

APPLICATION AND FINAL PLAT CHECKLIST

Date 11-8-88

Name of Proposed Development Chondras Phase 18-Section 2 Regress.

Name of Developer Realwest

Address One Commodore Plaza Phone 226-1907

Owner of Record Same

Address _____ Phone _____

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

Address P.O. Box 28358 Dallas 75228 Phone 328-8133

Total Acreage 1.17 Current Zoning _____

Number of Lots/Units 5

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 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" x 24".

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

2. Location of the development by City, County and State

- | | | |
|-------|-------|---|
| _____ | _____ | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark |
| ✓ | _____ | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines |
| _____ | _____ | 5. If no engineering is provided show contours of 5 ft. intervals |
| ✓ | _____ | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |
| ✓ | _____ | 7. Approved name and right-of-way width of each street, both within and adjacent to the development |
| ✓ | _____ | 8. Locations, dimensions and purposes of any easements or other rights-of-way |
| ✓ | _____ | 9. Identification of each lot or site and block by letter and number and building lines |
| ✓ | _____ | 10. 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 by deed record volume and page |
| ✓ | _____ | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development |
| ✓ | _____ | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording) |

Eng'g Prev. App.

- | | | |
|-------|-------|--|
| _____ | _____ | 13. 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 (see wording) |
| _____ | _____ | 14. Statement of developer responsibility for storm drainage improvements (see wording) |
| ✓ | _____ | 15. Instrument of dedication or adoption signed by the owner or owners (see wording) |
| _____ | _____ | 16. Space for signatures attesting approval of the plat (see wording) |
| ✓ | _____ | 17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording) |
| _____ | _____ | 18. Compliance with all special requirements developed in preliminary plat review |
| _____ | _____ | 19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording) |
| _____ | _____ | 20. Submit Along with plat a calculation sheet indicating the area of each lot. |
| _____ | _____ | 21. Attach copy of any proposed deed restrictions for proposed subdivision. |

Page 4 of 4

Taken by: _____

File No.: _____

Date: _____

Fee: _____

Receipt No.: _____

OWNER'S CERTIFICATE

(Privately Maintained Common Area)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS _____ (Owner) BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows: (Legal Description)

(15)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ (Owner) being the owner, does hereby adopt this plat designating the hereinabove described property as (Subdivision Name), an addition to the City of Rockwall, Rockwall County, Texas, and does ⁽¹³⁾ hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to _____ (Owner) _____, its successors and assigns, and further reserving its private easement for itself, its successors and assigns, at all times hereafter for ingress and egress to and from

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. (14) The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(19)

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 Subdivision Regulations 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, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

(19)

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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND AT _____, Texas, this, the _____ day of _____.

By _____ (Owner or Owner's representative)

_____ (Title)

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____ by _____ (the Owner) (on behalf of the Owner) of the above described property.

Notary Public

My Commission Expires _____

OWNER'S CERTIFICATE

(Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS _____ (Owner) _____, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: (Legal Description)

(15)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____ (Owner) _____ being the owner, does hereby adopt this plat designating the hereinabove described property as (Subdivision Name), an addition to the City of Rockwall, Rockwall County, Texas, and does ⁽¹²⁾ 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. No buildings shall be constructed or placed upon, over, or across the utility easements as described

herein. 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 at all times have the right of ingress or egress 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 of, at any time, procuring the permission of anyone. The ⁽¹³⁾ 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. ¹⁴ The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(19)

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

Subdivision Regulations 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, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

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

BY (Owner or Owner's representative)

(Title)

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of
_____, by _____ (the
owner) (on behalf of the owner) of the above described property.

Notary Public
My Commission Expires _____

(17) SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____ (Name) _____, 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.

(Name)
Registered Public Surveyor No. _____

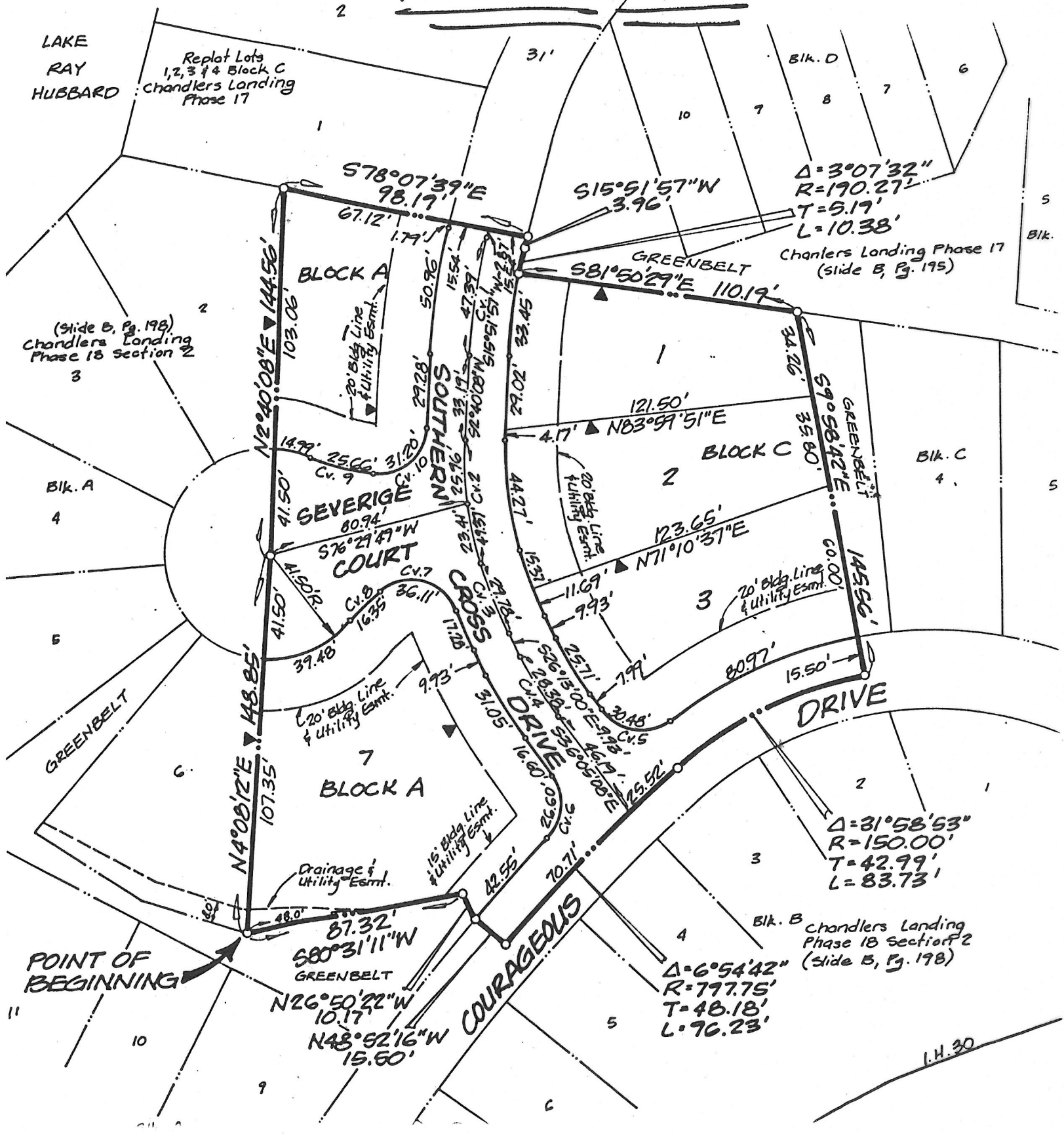
STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____ by _____.

Notary Public
My Commission Expires _____

lar curve to the left having a central angle of $31^{\circ} 58' 53''$, a radius of 150.00 feet, and a chord th
 est a distance of 82.64 feet;
 re and with said centerline an arc distance of 83.73 feet to the point of compound curvature of a ci
 central angle of $6^{\circ} 54' 42''$, and a radius of 797.75 feet;
 re and with said centerline, passing at an arc distance of 25.52 feet the existing centerline intersec
 nd Courageous Drive, and continuing a total arc distance of 96.23 feet to a point for a corner;
 6" West a distance of 15.50 feet to the Southwest corner of Lot 8, Block A;
 2" West a distance of 10.17 feet to the Southeast corner of Lot 7, Block A;
 1" West a distance of 87.32 feet to the Point of Beginning and Containing 51,050 Square Feet or 1.

PROPOSED REPLAT



I.H. 30



CITY OF ROCKWALL

"THE NEW HORIZON"
Rockwall, Texas 75087-3628

No 10827

(214) 771-1111

Cash Receipt

Name Frontier Development 12 21 8 Date _____

Mailing Address _____

Job Address _____ Permit No. _____

Check Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
Zoning, Planning, Board of Adj.	01-3411	120.00	Meter Deposit	02-2201	
Subdivision Plats	01-3412		Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street Assessment	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE 120.00 Received by _____

Chandlees Landing Phase 18

States Development Co.
1717 South Boulder
Tulsa, OK 74119-4817

State Street Corp
2621 State Street
Dallas, TX 75204

William C. Webster
217 Los Santos
Grandland 75043

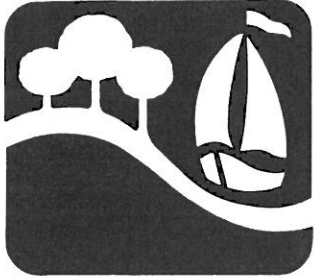
Clifford R. Coldsmith
9636 Lanshire Dr
Dallas 75238

Robert J and Stephanie J. McClell
1127 Bayshore Dr
Rockwall, TX 75087

Robert Mark & Kimberly Sue Penn Taylor
1017 Signal Ridge Place
Rockwall

~~Deuster Dean~~
Dean Michall & Mary P Deuster
5916 Birchbrook #136
Dallas 75206

Edward J & Karen M Mahoney
184 Fletcher Dr
Morrisville, PA 19067



CITY OF ROCKWALL
"THE NEW HORIZON"

December 1, 1988

Realvest, Inc.
One Commodore Plaza
Rockwall, Texas 75087

Gentlemen:

An application was submitted by Harold Evans and associates for a replat of Lots 1, 7 and 8, Block A, and Lots 1, 2, and 3, Block C, Chandlers Landing Phase 18, Section 2. To date, we have not received a filing fee of \$130.00 or unexecuted copies of the replat. Your application cannot be processed until these items are received.

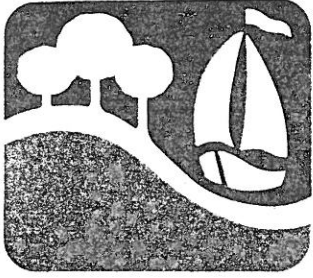
Please call me if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant

MN/mmp



CITY OF ROCKWALL
"THE NEW HORIZON"

March 14, 1989

Realvest, Inc.
One Commodore Plaza
Rockwall, TX 75087

Gentlemen:

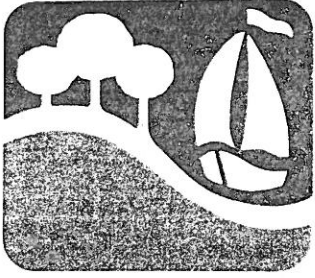
On March 9, 1989, the Planning and Zoning Commission held a public hearing and recommended approval of a replat of a portion of Phase 18, Section II, Chandlers Landing. On Monday, March 20, 1989, the Rockwall City Council will hold a public hearing and consider approval of the replat. The meeting is at 7:00 P.M. in City Hall, 205 W Rusk. As the applicant, it is important that you are represented at this meeting. Please feel free to 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 & Associates



CITY OF ROCKWALL
"THE NEW HORIZON"

March 23, 1989

Realvest, Inc.
One Commodore Plaza
Rockwall, TX 75087

Gentlemen:

On March 20, 1989, the Rockwall City Council held a public hearing and approved a replat of Lots 1,7, & 8, Block A and Lots 1,2, & 3, Block C, Phase 18, Chandler's Landing. We have received executed copies of the plat and upon being signed by the appropriate City officials, the plat will be filed of record at the County. Please call me if you have any questions.

Sincerely,

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

Mary Nichols
Administrative Assistant

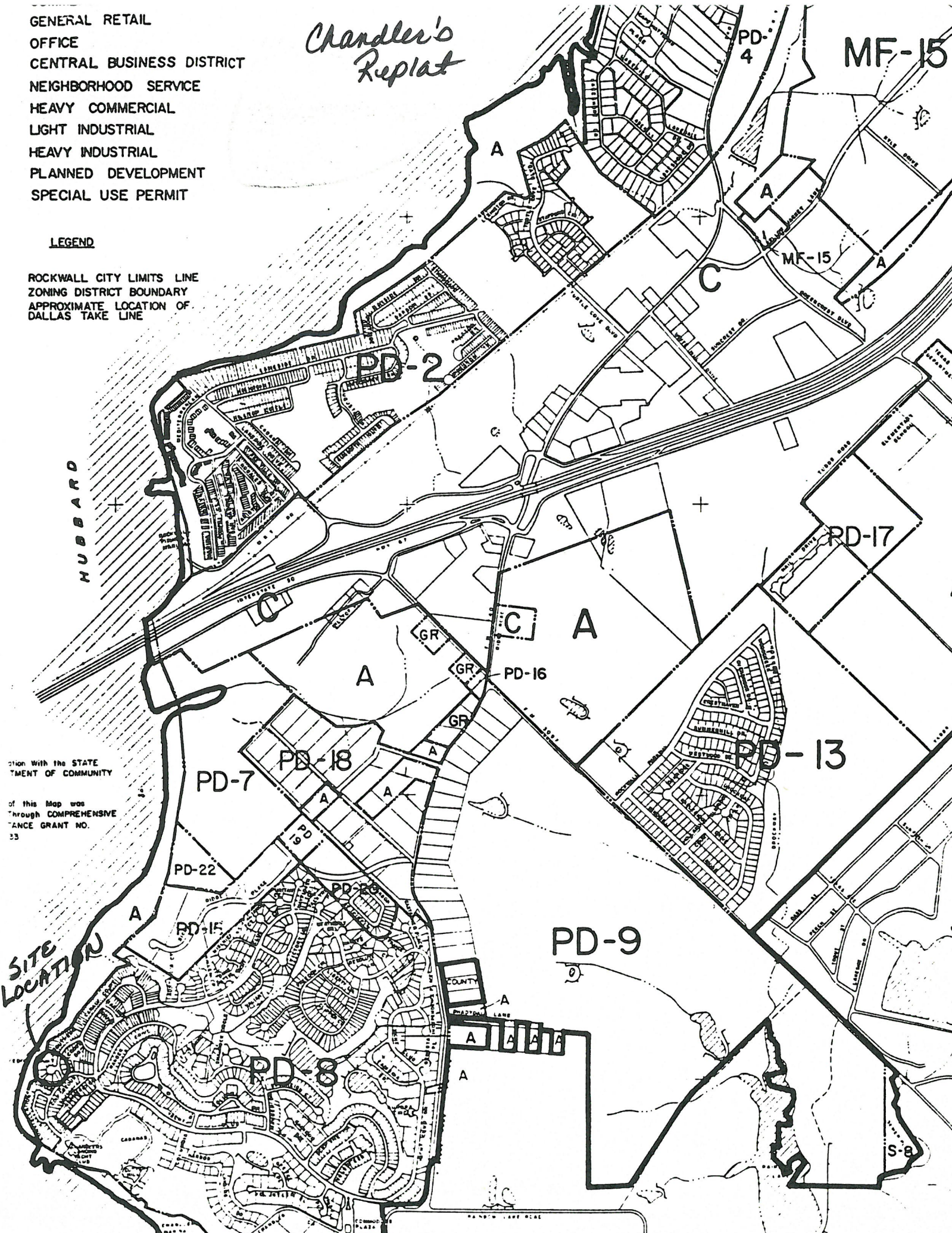
- GENERAL RETAIL
- OFFICE
- CENTRAL BUSINESS DISTRICT
- NEIGHBORHOOD SERVICE
- HEAVY COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PLANNED DEVELOPMENT
- SPECIAL USE PERMIT

Chandler's Replat

MF-15

LEGEND

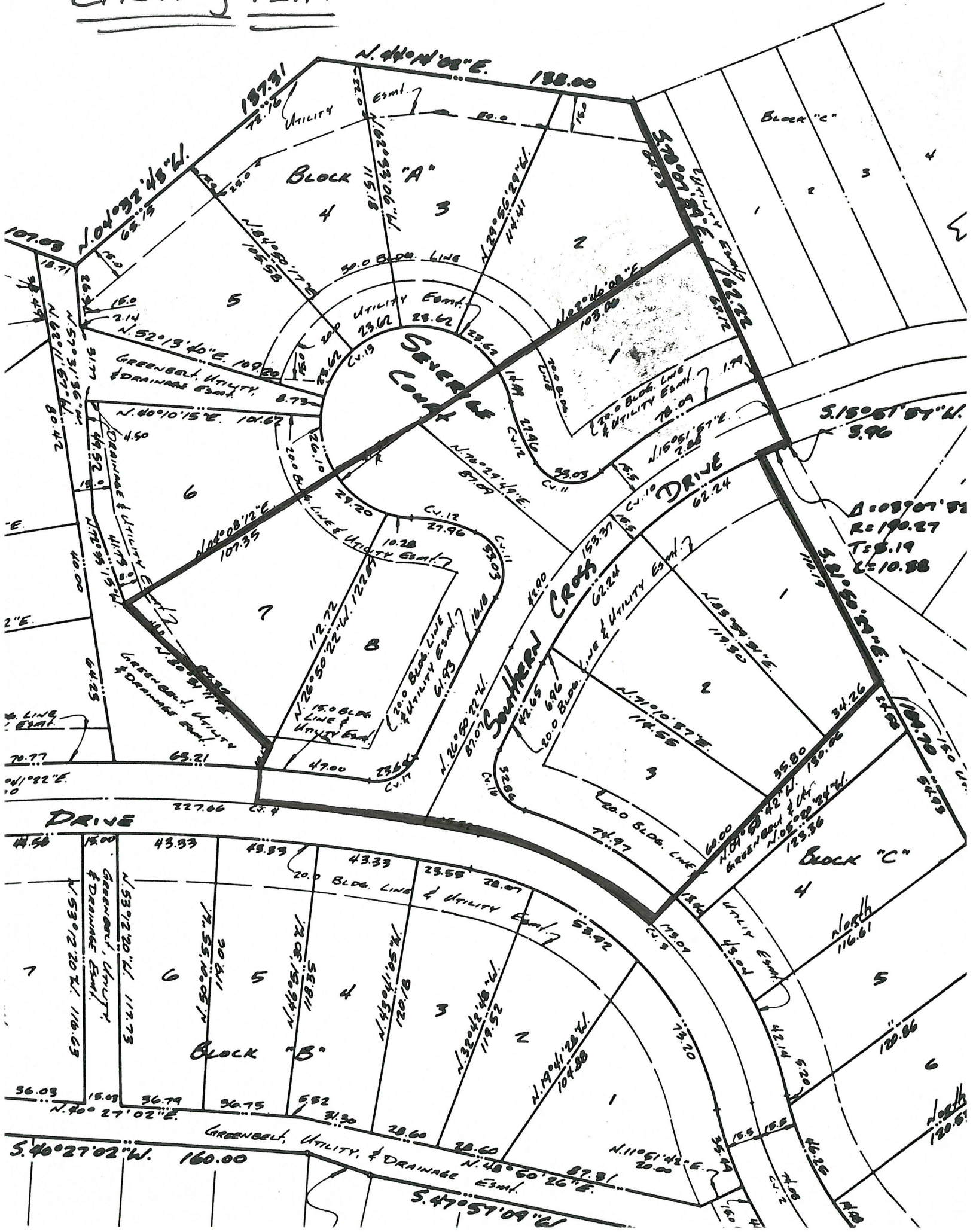
- ROCKWALL CITY LIMITS LINE
- ZONING DISTRICT BOUNDARY
- APPROXIMATE LOCATION OF DALLAS TAKE LINE



ation with the STATE
MENT OF COMMUNITY

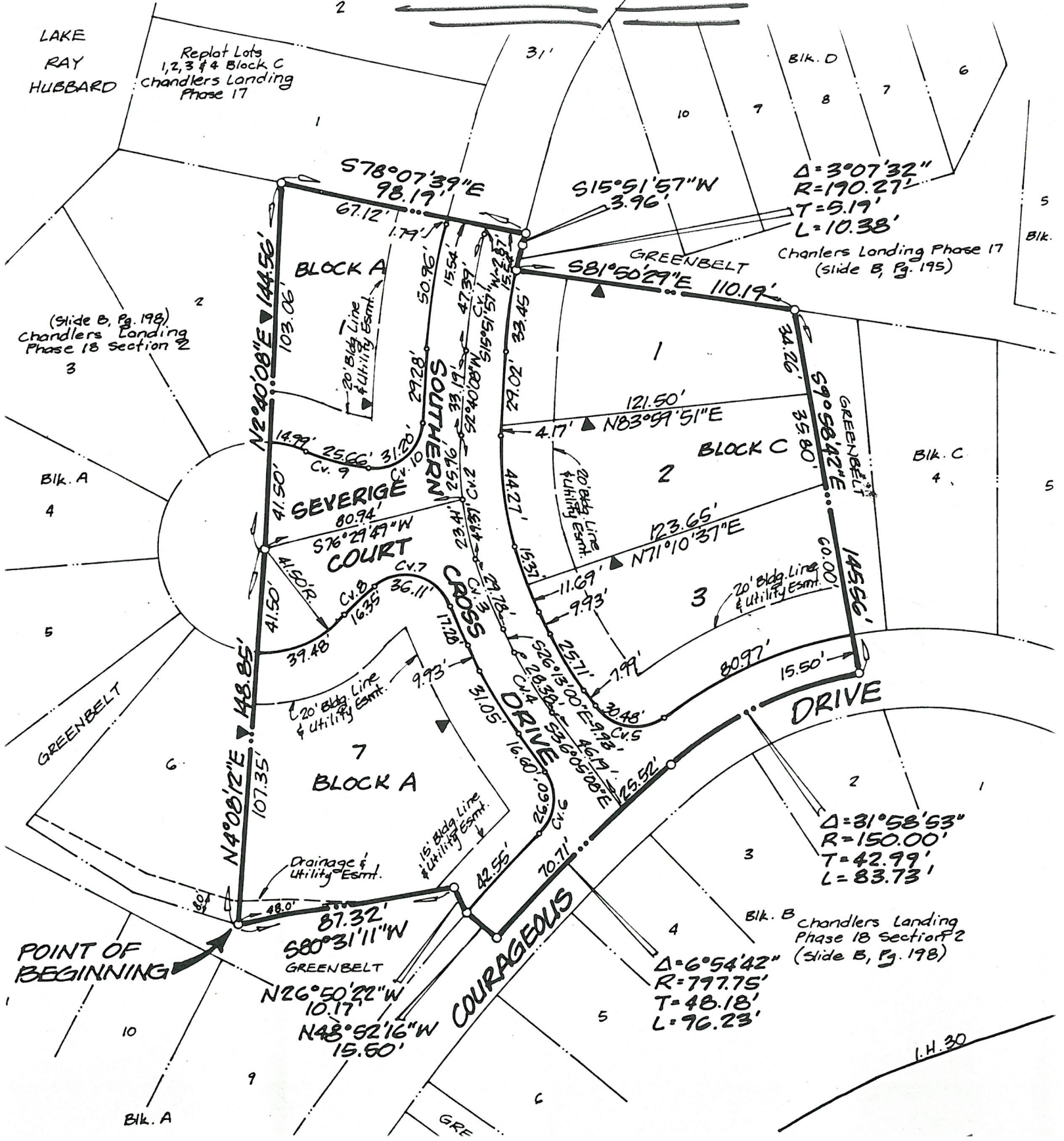
of this Map was
through COMPREHENSIVE
ANCE GRANT NO.
33

EXISTING PLAT



circular curve to the left having a central angle of $31^\circ 58' 53''$, a radius of 150.00 feet, and a chord that subtends a distance of 82.64 feet;
 and with said centerline an arc distance of 83.73 feet to the point of compound curvature of a circular curve to the left having a central angle of $6^\circ 54' 42''$, and a radius of 797.75 feet;
 and with said centerline, passing at an arc distance of 25.52 feet the existing centerline intersects Courageous Drive, and continuing a total arc distance of 96.23 feet to a point for a corner;
 6" West a distance of 15.50 feet to the Southwest corner of Lot 8, Block A;
 2" West a distance of 10.17 feet to the Southeast corner of Lot 7, Block A;
 1" West a distance of 87.32 feet to the Point of Beginning and Containing 51,050 Square Feet or 1.

PROPOSED REPLAT



PLANNING AND ZONING ACTION SHEET

Applicant Frates Corporation Case No. 88-59-FP
Property Description Lots 1, 2, 3, Block C, 4, 7, 8, Block A
Case Subject Matter Chanders Phase B replat

CASE ACTION

Approved Disapproved Tabled
Date to P&Z 3/9
Conditions _____

4/3 3/20
Date to City Council _____
Conditions _____

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

8 5 F

Block A
e 18 Replat

88-59-FP
REALVEST PH 18
C.HANDI ER'S

||

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PUBLIC NOTICE

The Planning and Zoning Commission will hold a public hearing on Thursday, March 9, 1989, at 7:30 P.M. and the Rockwall City Council will hold a public hearing on Monday, March 20, 1989, in City Hall, 205 W Rusk, to consider approval of a replat of Lots 1,2, & 3, Block C and Lots 1,7, and 8 of Block A, Phase 18, section II of Chandlers Landing.

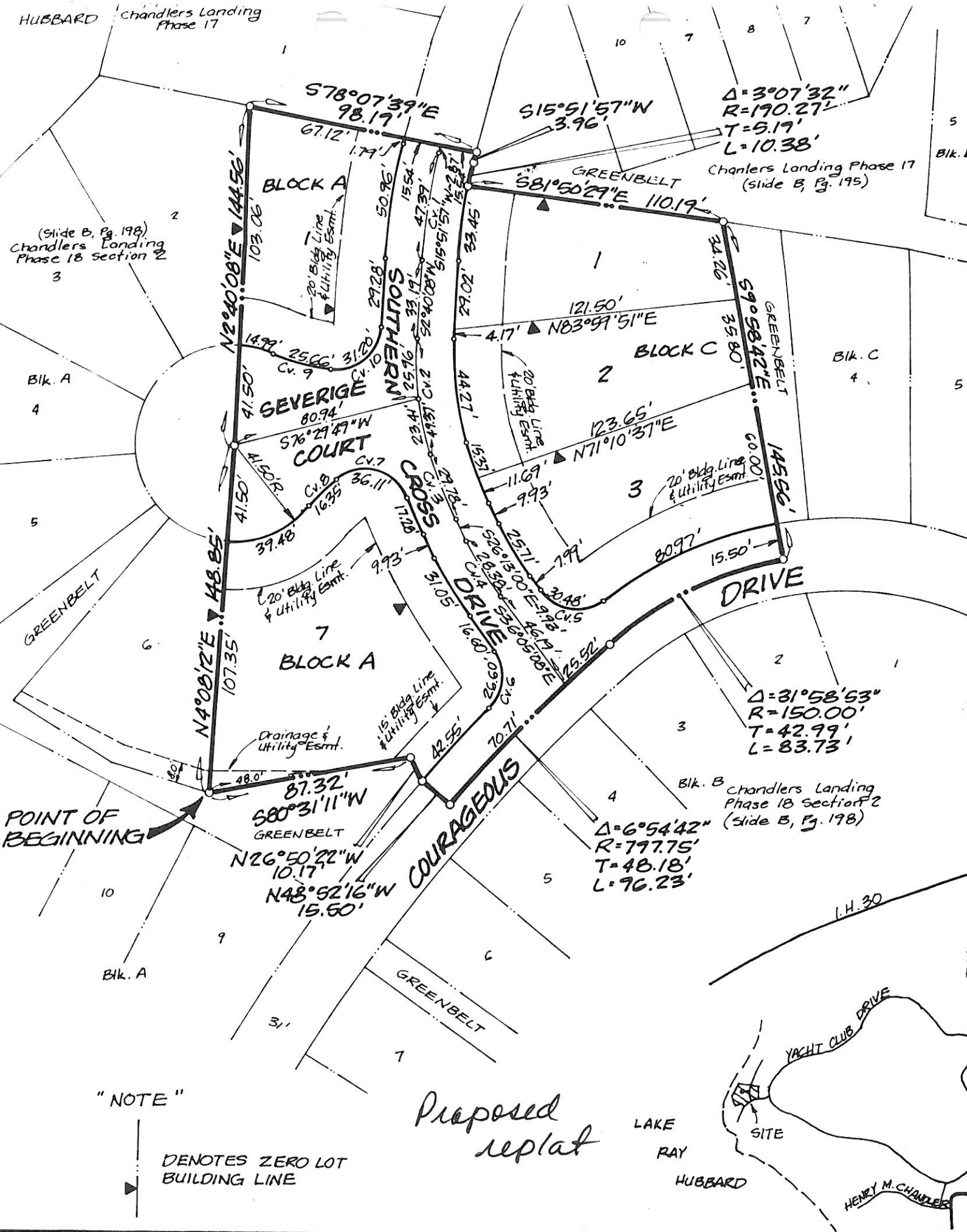
Frates Corporation proposes to combine Lots 7 and 8, Block C to form one large lot instead of two smaller ones. They propose to make minor lot line adjustments on the other four lots to provide for better road alignment. Attached are copies of the existing plat and the proposed replat.

As an interested property owner you may wish to attend this hearing or make your feelings known by mailing your written response to City Hall, 205 West Rusk, Rockwall, Texas, 75087.

HUBBARD Chandlers Landing Phase 17

(Slide B, Pg. 198)
Chandlers Landing Phase 18 section 2

$\Delta = 3^{\circ}07'32''$
 $R = 190.27'$
 $T = 5.19'$
 $L = 10.38'$
Chandlers Landing Phase 17
(slide B, Pg. 195)



POINT OF BEGINNING

"NOTE"

DENOTES ZERO LOT BUILDING LINE

Proposed replat

LAKE RAY HUBBARD

SITE

HENRY M. CHANDLER

Bk. B Chandlers Landing Phase 18 Section 2 (slide B, Pg. 198)

$\Delta = 31^{\circ}58'53''$
 $R = 150.00'$
 $T = 42.99'$
 $L = 83.73'$

$\Delta = 6^{\circ}54'42''$
 $R = 777.75'$
 $T = 48.18'$
 $L = 96.23'$

Bk. A

Bk. C

Bk. B

Bk. A

Bk. I

Original Plat

