

SITE PLAN APPLICATION

Date Feb. 22, 1988

NAME OF PROPOSED DEVELOPMENT Chandler's Landing Marina

NAME OF PROPERTY OWNER/DEVELOPER Westrec Property, Inc.

ADDRESS One Harborview Dr. Rockwall, TX 75087 PHONE 771-8865 (Ronald Blue)

NAME OF LAND PLANNER/ENGINEER Westrec Properties, Inc.

ADDRESS 2301 Dupont Dr. #400 Irvine, CA 92715 PHONE 714-476-8180

TOTAL ACREAGE N/A CURRENT ZONING Commercial-Marina

NUMBER OF LOTS/UNITS N/A

SIGNED Ronald K. Blue

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u> </u>	<u>N/A</u>	1. <u>Total lot or site area</u> - if the site is part of a larger tract include a key map showing entire tract and location of site being planned
<u> </u>	<u>N/A</u>	2. <u>Location, dimensions, and size</u> of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 feet.
<u>*</u>	<u> </u>	3. <u>Location and type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas.
<u>*</u>	<u> </u>	4. <u>Calculation</u> of landscaped area provided.
<u> </u>	<u>N/A</u>	5. <u>Location and dimensions</u> of ingress and egress.
<u> </u>	<u>N/A</u>	6. <u>Location, number and dimensions</u> of off-street parking and loading facilities.
<u>*</u>	<u> </u>	7. <u>Height</u> of all structures.

- * _____ 8. Proposed uses of all structures.
- * _____ 9. Location and types of all signs, including
- * _____ 10. Elevation drawings citing proposed exterior finish materials and proposed structural materials.
- * _____ 11. Location and screening of trash facilities.
- * _____ 12. Location of nearest fire hydrant within 500 ft.
- _____ N/A 13. Street names of proposed streets.
- _____ N/A 14. The following additional information:

*See Attached

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by _____

File No. _____

Date _____

Fee _____

3. The proposed fence area is along the eastern boundary of the existing parking lot at Chandler's Landing Marina, with a portion at northern area of the Yacht Club, basically in front of the beach area. The total length of this proposed fence is 2000 linear feet as marked in the blueprints.
4. The landscaped area also runs along the same fence as mentioned above. There, focused areas of small evergreen shrubbery approximately 12-24 inches in diameter, will be spaced about 12 feet apart. Although it should be noted that at the entrance the landscaping will be of a more dense arrangement, and the same holds true at the north and south corners of the proposed fence. This is marked in the blueprint with a continuous green line. Again, this area runs along the 2000 linear feet of proposed fence.
7. A. Fence Height - 7 feet throughout entire proposed fence line.
B. Information Center - 8 Feet high.
8. Information Center: This building at the main entrance as shown on the blueprint will serve to direct and inform the general public of the facilities and services while visiting the marina.
10. Information Center: This will be constructed from a wood frame and wood siding and painted in earth tone or sandstone color scheme to conform with existing structures and surrounding areas.
11. Trash Dumpster: This item is sitting approximately 120 yards directly northwest of proposed Information Center and right inside of proposed fence line.
12. Fire Hydrant: The hydrant is directly to the northwest of the proposed Information Center about 420 feet and approximately 25 feet inside proposed fence line.

GAS DOCK UPGRADE

Enclosed are plans for gasoline service facility at Chandlers Landing Marina. The plan includes 3 separate items; the moving of the gasoline diesel pump to a permanent surface, a small building to allow for storage and sale of convenience products (ie.oil,snacks, etc) and location for a sales attendant, and a sign mounted on already constructed pole showing that we have Texaco Products.

The gasoline dispenser located presently on the floating dock is outdated, and in my opinion also is not safe. The pump and floating dock move violently up and down in the frequent storms that cross the lake. The new location for an upgraded dispenser would be on the fixed dock, right next to the floating dock but unaffected by wave action. Enclosed in the bid , you will notice numerous safety features not found in the old dispensing system. Also included is a handcranked reel system to allow the safe storage of the pump hoses when not in use. We are asking only to replace an outdated pump with a newer model.

The 8 X 14 X 10 service attendants building would be located right next to the gas dispenser. Presently, our cash register and service attendants are housed in the repair facility at the Marina building. By having a small building right next to the gas dock, we will much more able to quickly and efficiently handle the gas service needs of our customers as well as convenience items for our customers. This would also allow us to have a gas dock attendant on location in inclement weather. The building will conform to the other structures in the marina, and at this time I wish to build a metal building that is non-combustable. The nearest fire hydrant is located within 300 feet of the gas facility.

We wish to mount a sign advertising that we sell Texaco products on the metal frame signpost designed and already in place for that purpose. The height of this hanging sign is 16 feet. The sign was removed years ago when the marina bought its gas from multiple independents. We believe that by advertising a quality gasoline vender, we will gain the confidence of our powerboat customers.

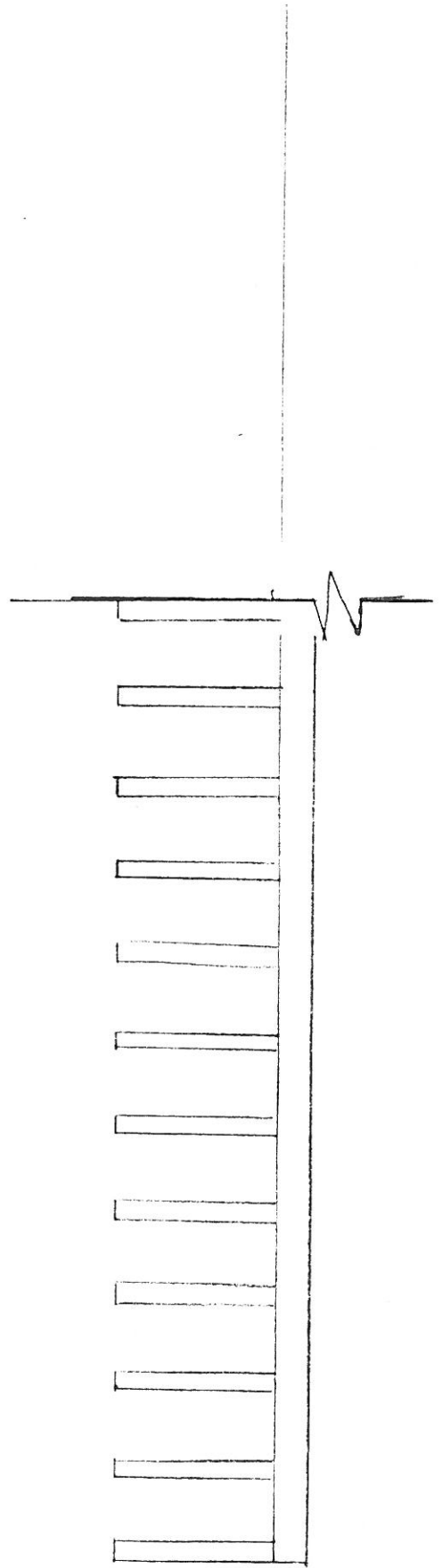
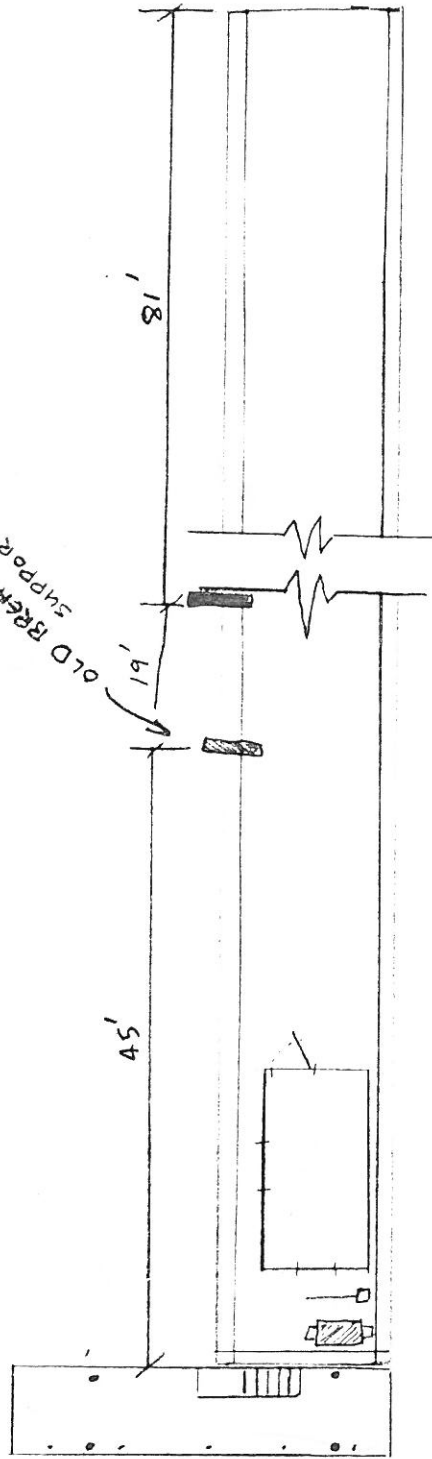
Hopefully, we can have approval for these requests a.s.a.p.. Our boating season begins in early March. Also, since all I'm doing with the gas pump is making it a safer and more modern system, an early approval would be deeply appreciated. Also, I believe these improvements will increase gas sales, which in turn increases concession tax to the city.I am willing to make any reasonable changes recommended by any city authority on all of the above.

Yours in better boating,



Dave Irwin
Sailrec Inc.

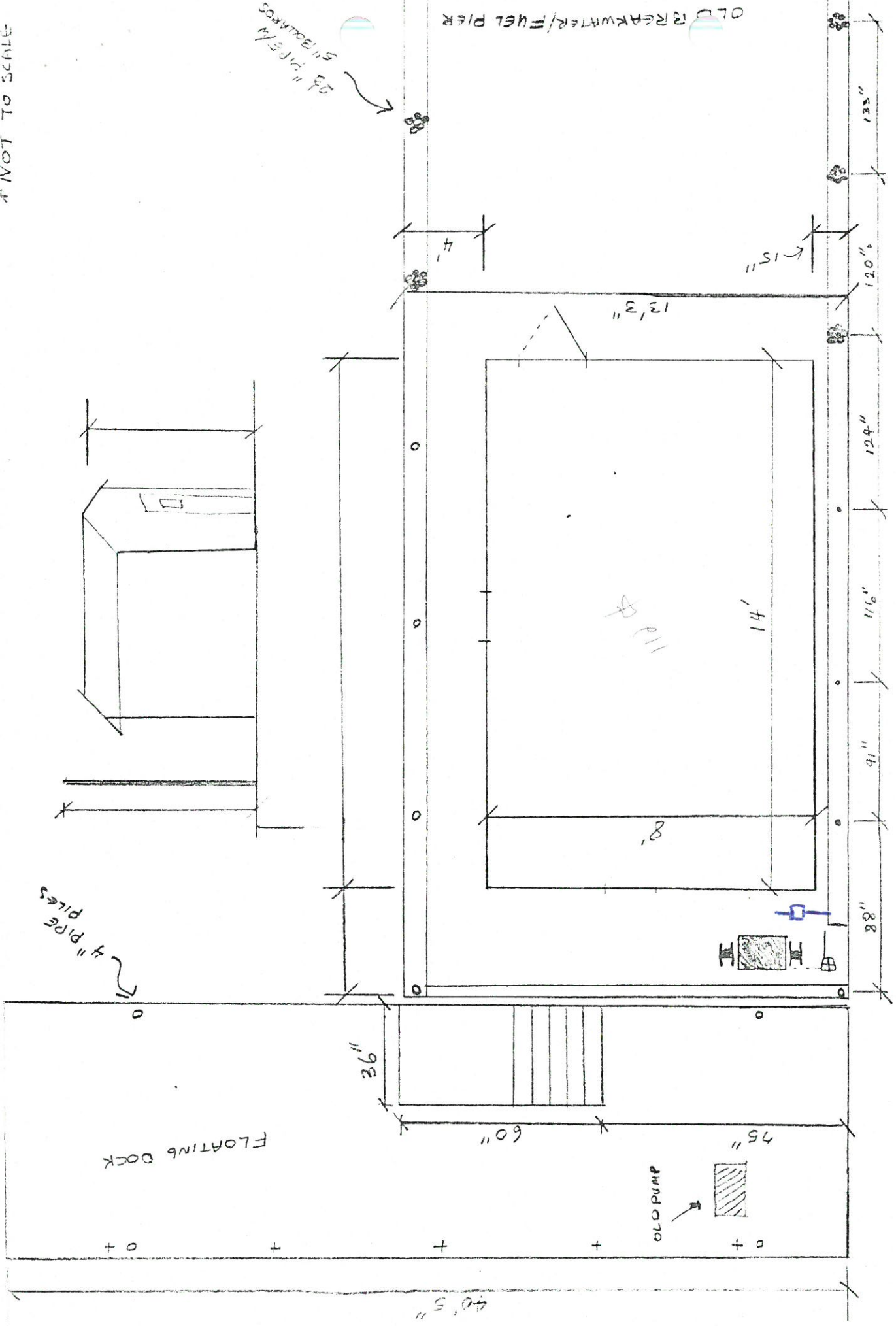
11/18



* NOT TO SCALE

2 1/2" PIPES / SINGLES

OLD BREAKWATER / FUEL PIER





Dallas Pump

Services & Supply Co., Inc.

2506 Irving Blvd. • Dallas, Texas 75207 • (214) 631-4664
Metro 647-2803 • Wats 800-442-2100

QUOTATION

NO 4989

BRANCH OFFICE
6611-B Sanger
Waco, Texas 76710
(817) 772-6441

Date February 5, 1988

Page 1 of 1

CHANDLER'S LANDING MARINA

501 Yatch Club Drive South

Rockwall, Texas 75087

Job/Ship Fueling System Relocation and Upgrade

ten. Mr. Dave Irwin

ntlemen: We appreciate the opportunity to submit this quotation:

DESCRIPTION	UNIT PRICE	TOTAL
- Gilbarco model R262-004 remanufactured dual product dual lighted mechanical dispenser complete with painted lower doors		\$ 2,295.90
- Duro model 2905 hand cranked reels	\$ 192.00	\$ 384.00
inbound freight		\$ 55.00
- 3/4" x 14' jumper hoses	\$ 15.00	\$ 30.00
- 3/4" x 5' connecting hoses	\$ 13.00	\$ 26.00
- 3/4" x 30' delivery hoses	\$ 88.60	\$ 177.20
- OPW 11A automatic nozzles	\$ 27.95	\$ 55.90
- OPW 34 3/4" swivels	\$ 17.84	\$ 35.68
- OPW 66V-275 safety break couplings	\$ 21.21	\$ 42.42
- Lincoln 84257 ball stops	\$ 20.00	\$ 40.00
- 1 1/2" x 42" flex connector	\$ 29.00	\$ 58.00
Equipment Subtotal		\$ 3,200.10
Trade-in value		\$ [200.00]
Installation: Install above quoted dispenser and reels on fixed dock by tying into existing piping. Relocation of the existing base to the upper fixed dock as the new base for the new remanufactured dispenser is included. All wood removal and/or replacement is by owner. All old piping shall remain but will be capped off.		\$ 750.00
Sub-Total		\$ 3,750.10
Tax		\$ 300.01
TOTAL		\$ 4,050.11

proposal void if not accepted in 30 days.

Prices are F. O. B. Jobsite

ns are Net CASH ~~xxxx~~ All taxes shall be additional.

FOR TERMS AND CONDITIONS OF SALE SEE REVERSE SIDE.

mitted by: V. Paul Weaver

Acceptance: The prices, specifications and conditions of both sides of this proposal are satisfactory and are hereby accepted.

VEI
V. Paul Weaver
PETROLEUM & INDUSTRIAL
SPECIALITY EQUIPMENT

Date 2/6/88 Signature [Signature]
Title [Title]

White/Customer Sign & Return

Canary/Customer Copy

Pink/File Copy

Goldenrod/Salesman Copy

APPLICATION FOR SIGN PERMIT
CITY OF ROCKWALL

SIGN PERMIT NO. _____
DATE PERMIT ISSUED _____
APPROVED BY _____
DATE SUBMITTED _____
PERMIT FEE _____
VALUATION _____
TYPE OF SIGN _____

JOB ADDRESS 91 Harbourview Drive
TENANT Soltec, Inc
ZONING _____
PERMANENT TEMPORARY _____
OWNER OF PROPERTY _____

SCALED SITE PLAN REQUIRED: Location of sign, Distance to nearest freestanding sign within 100', Show Distance from property lines to sign, Setbacks - Front and Side.

ON PREMISE SIGN _____
NUMBER OF SQUARE FEET ON FACE _____
HEIGHT OF SIGN 16 ft
WILL SIGN BE FLASHING _____
WILL SIGN BE ILLUMINATED yes
WILL SIGN HAVE MOTION _____
TYPE OF MATERIALS _____
SETBACKS: FRONT _____ SIDE _____
DISTANCE TO NEAREST FREE STANDING SIGN _____
LOT FRONTAGE _____
OVERHANG IN EASEMENT OR RIGHT-OF-WAY _____

I HEREBY AGREE THAT IF A PERMIT IS ISSUED, ALL THE PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH, WHETHER HEREIN SPECIFIED OR NOT.

SIGN COMPANY _____ BY _____
ADDRESS _____ CITY _____ ZIP _____
TELEPHONE NUMBER _____

COMMENTS: I want to mount a Texaco sign on presently constructed sign post.



CITY OF ROCKWALL

205 West Rusk Street
Rockwall, Texas 75087

APPLICATION FOR CONSTRUCTION PERMIT

DATE: 2-9-58

APPLICANT: Please enter all data necessary for a complete description of the project. Approval includes only those items specified on this application. Please print legibly. Contractors must be named.

ADDRESS OF PROJECT 1 Harborview Drive C.L. Moriny		DESCRIPTION OF PROJECT Commercial	
OWNER OF PROPERTY Westrec Properties Inc		Single Family Dwelling Condominium	
LOT	BLOCK	SUBDIVISION Chandler's Landing	Duplex Apartment
NAME OF CONTRACTOR Woodcraft		ADDRESS 1731 W. Division Arlington, Texas 76012	PHONE 265-940
# UNITS 1	# STORIES 1	HEIGHT 9	DIMENSIONS 14x8x9
FRONT BUILDING LINE		SIDE BUILDING LINE	REAR BUILDING LINE
# OFF-STREET PARKING		DISTANCE BETWEEN STRUCTURES	
# BATHS	LIVING AREA	GARAGE SQ. FT.	TOTAL LIV. AREA
ESTIMATED COST OF CONSTRUCTION \$1,500 building, 4,100 gas pump			

NOTE: PERMITS ISSUED HEREUNDER ARE FOR THE EXCLUSIVE USE OF THE ABOVE NAMED CONTRACTOR OR OWNER.

I have carefully read the completed application and know the same is true and correct and hereby agree that if a permit is issued all provisions of the city ordinances and state laws will be complied with, whether herein specified or not. I agree to comply with all property restrictions. I am the owner of the above property or his duly authorized agent. Permission is hereby granted to enter premises and make all inspections.

Application for CERTIFICATE OF OCCUPANCY is hereby made coincident with application for Building Permit to use the premises and building as follows:

Gas Service Island

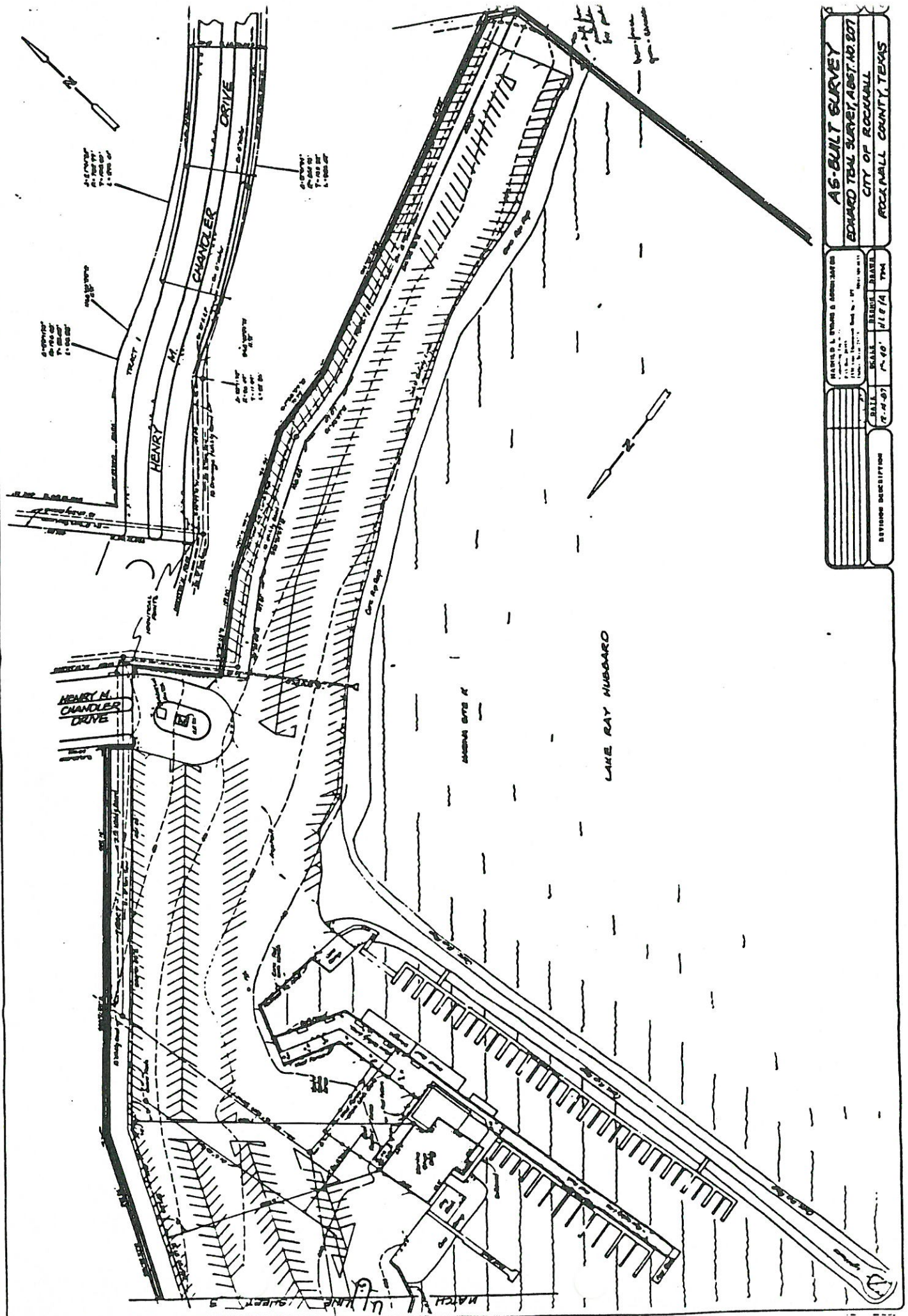
I understand that a Certificate of Occupancy will be issued by the City Building Inspector only when the building and premises comply with City Ordinances and the laws of the State of Texas.

Owner _____

Authorized Representative Pal Ali
Sulree, Inc
226-1901, 771-0507

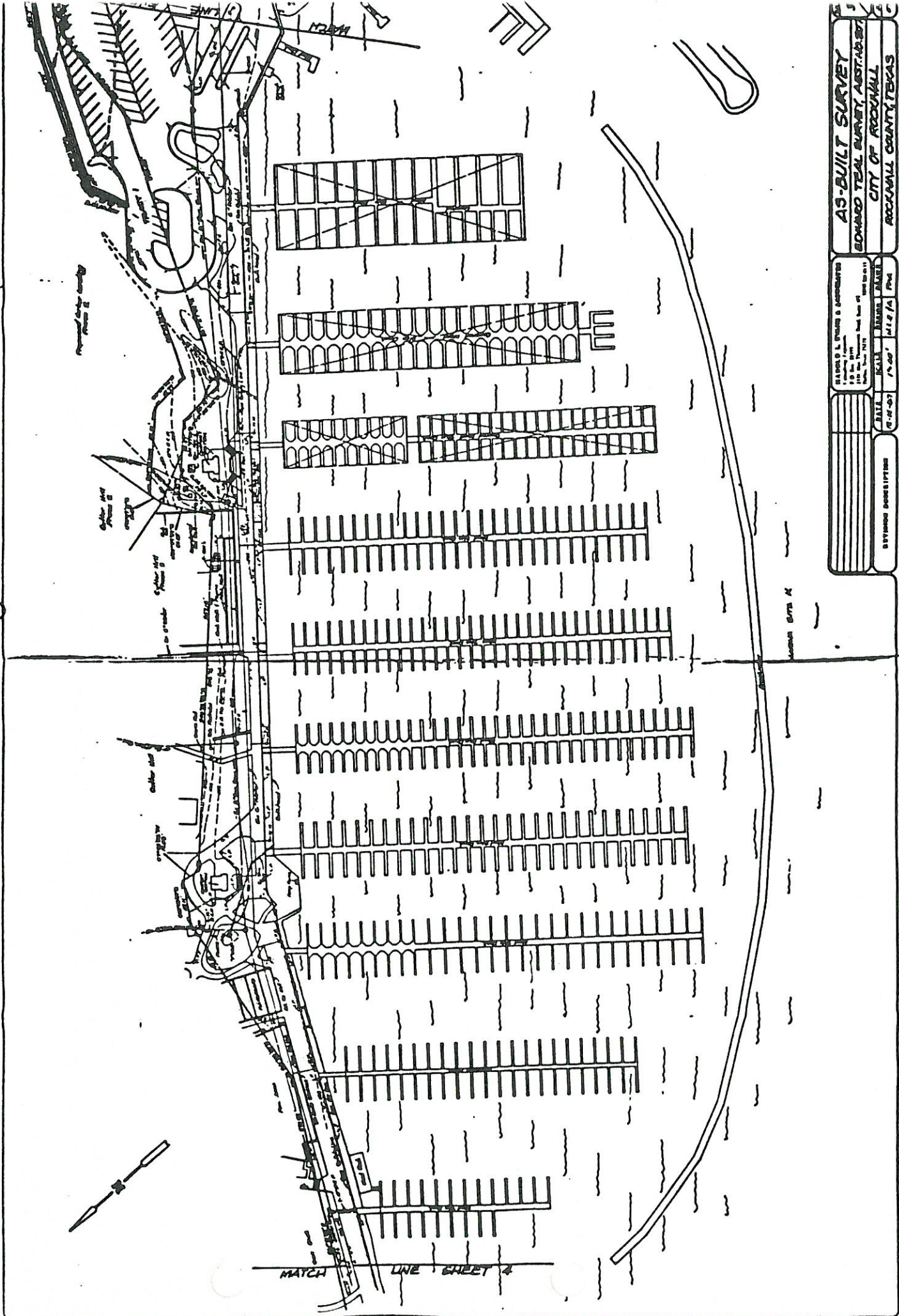
CONSTRUCTION TYPE	
WATER COST \$	SITE PLAN Yes No
SEWER COST \$	
BUILDING PERMIT COST \$	ZONING Yes No
TOTAL DUE \$	
APPROVED	

CHANDLER'S LANDING MARINA



AS-BUILT SURVEY EDWARD TEBB SURVEY, ABST. NO. 807 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
PREPARED BY: EDWARD TEBB SURVEYING & ENGINEERING, INC. 1111 W. PARKWAY ROCKWALL, TEXAS 75087 PHONE: (972) 961-1111	DATE: 11/18/14 DRAWN BY: J. T. TEBB TITLE: AS-BUILT SURVEY
SCALE: 1" = 40' SHEET NO.: 11/18/14	TOTAL SHEETS: 14 THIS SHEET NO.: 11/18/14
REVISIONS DESCRIPTION (None listed)	SURVEYOR'S DESCRIPTION (None listed)

CHANDLER'S LANDING MARINA



AS-BUILT SURVEY		EDWARD TEAL SURVEY, ASTORIA, OR	
CITY OF ROCKWALL		ROCKWALL COUNTY, TEXAS	
DATE	SCALE	NAME	PLANT
11-10-03	1"=50'	M. L. J.	PLANT
BY WHOLESALE DEVELOPMENT			

MARINA SITE K

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being that called 97.79 acre, more or less, tract known as Marina Site K as on file with the City of Dallas Department of Parks and Recreation, and being more particularly described as follows:

BEGINNING at a concrete monument marked T 9-2 on this City of Dallas Take Line for Lake Ray Hubbard and at the most Westerly corner of Chandlers Landing, Phase 17, an addition to the City of Rockwall, recorded in Slide B, Page 195, Plat Records, Rockwall County, Texas;
THENCE: Along said Take Line and the Westerly lines of said addition and then the Westerly lines of Chandlers Landing Phase 18, Section 2, an addition to the City of Rockwall, recorded in Slide B, Page 189, Plat Records, Rockwall County, Texas, all to the City of Dallas concrete monuments as follows:

South 57° 03' 37" East a distance of 236.84 feet;
South 72° 31' 18" West a distance of 138.32 feet;
South 39° 27' 35" West a distance of 598.82 feet;
South 28° 06' 41" West a distance of 192.38 feet;
South 55° 58' 47" West a distance of 255.51 feet;
South 18° 28' 38" West a distance of 135.93 feet;
South 48° 14' 02" West a distance of 138.00 feet;
South 04° 32' 43" East a distance of 137.31 feet;
South 57° 24' 59" West a distance of 107.03 feet; and
South 17° 49' 49" West a distance of 46.04 feet;
THENCE: Continuing with said Take Line and said Westerly lines to iron rods found for corners as follows:
South 17° 52' 59" West a distance of 234.75 feet;
South 24° 55' 49" East a distance of 276.56 feet;
North 44° 58' 04" East a distance of 22.73 feet;
South 40° 01' 45" East a distance of 101.03 feet;
South 76° 04' 56" East a distance of 82.46 feet;
South 24° 34' 31" East passing at 124.25 feet the South corner of said Phase 18, Section 2, and continuing a total distance of 132.29 feet;
South 51° 20' 46" East a distance of 32.95 feet;
South 61° 21' 03" East a distance of 290.52 feet;
South 81° 08' 45" East a distance of 192.10 feet;
South 58° 06' 47" East a distance of 47.11 feet;
South 07° 58' 58" West a distance of 19.03 feet;
South 46° 18' 53" East a distance of 373.76 feet;
North 86° 04' 55" East a distance of 47.54 feet;
South 44° 59' 06" East a distance of 56.57 feet;
South 03° 55' 02" East a distance of 50.12 feet;
South 67° 27' 32" East a distance of 298.03 feet;
South 86° 45' 01" East a distance of 101.51 feet;
South 56° 39' 37" East a distance of 227.43 feet;
South 38° 21' 05" East a distance of 481.00 feet;
South 58° 29' 50" West a distance of 120.00 feet;
South 31° 30' 08" East a distance of 107.01 feet;
South 20° 51' 59" East a distance of 148.65 feet;
South 01° 33' 59" East a distance of 69.07 feet;
South 14° 35' 26" East a distance of 430.84 feet;
THENCE: West a distance of 2234.92 feet leaving said Take Line and traversing Lake Ray Hubbard to a point for a corner;
THENCE: North a distance of 4068.89 feet to a point for a corner;
THENCE: East a distance of 963.14 feet to the Point of Beginning and Containing 98.03 Acres of Land, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING two tracts 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-Frutes Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

TRACT 1

BEGINNING on the City of Dallas Take Line for Lake Ray Hubbard at the South corner of Cutter Hill, Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 399, Plat Records, Rockwall County, Texas, said point also being North 46° 18' 55" West a distance of 132.23 feet from the City of Dallas concrete monument T 13-1 and T 11-6;
THENCE: North 54° 39' 29" East a distance of 54.00 feet along the Southeast line of Cutter Hill, Phase Three, to an iron rod at the South corner of Cutter Hill, Phase Two, an addition to the City of Rockwall, recorded in Slide A, Page 285, Plat Records, Rockwall County, Texas;
THENCE: North 74° 47' 10" East a distance of 14.69 feet along the Southeast line of Cutter Hill, Phase Two, to an iron rod for a corner at the West corner of Harbor Landing Phase Two, an addition to the City of Rockwall, recorded in Slide C, Page 10, Plat Records, Rockwall County, Texas;
THENCE: Along the Southwest lines of Harbor Landing Phase Two as follows:

South 44° 59' 06" East a distance of 89.31 feet to an iron rod for a corner;
South 03° 55' 02" East a distance of 42.77 feet to an iron rod for a corner;
South 67° 27' 32" East a distance of 189.78 feet to an iron rod for a corner;
North 62° 44' 42" East a distance of 43.88 feet to an iron rod for a corner;
South 67° 16' 48" East a distance of 162.79 feet to an iron rod for a corner;
South 56° 39' 37" East a distance of 232.26 feet to an iron rod for a corner;
South 38° 21' 05" East a distance of 402.14 feet to an iron rod for a corner at the South corner of said addition;
THENCE: South 45° 29' 10" West a distance of 30.17 feet to an iron rod on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: Along said Take Line as follows:
North 38° 21' 05" West a distance of 400.54 feet to an iron rod for a corner;
North 01° 33' 59" West a distance of 227.43 feet to an iron rod for a corner;
North 86° 45' 01" West a distance of 101.51 feet to an iron rod for a corner;
North 67° 27' 32" West a distance of 298.03 feet to an iron rod for a corner;
North 03° 55' 02" West a distance of 50.12 feet to an iron rod for a corner;
North 44° 59' 06" West a distance of 56.57 feet to an iron rod for a corner;
North 56° 39' 37" West a distance of 47.54 feet to an iron rod for a corner; and
North 46° 18' 55" West a distance of 6.61 feet to the Point of Beginning and Containing 39,438 Square Feet or 0.9054 Acres of Land.

TRACT 2

BEGINNING at the intersection of the Southeast line of said 285.2916 acre tract with the City of Dallas Take Line for Lake Ray Hubbard, said point bears South 35° 01' 41" East a distance of 1710.95 feet from the City of Dallas concrete monument T 13-1 and T 11-6;
THENCE: Along said Take Line as follows:

North 14° 35' 26" West a distance of 430.84 feet to an iron rod for a corner;
North 01° 33' 59" West a distance of 69.07 feet to an iron rod for a corner;
North 20° 51' 59" West a distance of 148.65 feet to an iron rod for a corner;
North 31° 30' 08" West a distance of 107.01 feet to an iron rod for a corner; and
North 58° 29' 50" East a distance of 30.00 feet to an iron rod for a corner;
THENCE: Leaving said Take Line and traversing said 285.2916 acre tract as follows:
South 31° 30' 08" East a distance of 109.80 feet to an iron rod for a corner;
South 01° 33' 59" East a distance of 156.54 feet to an iron rod for a corner;
South 01° 33' 59" East a distance of 70.75 feet to an iron rod for a corner; and
South 14° 35' 26" East a distance of 407.29 feet to an iron rod for a corner on the Southeast line of said 285.2916 acre tract;
THENCE: South 41° 32' 55" West a distance of 36.13 feet to the Point of Beginning and Containing 22,499 Square Feet or 0.5165 Acres of Land.

CERTIFICATION

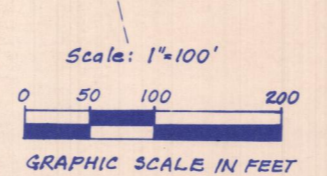
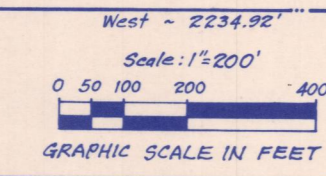
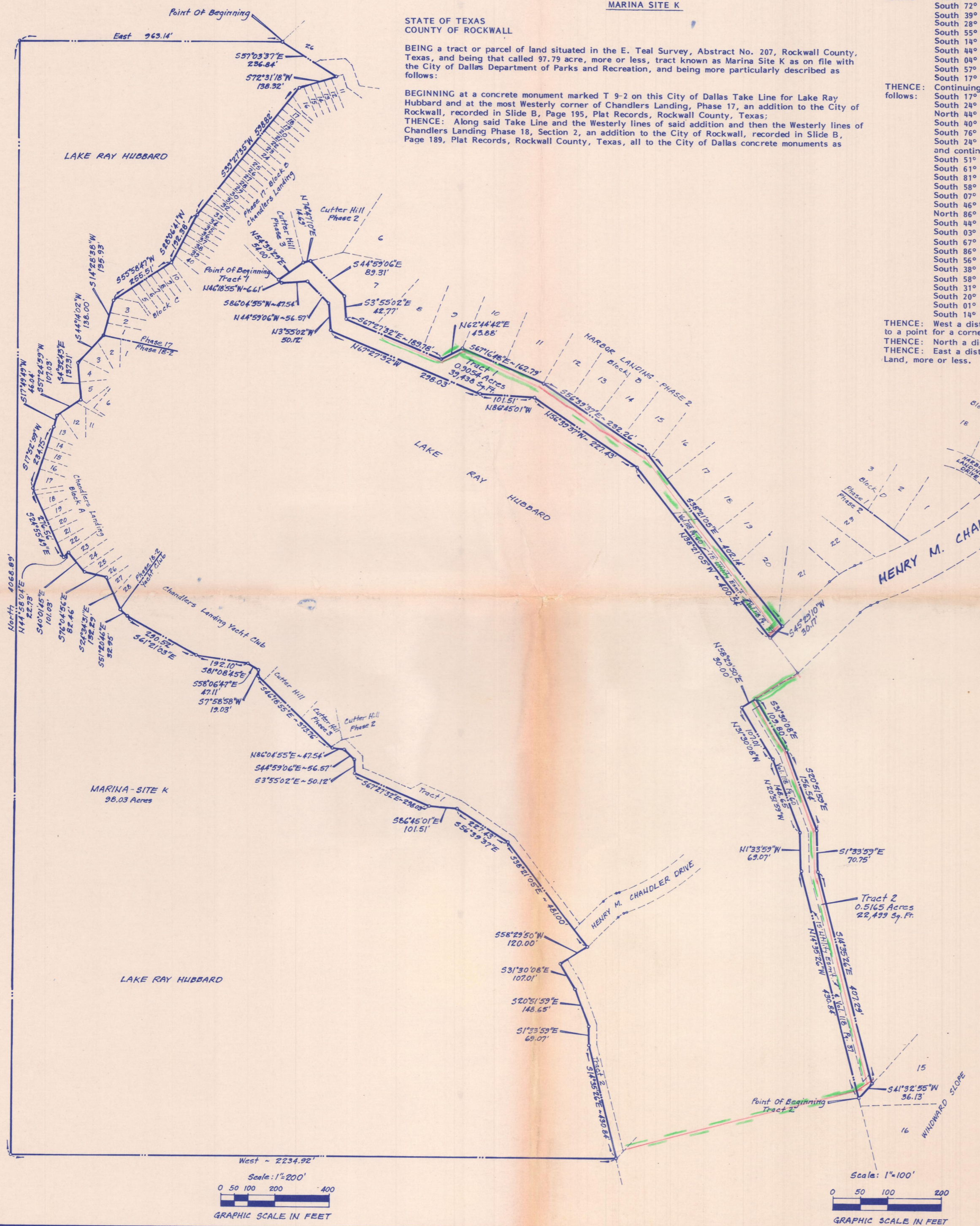
I hereby certify to Westrec Properties, Inc., and Titor Title Insurance Company that the survey prepared by me entitled "As-Built Survey" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning and improvements; that there are no easements, uses or encroachments from, or upon, or affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that any utility transformer specifically noted; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described hereon as Tract 1 and Tract 2 do not lie within flood hazard areas in accordance with the maps entitled: "Flood Insurance Rate Map," or the "Flood Hazard Floodway Boundary Map," or the "Flood Hazard Boundary Map," or the "Flood Boundary and Floodway Map" published by the Federal Emergency Management Agency. This survey is made in accordance with the most current "Minimum Standard Detail Requirements for Land Title Survey" jointly established and adopted by ALTA and ACSM.

Harold L. Evans, P.E., Registered Public Surveyor No. 2186

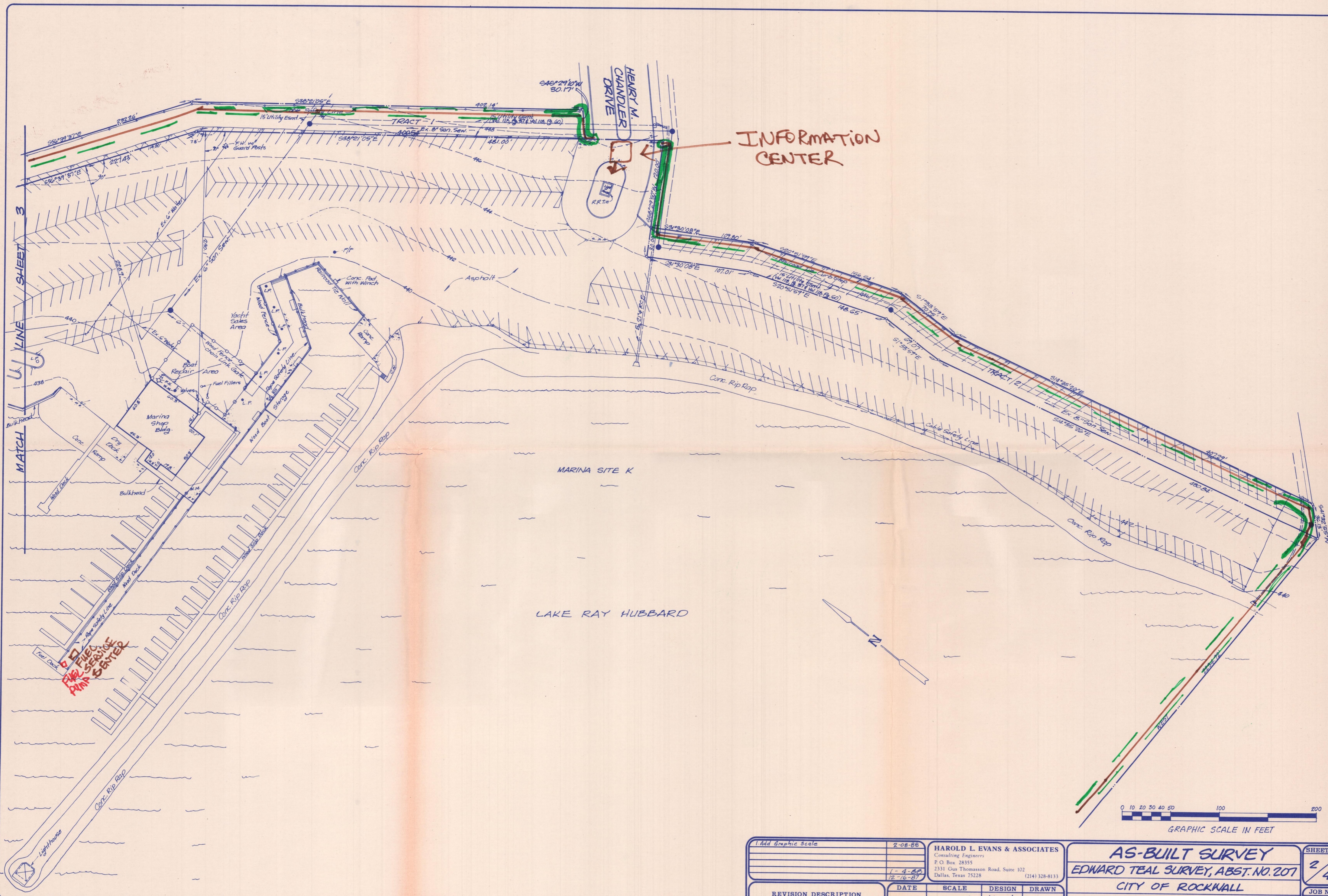
12-12-87
Date

- NOTE:
- PROPERTY NOT SUBJECT TO FOLLOWING EASEMENTS:
1. Easement to R.C.H. Water Supply Corp. - Volume 73, Page 460
 2. Easement to Texas Power & Light Company - Volume 42, Page 538
 3. Easement to City of Rockwall - Volume 114, Page 450
 4. Easement to City of Rockwall - Volume 114, Page 490
 5. Easement to Rockwall South Joint Venture - Volume 252, Page 665
- PROPERTY SUBJECT TO FOLLOWING EASEMENTS:
1. Easement to City of Rockwall - Volume 118, Page 60
 2. Easement to City of Rockwall - Volume 118, Page 37

1. Revision to Tract 1 boundary.	1-4-88	HAROLD L. EVANS & ASSOCIATES Consulting Engineers P.O. Box 28355 2331 Gus Thomasson Road, Suite 102 Dallas, Texas 75228 (214) 328-8133	AS-BUILT SURVEY EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	SHEET NO. 1/4 JOB NO. 87230
2. Correct 15 Utility Board Recording Information to 3/17/87	1-18-88			
3. Add Graphic scales	8-08-88			
REVISION DESCRIPTION	DATE	SCALE	DESIGN	DRAWN
	12-12-87	As Noted	G.W.	L.G.



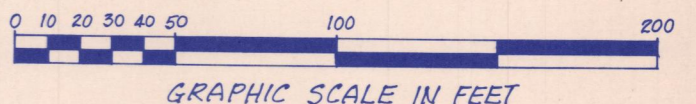
NOTE: For Details of Survey, See Sheets 2, 3, 4 of 4.



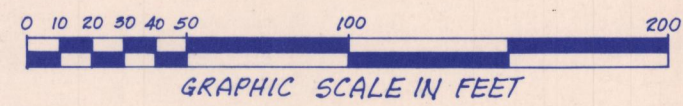
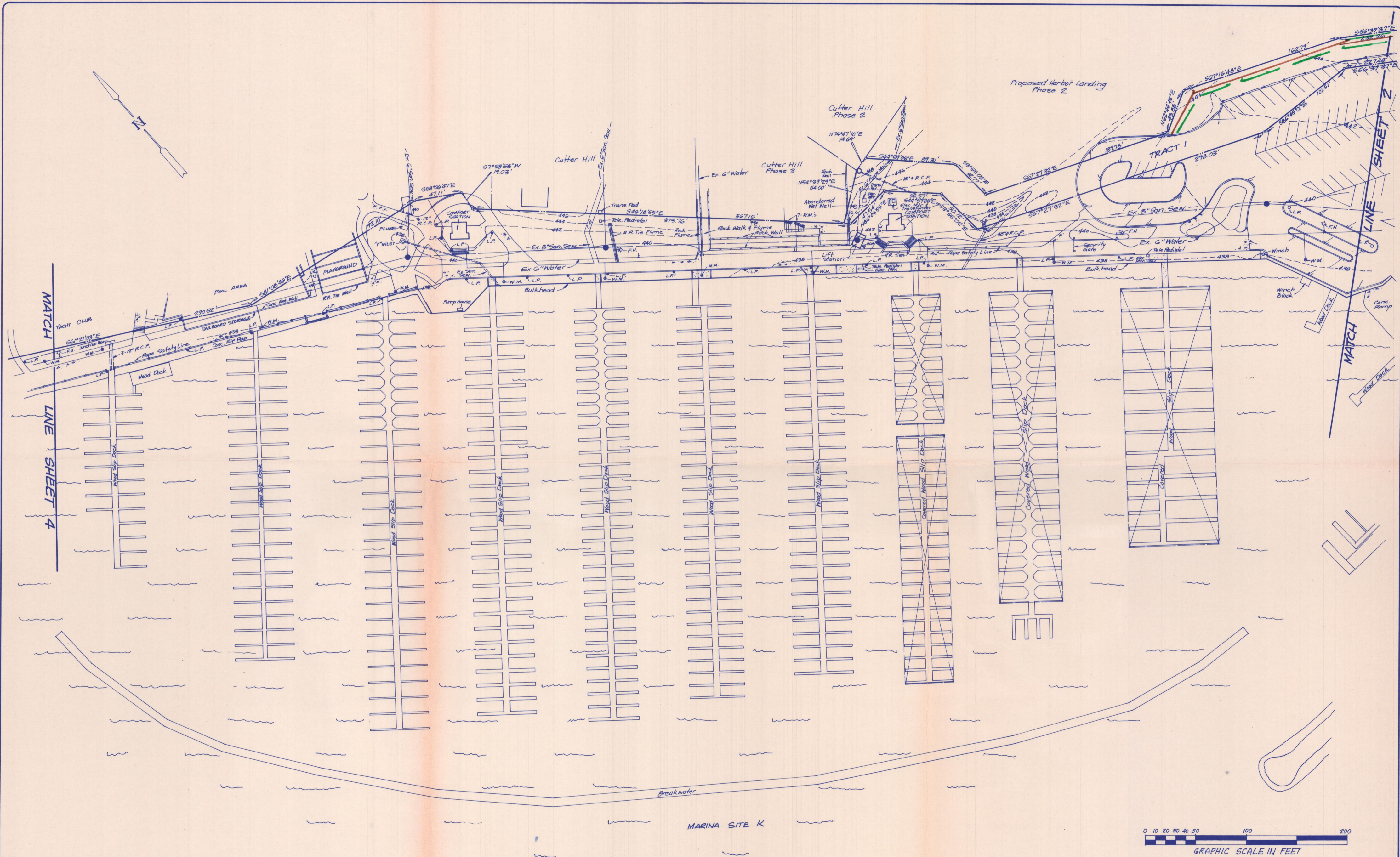
MATCH LINE SHEET 3

INFORMATION CENTER

FUEL SERVICE PUMP CENTER



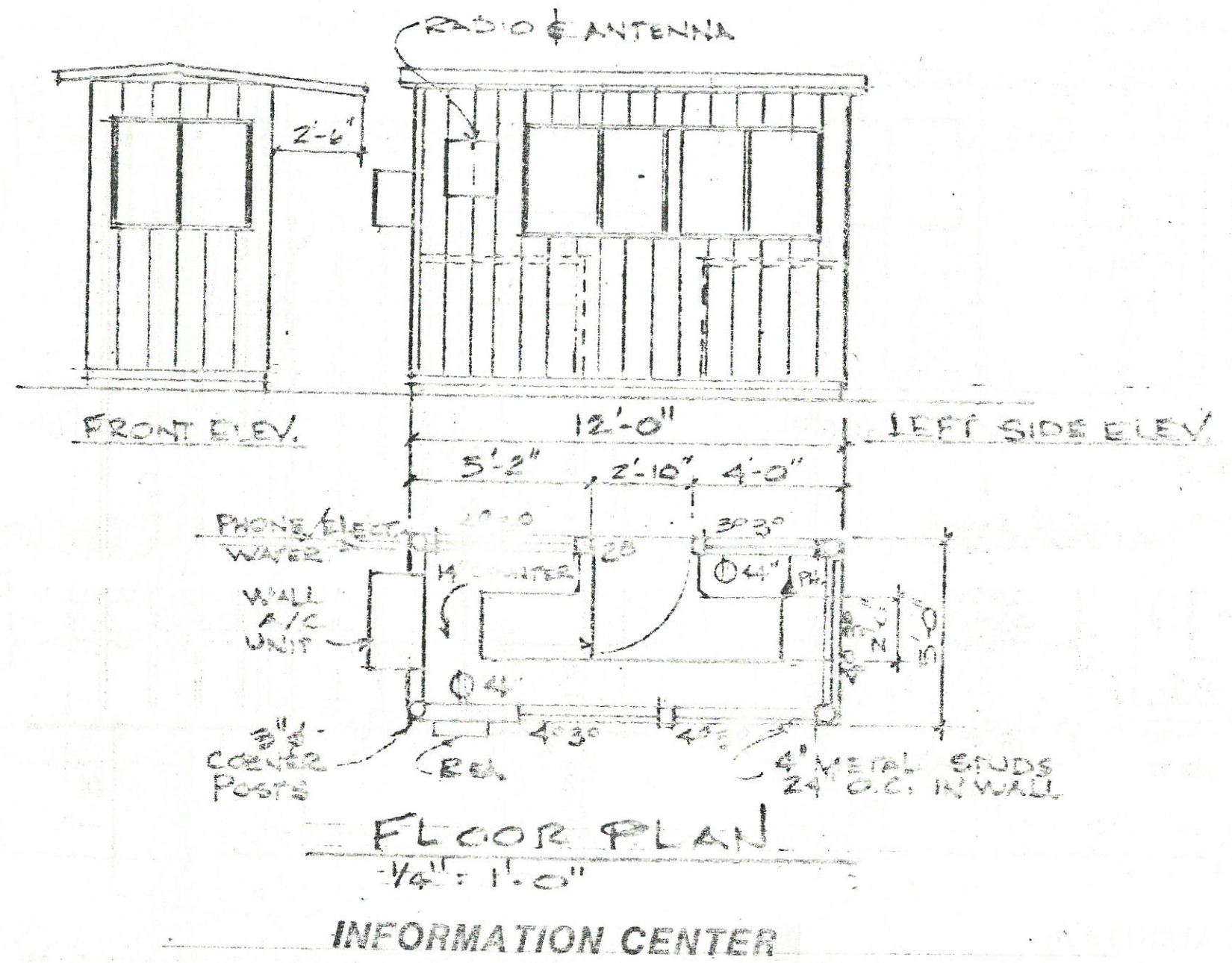
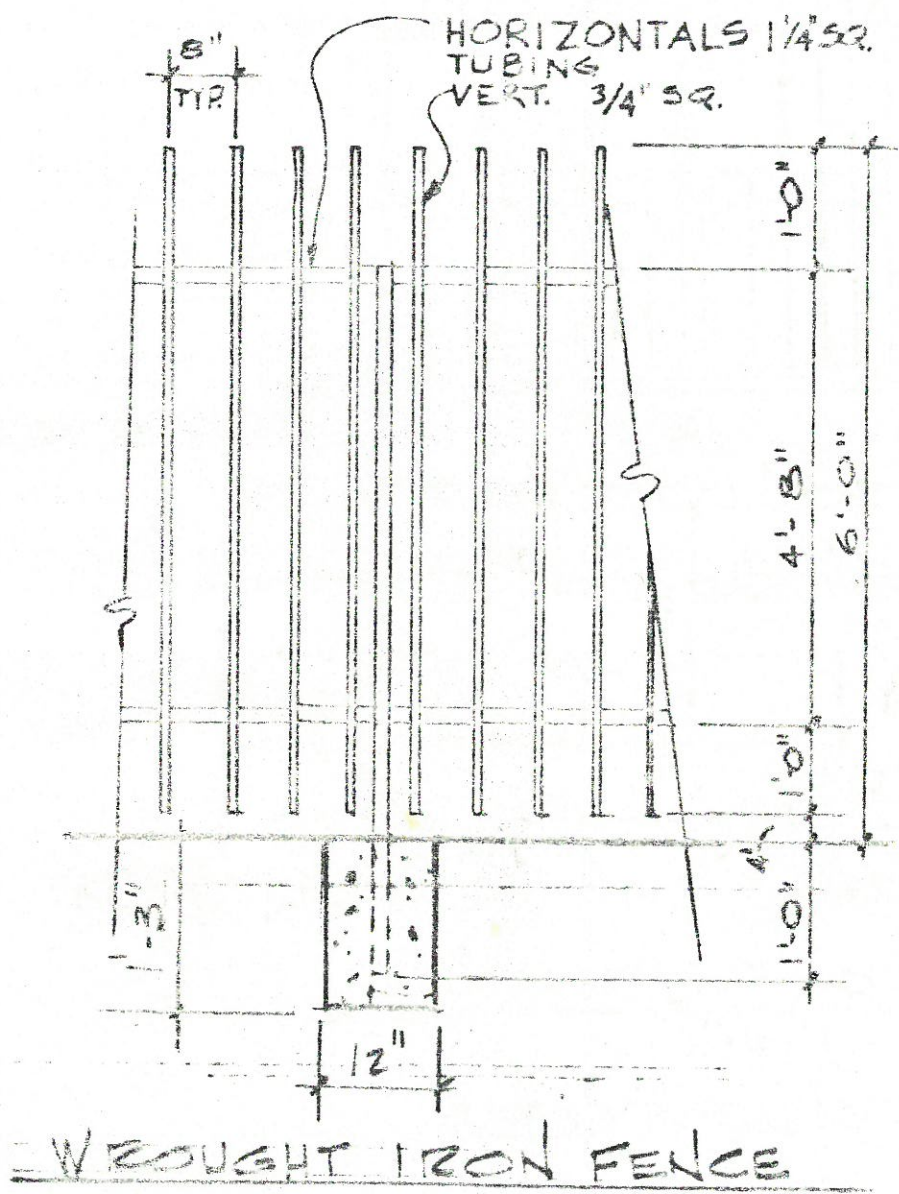
1 Add Graphic scale		2-08-88		HAROLD L. EVANS & ASSOCIATES Consulting Engineers P. O. Box 28355 2331 Gus Thomasson Road, Suite 102 Dallas, Texas 75228 (214) 328-8133		AS-BUILT SURVEY EDWARD TEAL SURVEY, ABST. NO. 207 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS		SHEET NO. 2 / 4 JOB NO. 57230	
REVISION DESCRIPTION		DATE	SCALE	DESIGN	DRAWN				
		12-14-87	1" = 40'	H.L.E.#A	TWA				



1. Add Graphic scale		2-08-88		HAROLD L. EVANS & ASSOCIATES Consulting Engineers P. O. Box 28355 2331 Gus Thomasson Road, Suite 102 Dallas, Texas 75228 (214) 328-8133		AS-BUILT SURVEY EDWARD TEAL SURVEY, ABST. NO. 207 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS		SHEET NO. 3 4	
REVISION DESCRIPTION		DATE	SCALE	DESIGN	DRAWN	JOB NO. 87230			
		12-14-87	1"=40'	H.L.E./A	TNA				



1. Add Graphic Scale		2-08-88	HAROLD L. EVANS & ASSOCIATES Consulting Engineers P. O. Box 28355 2331 Gus Thomasson Road, Suite 102 Dallas, Texas 75228 (214) 328-8133		AS-BUILT SURVEY EDWARD TEAL SURVEY, ABST. NO. 207 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	SHEET NO. 4 / 4
REVISION DESCRIPTION 	DATE 12-14-87	SCALE 1"=40'	DESIGN H.L.E.#A.	DRAWN TWA	JOB NO. 87230	



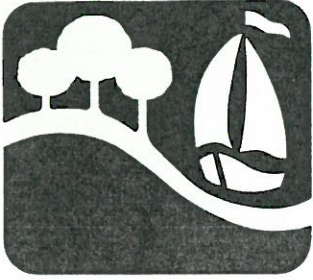
WESTREC PROPERTIES INC.
PH. 602-988-5546

Chandler Marina

1. changes that are proposed as follows?
 1. Fence
 2. Information Booth
 3. Landscaping along fence
 4. Relocation of fuel pump
 5. Const. of Buddy on dock
2. need to have contract revision in the office
3. Pump relocation OK to go ahead if OKed by code.
4. Do Dallas need to OK pump relocation
5. Appearance of 2 bldgs







CITY OF ROCKWALL
"THE NEW HORIZON"

14 March, 1988

Mr. Ron Blue
Westrec Property, Inc.
One Harborview Drive
Rockwall, Texas 75087

Dear Mr. Blue:

On March 10, 1988, the Planning and Zoning Commission recommended approval of a site plan for the Chandlers Landing Marina subject to the following conditions:

1. That the colors of the building blend with the rest of the marina;
2. That the building will be used for no other purpose than an information booth.

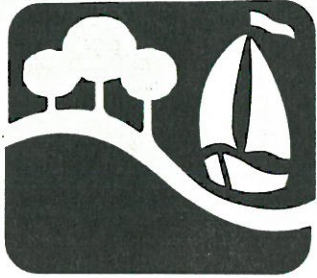
On March 21, 1988, the Rockwall City Council will consider approval of your request at 7:00 P.M. in City Hall, 205 West Rusk. Please call me if you have any questions.

Sincerely,

Mary Nichols

Mary Nichols
Administrative Assistant

MN/mmp



CITY OF ROCKWALL

"THE NEW HORIZON"

March 25, 1988

Mr. Ron Blue
Westrec Property, Inc.
One Harborview Drive
Rockwall, Texas 75087

Dear Mr. Blue:

On March 21, 1988, the Rockwall City Council approved a site plan for improvements to the Chandlers Landing Marina subject to the following conditions:

- 1) the color of the building will blend with the existing building's
- 2) the booth will be used for no other purpose than an information center.

Your application has been forwarded to the City of Dallas. It is necessary that you contact the City of Dallas regarding their requirements and approval process. The City of Rockwall is not responsible for processing your application beyond approval of our City Council. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols
Administrative Assistant

MN/mmp

AGENDA NOTES
PLANNING AND ZONING COMMISSION

AGENDA DATE March 10, 1988

AGENDA NO. IV. C.

AGENDA ITEM P&Z 88-10-SP - Discuss and Consider Approval of a
Site Plan for the Chandlers Landing Marina

ITEM GENERATED BY Westrec, Inc.

ACTION NEEDED Approval or denial of site plan for marina

BACKGROUND INFORMATION

We have received a request from the owners of Chandlers Landing Marina for approval of a site plan for certain improvements to the Marina area. Basically, the improvements include the construction of a 6 ft. wrought iron fence along the length of the Marina and the private property. They plan to landscape with shrubs at certain points along the length of the fence.

They also propose to construct a wood frame, flat top building located at the entrance to the Marina to serve as an information center. We don't have a problem with either of these additions so long as the information center is not used as a security mechanism (under our contract with the City of Dallas public access must be available without restriction to the takeline). The only suggestions that we have regarding the proposal are that the building should be constructed in colors that tie to the rest of the Marina and that the booth not be used for an purpose other than an information center.

ATTACHMENTS

1. Copy of Site Plan
2. Copy of Elevations for Information Center

AGENDA NOTES
CITY COUNCIL

AGENDA DATE March 21, 1988

AGENDA NO. VI. B

AGENDA ITEM P&Z 88-10-SP - Discuss and Consider Approval of a Site Plan for the Chandlers Landing Marina

ITEM GENERATED BY Westrec, Inc.

ACTION NEEDED Approval or denial of site plan for marina

BACKGROUND INFORMATION

We have received a request from the owners of Chandlers Landing Marina for approval of a site plan for certain improvements to the Marina area. The improvements include the construction of a 6 ft. wrought iron fence along the length of the Marina parking lot. They plan to landscape with shrubs at certain points along the length of the fence.

They also propose to construct a wood frame, flat top building located at the entrance to the Marina to serve as an information center. We don't have a problem with either of these additions so long as the information center is not used as a security mechanism (under our contract with the City of Dallas public access must be available without restriction to the takeline). The only suggestions that we have regarding the proposal are that the building should be constructed in colors that tie to the rest of the Marina and that the booth not be used for an purpose other than an information center.

Additionally, the Marina operators are proposing to relocate the gas pump from the floating dock to the permanent dock and to construct a small service building adjacent to the pump. These items do not fall under our zoning review because they are located in the City of Dallas, but they are covered under the Concession Agreement so we did ask them to reflect those changes on their plans as well.

The P&Z has recommended approval of the proposal subject to the color of the building tying to the existing buildings and that the booth not be used for any other purpose than an information center.

ATTACHMENTS

1. Copy of Site Plan
2. Copy of Elevations for Information Center

PLANNING AND ZONING ACTION SHEET

Applicant Ren Blue Case No. 88-10-SP

Property Description _____

Case Subject Matter site plan for marina

CASE ACTION

Date to P&Z 3/10 ✓ _____ _____

Conditions _____

Date to City Council 3/21 ✓ _____ _____

Conditions _____

Colors black to blind w/rest, not to be used
except into center

Ordinance no. _____ Date _____

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number
- Applicant Receipts