

APPLICATION AND FINAL PLAT CHECKLIST

DATE: 7-11-88

Name of Proposed Subdivision FOXCHASE - PHASE ONE

Name of Subdivider WHITTLE DEVELOPMENT, INC.

Address 100 Country Club Drive, Rockwall, TX. Phone 771-5238 75087

Owner of Record WHITTLE DEVELOPMENT, INC.

Address 100 Country Club Drive, Rockwall, TX. Phone 771-5238 75087

Name of Land Planner/Surveyor/Engineer Harold L. Evans & Associates

Address 2331 Gus Thomasson Road #102, Dallas, TX. Phone 328-8133 75228

Total Acreage 14.356 Current Zoning SF22.5, SF10

Number of Lots/Units 32 Signed [Signature]

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

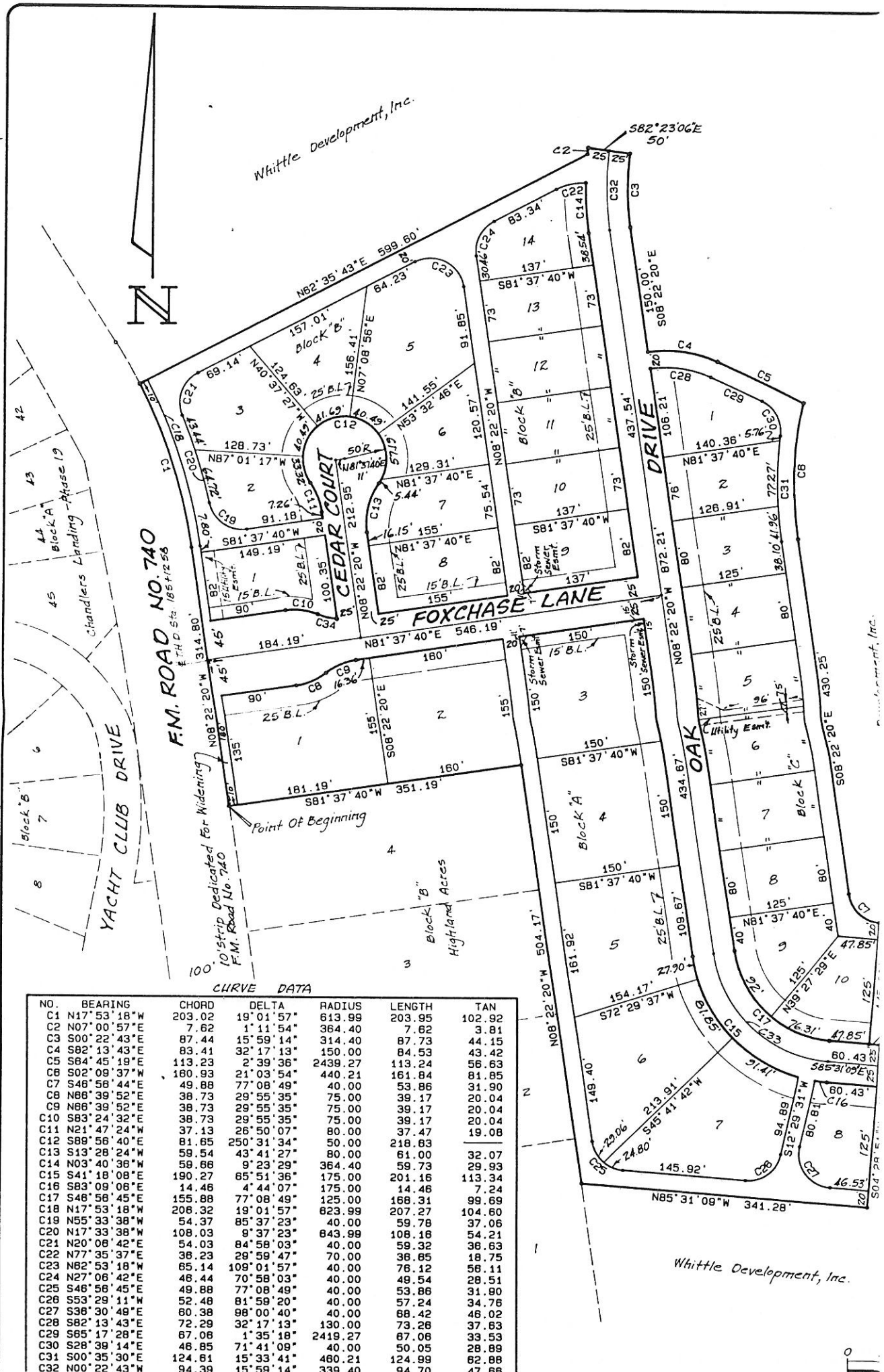
Table with 2 columns: Provided or Shown on Plat, Not Applicable. Contains 5 rows of checklist items with checkmarks in the first column.

APPLICATION AND
FINAL PLAT CHECKLIST

| | | |
|---|-------|-------|
| ✓ | _____ | _____ |
| ✓ | _____ | _____ |
| ✓ | _____ | _____ |
| ✓ | _____ | _____ |
| ✓ | _____ | _____ |
| ✓ | _____ | _____ |
| ✓ | _____ | _____ |
| ✓ | _____ | _____ |
| ✓ | _____ | _____ |
| ✓ | _____ | _____ |
| ✓ | _____ | _____ |
| ✓ | _____ | _____ |

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page
10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
11. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
12. The designation of the entity responsible for the operation and maintenance of any commonly held property, and a waiver releasing the City of such responsibility; a waiver releasing the City for damages in establishment or alteration of grades
13. An instrument of dedication or adoption signed by the owner or owners
14. Space for signatures attesting approval of the plat
15. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
16. Complies with all special requirements developed in preliminary plat review

FOXCHASE FINAL PLAT



CURVE DATA

| NO. | BEARING | CHORD | DELTA | RADIUS | LENGTH | TAN |
|-----|----------------|--------|--------------|---------|--------|--------|
| C1 | N17° 53' 18" W | 203.02 | 19° 01' 57" | 613.99 | 203.95 | 102.92 |
| C2 | N07° 00' 57" E | 7.62 | 1° 11' 54" | 364.40 | 7.62 | 3.81 |
| C3 | S00° 22' 43" E | 87.44 | 15° 59' 14" | 314.40 | 87.73 | 44.15 |
| C4 | S82° 13' 43" E | 83.41 | 32° 17' 13" | 150.00 | 84.53 | 43.42 |
| C5 | S64° 45' 19" E | 113.23 | 2° 39' 36" | 2439.27 | 113.24 | 56.63 |
| C6 | S02° 09' 37" W | 180.93 | 21° 03' 54" | 440.21 | 161.84 | 81.85 |
| C7 | S46° 56' 44" E | 49.88 | 77° 08' 49" | 40.00 | 53.86 | 31.90 |
| C8 | N86° 39' 52" E | 38.73 | 29° 55' 35" | 75.00 | 39.17 | 20.04 |
| C9 | N66° 39' 52" E | 38.73 | 29° 55' 35" | 75.00 | 39.17 | 20.04 |
| C10 | S83° 24' 32" E | 38.73 | 29° 55' 35" | 75.00 | 39.17 | 20.04 |
| C11 | N21° 47' 24" W | 37.13 | 26° 50' 07" | 80.00 | 37.47 | 19.08 |
| C12 | S89° 58' 40" E | 81.65 | 250° 34' 34" | 50.00 | 218.83 | |
| C13 | S13° 28' 24" W | 59.54 | 49° 41' 27" | 80.00 | 61.00 | 32.07 |
| C14 | N03° 40' 36" W | 56.68 | 9° 29' 29" | 364.40 | 59.73 | 29.93 |
| C15 | S41° 18' 08" E | 190.27 | 65° 51' 36" | 175.00 | 201.16 | 113.34 |
| C16 | S83° 09' 08" E | 14.46 | 4° 44' 07" | 175.00 | 14.46 | 7.24 |
| C17 | S46° 56' 45" E | 155.88 | 77° 08' 49" | 125.00 | 168.31 | 99.69 |
| C18 | N17° 53' 18" W | 206.32 | 19° 01' 57" | 623.99 | 207.27 | 104.60 |
| C19 | N55° 33' 38" W | 54.37 | 85° 37' 23" | 40.00 | 59.78 | 37.06 |
| C20 | N17° 33' 38" W | 108.03 | 9° 37' 23" | 643.99 | 108.16 | 54.21 |
| C21 | N20° 08' 42" E | 54.03 | 84° 58' 03" | 40.00 | 59.32 | 36.63 |
| C22 | N77° 35' 37" E | 36.23 | 29° 59' 47" | 70.00 | 36.85 | 18.75 |
| C23 | N62° 53' 18" W | 65.14 | 109° 01' 57" | 40.00 | 78.12 | 56.11 |
| C24 | N27° 06' 42" E | 46.44 | 70° 58' 03" | 40.00 | 49.54 | 28.51 |
| C25 | S46° 56' 45" E | 49.88 | 77° 08' 49" | 40.00 | 53.86 | 31.80 |
| C26 | S53° 29' 11" W | 52.48 | 81° 59' 20" | 40.00 | 57.24 | 34.76 |
| C27 | S38° 30' 49" E | 60.38 | 98° 00' 40" | 40.00 | 68.42 | 46.02 |
| C28 | S82° 13' 43" E | 72.29 | 32° 17' 13" | 130.00 | 73.28 | 37.63 |
| C29 | S85° 17' 28" E | 67.06 | 1° 35' 18" | 2419.27 | 67.06 | 33.53 |
| C30 | S28° 39' 14" E | 46.85 | 71° 41' 09" | 40.00 | 50.05 | 28.89 |
| C31 | S00° 35' 30" E | 124.81 | 15° 33' 41" | 460.21 | 124.99 | 62.86 |
| C32 | N00° 22' 43" W | 94.39 | 15° 59' 14" | 339.40 | 94.70 | 47.88 |

Whittle Development, Inc.

City of Rockwall Planning and Zoning Applicant Receipt

Date Harald Evans

Applicant _____ Phone _____

Address Purchase final plat

Development _____

The following items have been received on this date by the City of Rockwall Administrative Office:

- _____ Site Plan Application
- _____ Prel. Plat Application
- Final Plat Application
- _____ Zone Change Application
- _____ Sign Board Application
- _____ Board of Adj. Application
- _____ Front Yard Fence Application
- _____ CUP Application
- _____ () sets/site plans - Submission # _____
- _____ () sets/prel. plats - Submission # _____
- 11 () sets/final plats - Submission # _____
- _____ () sets/executed final plats/mylars
- 3 () sets/engineer drawings - Submission # _____
- _____ Filing fee \$ _____
- _____ Other _____

With this application, you are scheduled to appear before the

August 11th P+Z

on _____,

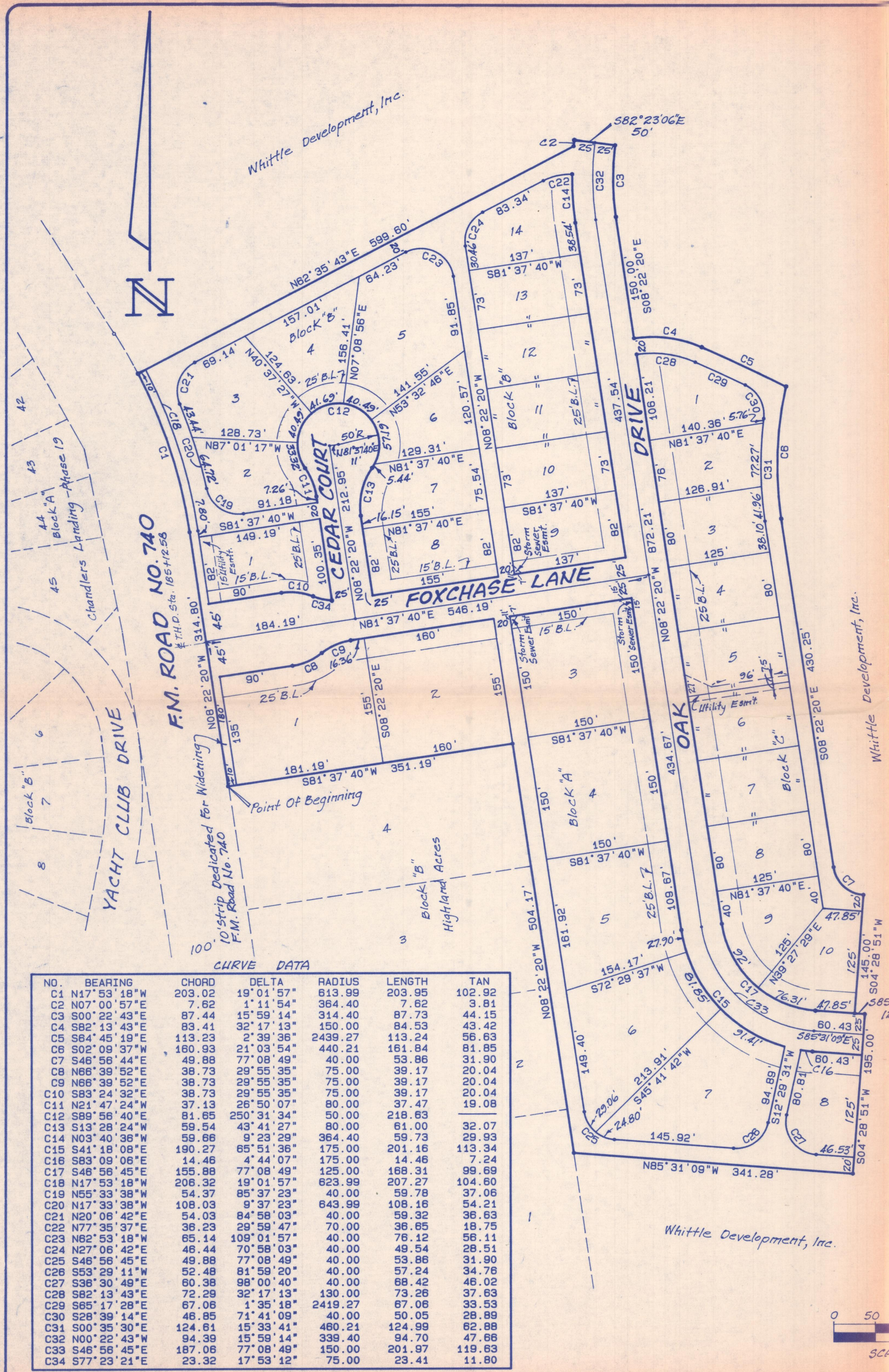
at 7:30 P.M. at City Hall, 205 W. Rusk, Rockwall,

Texas.

Received By: Mary Nicholas

WHEREAS, Whittle Development, Inc., is the owner of a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5 and at the Northwest corner of Lot 4, Block B of Highland Acres as recorded in Slide A, Page 91, Plat Records, Rockwall County, Texas;
 THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
 THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to an iron rod for a corner;
 THENCE: North 62° 35' 43" East a distance of 599.60 feet to an iron rod for a corner on a circular curve to the right having a central angle of 1° 11' 54", a radius of 364.40 feet and a chord that bears North 7° 00' 57" East a distance of 7.62 feet;
 THENCE: Along said curve an arc distance of 7.62 feet to an iron rod for a corner;
 THENCE: South 82° 23' 06" East a distance of 50.00 feet to an iron rod for a corner on a circular curve to the left having a central angle of 15° 59' 14", a radius of 314.40 feet, and a chord that bears South 0° 22' 43" East a distance of 87.44 feet;
 THENCE: Along said curve an arc distance of 87.73 feet to an iron rod for a corner;
 THENCE: South 8° 22' 20" East a distance of 150.00 feet to an iron rod for a corner on a circular curve to the right having a central angle of 32° 17' 13", a radius of 150.00 feet, and a chord that bears South 82° 13' 43" East a distance of 83.41 feet;
 THENCE: Along said curve an arc distance of 84.53 feet to an iron rod for a corner at the point of compound curvature of a circular curve to the right having a central angle of 2° 39' 36", a radius of 2439.27 feet, and a chord that bears South 64° 45' 19" East a distance of 113.23 feet;
 THENCE: Along said curve an arc distance of 113.24 feet to an iron rod for a corner on a circular curve to the left having a central angle of 21° 03' 54", a radius of 440.21 feet, and a chord that bears South 2° 09' 37" West a distance of 160.93 feet;
 THENCE: Along said curve an arc distance of 161.84 feet to an iron rod for a corner;
 THENCE: South 8° 22' 20" East a distance of 430.25 feet to an iron rod for a corner at the point of curvature of a circular curve to the left having a central angle of 77° 08' 49", a radius of 40.00 feet, and a chord that bears South 46° 56' 44" East a distance of 49.88 feet;
 THENCE: Along said curve an arc distance of 53.86 feet to an iron rod for a corner;
 THENCE: South 4° 28' 51" West a distance of 145.00 feet to an iron rod for a corner;
 THENCE: South 85° 31' 09" East a distance of 12.58 feet to an iron rod for a corner;
 THENCE: South 4° 28' 51" West a distance of 195.00 feet to an iron rod for a corner;
 THENCE: North 85° 31' 09" West a distance of 341.28 feet to an iron rod for a corner on the West line of said Tract 5 and on the East line of Block B of the previously mentioned Highland Acres;
 THENCE: North 8° 22' 20" West a distance of 504.17 feet with the West line of Tract 5 and the East line of Block B to an iron rod for a corner at the Northeast corner of Lot 4 of said Block B;
 THENCE: South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 14.356 Acres of Land.

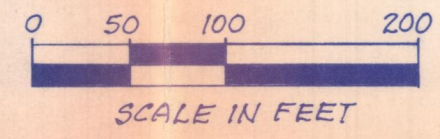


CURVE DATA

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| C32 | N00° 22' 43" W | 94.39 | 15° 59' 14" | 339.40 | 94.70 | 47.66 |
| C33 | S46° 56' 45" E | 187.06 | 77° 08' 49" | 150.00 | 201.97 | 119.63 |
| C34 | S77° 23' 21" E | 23.32 | 17° 53' 12" | 75.00 | 23.41 | 11.80 |

LOT AREAS

| BLOCK A | | BLOCK B | | BLOCK C | | | |
|---------|---------|---------|---------|---------|---------|-----|--------|
| Lot | Sq. Ft. | Lot | Sq. Ft. | Lot | Sq. Ft. | | |
| 1 | 25,536 | 1 | 12,678 | 7 | 11,228 | 1 | 11,430 |
| 2 | 24,800 | 2 | 10,701 | 8 | 12,710 | 2 | 10,073 |
| 3-5 | 22,500 | 3 | 14,182 | 9 | 11,234 | 3 | 10,027 |
| 6 | 22,501 | 4 | 12,303 | 10-13 | 10,001 | 4-8 | 10,000 |
| 7 | 22,594 | 5 | 20,998 | 14 | 11,187 | 9 | 10,750 |
| 8 | 10,000 | 6 | 10,725 | | | 10 | 10,751 |



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

FOXCHASE - PHASE ONE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
WHITTLE DEVELOPMENT, INC. ~ OWNER
100 COUNTRY CLUB DRIVE, HEATH, TEXAS 75087 TEL. 771-5238

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Whittle Development, Inc., being owner, does hereby adopt this plat designating the hereinabove described property as Foxchase Phase One, City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall have the right of ingress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining and either adding to or removing all or part of their respective system without the necessity at any time of procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision;

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

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1988.

WHITTLE DEVELOPMENT, INC.

Robert S. Whittle, President

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1988, by Robert S. Whittle, the President of Whittle Development, Inc., a Texas corporation, on behalf of said corporation.

Notary Public
My Commission Expires _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1988, 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 Foxchase Phase One, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1988.

This approval shall be invalid unless the approved 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 OUR HANDS this _____ day of _____, 1988.

Mayor, City of Rockwall _____

City Secretary, City of Rockwall _____

2
9

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

| | | |
|-------|--------|---------|
| SCALE | DATE | JOB NO. |
| | 7-6-88 | 87201 |

FOXCHASE - PHASE ONE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
WHITTLE DEVELOPMENT, INC. ~ OWNER
100 COUNTRY CLUB DRIVE, HEATH, TEXAS - 75087 TEL. 771-5238

PLAT REVIEW

* Preliminary Plat

* Final Plat

* Name of Proposed Subdivision Foxchase I

* Location of Proposed Subdivision _____

* Name of Subdivider _____

* Date Submitted _____ Date of Review _____

* Total Acreage _____ * No. of Lots _____

Review Checklist

| | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|---|-------------------------------------|-----------|------------|
| * 1. Was the proper application submitted and checklist? (attach copy) | | | |
| * 2. Were the proper number of copies submitted? | _____ | _____ | _____ |
| * 3. Is scale 1" = 100' (Specify scale if different) Scale = _____ | <input checked="" type="checkbox"/> | _____ | _____ |
| * 4. Is the subdivision name acceptable? | _____ | _____ | _____ |
| 5. Comments: | | | |

Planning and Zoning

1. What is the proposed use? SF
2. What is the proposed density? N/A
3. What is the existing zoning? PD-9
- | | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 4. Is the plan zoned properly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Does the use conform to the Land Use Plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Is this tract taken out of a larger tract | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the development landlock another property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Is this project subject to the provisions of the Concept Plan Ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Has a Concept Plan been provided and approved | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Does the plan conform to the Master Park Plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance? | | | |
| a. Lot Size | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Building Line | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Parking | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Buffering | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Site Plan | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Other | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

14. Comments:

Yes

No

N/A

Engineering

1. Streets and Traffic

a. Does the plan conform to the Master Thoroughfare Plan?

b. Is adequate right-of-way provided for any major thoroughfares or collectors?

c. Is any additional right-of-way provided for all streets and alleys?

d. Is any additional right-of-way required?

e. Is there adequate road access to the proposed project?

f. Will escrowing of funds or construction of sub-standard roads be required?

g. Do proposed streets and alleys align with adjacent right-of-way?

h. Do the streets and alleys conform to City regulations and specifications?

* i. Are the street names acceptable? _____

j. Is a traffic analysis needed? _____ ✓

k. Comments: _____

2. Utilities

a. Does the Plan conform to the Master Utility Plan? _____

b. Are all lines sized adequately to handle development? _____

1. Water _____

2. Sewer _____

c. Is additional line size needed to handle future development? _____

1. Water _____

2. Sewer _____

d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? _____

e. Are all necessary easements provided? _____

f. Do all easements have adequate access? _____

g. Are any off site easements required? _____

h. Have all appropriate agencies reviewed and approved plans? _____

1. Electric _____

2. Gas _____

3. Telephone _____

4. Cable _____

- i. Does the drainage conform to City regulations and specifications? _____
- j. Do the water and sewer plans conform to City regulations and specifications? _____
- k. Is there adequate fire protection existing or planned? _____
- l. Comments: _____

General Requirements

- 1. Has the City Engineer reviewed and approved the plan? _____
- 2. Does the final plat conform to the City's Flood Plain Regulations? _____
- 3. Does the final plat conform to the preliminary plat as approved? _____
- 4. Staff Comments: _____

*drive entrance improvements
developer contractor park*

Time Spent on Review

| <u>Name</u> | <u>Date</u> | <u>Time Spent (hours)</u> |
|-------------|-------------|---------------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

July 11, 1988

City of Rockwall
205 West Rusk
Rockwall, Texas 75087

Attention: Mary Nichols

Dear Mary:

Delivered herewith are three (3) complete sets of plans and eleven (11) copies of the final plat on Foxchase - Phase One, a single family development for Whittle Development, Inc.

Also included are:

1. Application and Check List
2. Storm Drainage Summary
3. Inlet Computation Sheet
4. Sanitary Sewer Summary
5. Letter to Utility Companies

Please review the plat and plans for compliance with City requirements and place this item on the Planning and Zoning agenda for the August 11, 1988 meeting.

Yours truly,

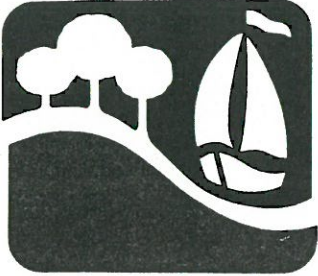


Harold L. Evans, P.E.

HLE/dp

Enclosure

cc: Whittle Development, Inc.



CITY OF ROCKWALL
"THE NEW HORIZON"

August 9, 1988

Mr. Rob Whittle
Whittle Development, Inc.
100 Country Club Drive
Rockwall, Texas 75087

Dear Mr. Whittle:

Your application has been received for a final plat for Foxchase Phase One and will be considered by the Planning and Zoning Commission on August 11, 1988, at 7:30 P.M. in City Hall, 205 West Rusk.

Please note that to date your filing fee in the amount of \$260.00 has not been received. This must be submitted prior to consideration by the Commission.

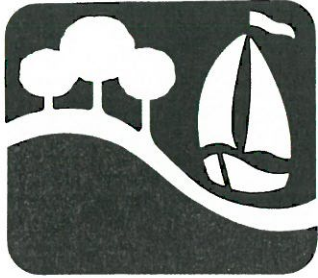
Please call me if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant

CC: Harold Evans
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

August 15, 1988

Rob Whittle
Whittle Development
100 Country Club Drive
Rockwall, Texas 75087

Dear Mr. Whittle:

On August 11, 1988, the Planning and Zoning Commission recommended approval of a final plat for Foxchase Phase One. The Rockwall City Council will consider approval of your request on September 6, 1988, at 7:00 P.M. in City Hall, 205 West Rusk. As the applicant, it is important that you be represented at this meeting.

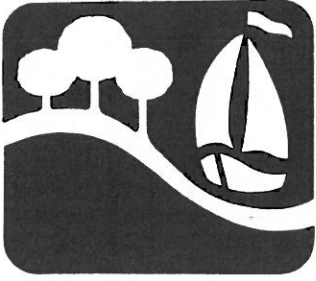
Please call me if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant

CC: Harold Evans & assoc.
MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

September 21, 1988

Mr. Robert Whittle
P. O. Box 369
Rockwall, Texas 75087

Dear Mr. Whittle:

On September 19, 1988, the Rockwall City Council approved a final plat for Foxchase, a 32 lot residential subdivision located off FM-740.

Please note that a final plat must be filed by this office with the County within 120 days of the date of approval. Sixteen executed copies of the plat and two mylars must be returned to this office by December 28, 1988, (100 days) to insure timely filing. We cannot guarantee timely filing of plats received after that date.

In addition, the Council approved a facilities agreement. This agreement must be executed prior to filing the plat. Attached are two copies of the agreement. Please execute one and return it. The other copy is for your files.

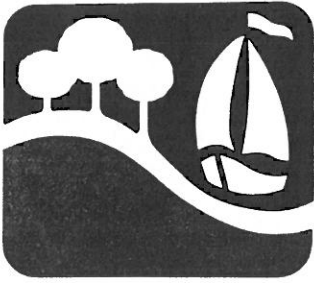
Please call if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

December 28, 1988

Mr. Rob Whittle
Whittle Development
P. O. Box 369
Rockwall, Texas 75087

Dear Mr. Whittle:

Please note that to date this office has not received executed copies of the final plat for Foxchase Phase One. Over one Hundred (100) days have passed since the date of approval September 19, 1988. This office must file an approved copy of the plat with the County Clerk's Office by January 17, 1989 or the approval will become void. If these plats are not submitted by Wednesday, January 11th, we cannot ensure timely filing.

Please call me if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant

MN/mmp

HUBBARD

PD-17

PD-16

PD-13

PD-7

PD-18

PD-22

PD-20

PD-15

PD-9

PD-8

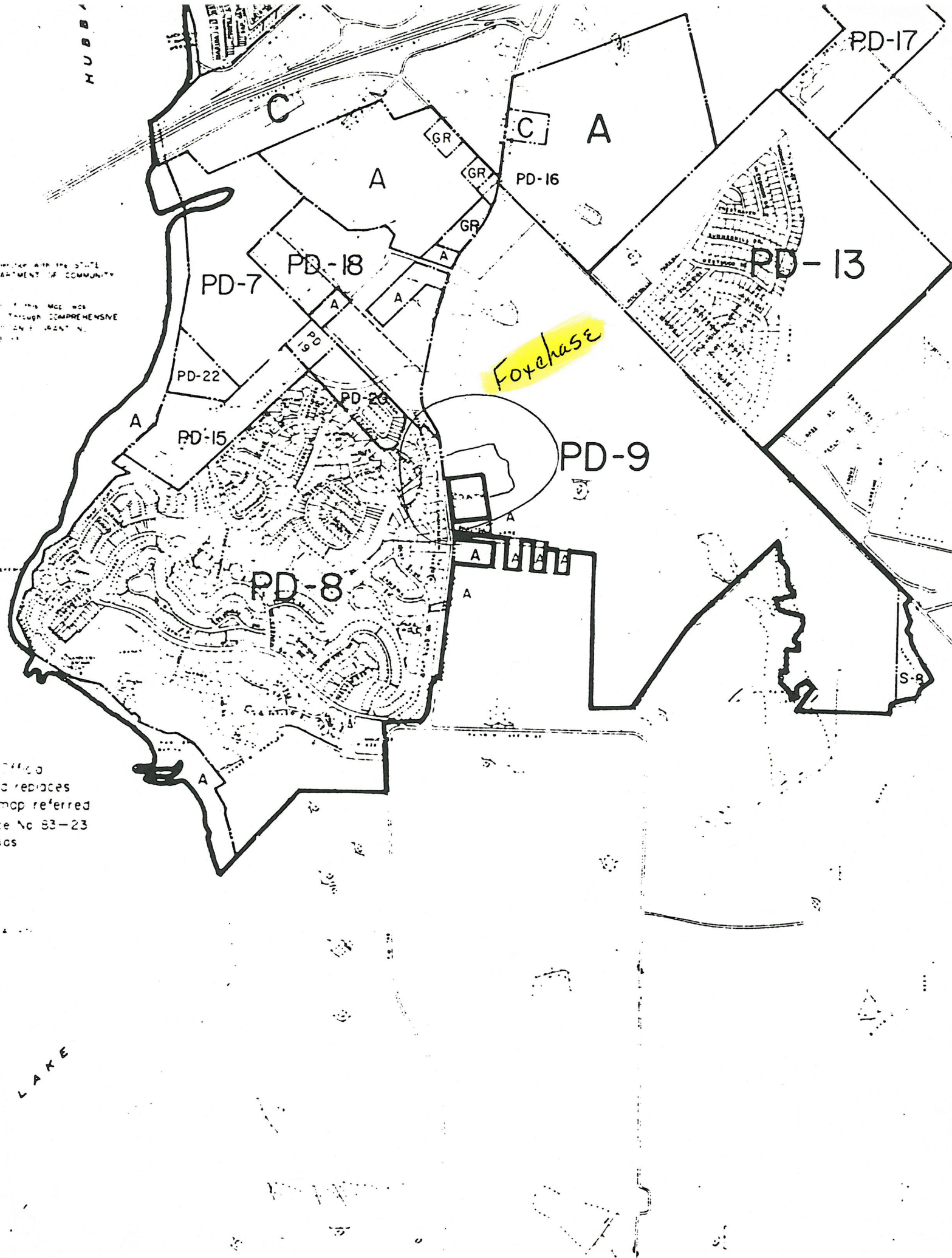
Foxchase

IN ACCORD WITH THE STATE
DEPARTMENT OF COMMUNITY

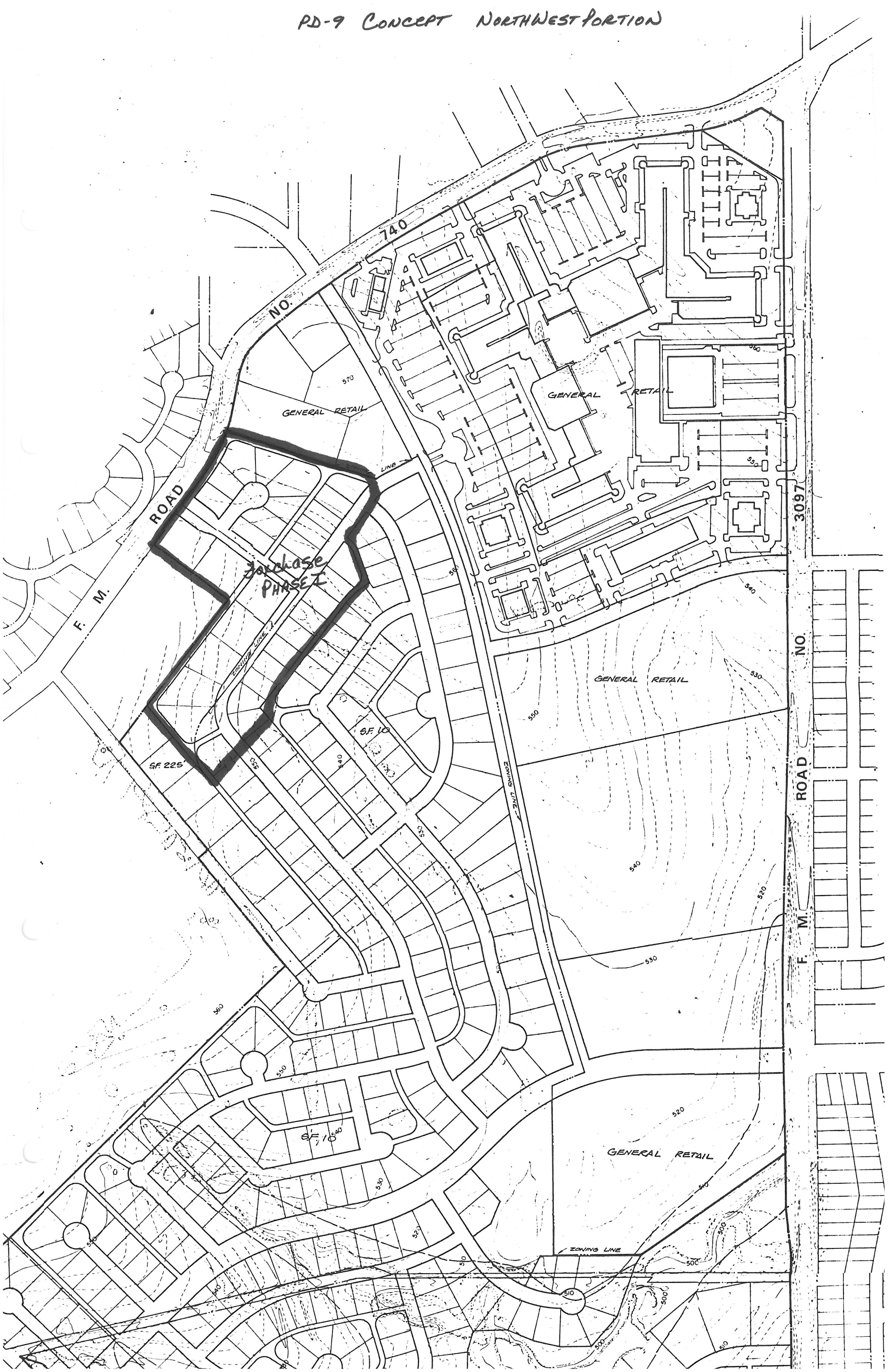
THIS MAP WAS
ADOPTED THROUGH COMPREHENSIVE
PLANNING UNDER THE

THIS MAP
REPLACES
MAP REFERRED
TO AS NO. 83-23
1965

LAKE



PD-9 CONCEPT NORTHWEST PORTION



CITY OF ROCKWALL

Planning and Zoning Agenda

AGENDA DATE: August 11, 1988 AGENDA NO. IV.B.

AGENDA ITEM: Discuss and Consider Approval of a Final Plat for Foxchase, Phase I, a 32 Lot subdivision on FM-740

ITEM GENERATED BY: Applicant, Whittle Dev. Inc.

ACTION NEEDED: Discuss and recommend approval or denial of Final Plat

BACKGROUND INFORMATION:

We have received a request for final plat approval for the first phase of Foxchase located on FM-740. This is the first phase of residential development in PD-9 being developed by Whittle Development. The plat as submitted conforms with the preliminary plat and development plan. The council approved the first phase with the stipulation that any additional phases will require the construction of a turn lane off of FM-740.

ATTACHMENTS:

1. Location Map
2. Plat

AGENDA ITEM: Foxchase Final Plat

ITEM NO: IV. B.

M:PZ08114B.AGN

Minutes of the Planning and Zoning Commission
August 11, 1988

Vice Chairman Bill Sinclair called the meeting to order with the following members present: Bob McCall, Leigh Plagens, Robert Wilson and Hank Crumbley.

The Commission first considered approval of the minutes of July 14 and July 25, 1988. Plagens made a motion to approve both sets of minutes with the correction of certain typographical errors. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Eugene and Luanne Franks for a Conditional Use Permit for a single family use on less than ten acres in an Agricultural Zoning Classification on a tract of land located at FM-740 and Shadydale Lane. Assistant City Manager, Julie Couch explained that the applicants wished to build a garage to house a semi-truck. She stated that no building permit could be issued until permanent zoning was established or a CUP was issued. She explained that the applicants didn't wish to rezone to single family because they would not be allowed to park the truck in single family zoning.

Luanne Franks told the Commission that the garage would be located to the rear of lot and was 4 to 6 feet lower than the house on the lot. She stated that the garage would have an automatic door, would be built to match the house with three feet of brick around the sides, and would completely conceal the truck.

Bob McKinney, No. 3 Shadydale, stated the Shadydale Lane would not withstand regular truck traffic and he was opposed to the CUP. George Hatfield, No. 1 Shadydale, stated that he lived directly across from the applicant's lot, he was opposed to allowing the permit, and that the asphalt road wouldn't withstand the weight of the truck. Mrs. Franks stated that the truck weighted 17,500 pounds which was less than the city garbage truck. Anita McKinney voiced her opposition. Sarah Whittle stated that she was unopposed. McCall confirmed with Rob Whittle that Shadydale would eventually tie into Phase III of Foxchase. Don Smith, a resident of Chandler's Landing, stated that with or without the garage a truck could be parked in Agricultural Zoning but that a truck parking there was temporary and a garage was permanent. He was opposed to the CUP. Sue O'Brian, No. 5 Shadydale stated that the lots in the City Limits deserved the protection of City Ordinances.

The Commission discussed turn space at Shadydale and FM-740, the Scenic Overlay District, view of the garage from adjacent lots, the height and landscaping around the garage and the current zoning on the lot. Plagens made a motion to recommend approval of the CUP with the following conditions:

1. The sides visible from adjacent residences would be landscaped with evergreen shrubs

2. No truck maintenance or repair would be conducted outside of the garage
3. No other buildings or outside storage would be allowed related to the truck
4. Garage materials would match the house and include three feet of brick around perimeter

McCall seconded. The motion was voted on and passed 3 to 2 with Wilson and Crumbley voting against the motion.

Council then held a public hearing and considered approval of a request from P.D. Crawford for a change in zoning from "GR" general retail to "SF-7" single family on a tract of land located at Kaufman Street and San Augustine and considered approval of a final plat. Couch explained that the applicant lost non-conforming status when his residence burned down. She stated that prior to issuance of a building permit, the property would have to be zoned for residential and platted. She stated that as this would be a one lot owner occupied subdivision, the applicant was requesting a waiver of street escrow requirements. Bob Brown, B.L.S. and Associates was present to represent the applicant. Jimmy Massey, an adjacent property owner confirmed that the zone change would be one lot only. The public hearing was closed. Plagens made a motion to recommend approval of the zone change, final plat, and waiver request. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Couch then outlined a request from Realvest Corporation to amend the Preliminary Plan for PD-8, to change the land use designation on lots 9 through 23, Phase 18, Section 2, from zero lot line to single family and the proposed area requirements. Sinclair opened the public hearing. Harold Evans explained that these lots had recently been replatted and the zone change would contribute to reducing overall density. Rob Whittle told the Commission that Whittle Development owned lots in Phase 17 and was under a contractual obligation not to expand the lots. The public hearing was closed. McCall made a motion to approve the amendment. Plagens seconded the motion. The motion was voted on and passed unanimously.

Sinclair opened a public hearing on a request from Buddy Haldeman for a change in zoning from "A" Agricultural to "C" Commercial on a tract of land located on SH-205 south of Rockwall Parkway. As there was no one present to address this issue, the public hearing was closed. Crumbley made a motion to table consideration until the worksession pending appearance of applicant representation. Plagens seconded the motion. The motion was voted on and passed unanimously.

Couch outlined an application from First Assembly of God Church for renewal of a Conditional Use Permit for a portable building exceeding the maximum permitted area in an "SF-7" Single Family Classification. Sinclair opened the public hearing. As there was no one present wishing to address the Commission on this issue, the public hearing was closed. Plagens made a motion to table the item until the worksession. McCall seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for a Roadrunner Convenience Store and a final plat for the Haldeman Addition on a tract of land located at SH-205 and SH-276. Couch outlined the application. The Commission discussed the application. The Commission discussed the drive locations, the landscaping and the location of the sewer main. Plagens made a motion to approve the site plan and final plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Foxchase Phase 1, a 32 lot subdivision on FM-740. Couch explained certain changes recently made in PD-9. She stated that the final plat conformed with the preliminary plat as it was approved and outlined recommended conditions for approval. Rob Whittle, Whittle Development, was present to address questions. The Commission discussed a possible developer's contract pertaining to future park land. Plagens made a motion to recommend approval of the final plat with the following conditions:

1. Any proposed improvements to the median must be approved by Council
2. Execution of a developer's contract regarding future dedication of park land

McCall seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting adjourned.

Thomas G. Quinn
Chairman

Julie Coet