.50	73.95	37.93
C60	S74°44'34"E	106.58	37°34'06"	165.50	108.52	56.29
C61	S80°12'16"E	25.05	82°29'29"	19.00	27.36	16.66
C62	S31°30'27"E	16.63	51°54'39"	19.00	17.21	9.25
C63	S03°57'38"W	44.46	19°01'37"	134.50	44.66	22.54
C64	S36°00'42"W	103.11	45°04'37"	134.50	105.82	55.82
C65	S03°57'38"W	54.70	19°01'37"	165.50	54.95	27.73
C66	S36°00'41"W	126.87	45°04'37"	165.50	130.21	68.68
C67	S54°42'31"E	81.43	31°30'00"	150.00	82.47	42.30
C68	S74°44'34"E	96.60	37°34'06"	150.00	98.35	51.02
C69	N36°00'41"E	114.99	45°04'37"	150.00	118.01	62.25
C70	N03°57'38"E	49.58	19°01'30"	150.00	49.81	25.14
C71	S80°12'16"E	111.42	82°29'29"	84.50	121.66	74.09
C72	S80°12'16"E	152.30	82°29'29"	115.50	166.29	101.28
C73	S09°47'44"W	28.57	97°30'31"	19.00	32.34	21.67
C74	S80°12'16"E	131.86	82°29'29"	100.00	143.97	87.68

NOTE: BUILDING LINES SHOWN ALSO REPRESENT UTILITY EASEMENTS

1st submission

RE - PLAT OF

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

SCALE	DATE	JOB NO.
1" = 50'	8-11-86	72122

CHANDLERS LANDING - PHASE 15
E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
TEXAS - FRATES CORPORATION OWNER
ONE COMMODORE PLAZA ROCKWALL, TEXAS 75087

N45° 00' 00" W 97.17'

CHANDLERS LANDING - PHASE 14

N00° 00' 00" W 143.13'

S69° 40' 47" W 221.24'

CHANDLERS LANDING - PHASE 16

CHANDLERS LANDING - PHASE 16

N38° 10' 37" E 397.35'

KEY MAP

GREENBELT, DRAINAGE & UTILITY EASEMENT

GREENBELT, DRAINAGE & UTILITY EASEMENT

LIONHEART PLACE

GREENBELT, DRAINAGE & UTILITY EASEMENT

CIRCLE

FREEDOM

COURT

MATCH LINE - SEE SHEET NO. 4

MATCH LINE - SEE SHEET NO. 2

NOTE: BUILDING LINES SHOWN ALSO REPRESENT UTILITY EASEMENTS.

"RE-PLAT OF"

3

CHANDLERS LANDING PHASE 5



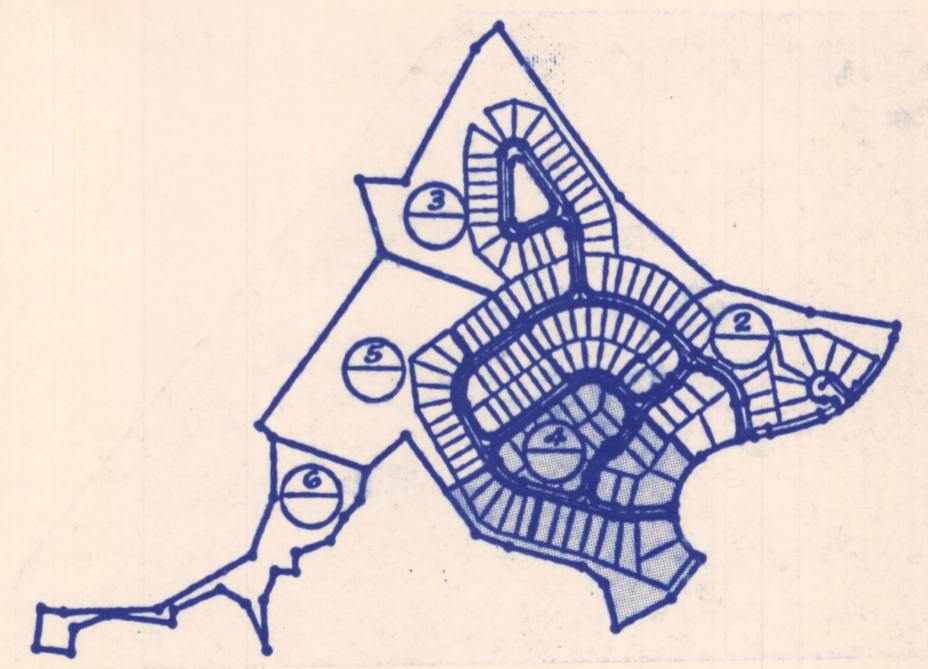
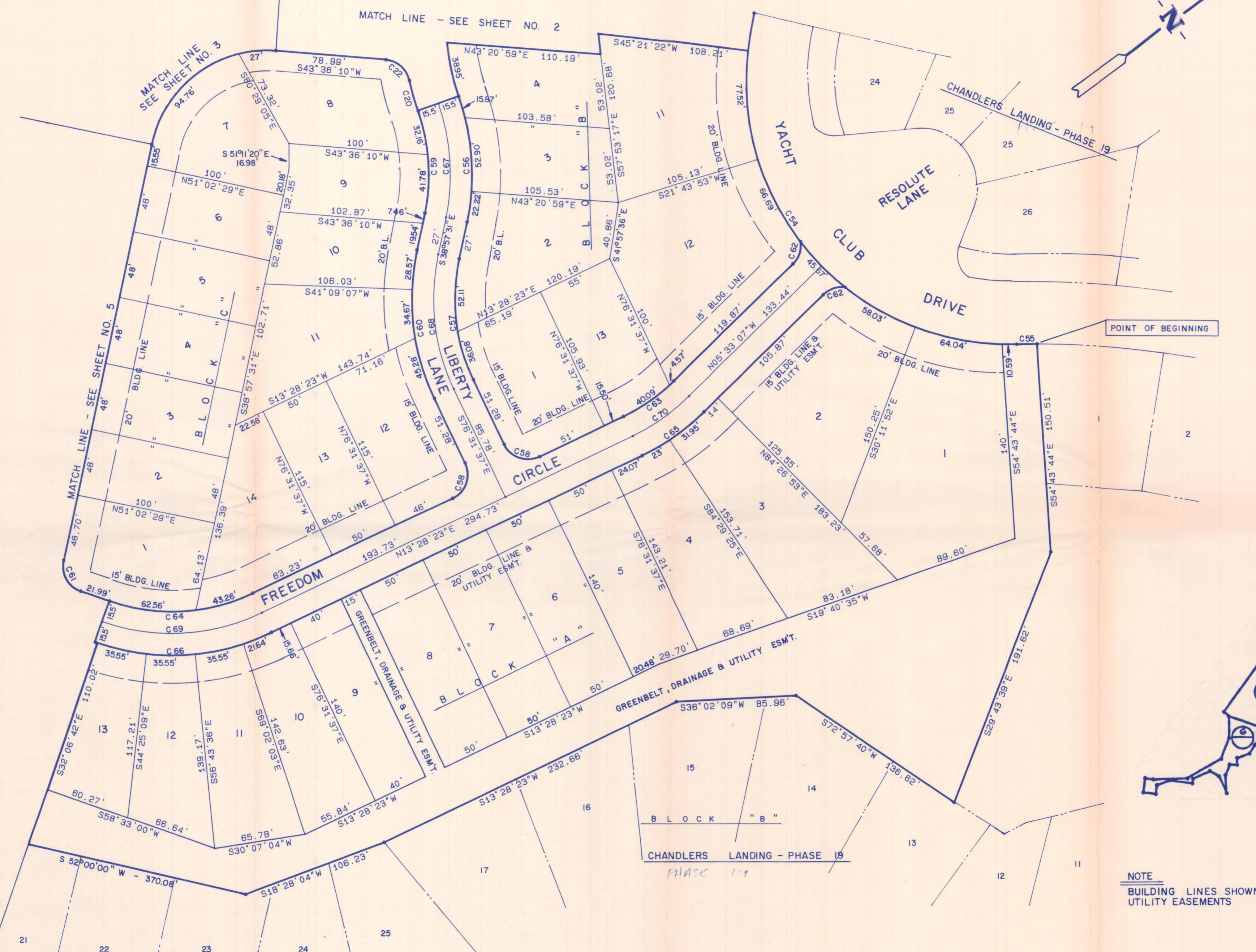
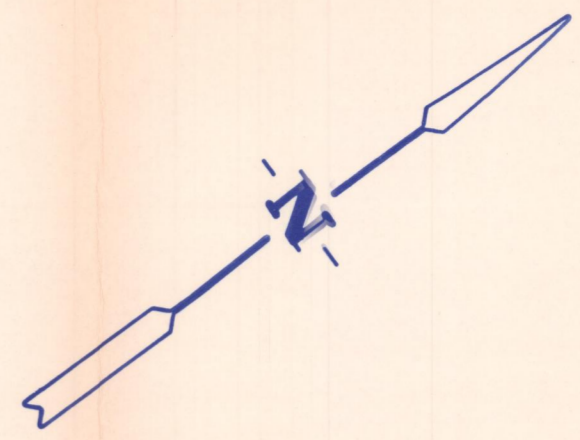
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 50'	8-11-86	72122

CHANDLERS LANDING - PHASE 15
E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TEXAS-FRATES CORPORATION
ONE COMMODORE PLAZA
ROCKWALL, TEXAS
OWNER
75087

TELEDYNE POST N71774



KEY MAP

NOTE
BUILDING LINES SHOWN ALSO REPRESENT
UTILITY EASEMENTS



RE - PLAT OF

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

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E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TEXAS - FRATES CORPORATION ONE COMMODORE PLAZA	OWNER ROCKWALL, TEXAS 75087
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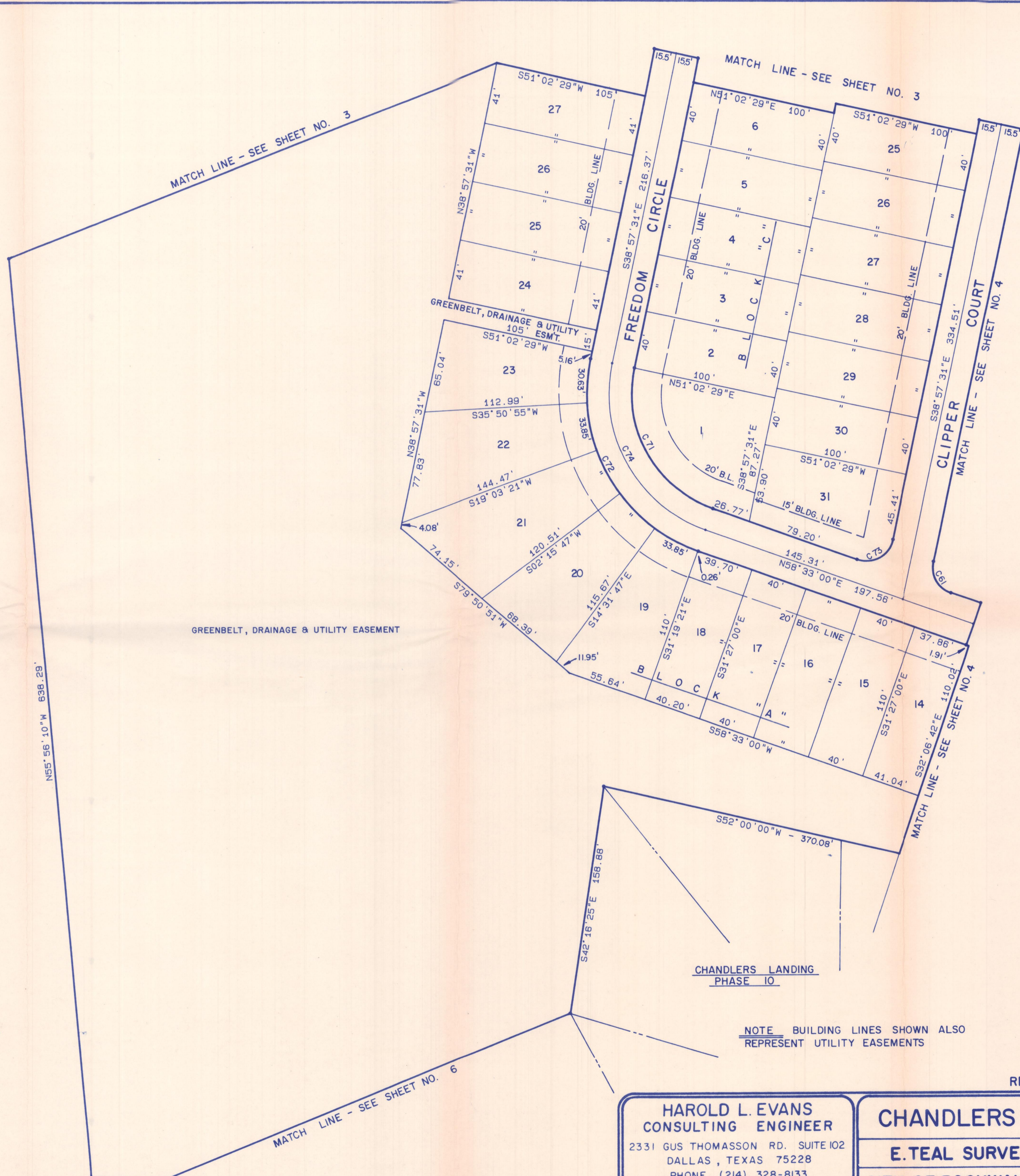


TELDEYNE POST N71774

CHANDLERS LANDING
PHASE 5

MATCH LINE - SEE SHEET NO. 3

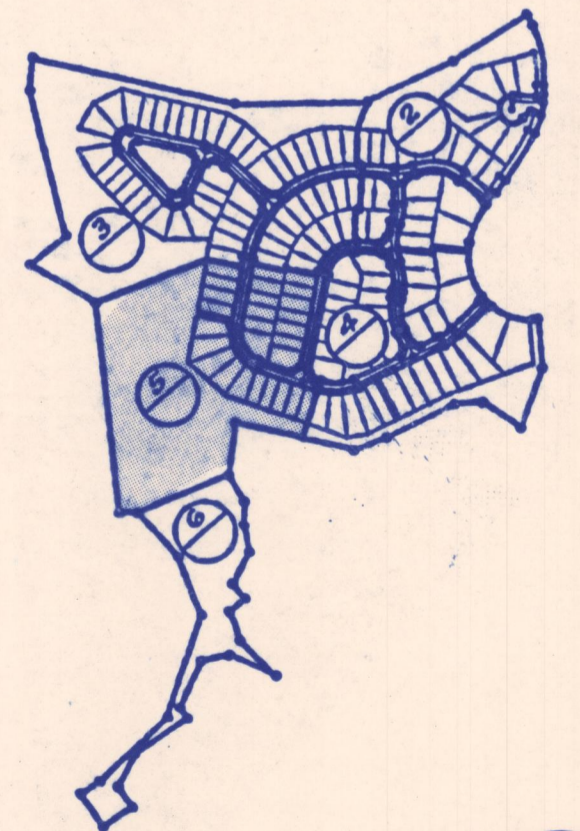
MATCH LINE - SEE SHEET NO. 3



GREENBELT, DRAINAGE & UTILITY EASEMENT

CHANDLERS LANDING
PHASE 10

NOTE BUILDING LINES SHOWN ALSO
REPRESENT UTILITY EASEMENTS



KEY MAP

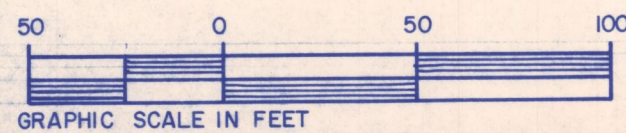
5

RE - PLAT OF

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

SCALE	DATE	JOB NO.
1" = 50'	8-11-86	72122

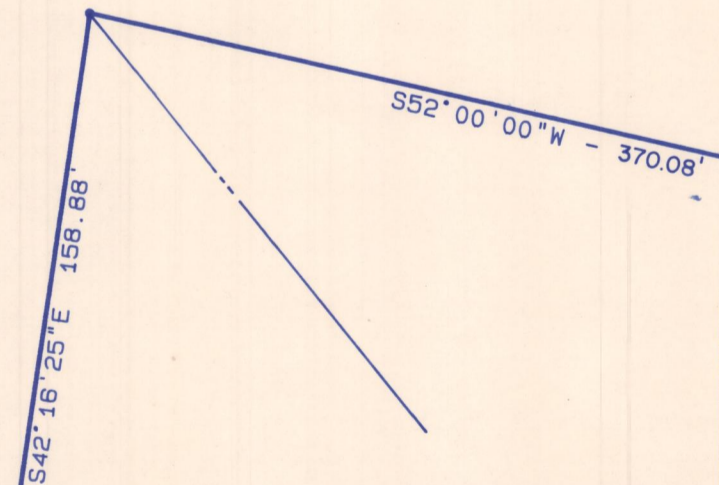
CHANDLERS LANDING - PHASE 15
E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
TEXAS-FRATES CORPORATION OWNER
ONE COMMODORE PLAZA ROCKWALL, TEXAS 75087

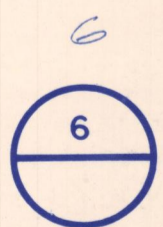
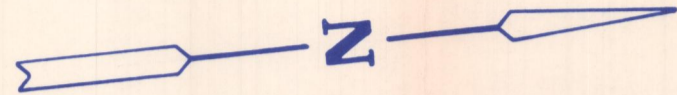
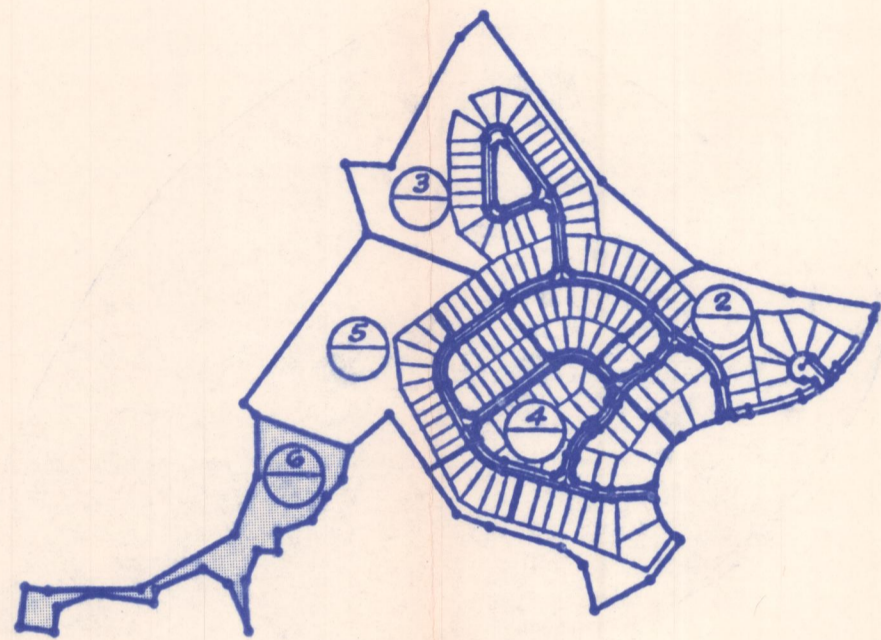


TELETYPE POST
N71774

52.39'
S40°07'58"W

MATCH LINE - SEE SHEET NO. 6





TELEDYNE POST N71774



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

SCALE	DATE	JOB NO.
1" = 50'	8-11-86	72122

CHANDLERS LANDING - PHASE 15
E. TEAL SURVEY - ABSTRACT NO.207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 TEXAS - FRATES CORPORATION
 ONE COMMODORE PLAZA
 OWNER
 ROCKWALL, TEXAS 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 situated in the E. Teal Survey, Abstract No., 207, Rockwall County, Texas, and being a part of that 285.2916 acre tract of land conveyed to Clarke-Frates Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall, County, Texas, and being all of Chandlers Landing Phase 15, according to the plat recorded in Slide B at Page 185-190 of the Plat Records of Rockwall County, Texas and being all of Block A, all of Block B, Lionheart Place, and a portion of the green belts and utility easements of Chandlers Landing Phase 16, according to the plat recorded in Slide B at page 191-194 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at an iron rod for a corner being the West corner of Lot I, Block B of Chandlers Landing Phase 19 according to the plat recorded in Slide B at Page 282-285 of the Plat Records of Rockwall County, Texas, said point being on the Southerly line of Yacht Club Drive;

THENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to an iron rod for a corner;
THENCE: South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to an iron rod for a corner;
THENCE: South 72° 57' 40" West a distance of 136.62 feet along said line of Phase 19 to an iron rod for a corner;
THENCE: South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to an iron rod for a corner;
THENCE: South 13° 28' 23" West a distance of 232.66 feet along said line of Phase 19 to an iron rod for a corner being the Southwest corner of Lot 17, Block B of Chandlers Landing Phase 19 and the Northwest corner of Lot 25 Block B of Chandlers Landing Phase Ten Section One, according to the plat recorded in Slide A, Page 193 of the plat records of Rockwall County, Texas;
THENCE: Traversing the Westerly line of Phase Ten Section One as follows:

South 18° 28' 04" West a distance of 106.23 feet to an iron rod for a corner; South 52° 00' 00" West a distance of 370.08 feet to an iron rod for a corner; South 42° 16' 25" East a distance of 158.88 feet to an iron rod for a corner; South 79° 12' 35" East a distance of 95.00 feet to an iron rod for a corner; South 47° 35' 07" East a distance of 70.00 feet to an iron rod for a corner; South 61° 09' 13" East a distance of 84.39 feet to an iron rod for a corner; South 22° 28' 48" East a distance of 107.46 feet to an iron rod for a corner; East a distance of 58.00 feet to an iron rod for a corner; South 01° 20' 34" East a distance of 65.00 feet to an iron rod for a corner; South 69° 53' 03" East a distance of 95.00 feet to an iron rod for a corner; North 83° 23' 00" East a distance of 150.00 feet to an iron rod for a corner; South 63° 10' 51" West a distance of 154.33 feet to an iron rod for a corner, South 27° 25' 05" West a distance of 90.12 feet to an iron rod for a corner; South 24° 40' 58" East a distance of 156.59 feet to an iron rod for a corner; South 83° 54' 40" East a distance of 40.03 feet to an iron rod for a corner; South 06° 05' 20" West a distance of 193.36 feet to an iron rod for a corner; South 23° 33' 25" East a distance of 111.19 feet to an iron rod for a corner; South 83° 54' 40" East a distance of 75.00 feet to an iron rod for a corner on the West Line of Yacht Club Drive;
THENCE: South 06° 05' 20" West a distance of 106.35 feet along said line of Yacht Club Drive to an iron rod for a corner at the Northeast corner of Lot 5-J of a replat of Chandlers Landing Phase Six according to the plat recorded in Slide A at Page 257 of the plat records of Rockwall County, Texas;
THENCE: Traversing the East Line and the Northerly Line of said replat of Chandlers Landing Phase Six as follows: North 83° 54' 40" North a distance of 119.30 feet to an iron rod for a corner; North 06° 17' 12" East a distance of 68.11 feet to an iron rod for a corner; North 03° 00' 08" West a distance of 286.39 feet to an iron rod for a corner; North 31° 22' 49" West a distance of 331.31 feet to an iron rod for a corner; North 70° 41' 42" West a distance of 188.68 feet to an iron rod for a corner; South 86° 21' 18" West a distance of 183.08 feet to an iron rod for a corner; South 40° 07' 58" West a distance of 52.39 feet to an iron rod for a corner of the most Northerly East corner of Chandlers Landing Phase Five, according to the plat recorded in Volume 3 at Page 45 of the Plat Records of Rockwall County, Texas;

THENCE: North 55° 56' 10" West a distance of 638.29 feet along the Northerly line of said Phase Five to an iron rod for a corner;
THENCE: South 69° 40' 47" West a distance of 221.24 feet along said line of Phase Five to an iron rod for a corner at the intersection of the said Northerly line of Phase Five and the most Northerly East line of a replat of the revised final plat of Chandlers Landing Phase Fourteen, according to the plat recorded in Slide B at Page 249-250 of the plat records of Rockwall County, Texas.
THENCE: North a distance of 143.13 feet along the North line of said Phase Fourteen to an iron rod for a corner;
THENCE: North 63° 26' 06" West a distance of 447.21 feet along said line of Phase Fourteen to an iron rod for a corner;
THENCE: North 45° 00' 00" West a distance of 97.17 feet along said line of Phase Fourteen to an iron rod for a corner; being the most Southerly corner of a replat of Chandlers Landing Phase 16, according to the plat recorded in Slide B at Page 270-272 of the plat records of Rockwall County, Texas;
THENCE: North 51° 39' 21" East a distance of 622.99 feet along the Easterly line of said Phase 16 to an iron rod for a corner;
THENCE: North 38° 10' 37" East a distance of 397.35 feet along said line of Phase 16 to a point for a corner;
THENCE: North 14° 29' 31" East a distance of 290.00 feet along said line of Phase 16 to a point for a corner;
THENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;
THENCE: South 74° 19' 02" East a distance of 34.06 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 27° 44' 26", and a radius of 382.98 feet;
THENCE: Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point of a corner;
THENCE: South 46° 34' 36" East a distance of 52.55 feet along said Yacht Club Drive to a point of a corner at the point of curvature of a circular curve to the right having a central angle of 23° 51' 44", and a radius of 232.83 feet;
THENCE: Along said curve with said Yacht Club Drive an arc distance of 96.97 feet to a point for a corner at the point of compound curvature of a circular curve to the right having a central angle of 09° 43' 11", a radius of 989.46 feet;
THENCE: Along said curve with said Yacht Club Drive an arc distance of 167.85 feet to a point for a corner;
THENCE: South 12° 59' 41" East a distance of 92.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of 24° 00' 19", a radius of 311.51 feet;
THENCE: Along said curve with said Yacht Club Drive an arc distance of 130.52 feet to a point for a corner at the point of compound curvature of a circular curve to the left having a central angle of 105° 56' 38", a radius of 188.00 feet;
THENCE: Along said curve with said Yacht Club Drive an arc distance of 347.63 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of 01° 29' 24", and a radius of 555.36 feet;
THENCE: Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the Point of Beginning and Containing 37.155 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS-FRATES CORPORATION, being owner, does hereby vacate All of Chandlers Landing Phase 15, including any Lots, Easements, or streets as recorded in Slide B at page 185-190 of the Plat Records of Rockwall County, Texas, and all of Block A, all of Block B, Lionheart Place, and a portion of the greenbelts and utility easements of Chandlers Landing Phase 15, including any lots, easements or streets as recorded in Cabinet B, Slide 191-194 of the Plat Records of Rockwall County, Texas, and does hereby adopt this plat designating the hereinabove described property as a Replat of Chandlers Landing Phase 15, 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 the addition by the owner of 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 of 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 _____, 1986.

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 on 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 _____, 1986, 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 Chandlers Landing Phase 15, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1986.

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 BY HAND this _____ day of _____, 19____.

Mayor, City of Rockwall

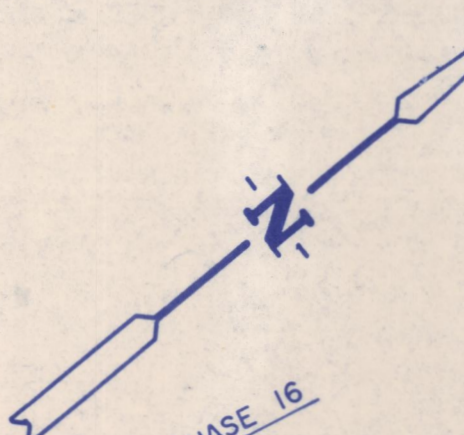
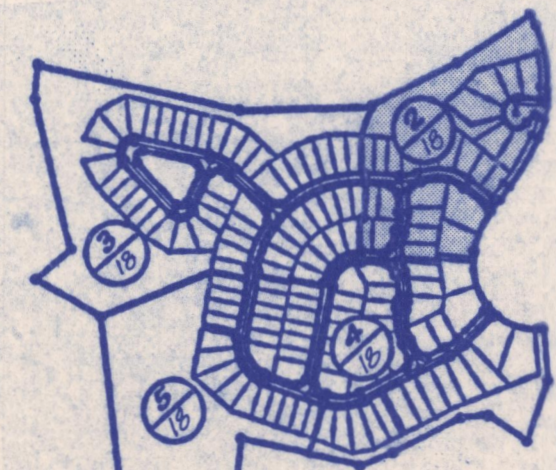
City Secretary, City of Rockwall

7

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

SCALE	DATE	JOB NO.
	8-11-86	72122

CHANDLERS LANDING - PHASE 15
E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
TEXAS-FRATES CORPORATION
ONE COMMODORE PLAZA
ROCKWALL, TEXAS 75087
OWNER



KEY MAP



MATCH LINE - SEE SHEET NO. 3

MATCH LINE - SEE SHEET NO. 4



CURVE DATA						
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S60°26'49"E	183.62	27°44'26"	382.98	185.43	94.57
C2	S34°38'44"E	96.27	23°51'44"	232.83	96.97	49.20
C3	S17°51'16"E	167.65	9°43'11"	989.46	167.85	84.13
C4	S24°59'50"E	129.56	24°00'19"	311.51	130.51	66.23
C5	S13°17'08"W	19.08	60°16'32"	19.00	19.99	11.03
C6	S60°26'17"E	67.73	250°36'56"	41.50	181.52	—
C7	N06°43'31"E	38.22	24°56'22"	88.50	38.52	19.57
C8	N66°06'41"E	27.75	93°49'58"	19.00	31.12	20.32
C9	S47°59'49"W	175.98	58°01'01"	181.44	183.73	100.61
C10	S31°17'44"W	57.34	24°36'52"	134.50	57.78	29.34
C11	N73°06'08"W	18.94	59°47'05"	19.00	19.83	10.92
C12	S47°59'49"W	145.91	58°01'01"	150.44	152.34	83.42
C13	S23°36'55"W	26.70	9°15'12"	165.50	26.73	13.39
C14	S11°22'10"E	24.23	79°13'22"	19.00	26.27	15.72
C15	S39°51'06"E	63.89	22°15'30"	165.50	64.29	32.56
C16	S49°35'26"E	113.63	41°44'10"	159.50	116.19	80.81
C17	N86°18'39"E	25.77	85°24'59"	19.00	28.33	17.54
C18	S39°51'08"E	51.92	22°15'30"	134.50	52.25	26.46
C19	S36°38'46"E	52.52	15°50'49"	180.50	52.69	26.51
C20	S67°04'50"E	22.45	8°45'23"	180.50	22.46	11.24
C21	S00°29'00"E	26.44	88°10'20"	19.00	29.24	18.40
C22	S79°57'01"W	22.52	72°41'41"	19.00	24.11	13.98
C23	S54°40'18"E	102.23	16°11'24"	362.98	102.57	51.63
C24	S31°51'46"E	67.68	18°17'49"	212.83	67.97	34.27
C25	S17°51'16"E	164.26	9°43'11"	969.46	164.46	82.43
C26	S47°59'49"W	160.94	58°01'01"	165.94	168.03	92.02
C27	S31°17'44"W	63.95	24°36'52"	150.00	64.44	32.72
C28	S29°00'14"W	52.17	20°01'50"	150.00	52.44	26.49
C29	S39°51'06"E	57.91	22°15'30"	150.00	58.27	29.51
C30	S49°35'26"E	124.68	41°44'10"	175.00	127.48	66.71
C31	S42°07'59"E	81.17	26°49'17"	175.00	81.92	41.73
C32	S20°35'14"W	270.95	46°01'52"	346.50	278.38	147.19
C33	S26°06'35"E	154.11	25°41'52"	346.50	155.41	79.03
C34	S02°19'19"W	416.30	82°33'41"	315.50	454.63	276.99
C35	S53°12'40"W	25.61	84°44'28"	19.00	28.10	17.33
C36	S60°42'24"W	204.99	69°45'00"	179.25	218.22	124.93
C37	S76°17'51"W	57.04	37°35'54"	88.50	58.07	30.13
C38	S32°30'06"E	65.76	255°11'48"	41.50	184.84	53.89
C39	S60°42'24"W	238.15	69°45'00"	208.25	253.52	145.14
C40	S54°08'45"W	32.93	21°26'42"	88.50	33.12	16.76
C44	S02°19'19"W	152.40	82°33'41"	115.50	166.43	101.40
C45	S02°19'19"W	111.50	82°33'41"	84.50	121.76	74.18
C46	S02°19'19"W	436.75	82°33'41"	331.00	476.96	290.59
C47	S17°52'45"W	287.33	51°26'50"	331.00	297.21	159.47
C48	S60°42'24"W	221.57	69°45'00"	193.75	235.87	135.04
C49	S41°39'54"W	73.94	31°40'00"	135.50	74.89	38.43
C50	S41°39'54"W	81.85	31°40'00"	150.00	82.90	42.54
C51	S41°39'54"W	89.76	31°40'00"	164.50	90.92	46.65
C52	S02°19'19"W	131.95	82°33'41"	100.00	144.10	87.79
C53	S02°19'19"W	284.35	82°33'41"	215.50	310.53	189.19
C54	S89°58'19"E	300.18	105°56'38"	188.00	347.63	249.23
C55	N37°48'04"E	14.44	1°29'24"	555.36	14.44	7.22
C56	S54°42'31"E	89.85	31°30'00"	165.50	90.99	46.68
C57	S57°44'34"E	86.62	37°34'06"	134.50	88.19	45.75
C58	N58°28'23"E	26.87	90°00'00"	19.00	29.85	19.00
C59	S54°42'31"E	73.02	31°30'00"	134.50	73.95	37.93
C60	S57°44'34"E	106.58	37°34'06"	165.50	108.52	56.29
C61	S80°12'16"E	25.05	82°29'29"	19.00	27.36	16.66
C62	S31°30'27"E	16.63	51°54'38"	19.00	17.21	9.25
C63	S03°57'38"W	44.46	19°01'30"	134.50	44.66	22.54
C64	S36°00'42"W	103.11	45°04'37"	134.50	105.82	55.82
C65	S03°57'38"W	54.70	19°01'30"	165.50	54.95	27.73
C66	S36°00'41"W	126.87	45°04'37"	165.50	130.21	68.68
C67	S54°42'31"E	81.43	31°30'00"	150.00	82.47	42.30
C68	S57°44'34"E	96.60	37°34'06"	150.00	98.35	51.02
C69	N36°00'41"E	114.99	45°04'37"	150.00	118.01	62.25
C70	N03°57'38"E	49.58	19°01'30"	150.00	49.81	25.14
C71	S80°12'16"E	111.42	82°29'29"	84.50	121.66	74.09
C72	S80°12'16"E	152.30	82°29'29"	115.50	166.29	101.28
C73	S09°47'44"W	28.57	97°30'31"	19.00	32.34	21.67
C74	S80°12'16"E	131.86	82°29'29"	100.00	143.97	87.68

2nd submission

NOTE: BUILDING LINES SHOWN ALSO REPRESENT UTILITY EASEMENTS
"Δ" REPRESENTS ZERO LOT BUILDING LINE

2
18

RE - PLAT OF

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

SCALE	DATE	JOB NO.
1" = 50'	8-11-86	72122

REVISED: 10-10-86

CHANDLERS LANDING - PHASE 15
E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
TEXAS - FRATES CORPORATION
ONE COMMODORE PLAZA
OWNER
ROCKWALL, TEXAS 75087

CHANDLERS LANDING - PHASE 16

CHANDLERS LANDING - PHASE 16

KEY MAP

GREENBELT, DRAINAGE & UTILITY EASEMENT

CIRCLE

FREEDOM

COURT

CLIPPER

GREENBELT, DRAINAGE & UTILITY EASEMENT

MATCH LINE - SEE SHEET NO. 2

MATCH LINE - SEE SHEET NO. 5

MATCH LINE - SEE SHEET NO. 4

MATCH LINE - SEE SHEET NO. 5

NOTE BUILDING LINES SHOWN ALSO REPRESENT UTILITY EASEMENTS. "▲" REPRESENTS ZERO LOT BLDG. LINES

"RE-PLAT OF"

3
18

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

CHANDLERS LANDING - PHASE 15

E. TEAL SURVEY - ABSTRACT NO. 207

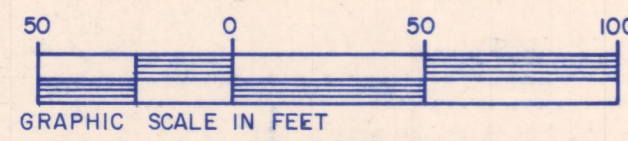
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

TEXAS-FRATES CORPORATION
ONE COMMODORE PLAZA
ROCKWALL, TEXAS OWNER
75087

SCALE	DATE	JOB NO.
1" = 50'	8-11-86	72122

REVISED: 10-10-86

CHANDLERS LANDING
PHASE 5



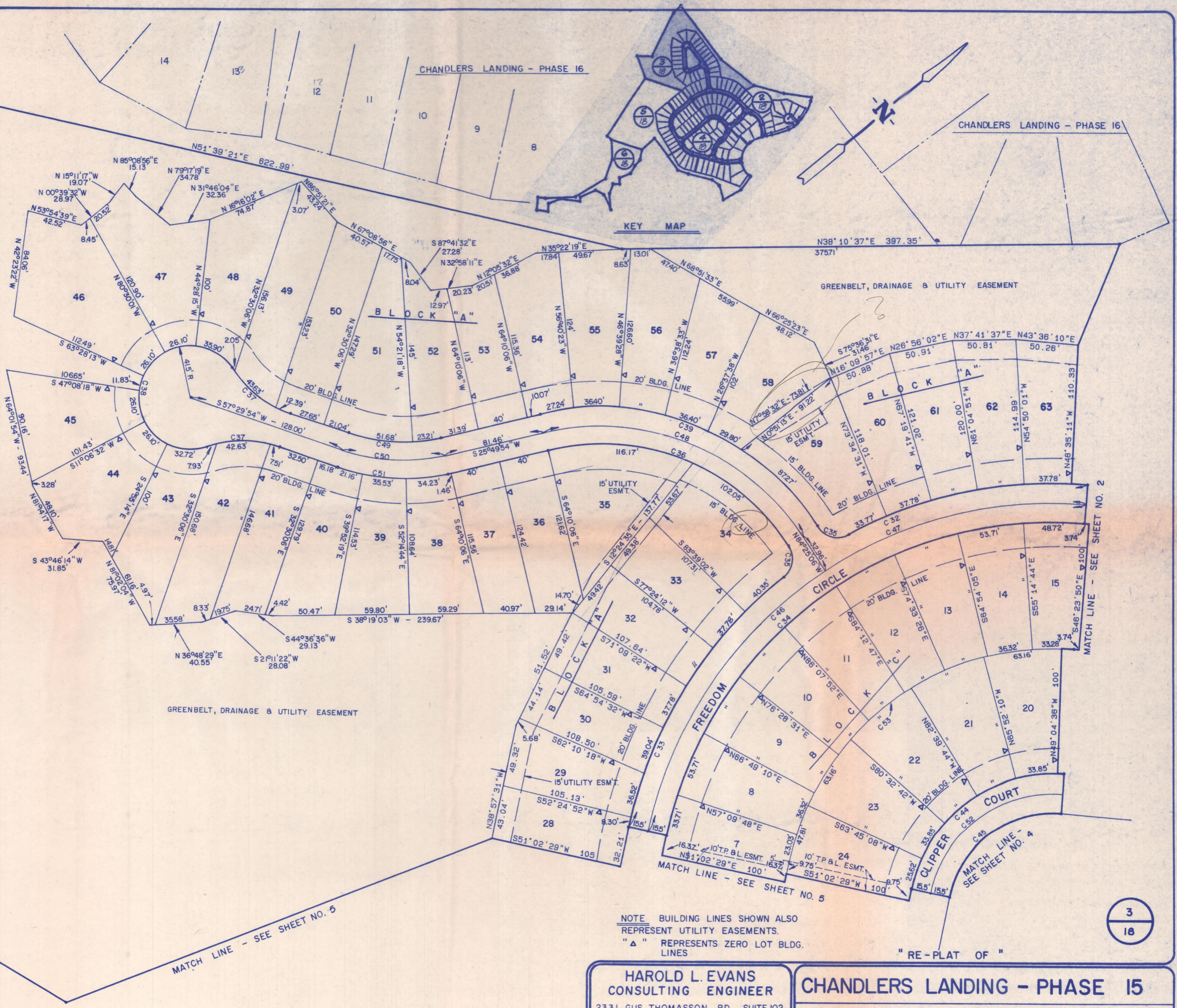
TELEDYNE POST
IN7174

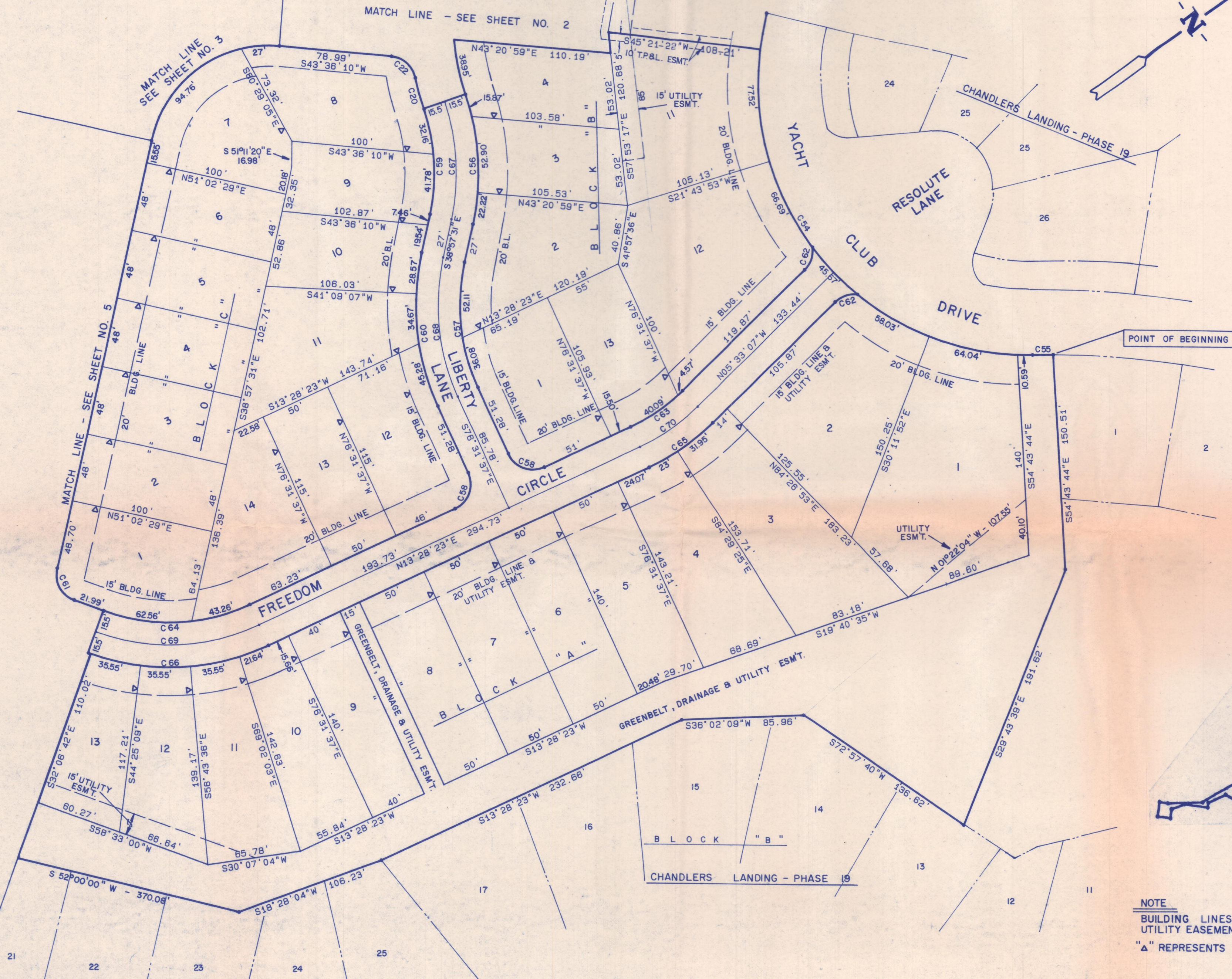
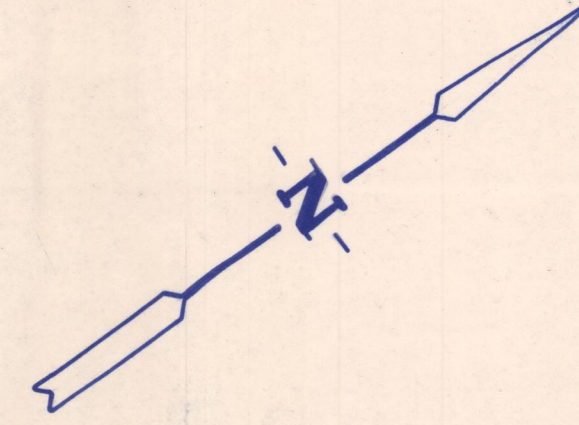
CHANDLERS LANDING - PHASE 14

N45°00'00"W 97.47'

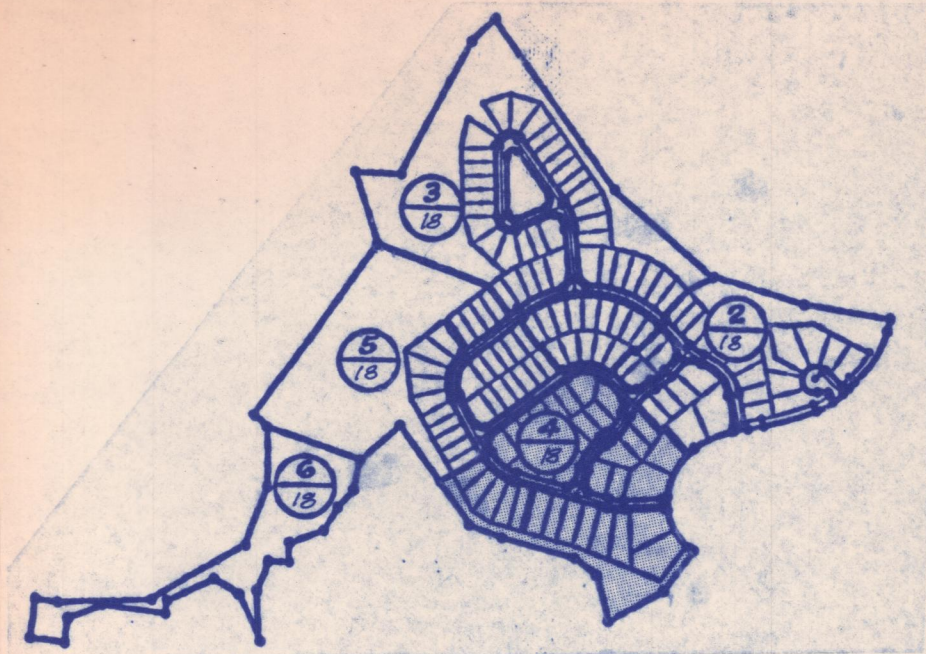
N65°26'06"W 447.21'

N00°00'00"W 143.13'
S69°40'47"W 221.24'





POINT OF BEGINNING



KEY MAP

NOTE
BUILDING LINES SHOWN ALSO REPRESENT
UTILITY EASEMENTS
"Δ" REPRESENTS ZERO LOT BUILDING LINES.

4
18

RE - PLAT OF

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

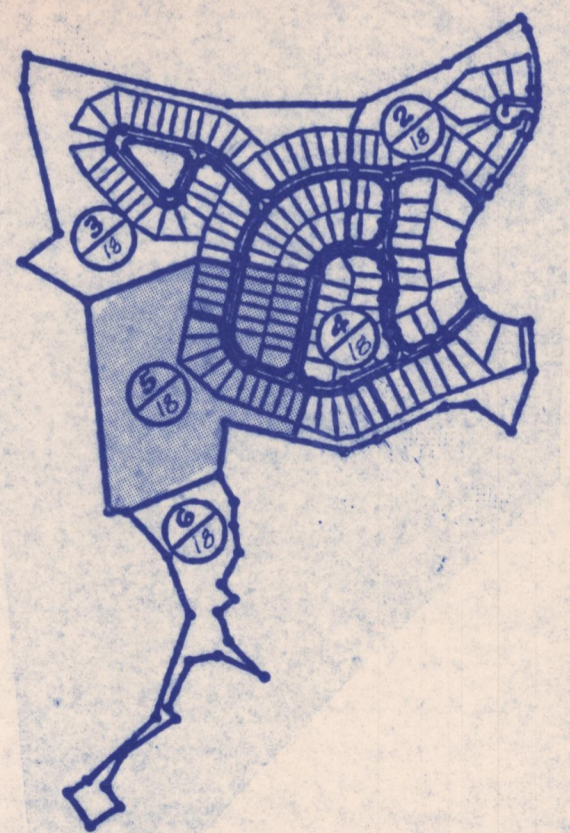
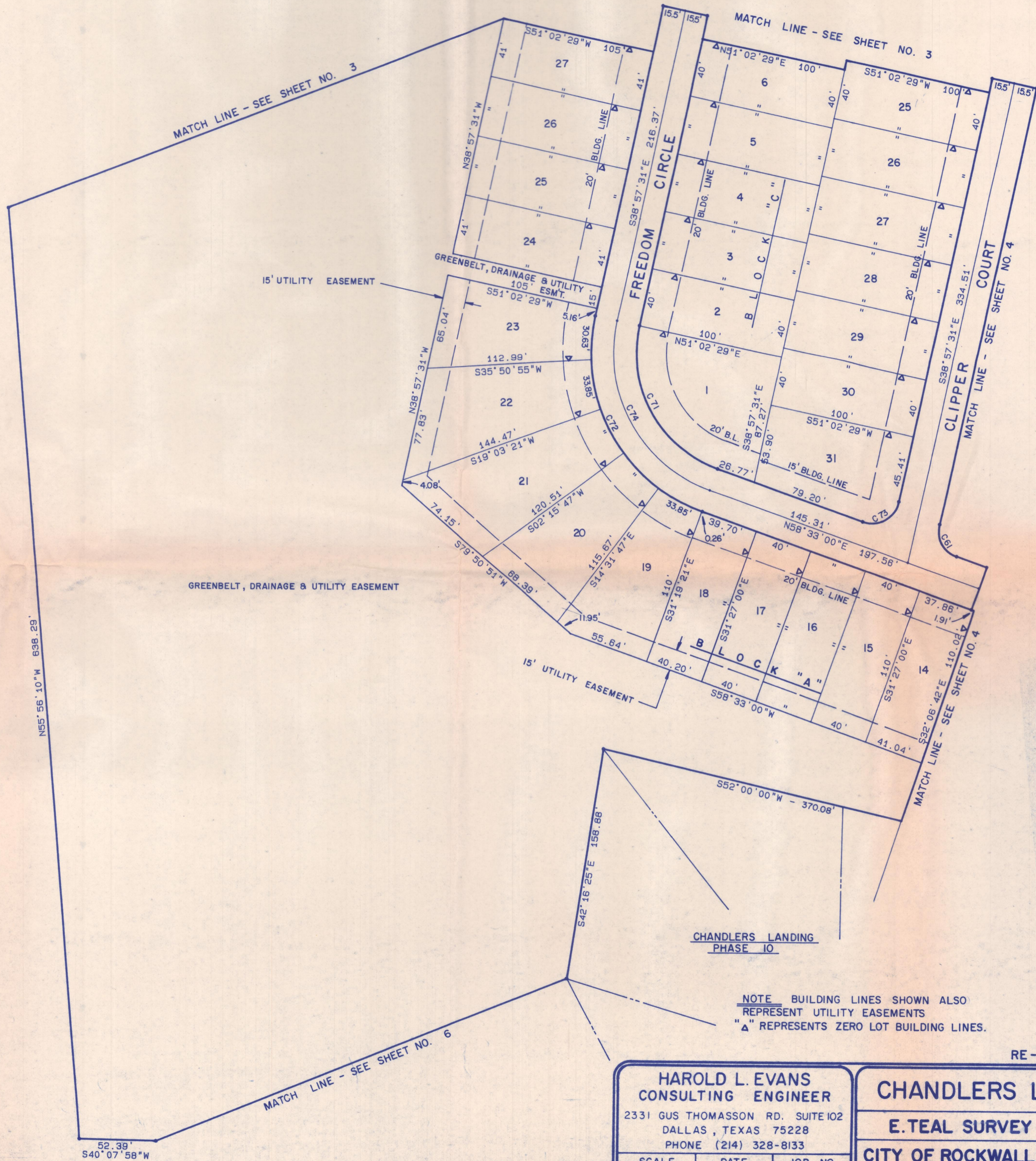
SCALE	DATE	JOB NO.
1" = 50'	8-11-86	72122

CHANDLERS LANDING - PHASE 15
E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER
TEXAS - FRATES CORPORATION
ONE COMMODORE PLAZA
ROCKWALL, TEXAS 75087



N7174
TELETYPE POST

CHANDLERS LANDING
PHASE 5



5
18

KEY MAP

NOTE BUILDING LINES SHOWN ALSO
REPRESENT UTILITY EASEMENTS
"Δ" REPRESENTS ZERO LOT BUILDING LINES.

RE - PLAT OF

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

SCALE	DATE	JOB NO.
1" = 50'	8-11-86	72122

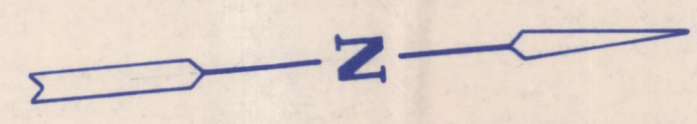
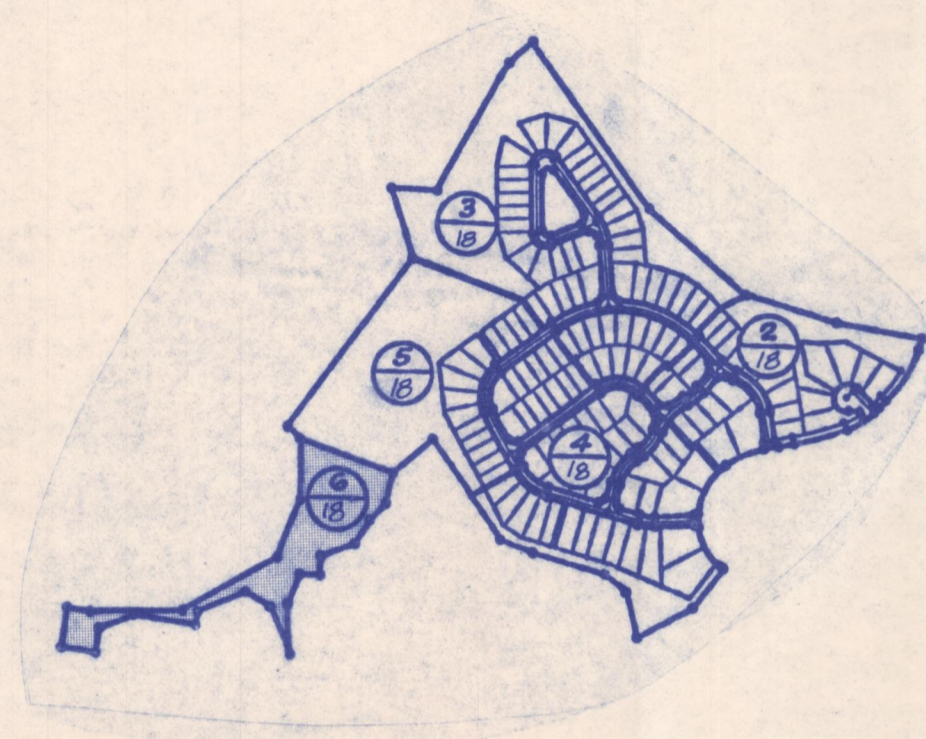
CHANDLERS LANDING - PHASE 15
E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
TEXAS-FRATES CORPORATION
ONE COMMODORE PLAZA
OWNER
ROCKWALL, TEXAS 75087



TELEPHONE POST
N71774

52.39'
S40°07'58"W

MATCH LINE - SEE SHEET NO. 6



6
18



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

SCALE	DATE	JOB NO.
1" = 50'	8-11-86	72122

CHANDLERS LANDING - PHASE 15
E. TEAL SURVEY - ABSTRACT NO.207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 TEXAS - FRATES CORPORATION
 ONE COMMODORE PLAZA
 OWNER
 ROCKWALL, TEXAS 75087

TELETYPE POST N7177A

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 situated in the E. Teal Survey, Abstract No., 207, Rockwall County, Texas, and being a part of that 285.2916 acre tract of land conveyed to Clarke-Frates Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall, County, Texas, and being all of Chandlers Landing Phase 15, according to the plat recorded in Slide B at Page 185-190 of the Plat Records of Rockwall County, Texas and being all of Block A, all of Block B, Lionheart Place, and a portion of the green belts and utility easements of Chandlers Landing Phase 16, according to the plat recorded in Slide B at page 191-194 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner being the West corner of Lot 1, Block B of Chandlers Landing Phase 19 according to the plat recorded in Slide B at Page 282-285 of the Plat Records of Rockwall County, Texas, said point being on the Southerly line of Yacht Club Drive;

THENCE: South 54° 43' 44" East a distance of 150.51 feet along the Westerly line of said Phase 19 to an iron rod for a corner;
THENCE: South 29° 43' 39" East a distance of 191.62 feet along said line of Phase 19 to an iron rod for a corner;
THENCE: South 72° 57' 40" West a distance of 136.62 feet along said line of Phase 19 to an iron rod for a corner;
THENCE: South 36° 02' 09" West a distance of 85.96 feet along said line of Phase 19 to an iron rod for a corner;
THENCE: South 13° 28' 23" West a distance of 232.66 feet along said line of Phase 19 to an iron rod for a corner being the Southwest corner of Lot 17, Block B of Chandlers Landing Phase 19 and the Northwest corner of Lot 25 Block B of Chandlers Landing Phase Ten Section One, according to the plat recorded in Slide A, Page 193 of the plat records of Rockwall County, Texas;
THENCE: Traversing the Westerly line of Phase Ten Section One as follows:

South 18° 28' 04" West a distance of 106.23 feet to an iron rod for a corner; South 52° 00' 00" West a distance of 370.08 feet to an iron rod for a corner; South 42° 16' 25" East a distance of 158.88 feet to an iron rod for a corner; South 79° 12' 35" East a distance of 95.00 feet to an iron rod for a corner; South 47° 35' 07" East a distance of 70.00 feet to an iron rod for a corner; South 61° 09' 13" East a distance of 84.39 feet to an iron rod for a corner; South 22° 28' 48" East a distance of 107.46 feet to an iron rod for a corner; East a distance of 58.00 feet to an iron rod for a corner; South 01° 20' 34" East a distance of 65.00 feet to an iron rod for a corner; South 69° 53' 03" East a distance of 95.00 feet to an iron rod for a corner; North 83° 23' 00" East a distance of 150.00 feet to an iron rod for a corner; South 63° 10' 51" West a distance of 154.33 feet to an iron rod for a corner; South 27° 25' 05" West a distance of 90.12 feet to an iron rod for a corner; South 24° 40' 58" East a distance of 156.59 feet to an iron rod for a corner; South 83° 54' 40" East a distance of 40.03 feet to an iron rod for a corner; South 06° 05' 20" West a distance of 193.36 feet to an iron rod for a corner; South 23° 33' 25" East a distance of 111.19 feet to an iron rod for a corner; South 83° 54' 40" East a distance of 75.00 feet to an iron rod for a corner on the West Line of Yacht Club Drive;
THENCE: South 06° 05' 20" West a distance of 106.35 feet along said line of Yacht Club Drive to an iron rod for a corner at the Northeast corner of Lot 5-J of a replat of Chandlers Landing Phase Six according to the plat recorded in Slide A at Page 257 of the plat records of Rockwall County, Texas;
THENCE: Traversing the East Line and the Northerly Line of said replat of Chandlers Landing Phase Six as follows: North 83° 54' 40" North a distance of 119.30 feet to an iron rod for a corner; North 06° 17' 12" East a distance of 68.11 feet to an iron rod for a corner; North 03° 00' 08" West a distance of 286.39 feet to an iron rod for a corner; North 31° 22' 49" West a distance of 331.31 feet to an iron rod for a corner; North 70° 41' 42" West a distance of 188.68 feet to an iron rod for a corner; South 86° 21' 18" West a distance of 183.08 feet to an iron rod for a corner; South 40° 07' 58" West a distance of 52.39 feet to an iron rod for a corner of the most Northerly East corner of Chandlers Landing Phase Five, according to the plat recorded in Volume 3 at Page 45 of the Plat Records of Rockwall County, Texas;

THENCE: North 55° 56' 10" West a distance of 638.29 feet along the Northerly line of said Phase Five to an iron rod for a corner;
THENCE: South 69° 40' 47" West a distance of 221.24 feet along said line of Phase Five to an iron rod for a corner at the intersection of the said Northerly line of Phase Five and the most Northerly East line of a replat of the revised final plat of Chandlers Landing Phase Fourteen, according to the plat recorded in Slide B at Page 249-250 of the plat records of Rockwall County, Texas;
THENCE: North a distance of 143.13 feet along the North line of said Phase Fourteen to an iron rod for a corner;
THENCE: North 63° 26' 06" West a distance of 447.21 feet along said line of Phase Fourteen to an iron rod for a corner;
THENCE: North 45° 00' 00" West a distance of 97.17 feet along said line of Phase Fourteen to an iron rod for a corner; being the most Southerly corner of a replat of Chandlers Landing Phase 16, according to the plat recorded in Slide B at Page 270-272 of the plat records of Rockwall County, Texas;
THENCE: North 51° 39' 21" East a distance of 622.99 feet along the Easterly line of said Phase 16 to an iron rod for a corner;
THENCE: North 38° 10' 37" East a distance of 397.35 feet along said line of Phase 16 to a point for a corner;
THENCE: North 14° 29' 31" East a distance of 290.00 feet along said line of Phase 16 to a point for a corner;
THENCE: North 07° 33' 51" East a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;
THENCE: South 74° 19' 02" East a distance of 34.06 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 27° 44' 26", and a radius of 382.98 feet;
THENCE: Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point for a corner;
THENCE: South 46° 34' 36" East a distance of 52.55 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 23° 51' 44", and a radius of 232.83 feet;
THENCE: Along said curve with said Yacht Club Drive an arc distance of 96.97 feet to a point for a corner at the point of compound curvature of a circular curve to the right having a central angle of 09° 43' 11", a radius of 989.46 feet;
THENCE: Along said curve with said Yacht Club Drive an arc distance of 167.85 feet to a point for a corner;
THENCE: South 12° 59' 41" East a distance of 92.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of 24° 00' 19", a radius of 311.51 feet;
THENCE: Along said curve with said Yacht Club Drive an arc distance of 130.52 feet to a point for a corner at the point of compound curvature of a circular curve to the left having a central angle of 105° 56' 38", a radius of 188.00 feet;
THENCE: Along said curve with said Yacht Club Drive an arc distance of 347.63 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of 01° 29' 24", and a radius of 555.36 feet;
THENCE: Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the Point of Beginning and Containing 37.155 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT TEXAS-FRATES CORPORATION, being owner, does hereby vacate All of Chandlers Landing Phase 15, including any Lots, Easements, or streets as recorded in Slide B at page 185-190 of the Plat Records of Rockwall County, Texas, and all of Block A, all of Block B, Lionheart Place, and a portion of the greenbelts and utility easements of Chandlers Landing Phase 15, including any lots, easements or streets as recorded in Cabinet B, Slide 191-194 of the Plat Records of Rockwall County, Texas, and does hereby adopt this plat designating the hereinabove described property as a Replat of Chandlers Landing Phase 15, 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 the addition by the owner of 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 of 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 _____, 1986.

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 on 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 _____, 1986, 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 Chandlers Landing Phase 15, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1986.

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 BY HAND this _____ day of _____, 19____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

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18

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

SCALE	DATE	JOB NO.
NONE	8-11-86	72122

CHANDLERS LANDING - PHASE 15
E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
TEXAS-FRATES CORPORATION
ONE COMMODORE PLAZA
OWNER
ROCKWALL, TEXAS 75087

Phase 15

BOYD & FULTS
ATTORNEYS AND COUNSELORS
2001 BRYAN TOWER
SUITE 2700
DALLAS, TEXAS 75201
(214) 922-0099
TELEX 378-8050

SAMUEL L. BOYD, PC.
TIMOTHY M. FULTS
PENDLETON C. WAUGH, PC.
ZEBLIN G. PEARSON
—
PRISCILLA E. PERRY

DRAKE'S PASSAGE
P.O. BOX 10332
CHARLOTTE AMALIE, ST. THOMAS
U.S. VIRGIN ISLANDS 00801
(809) 774-6011
TELEX STANMORE 347-0148
—
OF COUNSEL
ADRIENNE C. PALMER

December 1, 1986

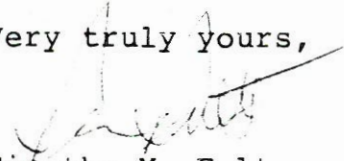
Mr. Pete Eckert
Hutchison, Price, Boyle & Brooks
1700 Pacific
3900 First City Center
Dallas, Texas 75201-4622

HAND DELIVERED

Re: No. 86-390
Irvin Riley Jackson, Jr., II and
Patricia A. Jackson
vs. Chandlers Landing Development Company, et al.

Dear Mr. Eckert:

Enclosed are copies of Plaintiffs' Original Petition and Application for Temporary Restraining Order and Temporary and Permanent Injunctions, along with a Bond and Order, all of which were filed with the Rockwall County Clerk today.

Very truly yours,

Timothy M. Fults

TMF:di
Enclosures

NO. 86-390

FILED FOR RECORD
ROCKWALL CO., TEXAS
1985 DEC -1 PM 1:49
MARBLE HOOKER
DISTRICT CLERK
BY DJH

IRVIN RILEY JACKSON, JR., II,
and PATRICIA A. JACKSON,

Plaintiffs,

vs.

CHANDLERS LANDING DEVELOPMENT
COMPANY, TEXAS FRATES COMPANY,
and AL HOUPY,

Defendants.

§ IN THE DISTRICT COURT

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ROCKWALL COUNTY, TEXAS

86 *st* JUDICIAL DISTRICT

PLAINTIFFS' ORIGINAL PETITION AND
APPLICATION FOR TEMPORARY RESTRAINING ORDER
AND TEMPORARY AND PERMANENT INJUNCTIONS

TO THE HONORABLE JUDGE OF SAID COURT:

IRVIN RILEY JACKSON, JR., II and PATRICIA A. JACKSON, Plaintiffs, present this Plaintiffs' Original Petition and Application for Temporary Restraining Order and Temporary and Permanent Injunctions, and would respectfully show the Court the following:

I.

Plaintiffs are individuals, and are residents of Rockwall County, Texas.

Chandlers Landing Development Company is an Oklahoma general partnership with its principal offices located in Tulsa, Oklahoma, which conducts business in the State of Texas on a continuing basis, and may be served with process by delivering same to Jimmy Johnson, or any partner, at Route 4, Box 113 Rockwall, Texas 75037.

Texas Frates Company is an Oklahoma corporation qualified to do business in Texas, and conducting business in Texas, and may be served with process by delivery of same to its registered agent, E. Eldridge Goins, Jr., 1015 RepublicBank Tower, Dallas, Texas 75201.

Al Houpy is an individual, a resident of the State of Texas residing in Rockwall County, Texas, and may be served with process at the following address: Route 4, Box 113, Rockwall, Texas 75037.

II.

Plaintiffs, as a direct result of Defendants' joint solicitations and advertisements, became interested in purchasing a lot at a development known as Chandlers Landing in Rockwall County, Texas. Plaintiffs were familiar with this development, having previously purchased a lot in the development. Subsequent to Plaintiff's purchase of the first lot, Plaintiffs became generally aware that a second lot was available for purchase. This second lot, being Lot 1 in Block B of Chandlers Landing, Phase 19 ("the Property"), was represented by all Defendants, jointly and separately, to be preferable for Plaintiffs' purposes. Plaintiffs had previously looked for a lot on which to build their primary residence and, as a result of Defendants' representations, determined that the Property would be ideally suited for this purpose.

III.

Plaintiffs' decision to purchase the Property was based upon Defendants' representations concerning the surrounding area. Specifically, Plaintiffs were presented with a plat of the entire area showing the Southwestern boundary of the Property to consist of a greenbelt area, a wooded and undeveloped portion of property which would be left in this undeveloped state. In addition to the plat, Defendant Houpy, acting in the course and scope of his employment and as agent for Defendants, Texas Frates Company and Chandlers Landing Development Company, assured Plaintiffs that the greenbelt area would remain undeveloped. These representations concerning the areas directly adjacent to the Property were the basis of the Plaintiffs' decision to purchase the Property, were material to said decision to purchase, and Plaintiffs would not have purchased the Property absent the existence of the greenbelt area.

IV.

Contrary to Defendants' representations, Defendants have now adopted a new "revised" plat which would effectively eliminate the promised greenbelt area, substituting in its place additional lots for additional single family homes. Had these actual plans been disclosed to Plaintiffs, Plaintiffs would never have purchased the Property.

V.

Defendants conduct constitutes "false, misleading and deceptive acts or practices," as that term is defined in the Texas Deceptive Trade Practices - Consumer Protection Act. Accordingly, Plaintiffs are entitled to recover, pursuant to the terms of said Act, their actual damages, which are in excess of the minimum jurisdictional limits of the Court, as well as the injunctive relief requested herein. Additionally, Plaintiffs specifically allege that Defendants' conduct was committed "knowingly", as that term is defined in the Act, entitling them to the recovery of additional damages as well. As set forth herein, and due to the necessity for immediate action, the giving of thirty days' written notice under Section 17.50A of the Act is rendered impracticable, and is accordingly not a prerequisite to relief.

VI.

The Property described above is unique, both in its location and in its characteristics. Defendants' current course of action, if not restrained by this Court, will irreparably and irreversibly alter the character of this Property and effectively prevent any adequate remedy for Plaintiffs. Accordingly, Plaintiffs have no adequate remedy at law for the threatened and pending injury. Unless Defendants' compliance with the terms of the agreement with Plaintiffs is compelled by the equitable power of the Court, Plaintiffs will be irreparably damaged.

VII.

Plaintiffs have been required to retain the undersigned attorneys to represent their interests herein, and are entitled to the recovery of a reasonable and necessary attorneys' fee, for which they expressly sue.

VIII.

Defendants' conduct surrounding its misrepresentations regarding the Property, and Defendants' then existing plans for the neighboring greenbelt area, was a material factor in Plaintiffs' decision to purchase the Property, and was intended by Defendants to induce such purchase. Plaintiffs would not have purchased the Property had the existence of Defendants' actual plans been disclosed. Such conduct of Defendants constitutes common law fraud, fraud in the sale of real estate pursuant to Section 27.01 of the Texas Business and Commerce Code, and additionally constitutes a breach of the parties' contract and amounts to a failure of consideration.

IX.

Defendants' conduct described herein was intentional and was committed with total disregard for the rights of Plaintiffs. Accordingly, Plaintiffs are entitled to recover exemplary damages from Defendants, jointly and severally, in an amount of at least three times their actual damages.

WHEREFORE, Plaintiffs pray for the following:

1. A temporary restraining order to be issued immediately and without notice restraining Defendants, their agents, servants and employees, together with all persons receiving actual notice of said temporary restraining order, from constructing or developing the greenbelt area currently existing adjacent to the property described as Lot 1 in Block B of Chandlers Landing, Phase 19, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Pages 281-285, Map and Plat Records of Rockwall County,

Texas, or from taking any action calculated to further plans for such construction or development, including the presentation of information or material regarding such construction or development to the Rockwall City Council;

2. That Defendants be cited to appear and show cause and that upon such hearing, a temporary injunction be issued, enjoining Defendants, their agents, servants and employees from constructing or developing the greenbelt area currently existing adjacent to the property described as Lot 1 in Block B of Chandlers Landing, Phase 19, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Pages 281-285, Map and Plat Records of Rockwall County, Texas, or from taking any action calculated to further plans for such construction or development, including the presentation of information or material regarding such construction or development to the Rockwall City Council;

3. That a permanent injunction be ordered on final trial of this cause enjoining Defendants, their agents, servants and employees from constructing or developing the greenbelt area currently existing adjacent to the property described as Lot 1 in Block B of Chandlers Landing, Phase 19, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Pages 281-285, Map and Plat Records of Rockwall County, Texas, or from taking any action calculated to further plans for such construction or development, including the presentation of information or material regarding such construction or development to the Rockwall City Council;

4. That Plaintiffs recover on final trial their actual damages, exemplary damages, additional damages pursuant to the provisions of the Texas Deceptive Trade Practices Act - Consumer Protection Act, pre-judgment and post-judgment interest as provided by law, reasonable and necessary attorneys' fees, all costs of court, and such other and further relief, at law or in equity, as to which Plaintiffs may be justly entitled.

Respectfully submitted,

BOYD & FULTS

By: *Timothy M. Fults*
Timothy M. Fults
TSB No. 07545100

2001 Bryan Tower, Suite 2700
Dallas, Texas 75201
(214) 922-0099

ATTORNEYS FOR PLAINTIFFS

VERIFICATION

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Irvin Riley Jackson, Jr., III, who being by me duly sworn on his oath deposed and stated that he is one of the Plaintiffs in the above-entitled and numbered cause, that he has read the above and foregoing Plaintiff's Original Petition and Application for Temporary Restraining Order and Temporary and Permanent Injunctions, and that every statement contained therein is within his personal knowledge and is true and correct.

Irvin Riley Jackson, Jr.
Irvin Riley Jackson, Jr., III

SUBSCRIBED AND SWORN TO BEFORE ME, on this 29th day of November, 1986, to certify which witness my hand and official seal.

Dongi Irvan
Notary Public in and for
the State of Texas

My Commission Expires:
DONGI IRVAN, Notary Public
My Commission Expires
1-11-89

NO. 86-390

IRVIN RILEY JACKSON, JR., II,
and PATRICIA A. JACKSON,

Plaintiffs,

vs.

CHANDLERS LANDING DEVELOPMENT
COMPANY, TEXAS FRATES COMPANY,
and AL HOUPY,

Defendants.

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IN THE DISTRICT COURT

ROCKWALL COUNTY, TEXAS

86-11 JUDICIAL DISTRICT

FILED FOR RECORD
ROCKWALL CO., TEXAS
1986 DEC -1 PM 1:58
DISTRICT CLERK
SYSTEM

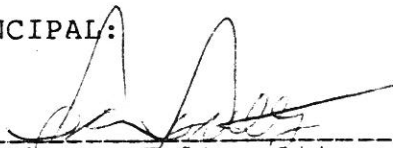
BOND

STATE OF TEXAS §
COUNTY OF DALLAS §

In Cause No. 86-390 in the 86-11

Judicial District Court of Rockwall County, entitled IRVIN RILEY JACKSON, JR., II and PATRICIA A. JACKSON vs. CHANDLERS LANDING DEVELOPMENT COMPANY, TEXAS FRATES COMPANY, and AL HOUPY, we, the undersigned, Irvin Riley Jackson, Jr., II, and Patricia A. Jackson, as Principal, and The North River Insurance Company as Surety, acknowledge ourselves bound to pay to Chandlers Landing Development Company, Texas Frates Company, and Al Houpy, the sum of Two Thousand Five Hundred ----- Dollars (\$ 2,500.00----), conditioned that the said Irvin Riley Jackson, Jr., II and Patricia A. Jackson, will abide the decision which may be made in the afore-said cause, and that they will pay all sums of money and costs that may be adjudged against them if the Temporary Restraining Order issued in the aforesaid cause, enjoining Chandlers Landing Development Company, Texas Frates Company, and Al Houpy, shall be dissolved.

WITNESS our hands this 1st day of December, 1986.

PRINCIPAL:


Timothy M. Fults, Attorney for
Irvin Riley Jackson, Jr., II
and Patricia A. Jackson

SURETY: The North River Insurance Company
Maxson-Mahoney-Turner, Inc.

Michael D. Williams

Michael D. Williams

APPROVED: December 1st 1986.

[Signature]
Deputy Clerk, for Margie Hooker,
Rockwall County District Clerk

POWER OF ATTORNEY
THE NORTH RIVER INSURANCE COMPANY
PRINCIPAL OFFICE, TOWNSHIP OF MORRIS, N.J.

KNOW ALL MEN BY THESE PRESENTS: That THE NORTH RIVER INSURANCE COMPANY ("Company") a corporation duly organized and existing under the laws of the State of New Jersey, and having its Principal office in the Township of Morris, State of New Jersey, has made, constituted and appointed, and does by these presents make, constitute and appoint Harry J. Brownlee, David O. Turner, Linda Gardner, Michael D. Williams and Jeffery L. Trentham of Dallas, Texas, each

its true and lawful Agent(s) and Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, seal, acknowledge and deliver: Any and all bonds and undertakings SUBJECT TO THE EXCLUSIONS LISTED BELOW:

1. Bid, Proposal and Final Bonds and Undertakings guaranteeing contracts for the construction or erection of public or private buildings, improvements, and other works and guaranteeing public and private contracts for supplies.
2. Bonds on behalf of Independent Executors, Community Survivors, Community Guardians-----

and to bind the Company thereby as fully and to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous powers issued in behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF The North River Insurance Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 5th day of October, 1982.



Attest:

THE NORTH RIVER INSURANCE COMPANY

Charles R. Van Buskirk
Assistant Secretary

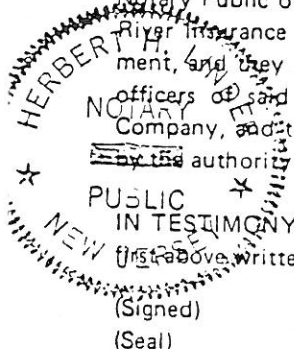
Ronald F. McLaughlin
Vice President

Charles R. Van Buskirk

Donald F. McLaughlin

STATE OF NEW JERSEY)
COUNTY OF MORRIS) ss.:

On this 5th day of October 1982, before the subscriber, a duly qualified Notary Public of the State of New Jersey, came the above-mentioned Vice President and Assistant Secretary of The North River Insurance Company, to me personally known to be the officers described in, and who executed the preceding instrument, and they acknowledged the execution of the same, and being by me duly sworn, deposed and said, that they are the officers of said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Company.



PUBLIC IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal at the Township of Morris, the day and year first above written.

HERBERT H. LINDER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 19, 1983

Herbert H. Linder
Notary Public

This Power of Attorney is granted pursuant to Article V. of the By-Laws of THE NORTH RIVER INSURANCE COMPANY now in full force and effect.

ARTICLE V., Execution of Instruments: "The Chairman of the Board, Vice-Chairman of the Board, President, or any Vice-President, in conjunction with the Secretary, or any Secretary, if more than one shall be appointed by the Board, or an Assistant Secretary, shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation."

This Power of Attorney is signed and sealed under and by the authority of Article IV., Section 9. of the By-Laws of THE NORTH RIVER INSURANCE COMPANY as now in full force and effect.

ARTICLE IV. Section 9. Facsimile Signatures: "The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed facsimile, lithographed, or otherwise produced. . . . The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued."

CERTIFICATE

State of New Jersey
County of Morris

I, the undersigned, Assistant Secretary of THE NORTH RIVER INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing POWER OF ATTORNEY remains in full force and effect and has not been revoked and furthermore that the above quoted abstracts of Article V. and Article IV., Section 9. of the By-Laws of the Company are now in full force and effect.

In Testimony Whereof, I have hereunto subscribed my name and affixed the corporate seal of the said Company, this

1st day of December 19 86.

By *Ernest E. Smith*
Assistant Secretary

Ernest E. Smith

NO. 86-390

FILED FOR RECORD
ROCKWALL CO., TEXAS
1983 DEC -1 PM 1:55
MARIE WOODRICK
COURT CLERK
BY: 724

IRVIN RILEY JACKSON, JR., II,
and PATRICIA A. JACKSON,

Plaintiffs,

vs.

CHANDLERS LANDING DEVELOPMENT
COMPANY, TEXAS FRATES COMPANY,
and AL HOUPY,

Defendants.

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IN THE DISTRICT COURT

ROCKWALL COUNTY, TEXAS

86-390 JUDICIAL DISTRICT

ORDER

IRVIN RILEY JACKSON, JR., II and PATRICIA A. JACKSON, Plaintiffs in this cause, have filed a Motion for Temporary Injunction and, in connection therewith, have presented a Motion for a temporary restraining order, together with their Petition and supporting Affidavit. It appears from these papers that IRVIN RILEY JACKSON, JR., II and PATRICIA A. JACKSON, Plaintiffs, are probably entitled to a temporary injunction; that unless CHANDLERS LANDING DEVELOPMENT COMPANY, TEXAS FRATES COMPANY, and AL HOUPY, and their agents, representatives, and employees are immediately deterred from construction or development of the greenbelt area adjacent to Plaintiffs' property, they will commit said acts before notice of the hearing on the Motion for a temporary injunction can be served and a hearing had; that if the commission of said acts be not immediately restrained, Plaintiffs will suffer irreparable injury in that the unique property now owned by the Plaintiffs will be irreparably and irreversibly altered.

IT IS, THEREFORE, ORDERED that CHANDLERS LANDING DEVELOPMENT COMPANY, TEXAS FRATES COMPANY, and AL HOUPY, their agents, representatives and employees, and all persons with actual knowledge of this Order be, and they hereby are, commanded forthwith to desist and refrain from constructing or developing the greenbelt area currently existing adjacent to the property described as Lot 1 in Block B of Chandlers Landing, Phase 19, an

addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Pages 281-285, Map and Plat Records of Rockwall County, Texas, or from taking any action calculated to further plans for such construction or development, including the presentation of information or material regarding such construction or development to the Rockwall City Council, from the date of entry of this Order until and to the tenth day after entry or until further Order of this Court.

IT IS FURTHER ORDERED that CHANDLERS LANDING DEVELOPMENT COMPANY, TEXAS FRATES COMPANY, and AL HOUPY appear before this Court on December 11, 1986 at 9:00 o'clock a.M. in the Courtroom of the District Court of Rockwall County, Texas, in Rockwall, Texas, then and there to show cause, if any there be, why a temporary injunction should not be issued as requested by Plaintiffs. The Clerk of the Court is hereby directed to issue a show cause notice to CHANDLERS LANDING DEVELOPMENT COMPANY, TEXAS FRATES COMPANY, and AL HOUPY to appear at the temporary injunction hearing.

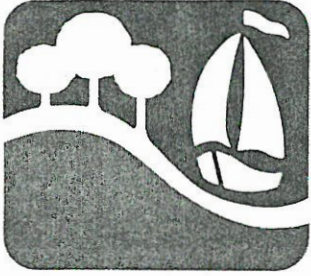
The Clerk of the above-entitled Court shall forthwith, on the filing by Plaintiffs of the Bond hereinafter required, and on approving the same according to the law, issue a temporary restraining order in conformity with the law and the terms of this Order.

This Order shall not be effective unless and until Irvin RILEY JACKSON, JR., II and PATRICIA A. JACKSON, Plaintiffs, execute and file with the Clerk a Bond in conformity with the law, in the amount of \$ 2500⁰⁰.

SIGNED this 11th day of December, 1986 at 1:55 o'clock p.M.



JUDGE PRESIDING



CITY OF ROCKWALL

"THE NEW HORIZON"

August 27, 1986

Mr. Pete Nelson
Harold Evans Consulting Engineers
Box 28355
Dallas, Texas 75228

Re: Chandlers Landing, Phase 15

Dear Mr. Nelson:

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 System

1. Several of the proposed vertical and horizontal curves on the plans do not meet the standards of design criteria and should be revised unless a variance is requested and granted by the City.

Drainage System

1. A drainage map should be provided showing the entire watershed including the offsite drainage entering the proposed development upstream of Yacht Club Drive.

2. Concrete rip rap should be placed at the outfall of the 18-inch reinforced concrete pipe adjacent to the existing pond.

3. Water and sanitary sewer cross-sections should be provided on the storm sewer profile sheets.

Water Distribution System

1. Several gate valves should be added to the water distribution system as noted on the plans.

Sanitary Sewer System

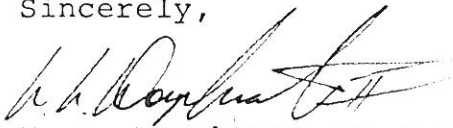
1. Water and storm sewer corrections should be provided on the sanitary sewer profile sheets.

2. A manhole should be constructed on line "G" instead of the proposed vertical curve.

Various other comments have been made on the attached plans for revisions based on our review. We 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.

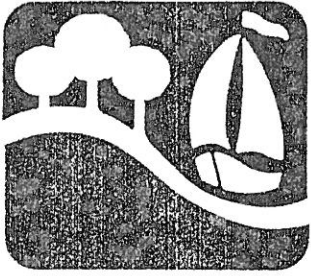
Please contact me if you have any questions or if we can be of further assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "W. L. Douphrate II".

W. L. Douphrate II, P.E.

WLD/mmp



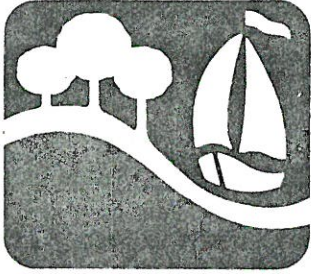
CITY OF ROCKWALL
"THE NEW HORIZON"

TO: Texas Frates Corporation
FROM: Mary Nichols, Administrative Aide
RE: P&Z Case No. 86-58-FP

On September 11, 1986 the Rockwall Planning and Zoning Commission recommended approval of your request for approval of a final plat on Chandler's Landing Phase 15

The Rockwall City Council will (hold a public hearing and consider approval) (consider approval) of your request on October 6, 1986 beginning at 7:30 P.M. at the City Hall, 205 West Rusk. If you have any questions regarding this matter or the meeting schedule, please do not hesitate to call.

Mary Nichols



CITY OF ROCKWALL
"THE NEW HORIZON"

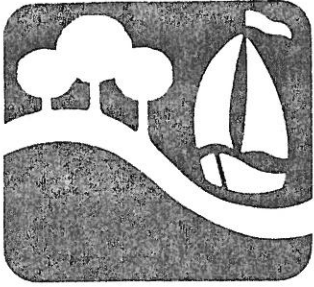
October 9, 1986

TO: Texas Frates Corporation
FROM: Mary Nichols, Administrative Aide
RE: Chandlers Landing, Phase 15

Your request for approval of a final plat on Chandlers Landing, Phase 15 has been scheduled for review at the Planning and Zoning Work Session Thursday, October 30th.

Please call if you have any questions.

CC: Van Hall
Harold Evans Consulting Engineers



CITY OF ROCKWALL
"THE NEW HORIZON"

October 10, 1986

Dear Applicant:

Your request to appear before the City of Rockwall _____

Planning and Zoning Commission

has been set for 7:30 P.M. on October 30, 1986.

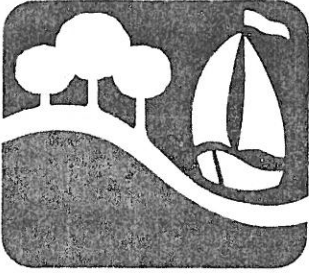
The meeting will be held at City Hall, 205 West Rusk.

Review of final plat, Chandlers Landing, Phase 15.

If you have any questions concerning your Agenda request,
call City Hall at 722-1111.

A handwritten signature in cursive script, appearing to read "Julie Couch", written over a horizontal line.

Julie Couch
Assistant City Manager



CITY OF ROCKWALL

"THE NEW HORIZON"

22 October, 1986

Mr. Harold Evans
Harold Evans Consulting Engineers
P. O. Box 28355
Dallas, Texas 75228

Re: Chandlers Landing, Phase 15, Third Review

Dear Mr. Evans:

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

1. A gate valve should be added at the intersection of Lionheart Place and Freedom Circle.
2. Sanitary sewer line "A" should have one additional manhole in order not to exceed the 500 foot maximum spacing requirement.
3. The sanitary sewer profile sheet needs stationing for line "A".

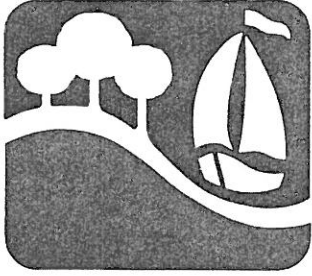
We recommend that the developer provide corrections and additions to the plans as noted. Our recommendations do not in any way relieve the developer or his agent from responsibility and compliance with the City of Rockwall's Standards of Design and good engineer practice.

Please contact me if you have any question or if we can be of further assistance.

Sincerely,

W. L. Douphrate II, P.E.
City Engineer

WLD/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

December 3, 1986

Mr. Van Hall
Harold Evans Consulting Engineers
P. O. Box 28355
Dallas, Texas 75228

Dear Van:

On December 1, 1986, the City Council of the City of Rockwall tabled action on the final plat for Chandlers Landing, Phase 15.

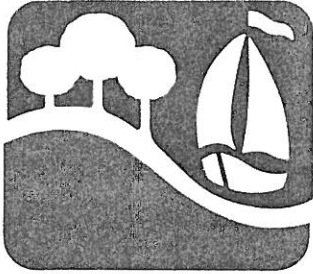
Please note that you are scheduled to appear before the Council regarding this plat on December 15, 1986, at 7:30 P.M. in City Hall, 205 West Rusk.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

December 16, 1986

Mr. Van Hall
Harold Evans Consulting Engineers
P. O. Box 28355
Dallas, Texas 75228

Dear Van:

On December 15, 1986, the Rockwall City Council approved the final plat for Chandlers Landing, Phase 15.

Please submit 11 blue line copies and two mylars, signed and executed for Staff processing and filing with the County Clerk's office within 100 days of this date.

Please call if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Aide

MN/mmp

Agenda Notes

P&Z - 9/11/86

IV.B. P&Z - 86-58-FP - Consider Approval of a Request from Frates Corporation for a Final Plat on Chandlers Landing Phase 15

Action Needed: Approval or denial of final plat

If the Commission will recall, Frates Corp. recently changed the land use in a portion of Phase 15 from Townhouse to Zero Lot Line. They are now submitting the final plat in accordance with the changes made in that revision. Our Engineer has reviewed the plat and can find no major problems. A copy of the plat is attached.

was only proposing a 10 ft. wide drive, he was providing a 24 ft. access easement that would be developed in accordance with City requirements when he developed that portion of the property.

The Commission discussed the water and sewer requirements and location of an existing and proposed line.

Seligman made a motion to approve the request with the condition that water and sewer requirements would be met and that the 10 ft. width of the drive would be made 24 ft. as the front portion of the property is developed. Plagens seconded the motion. The motion was voted on and passed unanimously.

[The Commission then considered approval of a request from Frates Corporation for a final plat on Chandlers Landing, Phase 15.

Van Hall, Consulting Engineer, explained the changes and improvements made in the plat. He added that the engineering was complete and he did not anticipate any problems or objections.

Seligman made a motion to approve the final plat. Plagens seconded the motion. The motion was voted on and passed unanimously.]

The Commission then considered approval of vacation and replat for the People's Addition Part IV on Tubbs Road south of I-30.

Couch addressed some of the Commission's previous questions including liability, maintenance, and setback requirements.

Smith clarified the filing process for deed restrictions.

McCall reconfirmed that small lots would not pose a problem.

Seligman made a motion to approve the vacation and replat subject to deed restrictions being filed prior to the City's filing the plat. Plagens seconded the motion. The motion was voted on and passed unanimously.

As there were no more actions required by the Commission, the meeting was adjourned at 9:25 P.M.

APPROVED:

ATTEST:

Chairman

BY: _____

a plat of his property showing a greenbelt and a pond adjacent to his property platted as Phase 15. Jackson added that he had recently discovered that the plat given to him had been changed prior to his purchasing the property and that he was not made aware of it. He stated that furthermore, he and his wife had made arrangements to construct a home, taking full advantage of the greenbelt and the pond that they thought were going to be adjacent to their property. Jackson asked Council to delay a decision on this plat for thirty days, enabling him to begin legal proceedings for the misrepresentation of his property. Tuttle confirmed with Jackson that he had entered into a contract for the property on July 12, 1986, although he closed in September of 1986. Jackson then showed Council the plat that he was shown at the time he entered into a contract for the property. Tuttle then confirmed with Jackson that he had not checked with the City of Rockwall regarding this matter. Eisen explained to Council that State Law specified that once a plat was certified as meeting all City requirements, the Planning and Zoning Commission had thirty days in which to approve the plat or deny the plat if it were discovered that it did not meet certain City requirements. At the time the plat was approved by the Planning and Zoning Commission, Council had thirty days in which to act or else the plat would automatically become approved. He added that according to Staff calculations Council had until November 28th in which to act on the plat, provided it met City specifications.

After additional discussion concerning what action the Council could take, Welborn made a motion to delay action on this item until later in the meeting, enabling Staff and legal Staff the opportunity to consult with the applicant and form a recommendation to Council. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then considered initiating a proposed Employees' Suggestion Program. Eisen briefly outlined the program and explained the benefits of initiating such a program. Tuttle stated that he felt the program would take too much time, be abused by employees, and not be profitable. Eisen explained that if a profit was not evident, cash award would not be made. He added that the program was designed to include intense reviews by department heads, as well as himself, and that he thought it would be difficult for such a program to be abused. Welborn stated that she felt like the employees who did the manual labor would have some good insight and that the value of the program would depend on administration. Holt stated that she was against the idea because this was an item she felt like was already being accomplished in the Waters Trego study. Fox stated his opposition to

Agenda Notes
Planning and Zoning Commission
October 30, 1986

11. A. P&Z 86-58-P - Discuss and Consider Approval of a Request from Frates Corporation for a Final Plat on Chandlers Landing, Phase 15

Several months ago the Commission approved a replat for Phase 15 of Chandlers Landing. The Commission approved the replat, but before it got to Council the engineer realized that due to the topography of the site, portions of the plat as drawn would not work. He has made those changes and has resubmitted them for approval. Because there were some changes to the plat he is required to come back to the Commission. The changes are relatively minor and the plat still meets our requirements. A copy of the plat is attached.

Chandler's Phase 15
2nd Submission

MINUTES OF THE PLANNING AND ZONING COMMISSION
October 30, 1986

Members present were Chairman Don Smith, Norm Seligman, Leigh Plagens, and Bob McCall. The meeting was called to order at 7:00 P.M.

The Commission considered approval of a final plat on Phase 15, Chandlers Landing. Julie Couch, Assistant City Manager, explained that Chandlers had made some revisions in the final plat as previously submitted to the Commission. She stated that the plat did meet all of the City's requirements and that the engineering had been approved. Norm Seligman made a motion to approve the final plat on Phase 15, Chandlers Landing. Leigh Plagens seconded the motion. The same was voted on and carried unanimously.

There being no further business, the meeting was adjourned and the Commission went into Work Session.

APPROVED:

Chairman

ATTEST:

BY _____

Agenda Notes
City Council - 11/17, 86

- III. A. P&Z 86-58-FP - Discuss and Consider Approval of a Request from Frates Corporation for Final Plat on Chandlers Landing Phase 15

Several months ago the City Council approved a land use change in Phase 15 from Townhouse to Zero Lot Line and Single Family. The replat for Phase 15 has now been submitted in conformance with the changes approved by the Council. The Planning and Zoning Commission has recommended approval. A copy of the plat is attached.

11/17

Chandler's Phase 15

not the business existed prior to its annexation into the City was questionable and that even if the business were a legal nonconforming use, it would still have to comply with the regulations outlined in the ordinance. Bullock then confirmed with Eisen that the business in question was on private property and not on Airport property. Fox stated that if the business existed prior to its annexation, he felt like it should be allowed to conduct and access its business through the public roadway.

At this time, 7:45 P.M., Dr. Frank Miller arrived and joined the meeting.

Eisen told Council that the City had made repeated attempts to contact the tenant and make some arrangements with the tenant regarding the problem. Bullock confirmed with Staff that the ordinance would not affect people who drove their vehicles to the hangars. Holt confirmed with Staff that there was no other access to this property owner's business with the exception of the road in question, and she added that although she understood the predicament of the tenant, she felt that it was very important to restrict the vehicular use at the Airport for safety reasons. Eisen added that the FAA inspected the Airport every two years, and on their last inspection mentioned the abundance of dangerous traffic. Welborn made a motion to table this item pending a decision as to whether or not the tenant did have a legal nonconforming use. She also asked Staff to explore the possibilities of the tenant acquiring property for another access way. Bullock seconded the motion. The motion was voted on and passed unanimously.

Mayor Tuttle then asked Staff to instruct the City Attorney to investigate potential liability on the part of the City in regard to this ordinance.

Council then considered approval of a request from Fratès Corporation for a final plat on Chandlers Landing, Phase 15. Van Hall addressed the Council and explained his request, including some changes that had been made on the plat since the preliminary stages. Fox questioned construction procedures in a Zero Lot Line classification. Hall explained that there was a working easement of five feet on each side of the construction site. Eisen explained that Orleans on the Lake was the only other Zero Lot Line location he could recall and that ordinance provided for a five foot easement.

At this time Irvin Riley Jackson, Jr., II, of 714 Ridgeview in Rockwall addressed the Council. Jackson explained that in September of 1986 he purchased Lot 1, Block B, Phase 19 in Chandlers Landing. He stated that in September when he closed on the property Jackson was given

Agenda Notes
City Council - 12/1/86

V.B. P&Z 86-58-FP - Discuss and Consider Approval of a Request from Frates Corporation for a Final Plat on Chandlers Landing, Phase 15

At your last meeting the Council voted to deny the final plat for Phase 15 due to a technical error on the plat. The error has been corrected and the plat has been refiled. The plat was refiled with us on November 18th and the Council has 30 days in which to act. Therefore, a decision must be made by December 18th. The Council could table a decision on the plat Monday night and it would then be placed on your December 15th Agenda at which time you would need to take action. If no action is taken by December 18th, the plat is automatically approved.

offenders. Council then discussed whether or not to designate the day after Christmas as a holiday. Tuttle suggested that Council decide on a policy early next year, but to vote on the item on the December 15th agenda.

Council then considered approval of a request from Michael Belt for a site plan/preliminary plat for Hubbard Car Wash at Washington and SH-66. David Cook, co-applicant, offered to answer Council's questions.

Tuttle asked Cook to transfer some landscaping from the back portion of the lot to the cemetery side of the proposed screening fence. Fox expressed concern about potential traffic congestion on Washington. Welborn questioned the site plan for office buildings that was approved previously for the site. Cook stated that the project had suffered lack of funding. Council discussed landscaping and fence location. Jones pointed out that noise generated from the Car Wash could interfere with funeral services.

Cook offered Council photographs representing the possible appearance of the Car Wash and stated that not many businesses would want to be located adjacent to a cemetery. Council discussed at length the Specific Use Permit that allowed the Car Wash in a General Retail zoning classification, the lack of a time limit, and what buffering arrangements would best serve the Car Wash and the Cemetery.

Welborn made a motion to table the item pending an agreement regarding buffering and landscaping. Bullock seconded the motion.

Fox asked if Council had the authority to deny the Site Plan. City Attorney, Pete Eckert explained that a denial must be based on non-compliance. The motion was voted on and passed unanimously.

Council then considered approval of a request from Frates Corporation for a Final Plat for Chandlers Landing, Phase 15. Van Hall, Consulting Engineer, addressed Council and explained that the plat had previously been denied due to an error that had since been corrected. He added that the Jacksons were pursuing legal proceedings and that Frates was attempting to make restitution.

Fox questioned the City's position with regard to the potential lawsuit. Eckert explained that Frates Corporation was soon to be served a Restraining Order restricting development pending a court decision on December 11. Eckert told Council that a decision on the plat would be necessary by December 17, thus allowing Council to table a decision until the December 15th meeting at which time court results would be known. Fox made a motion to table action until December 15. Jones seconded the motion. The motion was voted on and passed unanimously.

Council then considered initiating Public Hearings on PD10 to bring it into compliance with the Comprehensive Land Use Plan. Assistant City Manager Julie Couch explained that the Planning and Zoning Commission recommended the Public Hearings as a result of their second review of Planned Developments. Welborn made a motion to initiate Public Hearings on PD10. Fox seconded the motion. The motion was voted on and passed unanimously.

Council then considered approval of an ordinance amending Section 2.5 - 2 of the Code of Ordinances regulating vehicular use of access ways into the Rockwall Municipal Airport on second reading. Eckert suggested that Council delay action until after the Executive Session as related litigation would be addressed.

Council then discussed and considered approving projects for 1986-1987 Capitol Improvements Program. Tuttle turned the chair over to Mayor Pro-Tem Welborn and left the room due to a conflict of interest. City Manager Eisen outlined proposed improvements and proposed that the City Engineer handle any necessary engineering

Agenda Notes

City Council - 12/15/86

III.A. Discuss and Consider Approval of a Request from Frates Corporation for a Final Plat for Chandlers Landing, Phase 15

At your last meeting the Council voted to table action on the final plat. The plat was refiled on November 18th and the Council has 30 days in which to act. Therefore, if no action is taken by December 17th, the plat is automatically approved.

Generally, the basis for denying a plat is that it does not meet the City's Subdivision regulations or zoning regulations. In this case the plat does meet all of the requirements of the City.

The property owner in Phase 19 who was concerned about the greenbelt question did file for a permanent injunction. The hearing on this injunction was scheduled for December 11th. We do not know what the outcome of this has been.

Chandler's Phase 15

MINUTES OF THE CITY COUNCIL
December 15, 1986

Mayor Leon Tuttle called the meeting to order at 7:30 P.M. with the following members present: Nell Welborn, Ken Jones, Jean Holt, Frank Miller, and Bill Fox.

City Manager Bill Eisen introduced to Council Mike Phemister, the newly hired Finance Director. He stated that Phemister had been Finance Director in Forest Hills as well as Acting City Manager, and he expected Phemister to have a positive effect on the Finance Department.

Council first considered approval of the Consent Agenda which consisted of:

- a) the minutes of July 7, July 21, and December 1, 1986,
- b) a final plat for the Pannell Subdivision on FM-549 between I-30 and SH-276,
- c) a final plat for Harbor Landing, Phase I located in Chandlers Landing,
- d) a replat for the McLean/Moore Addition within the W. D. Austin Addition on Heath Street.

Fox confirmed with Staff that none of the plats had changed since their original approvals. Welborn made a motion to approve the Consent Agenda as presented. Holt seconded the motion. The motion was voted on and passed unanimously.

[Council then considered approval of a request from Frates Corporation for a final plat for Chandlers Landing, Phase 15. Eisen explained that he had spoken to Tim Fults, an attorney representing Mr. and Mrs. Jackson who had previously addressed Council with concerns regarding the plat. Eisen added that Fults had stated that an agreement had been reached and both Frates and the Jacksons were satisfied. Fox confirmed with the City Attorney that the City was not under any restraining order and could legally act on the item. Welborn made a motion to approve the final plat. Jones seconded the motion. The motion was voted on and passed 5 to 1 with Fox voting against the motion.]

Council next considered approval of a request from Michael Belt for a site plan/preliminary plat for Hubbard Car Wash at Washington and SH-66. David Cook, co-applicant, addressed Council to outline the request and explained proposed improvements based on Council's concerns expressed at the previous meeting. Cook explained that a six foot masonry fence on the east property line with landscaping on both sides would provide a buffer to the cemetery, a two foot berm landscaped

PLANNING AND ZONING ACTION SHEET

Applicant Frates Corporation Case No. P+Z 86-58-P
 Property Description Chandler's Landing Phase 15
 Case Subject Matter final plat

CASE ACTION

	<u>1st Submission 9/11</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z	<u>2nd Submission 10/30</u>	<u>X</u>		
Conditions				

Date to City Council	<u>11/17/86</u>		<u>X</u>	
Conditions	<u>12/1/86</u>			<u>X</u>

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 checked="" type="checkbox"/> Engineer's Review |
| <input type="checkbox"/> Notice to Residents | <input type="checkbox"/> Consultant's Review |
| <input type="checkbox"/> List of Residents Notified | <input checked="" type="checkbox"/> Agenda Notes |
| <input type="checkbox"/> Residents' Responses | <input checked="" type="checkbox"/> Minutes |
| <input type="checkbox"/> Consultant's Review | <input checked="" type="checkbox"/> Correspondence |
| <input type="checkbox"/> Agenda Notes | <u>B355-359</u> County File Number |
| <input type="checkbox"/> Minutes | |
| <input type="checkbox"/> Ordinance | |
| <input type="checkbox"/> Correspondence | |