

No 16521



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

(214) 771-1111

Cash Receipt

Name Barbara Hensley Realtor Date 5-31-90

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	35.00	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	25-3828		Fuel Sales	20-3809	
TOTAL OF COLUMN			TOTAL OF COLUMN		

TOTAL DUE

35.00

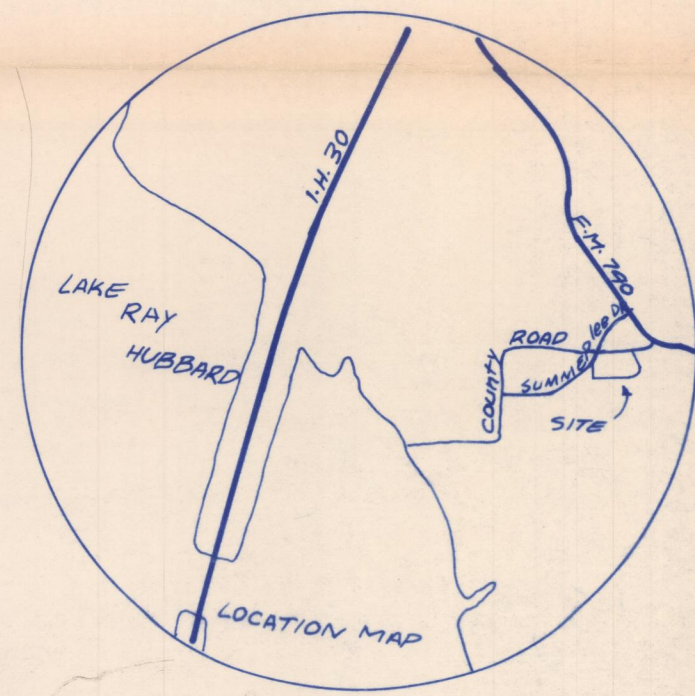
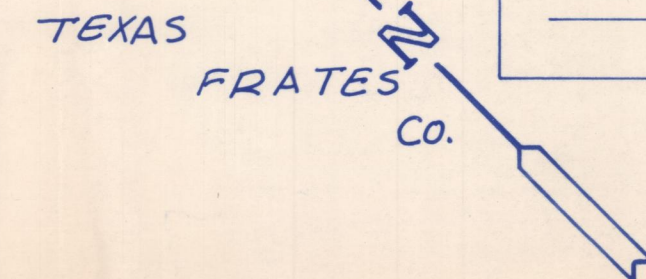
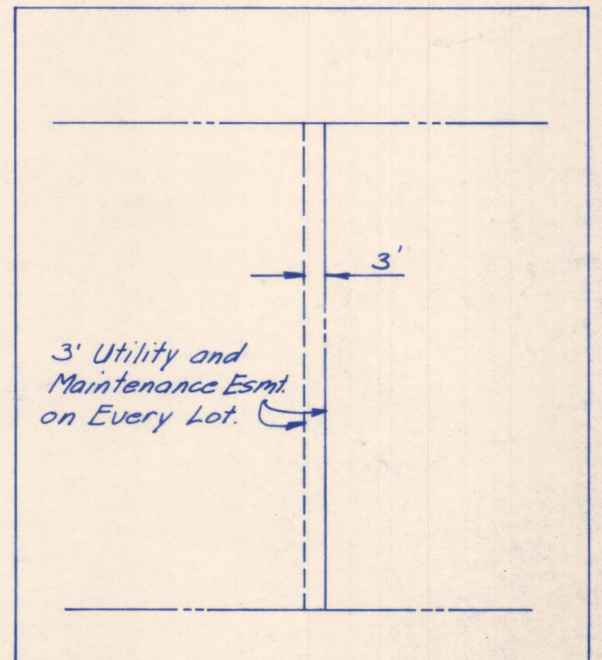
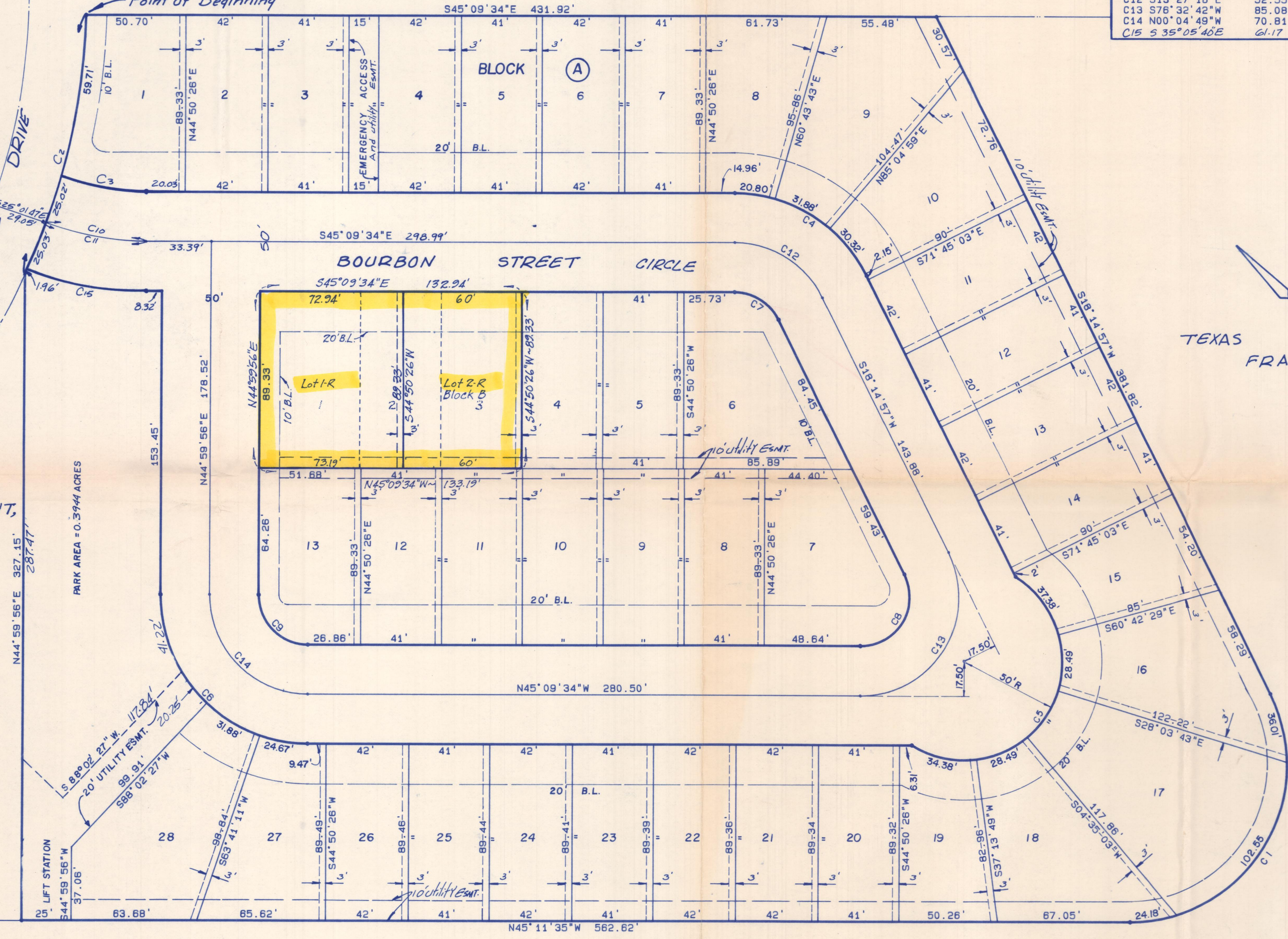
Received by Lisa

TEXAS FRATES CO.

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S76°31'41"W	136.10	116°33'29"	80.00	162.75	129.42
C2	N57°56'56"E	133.91	23°24'46"	330.00	134.85	68.38
C3	S35°05'10"E	43.69	20°07'47"	125.00	43.92	22.19
C4	S13°27'18"E	78.83	83°24'30"	75.00	83.00	46.33
C5	S78°32'42"W	100.00	180°10'06"	50.00	157.23	75.21
C6	N00°04'49"W	106.21	90°09'30"	75.00	118.02	75.21
C7	S13°27'18"E	26.28	83°24'30"	25.00	27.67	15.44
C8	S76°32'42"W	42.54	116°35'30"	25.00	50.87	40.47
C9	N00°04'49"W	35.40	90°09'30"	25.00	39.34	25.07
C10	S35°16'32"E	51.49	19°46'03"	150.00	51.75	26.14
C11	S35°05'40"E	52.43	20°07'47"	150.00	52.70	26.62
C12	S13°27'18"E	52.55	83°24'30"	50.00	55.33	30.89
C13	S76°32'42"W	85.08	116°35'30"	50.00	101.75	80.94
C14	N00°04'49"W	70.81	90°09'30"	50.00	78.68	50.14
C15	S35°05'40"E	61.17	20°07'47"	175.00	61.48	31.06

COUNTY ROAD

Point of Beginning



KIRBY ALBRIGHT, et al

PARK AREA = 0.3944 ACRES

TEXAS FRATES CO.

A REPLAT OF LOTS 1,243 BLOCK B OF

ORLEANS ON THE LAKE

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

SCALE	DATE	JOB NO.
1"=40'	5-21-90	2062

E. TEAL SURVEY	ABSTRACT NO. 207
CITY OF ROCKWALL	ROCKWALL COUNTY, TEXAS
Barbara Hersley 2313 Ridge Road	OWNER ROCKWALL, TEXAS 75087

B/148

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

APPROVED:

WHEREAS, Richard Harris is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 6.0 acre tract of land conveyed to George R. Roland, Carl Cooper, Richard Harris, and Kirby Albright, by deed recorded in Volume 180, Page 655, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the intersection of the Southeast line of Country Lane, a 60 foot right-of-way, and the Southwest line of a County Road and the Northeast line of said 6.0 acre tract;
THENCE: South 45° 09' 34" East a distance of 431.92 feet along the Southwest line of said County Road and the Northeast line of said 6.0 acre tract to an iron rod for a corner at the East corner of said 6.0 acre tract and at a North corner of that tract of land conveyed to Texas Frates Company, (formerly Clarke-Frates Company), by deed recorded in Volume 103, Page 255, Deed Records, Rockwall County, Texas;
THENCE: South 18° 14' 57" West a distance of 381.82 feet along the Southeast line of said 6.0 acre tract and an Easterly line of said Frates Company tract to an iron rod at the point of curvature of a circular curve to the right, having a central angle of 116° 33' 29", and a radius of 80.00 feet;
THENCE: Along said curve and continuing along the common line of said 6.0 acre tract and Frates Company tract an arc distance of 162.75 feet to an iron rod at the point of tangency of said curve;
THENCE: North 45° 11' 35" West a distance of 562.62 feet continuing along said common line to an iron rod at the West corner of said 6.0 acre tract;
THENCE: North 44° 59' 56" East a distance of 327.15 feet along the Northwest line of said 6.0 acre tract to an iron rod for a corner on the Southeast line of the above mentioned Country Lane, said iron rod being on a circular curve to the left, having a central angle of 23° 24' 46", a radius of 330.00 feet, and a chord that bears North 57° 57' 56" East a distance of 133.91 feet;
THENCE: Along said curve in a Northeasterly direction and with said Southeast line an arc distance of 134.85 feet to the Point of Beginning and Containing 5.911 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Richard Harris, being owner of said tract, does hereby adopt this plat designating the hereinabove described property as Orleans on the Lake, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets 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 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 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 this 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, and storm sewers, all according to the specifications of the City of Rockwall.

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

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

RICHARD HARRIS

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 19____, by Richard Harris.

Notary Public
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

STATE OF TEXAS
COUNTY OF DALLAS

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

Notary Public
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL

Date: _____

Chairman, Planning and Zoning Commission

Date: _____

I hereby certify that the above and foregoing plat of Orleans on the Lake, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19____.

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

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

Mayor, City of Rockwall

City Secretary, City of Rockwall

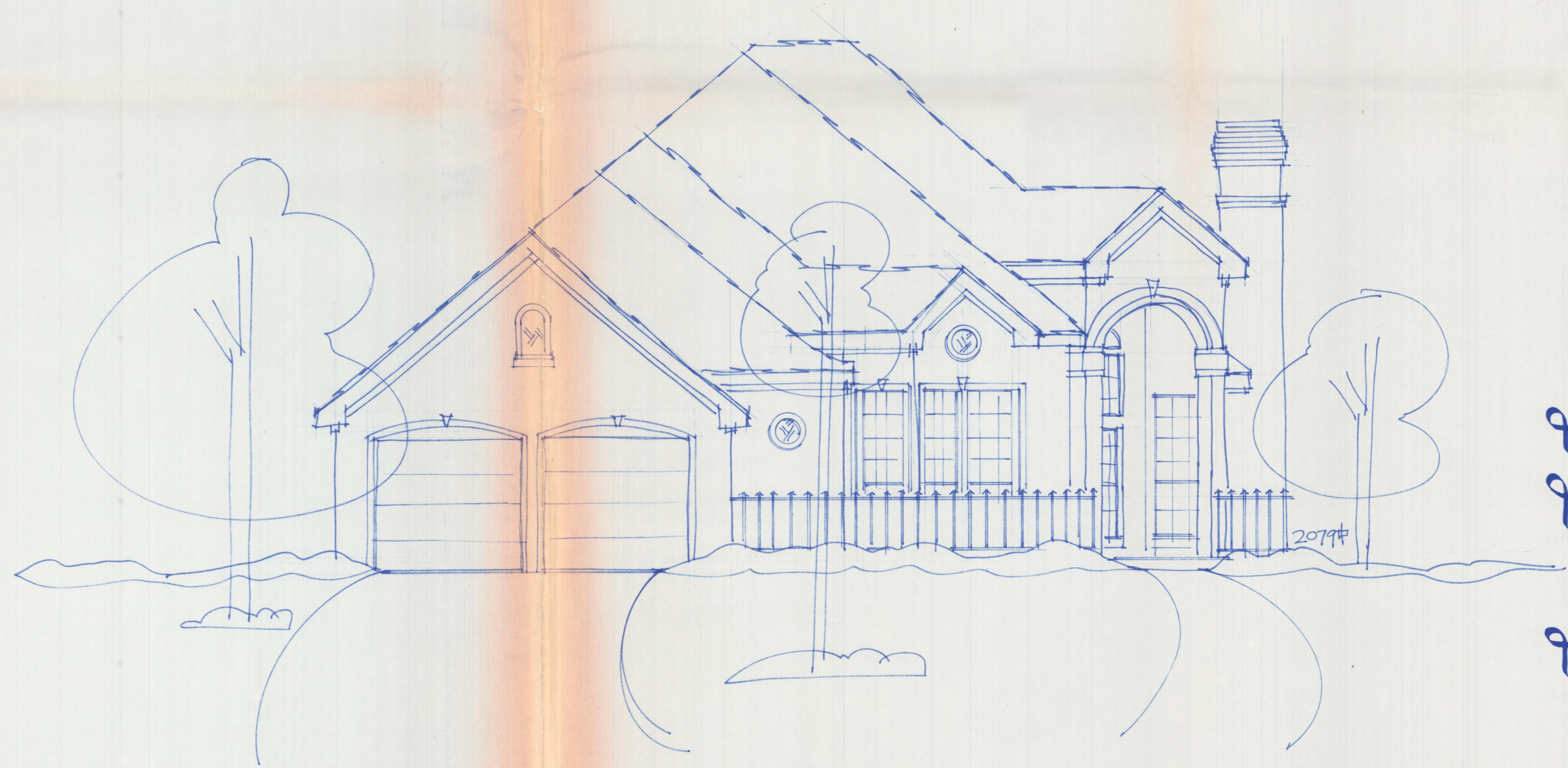
2
5

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

SCALE	DATE	JOB NO.
	JULY, 1984	84122

ORLEANS ON THE LAKE

E. TEAL SURVEY	ABSTRACT NO. 207
CITY OF ROCKWALL	ROCKWALL COUNTY, TEXAS
RICHARD HARRIS P.O. BOX 279	OWNER ROCKWALL, TEXAS 75087



DATE: _____

FUTURE HOME OF: _____

Rick R. Shipley & Company, Inc.

EXCLUSIVE CUSTOM HOMES

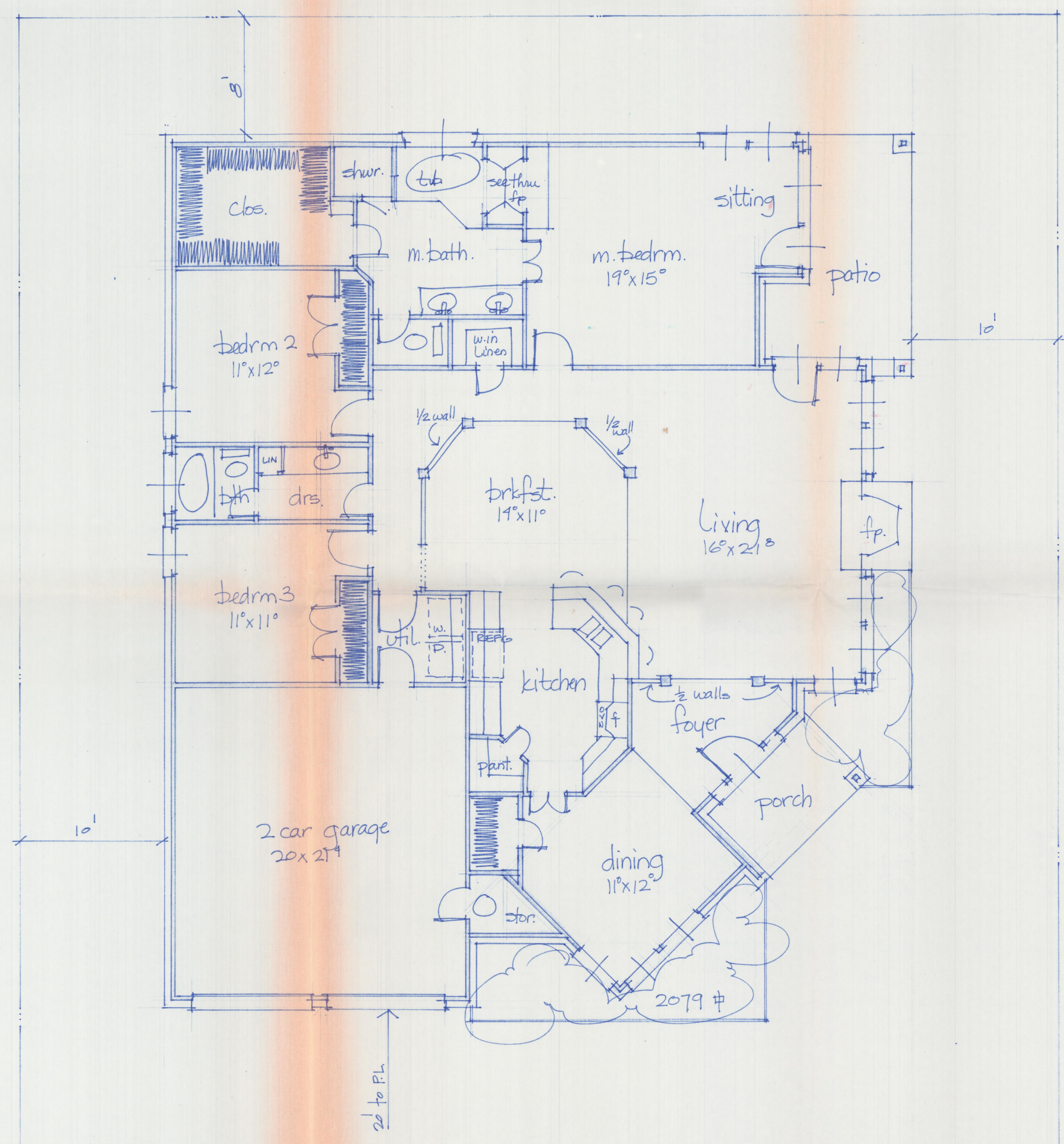
604 SORITA CIRCLE • HEATH, TEXAS 75087

(214) 771-2613

PLAN NO. _____

DATE: _____

FUTURE HOME OF: _____



Rick R. Shipley & Company, Inc.

EXCLUSIVE CUSTOM HOMES

604 SORITA CIRCLE • HEATH, TEXAS 75867

(214) 771-2613

PLAN NO. _____

May 21, 1990

City of Rockwall
Rockwall, Texas

Attention: Julie Couch

Dear Julie:


As per our conversation we are requesting that a replat be done on Lots 1, 2, & 3, Block B in Orleans on the Lake. We have attached a copy of the current plat with the lots circled.

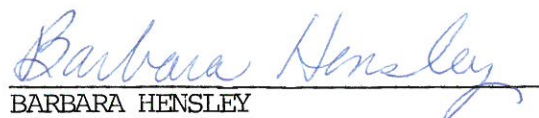
As per our conversation these lots are to become two lots instead of three. A single story home is scheduled to be constructed immediately on Lot 1.

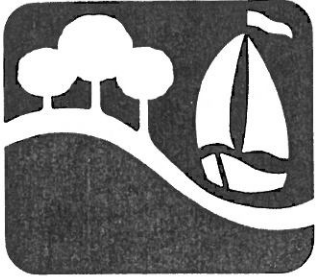
Harold Evans will be getting you the required information and application.

Thanks in advance for your help on this matter.

Sincerely,


SUE JOHNSON


BARBARA HENSLEY



CITY OF ROCKWALL
"THE NEW HORIZON"

May 31, 1990

Ms. Barbara Hensley
P.O. Box 398
Rockwall, TX 75087

Dear Ms. Hensley:

Your application for a replat of three lots within Orleans on the Lake has been received along with your filing fee of \$35.00. The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, June 14, 1990, at 7:30 P.M. in City Hall and the Rockwall City Council will hold a public hearing on Monday, June 18, 1990, at 7:00 P.M. to consider approval of your request.

Please make sure that your interests are represented at both of these meetings. Failure to appear could delay the approval process. 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



CITY OF ROCKWALL
"THE NEW HORIZON"

June 20, 1990

Ms. Barbara Hensley
P.O. Box 398
Rockwall, TX 75087

Dear Ms. Hensley:

On June 18th the Rockwall City Council held a public hearing and approved a replat of lots 1, 2, and 3, Block B, Orleans on the Lake and elevations. A replat must be filed by this office with the County Clerk within 120 days of the date of approval by the City Council or the approval becomes void. In addition, no building permit may be issued until the replat has been filed. Please submit 16 executed copies of the replat to this office not later than October 16, (100 days).

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

ORLEANS ON THE LAKE

NEWSLETTER

To The Property Owners - Orleans on the Lake

From Wayne Whitman, McCormick Group, Inc.

Until we can re-activate the (HOA) Homeowners Association, I have acted in behalf of the property owners and the City of Rockwall to contract for the maintenance of the common areas.

Enclosed are copies of invoices for services that have been completed, with notation as paid. With 41 lots in the development, the shared cost of these two invoices would be \$7.20 per lot. I would like to be reimbursed proportionately from the respective lot owners for these invoices. Thank you in advance for your cooperation.

However, there are other concerns. Such as the continuing need for maintenance and taxes, etc. on the common areas. The bottom line is that we need to reactivate the Homeowners Association, establish a HOA fund with a set monthly cost so that these needs and costs are handled and tend to the joint affairs of the development in a business-like manner.

A re-organizational meeting is planned for 7:30 p.m. the Nineteenth of June in the Patio (Poker Shack) Room at Culpeppers.

Please make checks payable and mail to McCormick Group, Inc., 905 Trailwood, Hurst, TX 76053. \$7.20 for each lot owned.

THANK YOU.

LARRY MACDOWELL
 HAMMER & NAIL CONTRACTING
 1944 SIXTH AVENUE
 FT. WORTH, TEXAS 76110
 (817) 923-2699

NAME <i>Orleans on the Lake HOA</i>		SHIP TO <i>Common Area</i>	
STREET & NO.		STREET & NO.	
CITY	STATE	ZIP	CITY STATE ZIP

ORDER NO.	DEPT.	BUYER	SALESMAN	WHEN SHIP	TERMS	HOW SHIP	DATE
							<i>12 June 90</i>
<i>Lawn Care Invoice</i>							
<i>Week of 28th May</i>							
		<i>Initial</i>		<i>Mowing</i>			<i>75 00</i>
		<i>Trim</i>		<i>Shrubs around</i>	<i>Tennis Court</i>		<i>160 00</i>
					<i>Total</i>		<u><i>235 00</i></u>
		<i>pd 6/13/90</i>					
		<i>ck 4360</i>					

OWELL
 CONTRACTING
 H AVENUE
 TEXAS 76110
 923-2699

0100

ns on the Lake HOA		SHIP TO	
NO.		Common Area	
STATE ZIP		STREET & NO.	
CITY		STATE ZIP	

ORDER NO.	DEPT.	BUYER	SALESMAN	WHEN SHIP	TERMS	HOW SHIP	DATE
-----------	-------	-------	----------	-----------	-------	----------	------

12 June 90

Lawn Care Invoice

Week of 11th June

Mow Edge Weedeat

Common Area

60 00

Total

60 00

pd 6/13/90
 CK 4360

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: June 14, 1990

Agenda No: III. B.

Agenda Item: P&Z 90-15-FP - Hold Public Hearing and Consider Recommending Approval of a Replat of Lots 1,2,and 3, Block B, Orleans on the Lake and Consider Approval of Building Elevations

Item Generated By: Applicants, Barbara Hensley and Sue Johnson

Action Needed: Hold public hearing and consider recommending approval of the replat and the elevations.

Background Information:

We have received a request from the owners of several lots in the Orleans on the Lake Addition located on Summer Lea Drive east of the Signal Ridge condominium development for a replat of three of the lots within the addition into two larger lots. Because this is a residential subdivision replatting requires a public hearing. The replatted lots will exceed the minimum lot requirements of the PD and we see no problem with the proposed replatting.

In addition to replatting the lots the applicants also wish to submit building elevations for consideration by the Commission and Council. When the original PD was approved a requirement was included in the ordinance that elevations must be submitted and approved by the Commission and Council. The only elevation that has been approved has been for a two story structure with a front entry garage and 60% brick exterior. The applicants wish to be able to build a one story structure on the larger lots and have submitted their typical elevations for such a structure. Again, we see no problem with their request. A copy of the typical elevation is attached.

Attachments:

CITY OF ROCKWALL
City Council Agenda

Agenda Date: June 18, 1990

Agenda No: V. D.

Agenda Item: P&Z 90-15-FP - Hold Public Hearing and Consider Approval of a Replat of Lots 1,2,and 3, Block B, Orleans on the Lake and Consider Approval of Building Elevations

Item Generated By: Applicants, Barbara Hensley and Sue Johnson

Action Needed: Hold public hearing and consider approval of the replat and the elevations.

Background Information:

The Commission held the public hearing on this item and has recommended that the replat be approved and that the elevations as submitted be approved. There was a group of homeowners and property owners present, three of which indicated that they were in favor of the proposed replat. One property owner stated that he was opposed, primarily because he indicated that he was not informed enough. He also indicated that he felt the homeowner's association should be reorganized and the entire PD reviewed before any changes were approved. There are, however, no land use changes being proposed in this application, only a recombination of three lots into two and a building elevation for a one story structure that will be compatible with the other houses already built. The applicants will comply with the PD as it is currently approved. He submitted a letter to the Commission that was previously provided to the property owners to identify his concerns, which do not appear to be related to platting matters. A copy of the letter is attached. One other property owner indicated that he was not opposed to the plat, but opposed the way it was handled by the applicants. A total of 16 notices were mailed and no written or oral responses were received prior to the meeting.

The Commission indicated that they felt the larger lots would be an asset to the development and the community and recommended approval.

Attachments:

1. Letter

Agenda Item: Orleans on the Lake Replat

Item No: V. D.



CITY OF ROCKWALL

"THE NEW HORIZON"

NOTICE OF PUBLIC HEARING

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, June 14, 1990, at 7:30 P.M. and the Rockwall City Council will hold a public hearing on Monday, June 18, 1990 at 7:00 P.M. at City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a replat of Lots 1, 2, and 3, Block B, Orleans on the Lake Addition from 3 lots into 2 larger lots. A copy of the area to be replatted is attached.

As an affected property owner within this subdivision you are invited to attend this hearing. You may file written comments with the City for or against the proposed replatting by mailing them to :

City Secretary
City of Rockwall
205 West Rusk
Rockwall, Texas 75087

If you have any questions regarding this proposal you may call 771-1111.

Streams On The Lake

TEXAS FRATES CO.

COUNTY ROAD

Point of Origin

DRIVE

LEE

BOURBON STREET CIRCLE

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7

BLOCK 8

BLOCK 9

BLOCK 10

BLOCK 11

BLOCK 12

BLOCK 13

BLOCK 14

BLOCK 15

BLOCK 16

BLOCK 17

BLOCK 18

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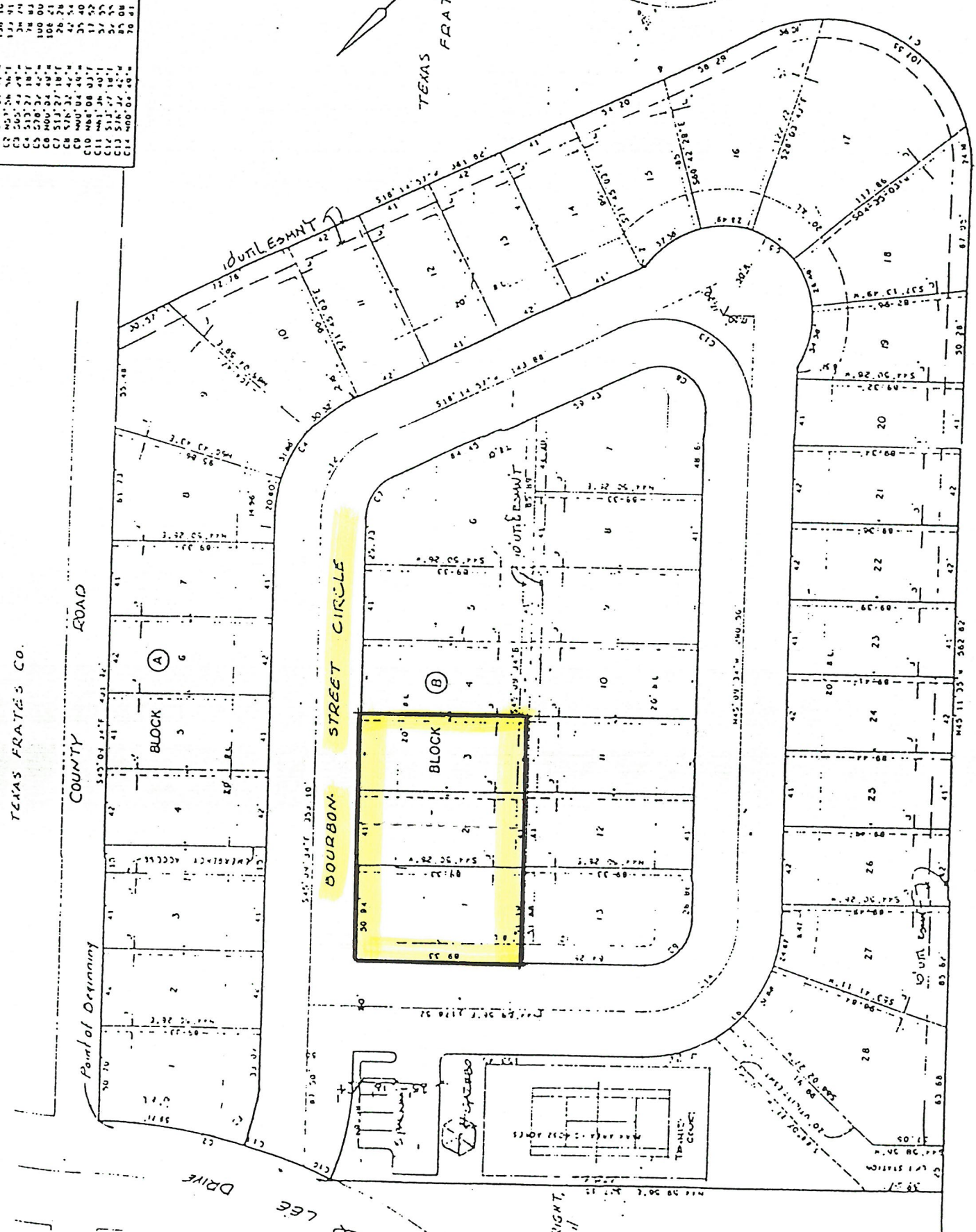
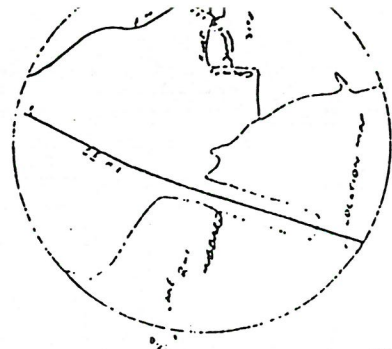
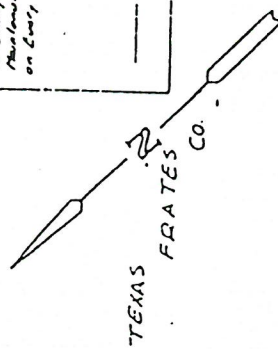
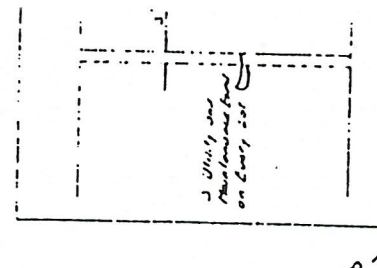
BLOCK 97

BLOCK 98

BLOCK 99

BLOCK 100

NO.	MEASUREMENT	CURVE DATA	CHORD	DELTA	RADIUS	LENGTH
C1	538° 31' 41"	116° 33' 28"	126.14	116° 33' 28"	80.00	166.71
C2	205° 49' 28"	77° 24' 42"	124.71	77° 24' 42"	80.00	164.44
C3	205° 49' 28"	101° 49' 36"	78.43	101° 49' 36"	25.00	44.40
C4	513° 27' 18"	190° 10' 08"	100.00	190° 10' 08"	25.00	83.00
C5	578° 37' 42"	100° 00' 00"	100.00	100° 00' 00"	25.00	157.08
C6	400° 34' 48"	80° 09' 30"	106.21	80° 09' 30"	25.00	177.67
C7	513° 27' 18"	26° 28' 63"	26.28	63° 24' 30"	25.00	37.67
C8	578° 37' 42"	47° 54' 116° 35' 20"	47.54	116° 35' 20"	25.00	50.87
C9	400° 34' 48"	35° 40' 90° 09' 20"	35.40	90° 09' 20"	25.00	38.34
C10	488° 08' 03"	17° 52' 5' 21"	17.52	5' 21" 15"	330.00	17.52
C11	513° 27' 18"	24° 58' 87° 34' 20"	24.58	87° 34' 20"	50.00	55.22
C12	513° 27' 18"	24° 58' 87° 34' 20"	24.58	116° 35' 20"	50.00	55.22
C13	513° 27' 18"	24° 58' 87° 34' 20"	24.58	116° 35' 20"	50.00	55.22
C14	400° 34' 48"	20° 01' 80° 09' 20"	20.01	80° 09' 20"	50.00	78.68



Oleams on the Lake

Oleams on the Lake JV
P.O. Box 459

McCormick Group Inc
905 Trailwood
Aurust 75053

Skyline Savings Assoc
8344 R. L. Thornton
Suite 420
Dallas 75227

Empire of America
Attn: Faye Johnson
1600 W Seventh
Ft Worth 76113

Joyce M. Walters
P.O. Box 217

Mobile Check Cashing Inc
P.O. Box 15760

First Garland Savings Assoc.
P.O. Box 469005
Garland 75046-9005

Irving 75015

Jerry Lira
333 Melrose
Richardson 75080

James F Bowen
Rt 4 Box 565B

J. D. Melton & K. R. Traves
903 Davy Crockett

R. B. Carothers III
931 Jefferson St
Salphee Springs 75482

A. J. Wagner
3123 Bourbon St Ce

Melva Jo Smith and
RT Bullock
3155 Bourbon St Circle

Paul Sigvald Nordland
3127 Bourbon St Circle

Ingrid Hatfield
3133 Bourbon Street

Victoria & Edwin R. Jolley III
8 Crestview Circle