

P2-94-12-PP

City of Rockwall (6/87)

94-9-PP

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date May 12, 1994

Name of Proposed Subdivision CHANDLERS LANDING, PHASE 15

Name of Subdivider WPC ACQUISITION, INC.

Address 3960 Broadway, Suite 125 Garland, Texas 75043 Phone 214/840-0953

Owner of Record C. L. ASSOCIATES

Address 1323 East 71st Street, Suite 102 Tulsa, Oklahoma 74136 Phone 918/492-3001

Name of Land Planner/Surveyor/Engineer TIPTON ENGINEERING, INC.

Address 6330 Belt Line Road, Suite C Garland, Texas 75043 Phone 214/226-2967

Total Acreage 37.155 Acres

Current Zoning PD-8

No. of Lots/Units 87

Signed [Signature]

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Table with 2 columns: Provided or Shown On Plat, Not Applicable. Rows include: A. Vicinity map, B. Subdivision Name, C. Name of record owner, subdivider, land planner/engineer, D. Date of plat preparation, scale and north point.

II. Subject Property

<u>  X  </u>	_____	A.	Subdivision boundary lines
<u>  X  </u>	_____	B.	Identification of each lot and block by number or letter
<u>  X  </u>	_____	C.	Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
<u>  X  </u>	_____	D.	Proposed land uses, and existing and proposed zoning categories
<u>  X  </u>	_____	E.	Approximate acreage
<u>  X  </u>	_____	F.	Typical lot size; lot layout; smallest lot area; number of lots
<u>  X  </u>	_____	G.	Building set-back lines adjacent to street
<u>  X  </u>	_____	H.	Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
_____	<u>  N.A.  </u>	I.	Location of City Limit lines, contiguous or within plat area
<u>  X  </u>	_____	J.	Location and sizes of existing utilities
_____	<u>  N.A.  </u>	K.	Intended water source and sewage disposal method whether inside City limits or in extraterritorial jurisdiction

III. Surrounding Area

  X   \_\_\_\_\_

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

  X   \_\_\_\_\_

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

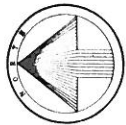
Taken by \_\_\_\_\_

File No.   94-12-PP  

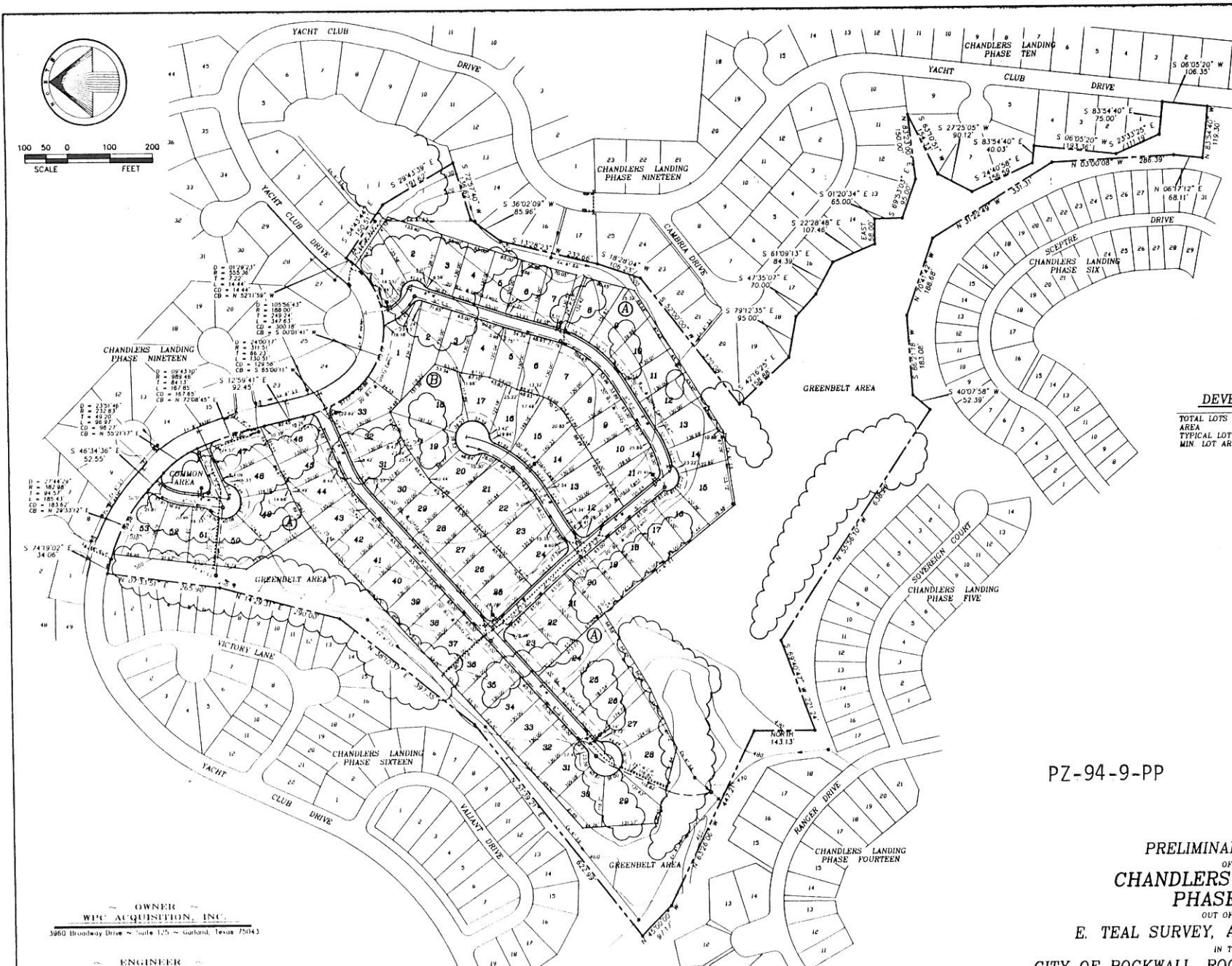
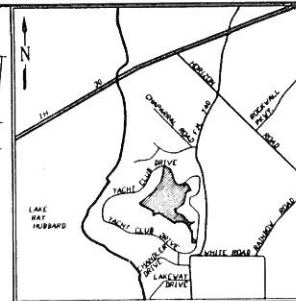
Date   5/12/94  

Fee   \$ 505.00  

Receipt No.   031403



100 50 0 100 200  
SCALE FEET



**DEVELOPMENTS DATA**

TOTAL LOTS	= 86
AREA	= 37.155 ACRES
TYPICAL LOT SIZE	= 65' x 130'
MIN LOT AREA	= 7,600 SQ. FT.

PZ-94-9-PP

PRELIMINARY PLAT  
OF  
**CHANDLERS LANDING  
PHASE 15**  
OUT OF THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
IN THE  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**  
~SCALE 1"=100' ~ DATE 5/94 ~ 86 LOTS ~ 37.15 ACRES~

OWNER  
**WPC ACQUISITION, INC.**  
3980 Broadway Drive ~ Suite 115 ~ Garland, Texas 75043

ENGINEER  
**TUPTON ENGINEERING, INC.**  
6330 Belt Line Rd ~ Suite C ~ Garland, Texas 75043





P2-94-12-2

**APPLICATION AND FINAL PLAT CHECKLIST**

Date 07/21/94

Name of Proposed Development Chandlers Landing Phase 15

Name of Developer WPC Acquisition, Inc.

Address 3960 Broadway Dr #125 Phone 840-0953  
Garland, TX 75043

Owner of Record WPC Acquisition, Inc.

Address 3960 Broadway, #125 Phone 840-0953  
Garland, TX 75043

Name of Land Planner/Surveyor/Engineer Tipton Engineering, Inc.

Address 6330 Beltline Rd #C Phone 226-2967  
Garland, TX 75043

Total Acreage 37.15 Current Zoning PD-8

Number of Lots/Units 86

Signed *Paul R. Blum*  
President

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**

Provided of Not  
Shown on Plat Applicable

✓ \_\_\_\_\_

1. Title or name of development, written and graphic scale, north point, date of plat and key map

II. Subject Property

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
_____	<u>✓</u>
<u>✓</u>	_____
_____	<u>✓</u>
_____	<u>✓</u>

- A. Subdivision boundary lines
- B. Identification of each lot and block by number or letter
- C. Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization
- D. Proposed land uses, and existing and proposed zoning categories
- E. Approximate acreage
- F. Typical lot size; lot layout; smallest lot area; number of lots
- G. Building set-back lines adjacent to street
- H. Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable
- I. Location of City Limit lines, contiguous or within plat area
- J. Location and sizes of existing utilities
- K. Intended water source and sewage disposal method whether inside City limits or in extraterritorial jurisdiction



III. Surrounding Area

✓ \_\_\_\_\_

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

✓ \_\_\_\_\_

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

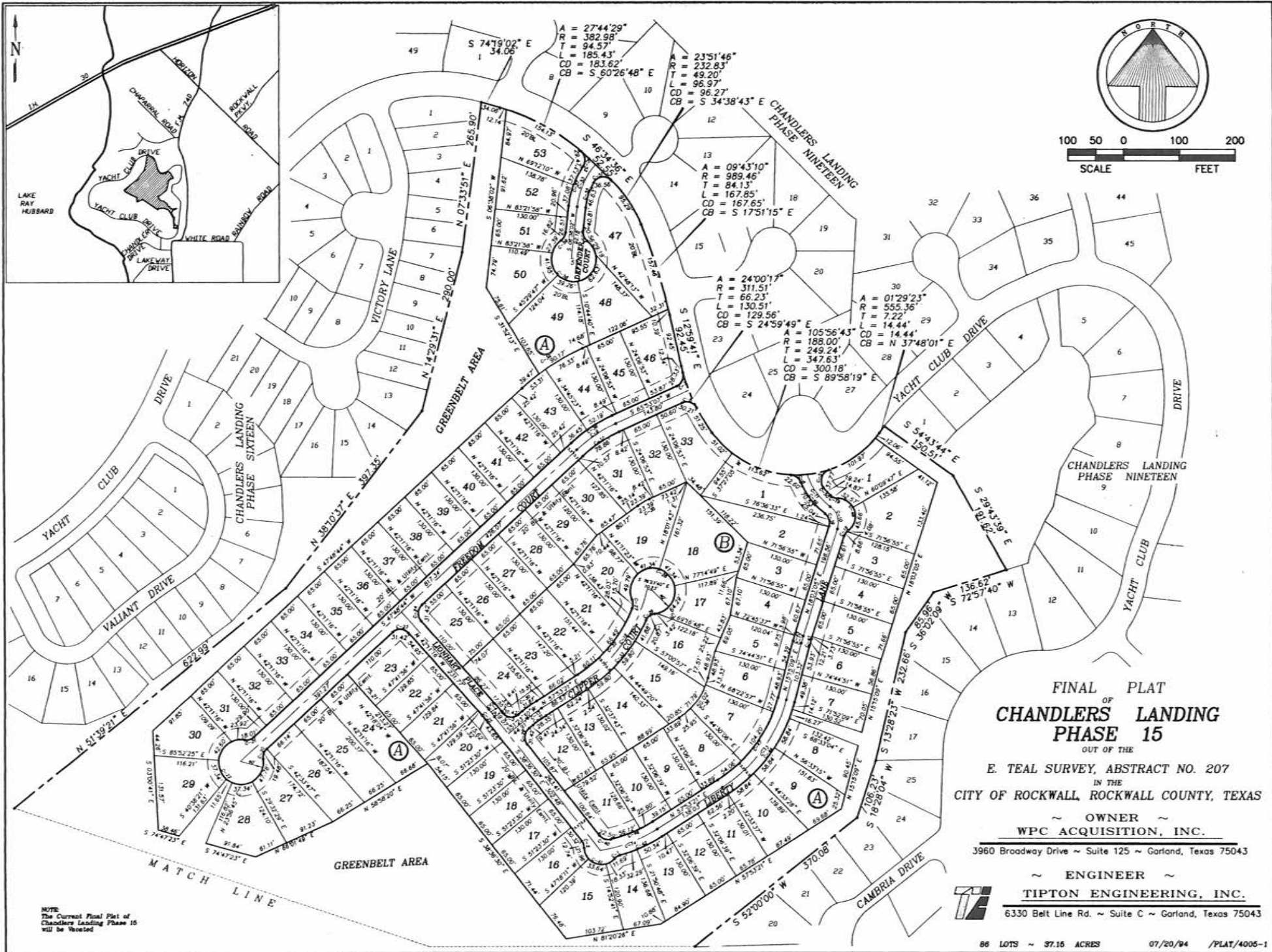
Taken by \_\_\_\_\_

File No. 94-12-7P

Date 7/21/94

Fee \$ 684.00

Receipt No. 032070

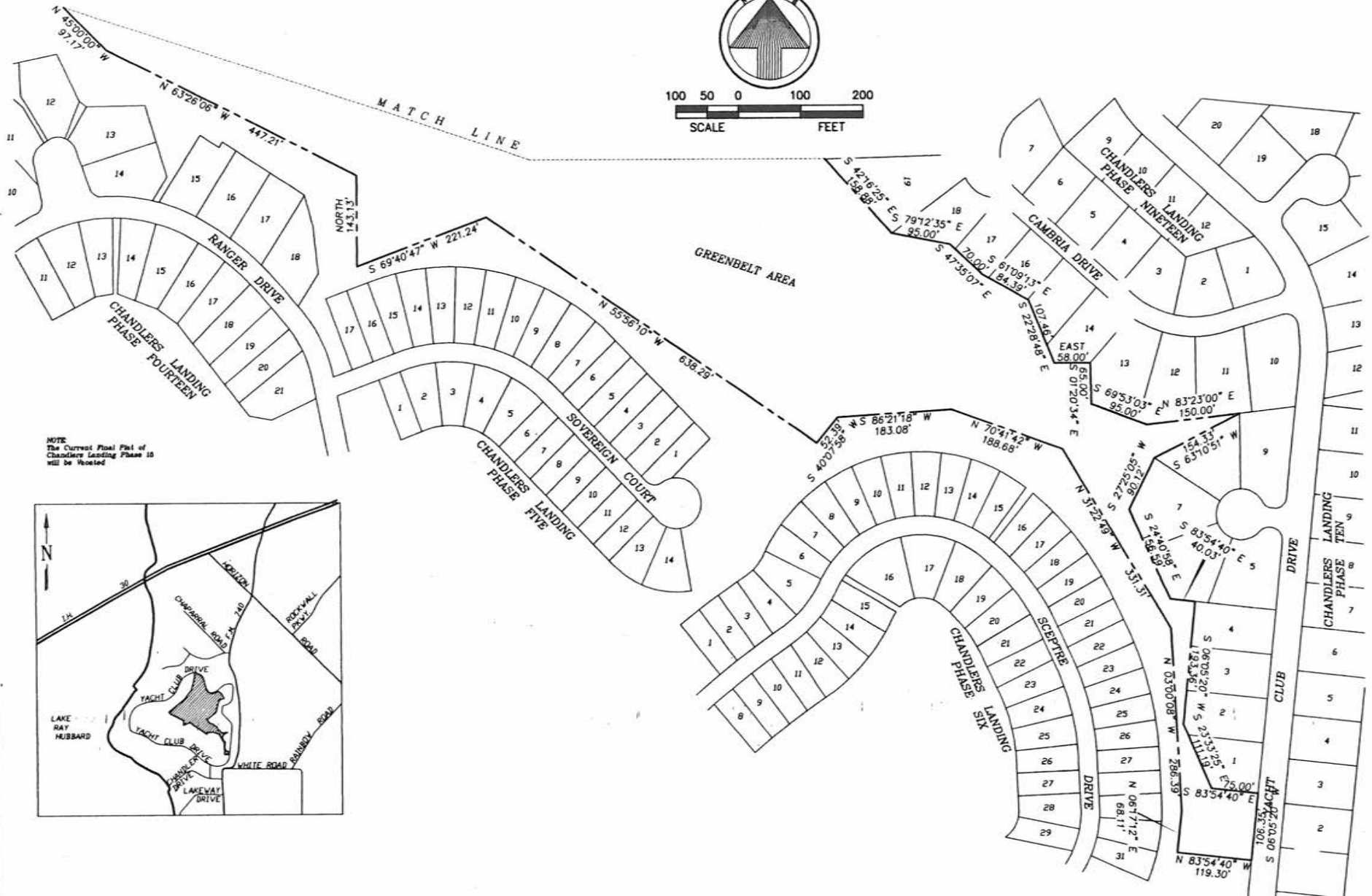


PZ-94-12-2

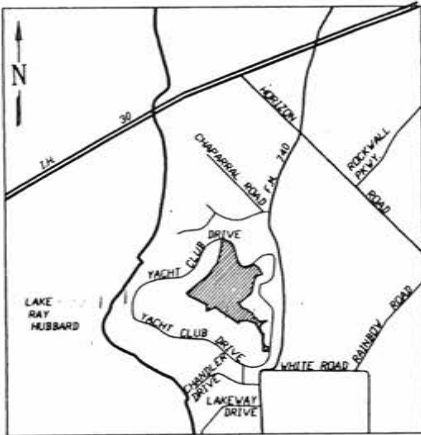




100 50 0 100 200  
SCALE FEET



NOTE  
The Current Final Plat of  
Chandlers Landing Phase 15  
will be Voted



OWNER  
WPC ACQUISITION, INC.

3960 Broadway Drive ~ Suite 125 ~ Garland, Texas 75043

ENGINEER  
TIPTON ENGINEERING, INC.

6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

FINAL PLAT  
OF  
CHANDLERS LANDING  
PHASE 15

OUT OF THE  
E. TEAL SURVEY, ABSTRACT NO. 207

IN THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

88 LOTS ~ 57.15 ACRES

07/20/84 \PLAT\4006-2

P2-94-12-2

**C U R V E   D A T A**

CRV NO	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CD BRG
C-1	20.00	33°30'00"	6.02'	11.69'	11.53'	N 57°59'15" E
C-2	20.00	36°29'38"	6.59'	12.74'	12.52'	S 20°21'41" E
C-3	20.00	90°00'00"	20.00'	31.42'	28.28'	N 83°36'30" W
C-4	281.00	03°34'46"	8.78'	17.55'	17.55'	S 40°23'53" E
C-5	20.00	108°13'02"	27.64'	37.77'	32.41'	N 17°41'53" E
C-6	20.00	64°44'25"	12.68'	22.60'	21.42'	S 54°48'25" E
C-7	20.00	81°09'01"	17.13'	28.33'	26.02'	S 25°18'36" W
C-8	20.00	86°32'28"	18.83'	30.21'	27.42'	S 70°50'39" E
C-9	265.50	18°04'22"	42.22'	83.75'	83.40'	N 56°50'55" E
C-10	35.50	71°43'12"	25.66'	44.44'	41.59'	S 17°48'31" E
C-11	115.50	35°04'21"	36.50'	70.70'	69.60'	N 36°07'56" W
C-12	265.50	02°47'56"	6.49'	12.97'	12.97'	N 16°39'07" E
C-13	265.50	42°38'11"	103.61'	197.57'	193.04'	S 36°34'15" W
C-14	265.50	23°45'26"	55.85'	110.09'	109.30'	S 69°46'04" W
C-15	265.50	06°29'51"	15.07'	30.11'	30.09'	N 54°38'25" E
C-16	265.50	44°17'01"	108.03'	205.20'	200.13'	S 35°44'50" W
C-17	265.50	03°34'46"	8.30'	16.59'	16.58'	S 40°23'53" E
C-18	20.00	36°29'38"	6.59'	12.74'	12.52'	N 36°17'54" E
C-19	20.00	42°36'13"	7.80'	14.87'	14.53'	N 68°44'02" W
C-20	20.00	55°48'02"	10.59'	19.48'	18.72'	N 19°54'43" E
C-21	20.00	51°35'31"	9.67'	18.01'	17.41'	S 73°36'29" W
C-22	40.00	287°23'33"	29.39'	200.63'	47.37'	N 44°17'32" W
C-23	20.00	90°00'00"	20.00'	31.42'	28.28'	S 87°11'16" E
C-24	20.00	90°00'00"	20.00'	31.42'	28.28'	N 02°48'44" E
C-25	250.00	03°34'46"	7.81'	15.62'	15.62'	S 40°23'53" E
C-26	20.00	59°47'36"	11.50'	20.87'	19.94'	N 54°20'29" E
C-27	20.00	44°57'52"	8.28'	15.70'	15.30'	S 00°01'52" E
C-28	40.00	286°45'05"	29.73'	200.19'	47.73'	S 59°08'15" E
C-29	20.00	90°00'00"	20.00'	31.42'	28.28'	N 06°23'30" E
C-30	281.00	06°29'51"	15.95'	31.87'	31.85'	N 54°38'25" E
C-31	250.00	06°29'51"	14.19'	28.35'	28.34'	N 54°38'25" E
C-32	250.00	35°26'16"	79.88'	154.62'	152.17'	S 40°10'13" W
C-33	281.00	33°26'39"	84.42'	164.02'	161.70'	S 41°10'01" W
C-34	411.00	18°04'22"	65.36'	129.64'	129.11'	N 56°50'55" E
C-35	120.00	11°11'08"	11.75'	23.43'	23.39'	N 60°17'32" E
C-36	281.00	18°04'22"	44.69'	88.63'	88.27'	N 56°50'55" E
C-37	250.00	18°04'22"	39.76'	78.86'	78.53'	N 56°50'55" E
C-38	120.00	42°38'11"	46.83'	89.30'	87.25'	S 36°34'15" W
C-39	20.00	71°43'12"	14.46'	25.03'	23.43'	S 17°48'31" E
C-40	20.00	64°42'21"	12.67'	22.59'	21.41'	N 70°57'41" W
C-41	31.00	136°38'52"	77.99'	73.93'	57.62'	N 70°26'19" W
C-42	281.00	16°50'54"	41.62'	82.63'	82.33'	S 66°18'48" W
C-43	281.00	02°47'56"	6.86'	13.73'	13.73'	N 16°39'07" E
C-44	281.00	42°38'11"	109.66'	209.10'	204.31'	S 36°34'15" W
C-45	250.00	02°47'56"	6.11'	12.21'	12.21'	N 16°39'07" E
C-46	250.00	18°47'48"	41.38'	82.01'	81.65'	S 67°17'15" W
C-47	250.00	42°38'11"	97.56'	186.03'	181.77'	S 36°34'15" W
C-48	31.00	144°34'52"	97.08'	78.22'	59.06'	S 17°44'43" E
C-49	131.00	31°13'55"	36.62'	71.41'	70.53'	N 38°03'09" W
C-50	100.00	11°01'18"	9.65'	19.24'	19.21'	N 41°55'16" W
C-51	20.00	104°44'57"	25.95'	36.56'	31.68'	N 81°27'41" E
C-52	20.00	84°25'22"	18.14'	29.47'	26.87'	S 07°13'54" E
C-53	134.50	34°52'07"	42.24'	81.85'	80.60'	N 24°04'06" E
C-54	20.00	58°53'28"	11.29'	20.56'	19.66'	N 22°48'42" W
C-55	119.00	22°27'11"	23.62'	46.63'	46.34'	N 17°51'38" E
C-56	20.00	48°11'23"	8.94'	16.82'	16.33'	S 30°43'44" W
C-57	150.00	28°20'44"	37.88'	74.21'	73.45'	N 20°48'24" E
C-58	40.00	287°04'51"	29.55'	200.42'	47.54'	N 88°43'00" W

FINAL PLAT  
 OF  
**CHANDLERS LANDING**  
 PHASE 15  
OUT OF THE  
 E. TEAL SURVEY, ABSTRACT NO. 207  
IN THE  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

~ OWNER ~  
**WPC ACQUISITION, INC.**

3960 Broadway Drive ~ Suite 125 ~ Garland, Texas 75043

~ ENGINEER ~  
**TIPTON ENGINEERING, INC.**

6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043



P2-94-12

STATE OF TEXAS X  
COUNTY OF ROCKWALL X

OWNERS CERTIFICATE

4005cam/wa/28

WHEREAS, WPC ACQUISITION, INC., is the owner of a tract of land situated in the County of Rockwall, State of Texas, said tract being described as follows:  
BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being part of that 285,2916 acre tract of land conveyed to Clara-Fritze Corporation by deed recorded in Volume 102, Page 893, Deed Records, Rockwall County, Texas, and being all of Chandlers Landing Phase 15, according to the plat recorded in Side B of Page 185-190 of the Plat Records of Rockwall County, Texas and being all of Block A, all of Block B, Lionheart Place, and a portion of the green belts and utility easements of Chandlers Landing Phase 16, according to the plat recorded in Side B of page 191-194 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:  
BEGINNING at an iron pin for a corner being the West corner of Lot 1, Block B of Chandlers Landing Phase 19 according to the plat recorded in Side B of Page 282-283 of the Plat Records of Rockwall County, Texas, said point being on the Southern line of Yacht Club Drive.  
THENCE, S 24° 43' 44" E, a distance of 150.51 feet along the Westerly line of said Phase 19 to an iron pin for a corner;  
THENCE, S 29° 43' 39" E, a distance of 191.62 feet along said line of Phase 19 to an iron pin for a corner;  
THENCE, S 72° 57' 40" W, a distance of 136.92 feet along said line of Phase 19 to an iron pin for a corner;  
THENCE, S 30° 02' 06" W, a distance of 85.96 feet along said line of Phase 19 to an iron pin for a corner;  
THENCE, S 13° 28' 23" W, a distance of 232.86 feet along said line of Phase 19 to an iron pin for a corner being the Southwest corner of Lot 17, Block B of Chandlers Landing Phase 19 and the Northwest corner of Lot 25, Block B of Chandlers Landing Phase Ten Section One, according to the plat recorded in Side A, Page 193 of the plat records of Rockwall County, Texas.  
THENCE, Traversing the Westerly line of Phase Ten Section One as follows:  
S 18° 28' 04" W, a distance of 108.23 feet to an iron pin for a corner;  
South 52° 00' 00" W, a distance of 370.08 feet to an iron pin for a corner;  
S 42° 16' 25" E, a distance of 158.08 feet to an iron pin for a corner;  
S 79° 12' 33" E, a distance of 95.00 feet to an iron pin for a corner;  
S 47° 35' 07" E, a distance of 70.00 feet to an iron pin for a corner;  
S 61° 09' 13" E, a distance of 84.39 feet to an iron pin for a corner;  
S 22° 28' 44" E, a distance of 107.46 feet to an iron pin for a corner;  
East a distance of 58.00 feet to an iron pin for a corner;  
South 07° 20' 34" E, a distance of 85.00 feet to an iron pin for a corner;  
S 69° 53' 03" E, a distance of 95.00 feet to an iron pin for a corner;  
S 83° 23' 00" E, a distance of 150.00 feet to an iron pin for a corner;  
S 63° 10' 51" W, a distance of 154.33 feet to an iron pin for a corner;  
S 27° 25' 05" W, a distance of 90.12 feet to an iron pin for a corner;  
S 24° 40' 58" E, a distance of 156.59 feet to an iron pin for a corner;  
S 83° 54' 40" E, a distance of 40.03 feet to an iron pin for a corner;  
S 06° 05' 20" W, a distance of 193.36 feet to an iron pin for a corner;  
S 23° 35' 25" E, a distance of 111.19 feet to an iron pin for a corner;  
S 83° 54' 40" E, a distance of 75.00 feet to an iron pin for a corner on the West line of Yacht Club Drive.  
THENCE, S 06° 05' 20" W, a distance of 106.35 feet along said line of Yacht Club Drive to an iron pin for a corner at the Northeast corner of Lot 5-J of a replat of Chandlers Landing Phase Six, according to the plat recorded in Side A of Page 257 of the plat records of Rockwall County, Texas.  
THENCE, Traversing the East line and the Northerly line of said replat of Chandlers Landing Phase Six as follows: N 83° 54' 40" North a distance of 119.30 feet to an iron pin for a corner; N 06° 17' 12" E, a distance of 68.11 feet to an iron pin for a corner; South 86° 31' 18" West a distance of 183.08 feet to an iron pin for a corner; South 40° 03' 58" W, a distance of 52.39 feet to an iron pin for a corner at the most Northerly East corner of Chandlers Landing Phase Five, according to the plat recorded in Volume 3 of Page 45 of the Plat Records of Rockwall County, Texas.  
THENCE, N 55° 56' 10" W, a distance of 638.29 feet along the Northerly line of said Phase Five to an iron pin for a corner;  
THENCE, S 69° 40' 47" W, a distance of 221.24 feet along said line of Phase Five to an iron pin for a corner at the intersection of the said Northerly line of Phase Five and the most Northerly East line of a replat of the revised final plat of Chandlers Landing Phase Fourteen, according to the plat recorded in Side B of Page 249-250 of the plat records of Rockwall County, Texas.  
THENCE, North a distance of 143.31 feet along the North line of said Phase Fourteen to an iron pin for a corner;  
THENCE, North 63° 26' 06" W, a distance of 447.21 feet along said line of Phase Fourteen to an iron pin for a corner;  
THENCE, North 45° 00' 00" W, a distance of 871.7 feet along said line of Phase Fourteen to an iron pin for a corner, being the most Southern corner of a replat of Chandlers Landing Phase 16, according to the plat recorded in Side B of Page 270-272 of the plat records of Rockwall County, Texas.  
THENCE, N 51° 39' 21" E, a distance of 822.98 feet along the Easterly line of said Phase 16 to an iron pin for a corner;  
THENCE, N 38° 10' 37" E, a distance of 397.35 feet along said line of Phase 16 to a point for a corner;  
THENCE, N 14° 29' 31" E, a distance of 290.00 feet along said line of Phase 16 to a point for a corner;  
THENCE, N 07° 33' 51" E, a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southern line of said Yacht Club Drive.  
THENCE, S 74° 19' 02" E, a distance of 34.06 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 27° 44' 26", and a radius of 382.98 feet.  
THENCE, Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point for a corner;  
THENCE, S 46° 54' 36" E, a distance of 52.55 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 23° 51' 44", and a radius of 232.83 feet.  
THENCE, Along said curve with said Yacht Club Drive an arc distance of 96.97 feet to a point for a corner at the point of compound curvature of a circular curve to the right having a central angle of 09° 43' 11", a radius of 959.46 feet.

THENCE, Along said curve with said Yacht Club Drive an arc distance of 187.85 feet to a point for a corner;  
THENCE, S 12° 59' 41" E, a distance of 82.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of 24° 00' 19", a radius of 315.51 feet.  
THENCE, Along said curve with said Yacht Club Drive an arc distance of 130.52 feet to a point for a corner at the point of compound curvature of a circular curve to the left having a central angle of 105° 56' 38", a radius of 188.00 feet.  
THENCE, Along said curve with said Yacht Club Drive an arc distance of 347.63 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of 01° 29' 24", and a radius of 355.36 feet.  
THENCE, Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the POINT OF BEGINNING and containing 37.155 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT, WPC ACQUISITION, INC., being owner, does hereby recede all of Chandlers Landing Phase 15, including any lots, easements, or streets as recorded in Side B of page 185-190 of the Plat Records of Rockwall County, Texas, and all of Block A, all of Block B, Lionheart Place, and a portion of the greenbelts and utility easements of Chandlers Landing Phase 16, including any lots, easements or streets as recorded in Cabinet B, Side 191-194 of the Plat Records of Rockwall County, Texas, and does hereby adopt this plat designating the heretofore described property as a Chandlers Landing Phase 15, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to its successors and assigns, and further, reserving its private easement for itself, its successors and assigns, of all times hereafter for ingress or egress to and from the herein described tract. Any and all private roads continued as a grant to the public, but to the contrary, as private ways reserved unto its successors and assigns. Provided, however, of private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No building shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, protecting, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time, procuring the permission of anyone. Any public utility shall the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Its successors and assigns, shall be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.  
No house, dwelling unit, or other structure shall be constructed on any lot in the addition by the owner of any other person until such time as the developer has complied with all requirements of the Plotting 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 suitability of water for personal use and fire protection within such plat, as required under Ordinance 83-24.  
WITNESS OUR HANDS, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

WPC Acquisition, Inc.  
By \_\_\_\_\_  
THE STATE OF TEXAS X  
COUNTY OF ROCKWALL X

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Tipton Engineering, Inc., a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.  
GIVEN UNDER MY HAND SEAL OF OFFICE, This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1994.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYORS CERTIFICATE

I, GREGORY A. MCCALL, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made \_\_\_\_\_ 1994, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the plotting rules and regulations of the City of Rockwall, Texas.

Date: This the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

TIPTON ENGINEERING, INC.

GREGORY A. MCCALL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4368

THE STATE OF TEXAS X  
COUNTY OF \_\_\_\_\_ X

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Tipton Engineering, Inc., a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1994.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

I hereby certify that the above and foregoing plat of a Replat of Chandlers Landing Phase 15, in addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Plotting Ordinance of the City of Rockwall.

WITNESS BY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary, City of Rockwall \_\_\_\_\_

FINAL PLAT  
OF  
CHANDLERS LANDING  
PHASE 15  
OUT OF THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
IN THIS  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

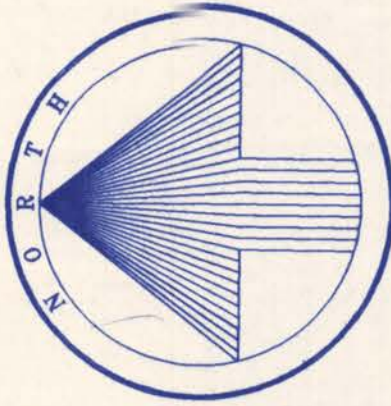
OWNER  
WPC ACQUISITION, INC.  
3960 Broadway Drive ~ Suite 125 ~ Garland, Texas 75043

ENGINEER  
TIPTON ENGINEERING, INC.  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

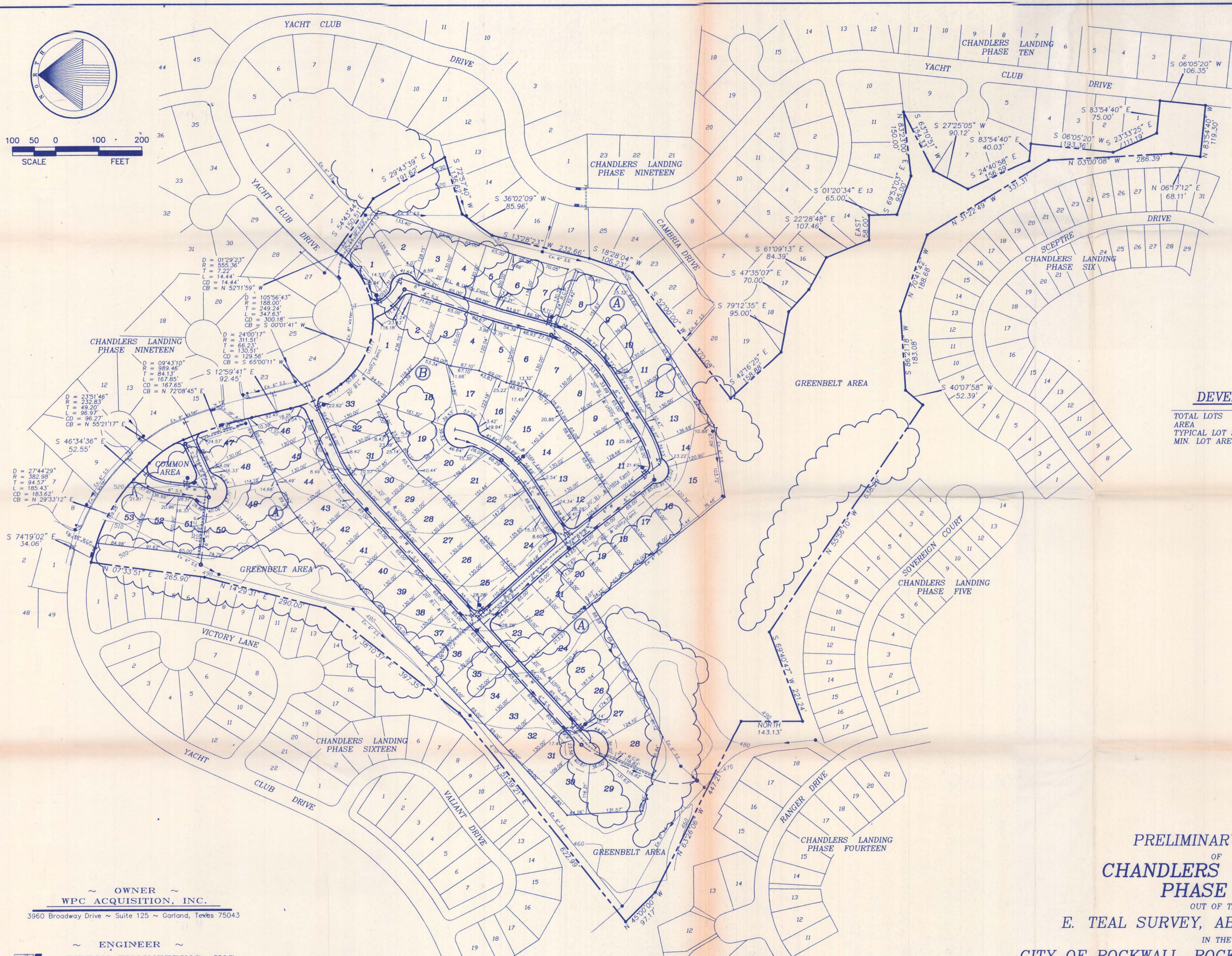
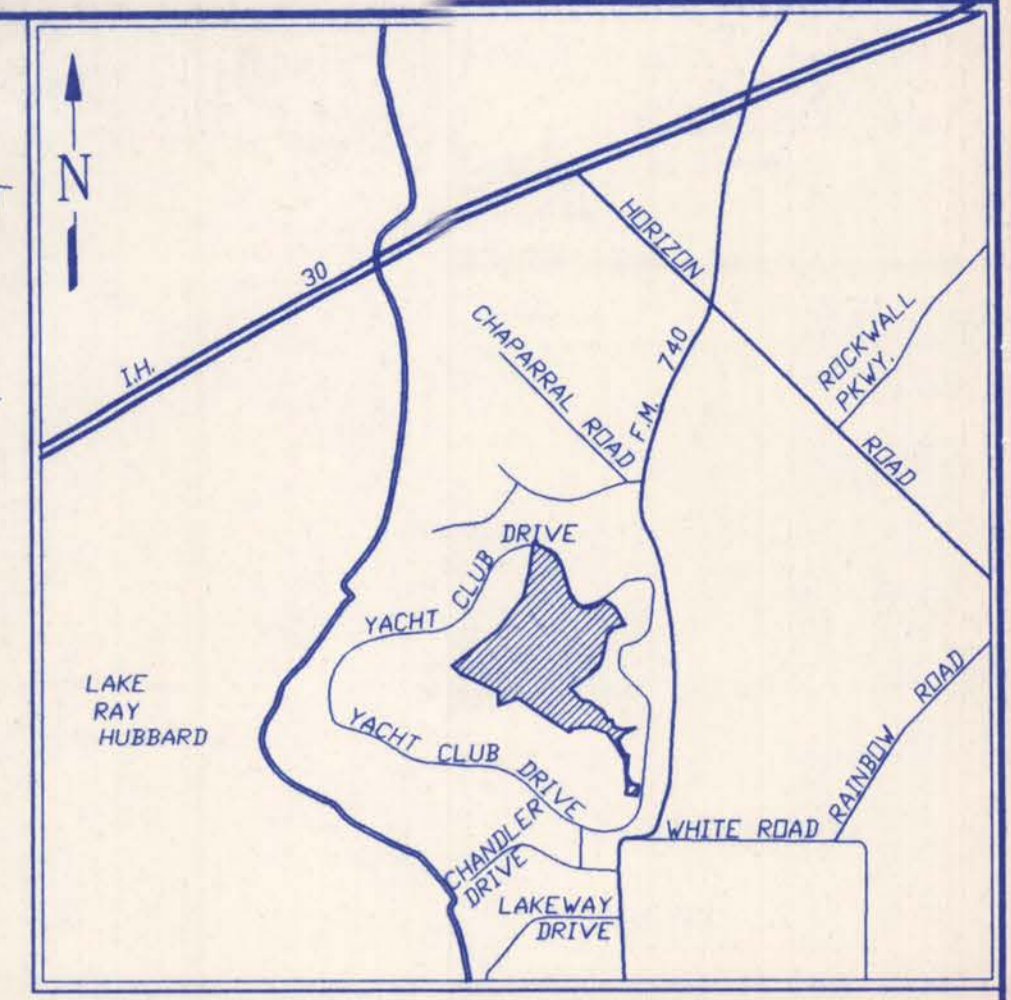
P2-94-12-2







100 50 0 100 200  
SCALE FEET



**DEVELOPMENTS DATA**

TOTAL LOTS	= 86
AREA	= 37.155 ACRES
TYPICAL LOT SIZE	= 65' x 130'
MIN. LOT AREA	= 7,800 SQ. FT.

PRELIMINARY PLAT  
OF  
**CHANDLERS LANDING  
PHASE 15**

OUT OF THE  
E. TEAL SURVEY, ABSTRACT NO. 207

IN THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

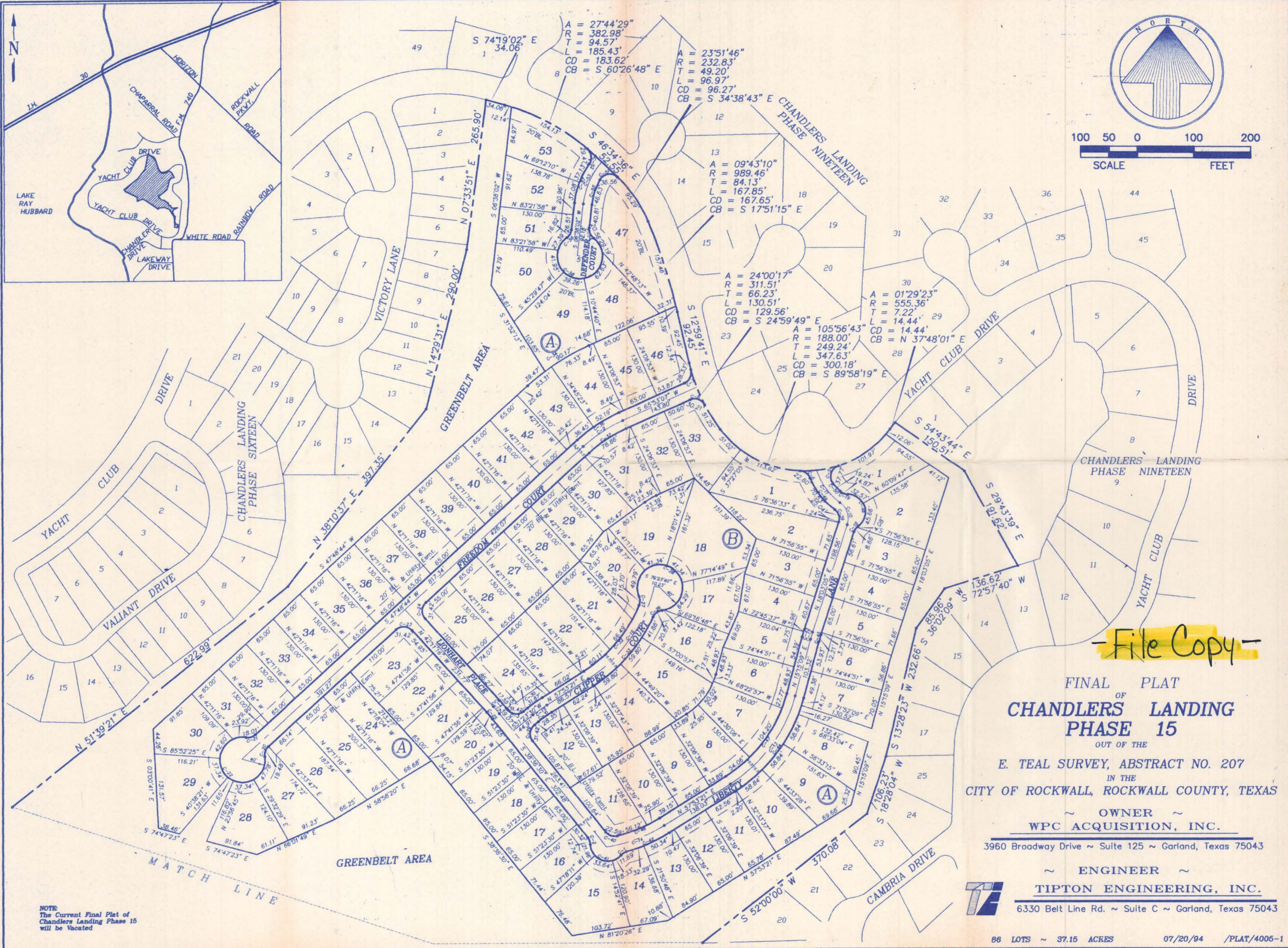
~SCALE: 1"=100' ~ DATE: 5/94 ~ 86 LOTS ~ 37.15 ACRES~

OWNER  
WPC ACQUISITION, INC.  
3960 Broadway Drive ~ Suite 125 ~ Garland, Texas 75043

ENGINEER  
TIPTON ENGINEERING, INC.  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

94-4-PP  
12





A = 27'44"29"  
 R = 382.98'  
 T = 94.57'  
 L = 185.43'  
 CD = 183.62'  
 CB = S 60°26'48" E

A = 23°51'46"  
 R = 232.83'  
 T = 49.20'  
 L = 96.97'  
 CD = 96.27'  
 CB = S 34°38'43" E

A = 09°43'10"  
 R = 989.46'  
 T = 84.13'  
 L = 167.85'  
 CD = 167.65'  
 CB = S 17°51'15" E

A = 24°00'17"  
 R = 311.51'  
 T = 66.23'  
 L = 130.51'  
 CD = 129.56'  
 CB = S 24°59'49" E

A = 01°29'23"  
 R = 555.36'  
 T = 7.22'  
 L = 14.44'  
 CD = 14.44'  
 CB = N 37°48'01" E

A = 105°56'43"  
 R = 188.00'  
 T = 249.24'  
 L = 347.63'  
 CD = 300.18'  
 CB = S 89°58'19" E

-File Copy-

FINAL PLAT  
 OF  
**CHANDLERS LANDING  
 PHASE 15**  
 OUT OF THE

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

OWNER  
**WPC ACQUISITION, INC.**

3960 Broadway Drive ~ Suite 125 ~ Garland, Texas 75043

ENGINEER

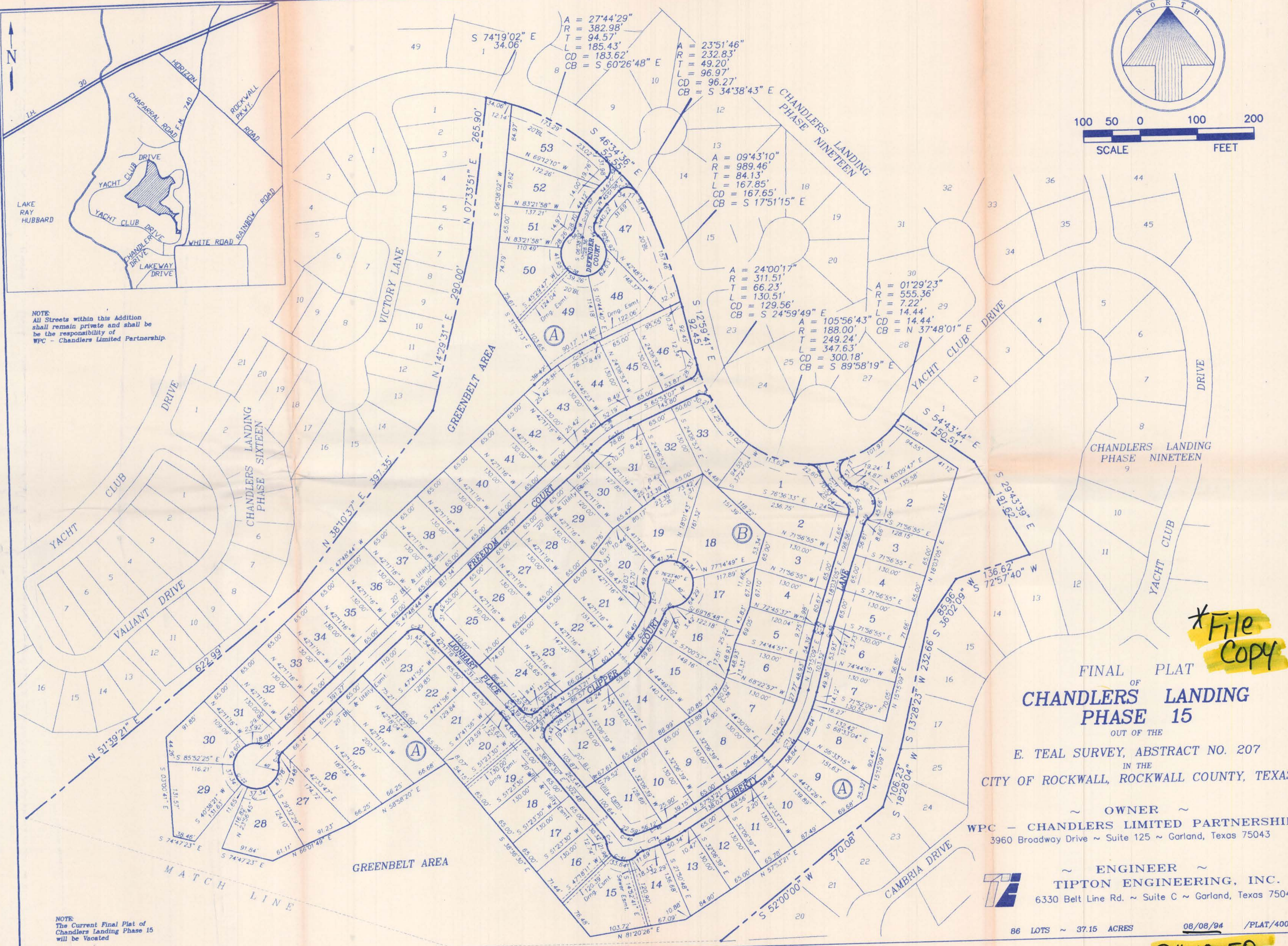
**TIPTON ENGINEERING, INC.**

6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

NOTE:  
 The Current Final Plat of  
 Chandlers Landing Phase 15  
 will be Vacated

94-12-2





NOTE:  
All Streets within this Addition shall remain private and shall be the responsibility of WPC - Chandlers Limited Partnership.

NOTE:  
The Current Final Plat of Chandlers Landing Phase 15 will be Vacated



100 50 0 100 200  
SCALE FEET

*\*File Copy*

FINAL OF PLAT  
OF  
**CHANDLERS LANDING**  
PHASE 15

OUT OF THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
IN THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

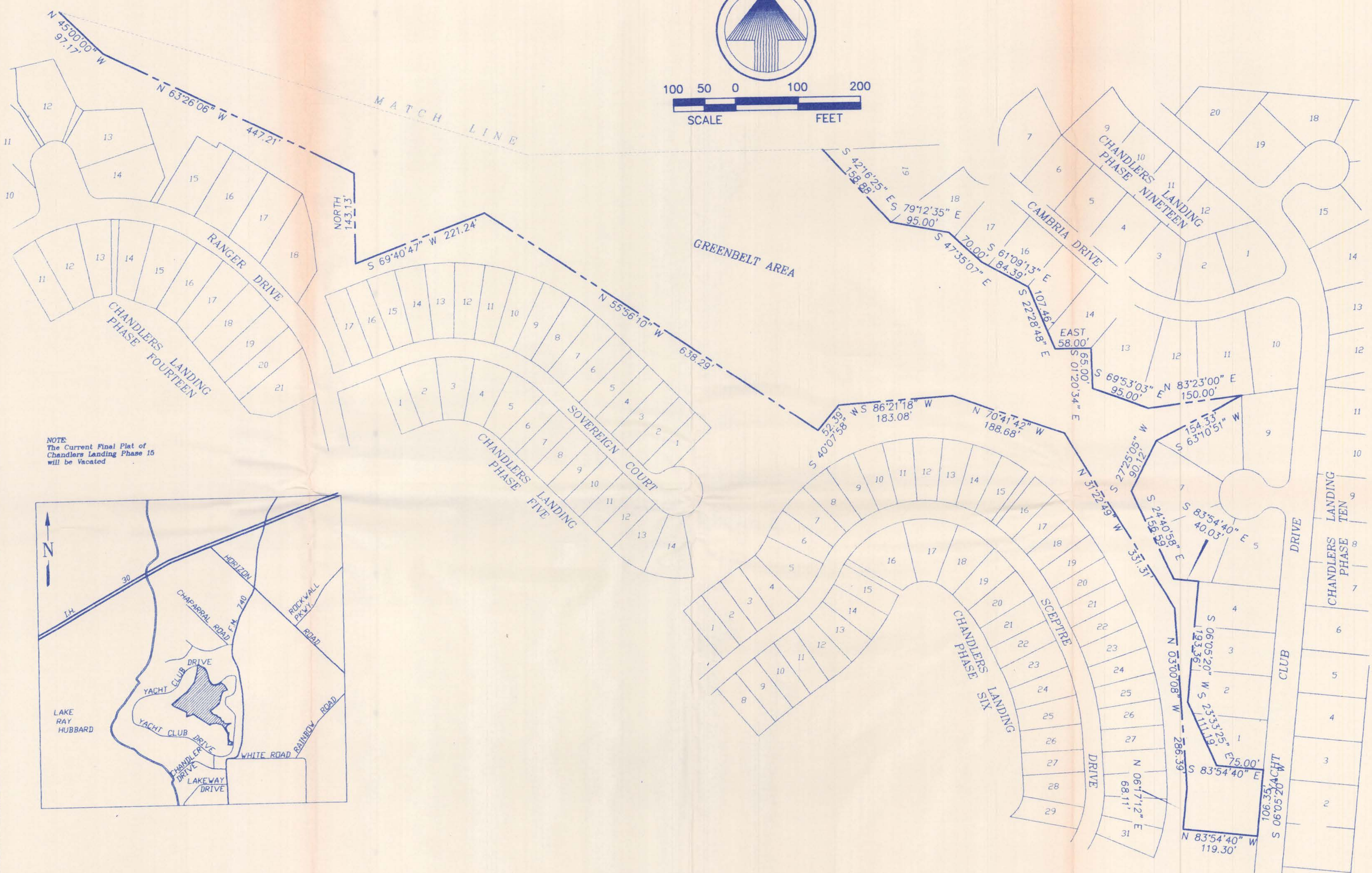
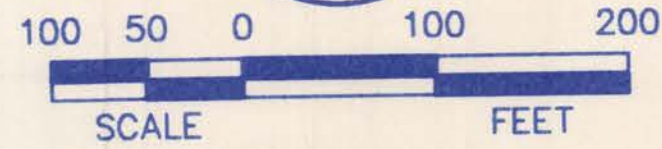
~ OWNER ~  
WPC - CHANDLERS LIMITED PARTNERSHIP  
3960 Broadway Drive ~ Suite 125 ~ Garland, Texas 75043

~ ENGINEER ~  
TIPTON ENGINEERING, INC.  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

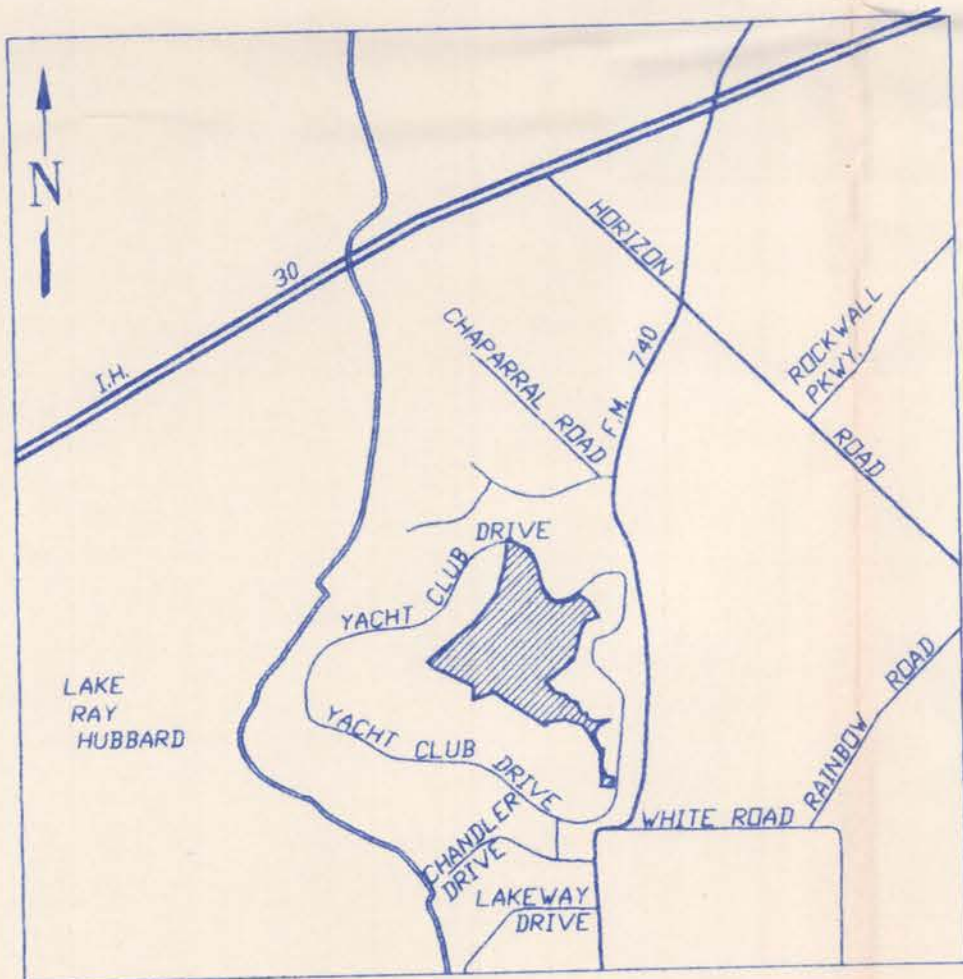
86 LOTS ~ 37.15 ACRES 08/08/94 /PLAT/4005-1

*94-12-FP*






NOTE:  
The Current Final Plat of  
Chandlers Landing Phase 15  
will be Vacated



~ OWNER ~  
WPC - CHANDLERS LIMITED PARTNERSHIP  
3960 Broadway Drive ~ Suite 125 ~ Garland, Texas 75043

~ ENGINEER ~  
 TIPTON ENGINEERING, INC.  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

FINAL PLAT  
OF  
**CHANDLERS LANDING  
PHASE 15**  
OUT OF THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
IN THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



## C U R V E   D A T A

CRV NO	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CD BRG
C-1	20.00	33°30'00"	6.02'	11.69'	11.53'	N 57°59'15" E
C-2	20.00	36°29'38"	6.59'	12.74'	12.52'	S 20°21'41" E
C-3	20.00	90°00'00"	20.00'	31.42'	28.28'	N 83°36'30" W
C-4	281.00	03°34'46"	8.78'	17.55'	17.55'	S 40°23'53" E
C-5	20.00	108°13'02"	27.64'	37.77'	32.41'	N 17°41'53" E
C-6	20.00	64°44'25"	12.68'	22.60'	21.42'	S 54°48'25" E
C-7	20.00	81°09'01"	17.13'	28.33'	26.02'	S 25°18'36" W
C-8	20.00	86°32'28"	18.83'	30.21'	27.42'	S 70°50'39" E
C-9	265.50	18°04'22"	42.22'	83.75'	83.40'	N 56°50'55" E
C-10	35.50	71°43'12"	25.66'	44.44'	41.59'	S 17°48'31" E
C-11	115.50	35°04'21"	36.50'	70.70'	69.60'	N 36°07'56" W
C-12	265.50	02°47'56"	6.49'	12.97'	12.97'	N 16°39'07" E
C-13	265.50	42°38'11"	103.61'	197.57'	193.04'	S 36°34'15" W
C-14	265.50	23°45'26"	55.85'	110.09'	109.30'	S 69°46'04" W
C-15	265.50	06°29'51"	15.07'	30.11'	30.09'	N 54°38'25" E
C-16	265.50	44°17'01"	108.03'	205.20'	200.13'	S 35°44'50" W
C-17	265.50	03°34'46"	8.30'	16.59'	16.58'	S 40°23'53" E
C-18	20.00	36°29'38"	6.59'	12.74'	12.52'	N 36°17'54" E
C-19	20.00	42°36'13"	7.80'	14.87'	14.53'	N 68°44'02" W
C-20	20.00	55°48'02"	10.59'	19.48'	18.72'	N 19°54'43" E
C-21	20.00	51°35'31"	9.67'	18.01'	17.41'	S 73°36'29" W
C-22	40.00	287°23'33"	29.39'	200.63'	47.37'	N 44°17'32" W
C-23	20.00	90°00'00"	20.00'	31.42'	28.28'	S 87°11'16" E
C-24	20.00	90°00'00"	20.00'	31.42'	28.28'	N 02°48'44" E
C-25	250.00	03°34'46"	7.81'	15.62'	15.62'	S 40°23'53" E
C-26	20.00	59°47'36"	11.50'	20.87'	19.94'	N 54°20'29" E
C-27	20.00	44°57'52"	8.28'	15.70'	15.30'	S 00°01'52" E
C-28	40.00	286°45'05"	29.73'	200.19'	47.73'	S 59°08'15" E
C-29	20.00	90°00'00"	20.00'	31.42'	28.28'	N 06°23'30" E
C-30	281.00	06°29'51"	15.95'	31.87'	31.85'	N 54°38'25" E
C-31	250.00	06°29'51"	14.19'	28.35'	28.34'	N 54°38'25" E
C-32	250.00	35°26'16"	79.88'	154.62'	152.17'	S 40°10'13" W
C-33	281.00	33°26'39"	84.42'	164.02'	161.70'	S 41°10'01" W
C-34	411.00	18°04'22"	65.36'	129.64'	129.11'	N 56°50'55" E
C-35	120.00	11°11'08"	11.75'	23.43'	23.39'	N 60°17'32" E
C-36	281.00	18°04'22"	44.69'	88.63'	88.27'	N 56°50'55" E
C-37	250.00	18°04'22"	39.76'	78.86'	78.53'	N 56°50'55" E
C-38	120.00	42°38'11"	46.83'	89.30'	87.25'	S 36°34'15" W
C-39	20.00	71°43'12"	14.46'	25.03'	23.43'	S 17°48'31" E
C-40	20.00	64°42'21"	12.67'	22.59'	21.41'	N 70°57'41" W
C-41	31.00	136°38'52"	77.99'	73.93'	57.62'	N 70°26'19" W
C-42	281.00	16°50'54"	41.62'	82.63'	82.33'	S 66°18'48" W
C-43	281.00	02°47'56"	6.86'	13.73'	13.73'	N 16°39'07" E
C-44	281.00	42°38'11"	109.66'	209.10'	204.31'	S 36°34'15" W
C-45	250.00	02°47'56"	6.11'	12.21'	12.21'	N 16°39'07" E
C-46	250.00	18°47'48"	41.38'	82.01'	81.65'	S 67°17'15" W
C-47	250.00	42°38'11"	97.56'	186.03'	181.77'	S 36°34'15" W
C-48	31.00	144°34'52"	97.08'	78.22'	59.06'	S 17°44'43" E
C-49	131.00	31°13'55"	36.62'	71.41'	70.53'	N 38°03'09" W
C-50	100.00	11°01'18"	9.65'	19.24'	19.21'	N 41°55'16" W
C-51	20.00	99°36'06"	23.67'	34.77'	30.55'	S 85°09'58" E
C-52	20.00	91°36'34"	20.57'	31.98'	28.68'	S 00°46'19" E
C-53	115.5	38°23'56"	40.22'	77.41'	75.97'	N 25°50'00" E
C-54	20.00	71°00'09"	14.27'	24.78'	23.23'	N 13°30'53" W
C-55	100.00	23°02'47"	20.39'	40.22'	39.95'	N 33°30'35" E
C-56	20.00	42°53'22"	7.86'	14.97'	14.62'	S 34°37'48" W
C-57	131.00	31°50'51"	37.37'	72.82'	71.88'	N 29°06'33" E
C-58	40.00	285°05'27"	NA	199.03'	48.65'	N 86°28'14" W

FINAL PLAT  
OF  
**CHANDLERS LANDING**  
PHASE 15

OUT OF THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
IN THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

~ OWNER ~

**WPC - CHANDLERS LIMITED PARTNERSHIP**  
3960 Broadway Drive ~ Suite 125 ~ Garland, Texas 75043

~ ENGINEER ~



**TIPTON ENGINEERING, INC.**  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043



STATE OF TEXAS )  
COUNTY OF ROCKWALL )

OWNERS CERTIFICATE

WHEREAS, WPC - CHANDLERS LIMITED PARTNERSHIP, is the owner of a tract of land situated in the County of Rockwall, State of Texas, said tract being described as follows;

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being 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 all of Chandlers Landing Phase 15, according to the plat recorded in Slide B at Page 185-190 of the Plat Records of Rockwall County, Texas and being all of Block A, all of Block B, Lionheart Place, and a portion of the green belts and utility easements of Chandlers Landing Phase 16, according to the plat recorded in Slide B at page 191-194 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows;

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

THENCE, S 54° 43' 44" E, a distance of 150.51 feet along the Westerly line of said Phase 19 an iron pin for a corner;

THENCE, S 29° 43' 39" E, a distance of 191.62 feet along said line of Phase 19 to an iron pin for a corner;

THENCE, S 72° 57' 40" W, a distance of 136.92 feet along said line of Phase 19 to an iron pin for a corner;

THENCE, S 36° 02' 09" W, a distance of 85.96 feet along said line of Phase 19 to an iron pin for a corner;

THENCE, S 13° 28' 23" W, a distance of 232.66 feet along said line of Phase 19 to an iron pin for a corner being the Southwest corner of Lot 17, Block B of Chandlers Landing Phase 19 and the Northwest corner of Lot 25 Block B of Chandlers Landing Phase Ten Section One, according to the plat recorded in Slide A, Page 193 of the plat records of Rockwall County, Texas;

THENCE, Traversing the Westerly line of Phase Ten Section One as follows;

S 18° 28' 04" W, a distance of 106.23 feet to an iron pin for a corner;  
South 52° 00' 00" W, a distance of 370.08 feet to an iron pin for a corner;  
S 42° 16' 25" E, a distance of 158.88 feet to an iron pin for a corner; S 47° 79' 12' 35" E a distance of 95.00 feet to an iron pin for a corner; S 61° 09' 13' 35' 07" E, a distance of 70.00 feet to an iron pin for a corner; S 22° 28' 48" E, a distance of 107.46 feet to an iron pin for a corner; East a distance of 58.00 feet to an ironrod for a corner; South 01° 20' 34" E, a distance of 65.00 feet to an iron pin for a corner; S 69° 53' 03" E, a distance of 95.00 feet to an iron pin for a corner; N 83° 23' 00" E, a distance of 150.00 feet to an iron pin for a corner; S 63° 10' 51" W, a distance of 154.33 feet to an iron pin for a corner; S 27° 25' 05" W, a distance of 90.12 feet to an iron pin for a corner; S 24° 40' 58" E, a distance of 156.59 feet to an iron pin for a corner; S 83° 54' 40" E, a distance of 40.03 feet to an iron pin for a corner; S 06° 05' 20" W, a distance of 111.19 feet to an iron pin for a corner; S 23° 33' 25" E, a distance of 193.36 feet to an iron pin for a corner; S 83° 54' 40" E, a distance of 75.00 feet to an iron pin for a corner on the West Line of Yacht Club Drive;

THENCE, S 06° 05' 20" W, a distance of 106.35 feet along said line of Yacht Club Drive to an iron pin for a corner at the Northeast corner of Lot 5-J of a replat of Chandlers Landing Phase Six according to the plat recorded in Slide A at Page 257 of the plat records of Rockwall County, Texas;

THENCE, Traversing the East line and the Northerly line of said replat of Chandlers Landing Phase Six as follows: N 83° 54' 40" North a distance of 119.30 feet to an iron pin for a corner; N 06° 17' 12" E, a distance of 68.11 feet to an iron pin for a corner; South 86° 21' 18" West a distance of 183.08 feet to an iron pin for a corner; South 40° 07' 58" W, a distance of 52.39 feet to an iron pin for a corner of the most Northerly East corner of Chandlers Landing Phase Five, according to the plat recorded in Volume 3 at Page 45 of the Plat Records of Rockwall County, Texas;

THENCE, N 55° 56' 10" W, a distance of 638.29 feet along the Northerly line of said Phase five to an iron pin for a corner;

THENCE, S 69° 40' 47" W, a distance of 221.24 feet along said line of Phase Five to an ironrod for a corner at the intersection of the said Northerly line of Phase Five and the most Northerly East line of a replat of the revised final plat of Chandlers Landing Phase Fourteen, according to the plat recorded in Slide B at Page 249-250 of the plat records of Rockwall County, Texas;

THENCE, North a distance of 143.31 feet along the North line of said Phase Fourteen to an iron pin for a corner;

THENCE, North 63° 26' 06" W, a distance of 447.21 feet along said line of Phase Fourteen to an iron pin for a corner;

THENCE, North 45° 00' 00" W, a distance of 97.17 feet along said line of Phase Fourteen to an iron pin for a corner, being the most Southerly corner of a replat of Chandlers Landing Phase 16, according to the plat recorded in Slide B at Page 270-272 of the plat records of Rockwall County, Texas;

THENCE, N 51° 39' 21" E, a distance of 622.99 feet along the Easterly line of said Phase 16 to an iron pin for a corner;

THENCE, N 38° 10' 37" E, a distance of 397.35 feet along said line of Phase 16 to a point for a corner;

THENCE, N 14° 29' 31" E, a distance of 290.00 feet along said line of Phase 16 to a point for a corner;

THENCE, N 07° 33' 51" E, a distance of 265.90 feet along said line of Phase 16 to a point for a corner on the Southerly line of said Yacht Club Drive;

THENCE, S 74° 19' 02" E, a distance of 34.06 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 27° 44' 26", and a radius of 382.98 feet;

THENCE, Along said curve with Yacht Club Drive an arc distance of 185.43 feet to a point for a corner;

THENCE, S 46° 34' 36" E, a distance of 52.55 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the right having a central angle of 23° 51' 44", and a radius of 232.83 feet;

THENCE, Along said curve with said Yacht Club Drive an arc distance of 96.97 feet to a point for a corner at the point of compound curvature of a circular curve to the right having a central angle of 09° 43' 11", a radius of 989.46 feet;

THENCE, Along said curve with said Yacht Club Drive an arc distance of 167.85 feet to a point for a corner;

THENCE, S 12° 59' 41" e, a distance of 92.45 feet along said Yacht Club Drive to a point for a corner at the point of curvature of a circular curve to the left having a central angle of 24° 00' 19", a radius of 311.51 feet;

THENCE, Along said curve with said Yacht Club Drive an arc distance of 130.52 feet to a point for a corner at the point of compound curvature of a circular curve to the left having central angle of 105° 56' 38", a radius of 188.00 feet;

THENCE, Along said curve with said Yacht Club Drive an arc distance of 347.63 feet to a point for a corner at the point of reverse curvature of a circular curve to the right having a central angle of 01° 29' 24", and a radius of 555.36 feet;

THENCE, Along said curve with said Yacht Club Drive an arc distance of 14.44 feet to the POINT OF BEGINNING and containing 37,155 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WPC - CHANDLERS LIMITED PARTNERSHIP, being owner, does hereby vacate all of Chandlers Landing Phase 15, including any lots, easements, or streets as recorded in Slide B at page 185-190 of the Plat Records of Rockwall County, Texas, and all of Block A, all of Block B, Lionheart Place, and a portion of the greenbelts and utility easements of Chandlers Landing Phase 16, including any lots, easements or streets as recorded in Cabinet B, Slide 191-194 of the Plat Records of Rockwall County, Texas, and does hereby adopt this plat designating the hereinabove described property as a Chandlers Landing Phase 15, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to its successors and assigns, at all times hereafter for ingress or egress to and from the herein described tract. Any and all private roads construed as a grant to the public, but to the contrary, as private ways reserved unto its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of, at any time, procuring the permission of anyone. Any public utility shall the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. WPC - Chandlers Limited Partnership, its successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

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

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, not shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS OUR HANDS, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1994

WPC - CHANDLERS LIMITED PARTNERSHIP  
By \_\_\_\_\_

THE STATE OF TEXAS )  
COUNTY OF ROCKWALL )

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said WPC - CHANDLERS LIMITED PARTNERSHIP, and that he executed the same as the act of such partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1994

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYORS CERTIFICATE

I, GREGORY A. MCCALL, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made \_\_\_\_\_, 1994, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Rockwall, Texas.

Date: This the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

TIPTON ENGINEERING, INC.

GREGORY A. MCCALL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4396

THE STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Tipton Engineering, Inc., a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1994.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED

CHAIRMAN, PLANNING & ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

I hereby certify that the above and foregoing plat of a Replat of Chandlers Landing Phase 15, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1994.

This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS BY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 1994.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary, City of Rockwall \_\_\_\_\_

FINAL OF PLAT  
CHANDLERS LANDING  
PHASE 15

OUT OF THE  
E. TEAL SURVEY, ABSTRACT NO. 207  
IN THE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

~ OWNER ~

WPC - CHANDLERS LIMITED PARTNERSHIP  
3960 Broadway Drive ~ Suite 125 ~ Garland, Texas 75043



~ ENGINEER ~  
TIPTON ENGINEERING, INC.  
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043





# TIPTON ENGINEERING, INC.

ENGINEERING • SURVEYING • PLANNING

4005

6330 Belt Line Road • Suite C • Garland, Texas 75043 • (214) 226-2967 • FAX 226-1946

May 18, 1994

Mr. W. L. Douphrate II  
CITY OF ROCKWALL  
205 W. Rusk  
Rockwall, Texas 75087

Re: **CHANDLERS LANDING, PHASE 15**  
**ROCKWALL, TEXAS**

Dear Mr. Douphrate:

We are attaching the following covering the subject project:

1. Completed Preliminary Plat Application Form
2. Application Fee in the Amount of \$510.00
3. Nine (9) sets of Preliminary Plat, 18" x 24", Folded
4. One (1) Copy of Plan Reduced to 8-1/2" x 11"
5. Tax Certificate

If you have any questions or if we can furnish any additional information, do not hesitate to contact our office.

Sincerely,

**TIPTON ENGINEERING, INC.**

Pat Atkins  
President

PA:ea

Attachments

94-9-pp



MEMORANDUM

TO: Dub Douphrate, P.E.  
FROM: Dan C. Boutwell, AICP  
SUBJECT: P&Z 94-9-PP (Chandlers Landing Phase 15)  
DATE: June 7, 1994

The applicant is requesting approval of a preliminary plat of 86 residential lots. This proposal will complete the Chandlers Landing Planned Development. A previously approved and filed final plat was prepared in 1992, but no development occurred at that time. That previous final provided 75 lots with an approximate minimum lot area of 7,500 sq. ft. The original concept plan, prepared in 1986, provided for 134 zero lot line residential lots. The current proposal is comparable to the 1992 approved plat regarding lot size and layout. We offer the following comments and recommendations:

Comments:

1. The applicant should provide language on the Final Plat indicating that the existing plat is being vacated in its entirety.
2. Street names for all proposed streets should be provided.
3. The applicant should indicate ten (10) foot utility easements to be located on both sides of all street access easements.
4. The water and sewer lines should be indicated as being located outside the street paving, as required by the City Engineer.
5. The applicant should show the dimensions of all access, utility, and drainage easements.
6. The applicant should redesign the cul-de-sac area adjacent to Yacht Club Drive (lots 48-53) so that the number of intersecting streets are reduced. In addition all intersecting centerlines must comply with the 150 foot separation as required in the subdivision regulations.

These comments and recommendations represent a thorough review of the application, but do not relieve the applicant or his agent from the responsibility of satisfying all the requirements and regulations of zoning, subdivision platting, and other development related ordinances of the City of Rockwall. If you have any questions or comments regarding our review of this application, please do not hesitate to contact us.

P.O. Box 638  
Rockwall, Texas 75087-0638  
(214) 771-1593

*Chandlers Landing*  *Community Association*

TO: City of Rockwall Planning & Zoning  
FROM: Gary Josephson, General Manager  
DATE: June 9, 1994  
RE: Replat of Phase Fifteen

The Planning and Zoning Commission will be reviewing over the next month the replat and development of phase fifteen.

These are our concerns regarding the plat and future development:

- The street and proposed cul-de-sacs do not provide adequate fire lane access when on-street parking is present. This fire lane problem already exists in Chandlers Landing due to narrow (31.25' wide) streets. Specifically, the 80.00' diameter cul-de-sacs prevent the proper turning ratio for the fire trucks according to Fire Marshall Jack Yates.
- With this plat (and existing lots), we expect an approximate growth potential of two hundred more homes in the north end of our community. Because of this, we may look to the City of Rockwall for flexibility in allowing us to construct a manned security post at our north gate entrance to relieve the increased traffic flow at our main entrance.
- A public hearing to address resident input on the plat and development does not appear to be required by the City. However, we can only urge the Planning and Zoning or City Council to schedule a public hearing on this matter.

As you know, this is the last platting for Chandlers Landing and we are interested in a successful development of this phase.



July 12, 1994

Ms. Julie Couch  
205 West Rusk Street  
Rockwall, Tx 75087

Re: Phase 15 Street Widths

Dear Ms. Couch:

Per our conversation last week, I am writing this letter regarding the final zoning approval for Phase 15.

The Association seriously objects to the street and cul-de-sac widths proposed on the preliminary plat. We do not believe the city standards account for subdivisions without alleys.

We currently have streets that are similar to the proposed ones and we are troubled by the inadequate parking presented by these narrow streets.

I hope you will consider this input in the final zoning of this phase. Thank you for your cooperation in this matter.

Sincerely,

Gary E. Josephson  
General Manager

GEJ/br





# TIPTON ENGINEERING, INC.

ENGINEERING • SURVEYING • PLANNING

4005

6330 Belt Line Road • Suite C • Garland, Texas 75043 • (214) 226-2967 • FAX 226-1946

July 21, 1994

Mr. Dub Douphrate, P.E.  
City Engineer  
CITY OF ROCKWALL  
205 W. Rusk  
Rockwall, TX 75087

**RE: CHANDLERS LANDING PHASE 15  
ROCKWALL, TEXAS**

Dear Mr. Douphrate:

Please find listed below the items enclosed for the final plat submittal on the above referenced project. It is our understanding this will place us on the August 11, 1994, P & Z agenda.

- 1) Final Plat Application
- 2) Filing Fee Check in the amount of \$684.00
- 3) 10 Folded prints
- 4) Transparency

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,

TIPTON ENGINEERING, INC.



Pat Atkins  
President

PA/ce  
Enclosure



**City of Rockwall  
Planning & Zoning Agenda**

**Agenda Date:** June 9, 1994

**Agenda Item:** P&Z 94-9-PP<sup>12</sup> Discuss and Consider Recommending Approval of a Request from WPC Acquisitions, Inc. for a Preliminary Plat for 87 lots in Chandler's Landing, Phase 15 Located East of FM-740 and North of IH-30

**Item Presented By:** Applicant, WPC Acquisitions, Inc.

**Action Needed:** Discuss and Consider Recommendations for Approval and Take Any Necessary Action

**Background Information:**

The applicant is requesting to vacate the existing plat on file and to preliminary plat 86 residential lots. The final plat currently on file provides for 134 zero lot line residential lots. This development did not occur. In December of 1992 a preliminary plat was submitted and approved revising the zoning to a minimum of 7,000 sq.ft. lots (Ordinance 92-41). A final plat was never submitted with the proposed 1992 layout.

WPC Acquisitions, Inc. requests a vacation of the existing final plat filed of record and to preliminary plat 86 residential lots. All of the lots exceed the 7,000 sq.ft. minimum requirement.

**Recommendation:** Staff recommends approval of the preliminary plat provided the following conditions are satisfied:

1. The final plat is to be prepared describing the vacation of the existing plat filed of record.
2. Revise the plat to show a 10' utility easement on both sides of the street access easement.
3. Relocate the proposed water and sanitary sewer lines within the center of the proposed utility easements.
4. The existing 6" sanitary sewer line should be relocated outside of lots 52 & 53, Block A, relocating the line into the existing Greenbelt Area.
5. The applicant should adjust the alignment of Defender Court cul-de-sac so that there is no centerline offset from Weatherly Circle cul-de-sac.

**Attachments:**

**Agenda Item:** PZ 94-9-PP



**MEMORANDUM**

**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** P&Z 94-9-PP (Chandlers Landing Phase 15)  
**DATE:** June 7, 1994

The applicant is requesting approval of a preliminary plat of 86 residential lots. This proposal will complete the Chandlers Landing Planned Development. A previously approved and filed final plat was prepared in 1992, but no development occurred at that time. That previous final provided 75 lots with an approximate minimum lot area of 7,500 sq. ft. The original concept plan, prepared in 1986, provided for 134 zero lot line residential lots. The current proposal is comparable to the 1992 approved plat regarding lot size and layout. We offer the following comments and recommendations:

**Comments:**

1. The applicant should provide language on the Final Plat indicating that the existing plat is being vacated in its entirety.
2. Street names for all proposed streets should be provided.
3. The applicant should indicate ten (10) foot utility easements to be located on both sides of all street access easements.
4. The water and sewer lines should be indicated as being located outside the street paving, as required by the City Engineer.
5. The applicant should show the dimensions of all access, utility, and drainage easements.
6. The applicant should redesign the cul-de-sac area adjacent to Yacht Club Drive (lots 48-53) so that the number of intersecting streets are reduced. In addition all intersecting centerlines must comply with the 150 foot separation as required in the subdivision regulations.

These comments and recommendations represent a thorough review of the application, but do not relieve the applicant or his agent from the responsibility of satisfying all the requirements and regulations of zoning, subdivision platting, and other development related ordinances of the City of Rockwall. If you have any questions or comments regarding our review of this application, please do not hesitate to contact us.

N449.000

N446.000

N443.000

N440.000

HUBBARD

RAY

PD-2

C

PD-18

PD-7

PD-22

PD-15

PD-8

PD-32

PD-32

PD-32

PD-20

SF-16

SF-16

A

Prepared in Cooperation With the STATE OF TEXAS DEPARTMENT OF COMMUNITY AFFAIRS.

The Preparation of this Map was Financed in Part Through COMPREHENSIVE PLANNING ASSISTANCE GRANT NO. TX. - 06-16-1183-33

This is to certify that this Official Zoning Map supersedes and replaces the original official zoning map referred to in Section 1.3 of Ordinance No. 83-23 of the City of Rockwall, Texas.

UPDATED 1/4/91

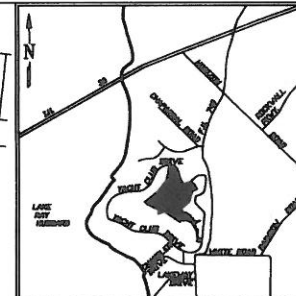








100 50 0 100 200  
SCALE FEET



**DEVELOPMENTS DATA**

TOTAL LOTS	= 86
AREA	= 37.165 ACRES
TYPICAL LOT SIZE	= 65' x 150'
MIN. LOT AREA	= 7,600 SQ. FT.

**PRELIMINARY PLAT  
OF  
CHANDLERS LANDING  
PHASE 15**

OUT OF THE  
**E. TEAL SURVEY, ABSTRACT NO. 207**

IN THE  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

~SCALE 1"=100' ~ DATE 6/94 ~ 86 LOTS ~ 37.16 ACRES~

NOTE:  
The Current Final Plat of  
Chandler's Landing Phase 15  
will be Vacated

~ OWNER ~  
**WPC ACQUISITION, INC.**  
3680 Broadway Drive - Suite 125 - Garland, Texas 75043

~ ENGINEER ~  
**TIPTON ENGINEERING, INC.**  
6330 Belt Line Rd. - Suite C - Garland, Texas 75043

**Planning And Zoning Meeting Minutes  
August 11, 1994**

5

**I. CALL TO ORDER**

The meeting was called to order by Jim Greenwalt at 7:00 p.m with the following members present; Art Ruff, Ross Ramsay, Van Ewing, Pat Friend, Terry Raulston, and Ginger Baugh.

10

**II. APPROVAL OF MINUTES FROM THE JULY 14, 1994 MEETING**

Mr. Ruff made a motion to approve the minutes for the July 14, 1994 meetings. Mr. Friend seconded the motion. The motion was voted on and passed unanimously.

15

**III. PUBLIC HEARING**

**94-16-PP/Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM HOMEPLACE TO AMEND PD-3 CHANGING THE LAND USE FROM MF (MULTI-FAMILY) AND "C" (COMMERCIAL) TO SF-7 AND SF-10 (SINGLE FAMILY) AND A REQUEST FOR A PRELIMINARY PLAT FOR 75 LOTS IN THE SHORES ADDITION.**

20

Mr. Douphrate outlined the request, explaining to the Commission that the surrounding property owners within 200 feet had not been notified as required by law and that the Amendment to the PD-3, changing the Land Use would have to be tabled until the September 8, 1994 Planning and Zoning Meeting.

25

Mr. Ewing and Mr. Ruff left the meeting citing a conflict of interest

30

Mr. Greenwalt opened the Public Hearing

After much discussion Mr. Friend made a motion to table the request until the September 8, 1994 meeting. Ginger Baugh seconded the motion. The motion was voted on and passed unanimously.

35

Mr. Greenwalt closed the Public Hearing

Mr. Ewing and Mr. Ruff returned to the meeting.

**93-30-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LENMAR DEVELOPMENT FOR AN AMENDMENT TO THE SETBACK REQUIREMENTS FOR PD-11 LOCATED SOUTH OF ALAMO ROAD AND NORTH OF NORTH HILLS DRIVE.**

40

08/11/94

Mr. Douphrate outlined the request, recommending approval of the amendment to the setback requirements for PD-11 and to consider amending the straight zoning requirements to a standard 25 foot setback for both one and two story structures. The Commission voted unanimously to make a recommendation to the Council to consider amending the straight zoning setback requirement. If approved by Council then staff will then proceed with initiating the public hearing required to amend the zoning ordinance.

Mr. Greenwalt opened the Public Hearing

After much discussion Mr. Friend made a motion to approve a request from LENMAR Development for an Amendment to the Setback Requirements for PD-11 located south of Alamo Road and north of North Hills Drive.

Mr. Greenwalt seconded the motion. The motion was voted on and passed 5 to 1 with Mr. Ruff voting against and Mr. Ewing abstaining.

Mr. Greenwalt closed the Public Hearing.

94-9-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM SCOTT STARK FOR A CHANGE IN ZONING FROM 2F (2 FAMILY DWELLING) DUPLEX DISTRICT CLASSIFICATION TO "C" (COMMERCIAL) DISTRICT CLASSIFICATION FOR PROPERTY LOCATED AT 607 ST. MARYS.

Mr. Douphrate outlined the request recommending approval of the request for a zoning change from 2F to C for property located at 607 St Mary.

Mr. Greenwalt opened the Public Hearing

Mary Ferrell, 608 St Mary addressed the Commission stating she was opposed to the zoning change to the increase in traffic.

After much discussion Mr. Ewing made a motion to approve the request from Scott Stark for a change in zoning from 2F (2 Family Dwelling) Duplex district classification to "C" (Commercial) district classification for property located at 607 St. Marys.

Mr. Friend seconded the motion. The motion was voted on and passed unanimously.

Mr. Greenwalt Closed Public Hearing

#### IV. PLATS/SITE PLANS

94-12-FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM WPC ACQUISITION, INC. FOR A FINAL PLAT OF 86 LOTS OF CHANDLERS LANDING PHASE 15 IN THE CHANDLERS LANDING ADDITION.

08/11/94

Mr.Douphrate outlined the request recommending approval of the Final Plat with following conditions;

- \* The developer enter into a facilities agreement with the City outlining the escrow requirements for the improvements to Chandler’s Landing Deep Lift Station
- \* The final plat be approved subject to engineering plan approval

After much discussion Mr.Ewing made a motion to approve a request from WPC Acquisition, Inc. for a Final Plat of 86 lots of Chandlers Landing Phase 15 in the Chandlers Landing Addition with the following conditions;

- \* The developer enter into a facilities agreement with the City outlining the escrow requirements for the improvements to Chandler’s Landing Deep Lift Station
- \* The final plat be approved subject to engineering plan approval
- \* All roadways should be labeled on the plat as emergency and public access easements.

94-15-FP      A REQUEST FROM MAX SCHEILD FOR A PRELIMINARY PLAT FOR 8 LOTS IN LOFLAND LAKE ESTATES LOCATED NORTH OF FM 1139 AND EAST OF FM 549.

Mr.Douphrate outlined the request recommending approval of the final plat.

After much discussion Mr.Friend made a motion to approve the a request from Max Scheild for a Preliminary Plat for 8 lots in Lofland Lake Estates located north of FM 1139 and east of FM 549

Mr.Ruff seconded the motion. The motion was voted on and passed unanimously

IV.    ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 9:00 p.m.

ATTEST:

APPROVED:

\_\_\_\_\_  
Community Development Coordinator

\_\_\_\_\_  
Planning & Zoning Commission Chairman

08/11/94



**MINUTES OF THE ROCKWALL CITY COUNCIL  
JUNE 20, 1994**

5 **Call to Order**

Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Pat Luby, George Hatfield and Nell Welborn. Todd White and Bob Wilson were absent. Invocation and pledge of allegiance was lead by George Hatfield.

10

**Consent Agenda**

- a) Approval of Minutes of June 6, 1994
- b) Discuss and Consider Scheduling First Council Meeting in July to July 5th

15

Welborn made a motion to schedule the first meeting in July for Monday, July 11 at regular scheduled time. Luby seconded the motion which passed unanimously.

20

Welborn made a motion to approve the minutes with corrections stated. The motion was seconded by Morgan and passed unanimously.

25 **Appointments/Plats/Plans**

**Appointment with Representative of North Texas Municipal Water District Regarding History of the District**

30

Brett Hall and Larry Parks presented each Council Member with a book regarding the history of The North Texas Municipal Water District and its service to the Rockwall and surrounding areas.

35

**Appointment with Capital Improvement Program Chairman Regarding Presentation of CIP Report and Take Any Necessary Action**

40

Greg Caffarel, spokesman for the CIP Task Force, presented the report to Council. He outlined the report and indicated that each project had written recommendations which the Task Force felt adequately supported the project. Mr. Caffarel pointed out the recommendation to hold a \$6.8 million bond election in late summer in order to provide funding for the necessary projects. In closing, Mr. Caffarel expressed an interest in scheduling a meeting with the CIP Task Force and City Council to further discuss the projects and their impact on Rockwall.

45 Following Council discussion and their expression of the appreciation and commendation for work of the Task Force it was the consensus of Council to schedule a date in July for a worksession to further review the report with the Task Force.

**Appointment with Rockwall 4th Fest, Inc. Representatives Regarding Request for City Services and Take Any Necessary Action**

50 Paul Morelan addressed Council and requested certain in-house services to be provided by the City at the July 4th event including traffic control, mowing, and police assistance. These services provided would be recognized as the City's participation under the platinum sponsorship. Welborn inquired about the costs of the services being requested. Hatfield made a motion to authorize the approval of City "in-house" services to be provided at the Rockwall 55 4th Fest, Inc. event subject to the final approval of the City Manager. Morgan seconded the motion which passed unanimously.

**Appointment with Planning and Zoning Commission Chairman**

60 Ross Ramsay addressed Council regarding the cases before Council this evening. He was available to answer questions.

**P&Z 94-10-FP/RP Hold Public Hearing and Consider Approval of a Request from Kent McKinney for Final Plat/Replat of Lots 30 & 31, Block A, High Ridge Estates**

70 Couch indicated to Council that this request was a replat for joining two adjacent lots into one lot for a residential dwelling with the recommendation that the existing 5' easement continue along the adjacent lots.

75 Mayor Williams opened the public hearing. Lou Horn, surveyor for the property, addressed Council to make himself available for any questions. No one else appeared before Council. Mayor Williams closed the public hearing.

Hatfield made a motion to approve the request from Kent McKinney for final plat/replat of Lots 30 & 31, Block A, High Ridge Estates. The motion was seconded by Luby and passed unanimously.

**P&Z 94-12-PP Discuss and Consider Approval of a Request from WPC Acquisition, Inc. for a Preliminary Plat for 86 lots in Chandler's Landing, Phase 15 Located East of FM-740 and North of IH-30**

85 Couch explained to Council that the current plat called for 130 zero-lots and that a previous request had been made to amend the plat to allow for approximately 75 single-family lots which was never finalized. She reviewed the current request from WPC Acquisition, Inc. to approve a preliminary plat for 86 lots in Chandler's Landing, Phase 15 meeting all current zoning

requirements. Welborn questioned the engineering requirements regarding turning radii within cul-de-sacs and street widths. Couch indicated that the preliminary plat does meet current requirements. She indicated that the Council could initiate a study of the design widths and radii for the City as a whole, if desired. Morgan made a motion to approve the preliminary plat with the following conditions as recommended by the Commission: 1) the final plat is to be prepared describing the vacation of the existing plat filed of record, 2) revise the plat to show a 10' utility easement on both sides of the street access easement, 3) relocate the proposed water and sanitary sewer lines within the center of the proposed utility easements, 4) the existing 6" sanitary sewer line should be relocated outside of lots 52 & 53, Block A, relocating the line into the existing Greenbelt Area, 5) the applicant should adjust the alignment of Defender Court cul-de-sac so that there is no centerline offset from Weatherly Circle cul-de-sac, 6) include the lakes on the preliminary plat and 7) provide the dimensions of each proposed lot to be platted. Hatfield seconded the motion which passed unanimously.

**P&Z 94-11-PP Discuss and Consider Approval of a Request from Los Prados Development Company for a Preliminary Plat for Property Located on the North side of Yellowjacket Lane and the East side of Union Pacific Railroad**

Couch reviewed the preliminary plat submitted for review and indicated that there had been considerable discussion on the Commission level regarding the greenbelt/parkland issue. She indicated that the Park Board would walk the area soon and submit a recommendation regarding the dedication of the parkland prior to final platting.

Brad Myers, Carter & Burgess, reviewed the plan and informed Council that the park space would be staked and walked by the Park Board at their next regularly scheduled meeting. He indicated that Los Prados would either dedicate the greenbelt area as one lot if selected for a park site or would incorporate the land into the existing lots if not selected.

Following Council discussion regarding general screening and sidewalk requirements, Council recognized Ross Ramsay, Planning and Zoning Commission spokesman. He expressed concern regarding the approximately 20 acres of greenbelt area to be dedicated to the City. After further discussion, Welborn made a motion to approve the preliminary plat for this development subject to the recommended conditions with these changes: 1) that the flume detail statement be rewritten to show any fences for the individual lots do not encroach, 2) that the preliminary plat clearly show screening wall along Yellowjacket with construction details submitted along with the final plat, 3) that the preliminary plat be approved with the greenbelt area platted into one lot, however, if at time of final platting, the greenbelt is not recommended as dedicated parkland, then the greenbelt is to be replatted into existing individual lots, and 4) that the street name be changed from Rochelle to Tupalo. The motion was seconded by Morgan and passed unanimously.

**City Manager's Report**



Couch indicated to Council that TU Electric requested the establishment of economic development tariffs. She commented that the coalition of cities which was formed to review such requests would meet next week to review the request and an update report would be discussed at the next regularly scheduled Council meeting.

135

Couch also outlined the letter to the state in regards to SH-205. The letter outlined both alternatives to be reviewed by the State. Council questioned the status of the contract with the traffic consultant and the potential time delay of submitting two alternatives. Couch indicated that there should not be a substantial time delay by submitting both plans.

140

Next, Couch informed Council that the exit ramp accessing Horizon Road which would improve business access along the frontage road is scheduled to be opened around the 27th of the month.

She mentioned that water tower contracts had begun dirt moving procedures and that a worksession would be scheduled for July to discuss the painting, logo design, and lighting for the new tower.

145

In closing, retreat proposals from both David Tees' and Chris Hartung's organizations were distributed to the Council for review and consideration.

150

### Action/Discussion Items

#### Discuss and Consider Authorizing City Manager to Enter Into a Contract with Planning Resources Group for Planning Services

155

Couch indicated that proposals have been submitted for land use plans. Three proposals were received, and two companies were interviewed. Couch recommended awarding the contract to Planning Resources Group based on his proposal. Council inquired as to the ownership of the company and the involvement of all owners. The proposal would update the 1986 land use plan, the 1984 thoroughfare plan, and the impact fee analysis and also provide a facilities plan for the City. Hatfield made a motion to approve the award authorizing the City Manager to enter into a contract with Planning Resources Group (PRG) for planning services. Luby seconded the motion. The motion passed unanimously.

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165

#### Discuss and Consider Approval of a Resolution Recognizing Commencement of Cable Franchise Renewal Proceedings in Accordance with Section 626 with the Cable Communications Policy Act of 1984, As Amended (47 U.S.C. §§ 521 ET SEQ)

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Couch explained to Council that Mission Cable has requested to initiate renewal franchise proceedings. She indicated that this resolution would formally begin the review process. Hatfield made a motion to approve the resolution recognizing commencement of cable franchise renewal proceedings. The motion was seconded by Luby and passed unanimously.

175



**Discuss and Consider Entering Into a Contract for FBO Services at the Rockwall Municipal Airport**

180 Couch introduced the proposal for a FBO at the airport. She noted the memorandum from Rick Crowley which outlined any significant differences between this proposal and the previous FBO agreement. She indicated that no improvements would be made by the FBO at this time other than the installation of an activated lighting system on the runway. In addition, the current proposal would allow the City to provide funds to the FBO in order for the FBO to provide workers' compensation coverage. The City felt this was a potential liability risk that had to be  
185 addressed.

Hatfield made a motion to enter into a contract for FBO services at the Rockwall Municipal Airport. Morgan seconded the motion. After Welborn questioned the need for the City to provide funds to the FBO for workers' compensation coverage, Welborn offered an amendment to the motion to omit the City agreeing to pay the FBO an amount equal to the cost of workers compensation insurance. The amendment died with no second. Mayor Williams called for votes. The motion passed unanimously.

195 **Hold Executive Session Under Section 551.074 of the Texas Government Code**

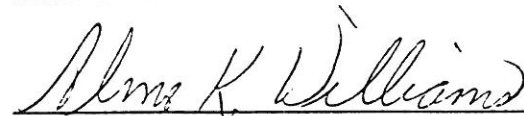
The Council convened into executive session at 8:45 p.m. to discuss personnel regarding City Boards, Commissions, and Task Force and Take Any Necessary Action as a Result of the Executive Session  
200

The Council reconvened into regular session at 9:12 p.m. Mayor Williams announced that no action would be taken on as a result of executive session.  
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**Adjournment**

The meeting adjourned at 9:20 p.m.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

215   
\_\_\_\_\_  
City Secretary

# MINUTES OF THE ROCKWALL CITY COUNCIL AUGUST 15, 1994

5 **Call to Order**

Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Pat Luby, Todd White, Bob Wilson, and George Hatfield. Nell Welborn was absent. Invocation and pledge of allegiance was lead by Todd White.

10

## Award Presentation

Mayor Williams presented Brian Alford, James Ryan, Blake Starr, and Jason Todd with Mayor's Certificates of Recognition for obtaining the Eagle Rank in Boy Scouting.

15

## Consent Agenda

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- a) Approval of Minutes of August 1, 1994
- b) P&Z 93-52-FP Discuss and Consider Approval of an Ordinance Abandoning Certain Roadways within the Lake Ridge Estates Subdivision (2nd reading)
- c) Discuss and Consider Scheduling the First Council Meeting in September to Tuesday, September 6, 1994

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White made a motion to approve the consent agenda. Luby seconded the motion. Couch read the necessary caption. The motion passed unanimously.

30

## Appointments/Plans

### Appointment with Economic Development Planning Commission Regarding Presentation of Report and Take Any Necessary Action

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Bob Holliman, Chairman of the EDPC, addressed Council and introduced the members of the commission. Mssrs. Coleson and Mishler presented the history of economic development planning efforts for the City. Ms. Barstow and Mr. Moscarello outlined the process used by the current Economic Development Planning Commission in developing their recommendations and described the background of the membership. Mr. Wight examined the need for economic development planning for the city. Mssrs. Lofland and Self presented recommendations which

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45 consisted of the following three phases: 1) to conduct an economic development summit led by a professional facilitator, 2) to develop a vision for economic development for the City, and 3) to formulate the strategic and implementation plan to provide economic development. Mr. Martin summarized the presentation and requested that the Council approve the funding for Phase 1 and 2 at this time with funding for Phase 3 to be decided upon after the completion of Phases 1 and 2.

50 After considerable discussion, Hatfield made a motion to approve Phase I and Phase II of the recommendation. Morgan seconded the motion. Following Council discussion, the motion passed unanimously.

55 **Hear from Reed-Stowe Regarding Lone Star Gas Rate Increase and Consider Approval of an Ordinance Granting a Rate Increase for Lone Star Gas and Take Any Necessary Action**

Lone Star Gas requested a delay in order to review the information submitted by Reed-Stowe Company. Morgan made a motion to table this item to the next regular meeting. The motion was seconded by White. The motion passed unanimously.

60 **Appointment with Rick Horton of D.R. Horton, Inc. Requesting a Sign Variance and Take Any Necessary Action**

White exited the room citing a potential conflict of interest. Rick Horton addressed Council seeking a sign variance in the Caruth Lake subdivision due the hardship of visibility and attractiveness of the sign if placed at ground level. Mr. Horton requested the sign be extended 6' above the set standard. Morgan made a motion to grant a variance of 3½' in height for a period not to exceed eighteen (18) months. The motion died for lack of a second. Wilson made a motion to deny the request for the sign variance. Luby seconded the motion which passed unanimously. Councilmember White returned to the meeting.

70 **Appointment with Wyatt Company to Present a Report Regarding Self-Insurance Funding and Take Any Necessary Action**

75 Andy Koren, representative of Wyatt Company, presented a report regarding the status of the self-insurance fund. He indicated that the fund, as projected, will in fact perform better than projected originally based on data that has been generated since the initiation of the self-insurance program. He also indicated that the fund should be able to support the addition of other types of insurance, should the City consider such action.

80 **Appointment with Planning and Zoning Commission Chairman**

Pat Friend addressed Council and made himself available to answer questions.

85 **P&Z 94-16-PP/Z Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Homeplace to Amend PD-3 Changing the Land Use from "MF" Multi-**

Family and "C" Commercial and "A" Agricultural to "SF-7" and "SF-10" Single Family (1st reading); Approval of a Preliminary Plat for 75 Lots in the Shores Addition and Take Any Necessary Action

0 Mayor Williams announced that this item would be passed with no action taken.

95 **PZ 93-30-Z Hold Public Hearing and Consider Approval of an Ordinance Amending the Setback Requirements for PD-11 Located South of Alamo Road and North of North Hills Drive and Take Any Necessary Action**

100 Couch reviewed the standards established under planned developments and explained the area zoning restrictions which were adopted. She also outlined the request of the developer. Mayor Williams opened the public hearing.

Applicant, Robert Pope, representing Hillcrest Shores, Ltd. and Centex Homes, addressed Council and requested amending the setback requirements for "PD-11". No one else appeared for the public hearing. Mayor Williams closed the hearing.

105 After discussion, Wilson made a motion to approve an ordinance granting a setback of 20' for a single story structure and 25' for a two-story structure, and to proceed with public hearings to consider amending the general setback requirement ordinance. Luby seconded the motion. Couch read the caption. The motion passed unanimously.

**PZ 94-9-Z Hold Public Hearing and Consider Approval of an Ordinance Granting a Zoning Change from "2F" Duplex to "C" Commercial District Classification for Property Located at 607 St. Marys from Scott Stark and Take Any Necessary Action**

115 Couch commented on the case regarding lack of proper notification to appropriate property owners when the case was originally heard and approved. She indicated that Planning & Zoning Commission had reheard the case and had recommended approval of the request. Mayor Williams opened the public hearing.

120 Applicant, Scott Stark, of 607 St. Marys, requested approval of the change. Since no one else appeared before Council, Mayor Williams closed the public hearing.

Hatfield made a motion to approve the zoning change from "2F" to "C". The motion was seconded by Morgan. Following Council discussion and the reading of the caption, the motion passed by a votes of 5-1 with White voting against due to the screening requirement waiver.

125 **PZ 94-12-FP Consider Approval of a Final Plat of 86 Lots of Chandlers Landing Phase 15 in the Chandlers Landing Addition and Take Any Necessary Action**

30 Couch outlined the preliminary plat previously approved. She indicated that the Chandlers Landing Homeowners Association had expressed their concern regarding the width of the



proposed streets. She pointed out that the streets were in compliance with current City standards. She indicated that Planning and Zoning recommended approval of the final plat with the condition that the developer enter into a facilities agreement. Applicant, Richard Hogis addressed Council and requested approval of the final plat. White made a motion to approve the final plat for 86 lots of Chandlers Landing Phase 15 providing the following conditions: 1) the developer enters into a facilities agreement outlining the escrow requirements for the improvements to existing lift station and force main facilities, 2) the final engineering is approved by the City Engineer and 3) that all roadways be labeled on the plat as emergency and public access easements. The motion was seconded by Wilson and passed unanimously.

**PZ 94-15-FP Consider Approval of a Final Plat for 8 Lots in Lofland Lake Estates Located North of FM-1139 and East of FM-549 and Take Any Necessary Action**

Couch explained the final plat was being presented to the City due to its location within the extra-territorial jurisdiction of the City. She indicated that the property was not located within the city limits. Applicant, Max Schield, appeared before Council to seek approval of the request. Following general Council discussion, Hatfield made a motion to approve the final plat. Luby seconded the motion and passed unanimously.

## **City Manager's Report**

Couch reported to Council that the City had met with two representatives of the consulting team hired by the City of Dallas to develop recommendations for Lake Ray Hubbard Update Plan. She informed Council that the time was now appropriate to invite the Dallas representatives to meet with Council in order to emphasize the City's desire to be involved in the developmental process. Secondly, she provided a copy of the citizen survey form which will be distributed throughout Rockwall to Council for their review and/or comments. In addition, Council was provided a quarterly budget report for consideration.

## **Action/Discussion Items**

### **Discuss and Consider Upcoming Bond Election and Take Any Necessary Action**

Williams informed Council that Greg Caffarel volunteered to head a citizen committee to support the proposed upcoming bond election. She indicated that the group had held one meeting which she had attended and that they had recommended delaying the bond election until a route for SH-205 could be finalized by the Council. She also indicated that Mr. Morris with the North Texas Council of Government had stated that they would have information regarding the modeling on the alternatives submitted by the City within thirty days; therefore, she suggested that any decision relating to scheduling a bond election be postponed until after this additional information could be received and reviewed. She suggested that the bond election could possibly be scheduled for December 3.

177 **Report on Status of Rockwall Housing Finance Corporation and the Financing of The Meadows Project and Take Any Necessary Action**

180 David Elkins reported to Council that an organizational meeting of the Rockwall Housing Finance Corporation was held with all appointees present. He indicated that background material was provided and reviewed in addition to the approval of corporate articles, by-laws, officer elections, and other corporate requirements. Couch informed Council that the financing documents were in draft form at the present time and that an extension period for finalizing this project had been granted until November 1. She indicated that the necessary paperwork was near completion. Margo Nielsen with the Rockwall Housing Development Corporation also  
185 briefed the Council on the status of the appraisals and the title work on the project. Councilmember White requested that this item be on each agenda until it is finalized.

**Discuss and Consider Bid Award for Concrete Repair and Maintenance**

190 Couch recommended additional concrete repair and maintenance work be awarded to Silver Creek Construction, the apparent low bidder. White made a motion to award the bid to Silver Creek Construction. The motion was seconded by Morgan and passed unanimously.

195 **Discuss and Consider the 1994-'95 Annual Budget Revisions and Take Any Necessary Action**

200 Couch outlined revisions to the 1994-'95 annual budget and indicated an additional request had been made by the Historical Society and the Agency on Aging. Following Council discussion regarding possible budget revisions and public hearing schedule, it was the consensus of Council that the budget would be considered for approval at the next regular Council meeting.

**Discuss and Consider the Need for New Noise Ordinance and Take Any Necessary Action**

205 Morgan commented to Council that he had initiated the request to consider controlling some of the loud noise generated by automobiles and radios as they drive on City streets. He indicated that the City of Austin had adopted such an ordinance. Staff was instructed to review some ordinances of area cities and to provide Council with a recommendation at a later date.

210 **Discuss and Consider Contract of Award to Lantel Systems, Inc. Regarding the Installation of a Local Area Network for the Police Department**

215 Couch reviewed with Council the network to be installed in the police department which had been previously discussed during the budget worksession. Hatfield made a motion to award the contract to Lantel Systems, Inc. in the amount of \$13,584. Luby seconded the motion which passed unanimously.

**Discuss and Consider the Appointment of Ad Hoc Committee or Study Group to Evaluate Operational Cost Savings and/or Improved City Services Regarding Privatization or Private**



220 **Contracting and Take Any Necessary Action**

Morgan reviewed his request to consider appointing a committee to review privatization of City services. Staff was instructed to proceed with the development of a resolution to form a task force or committee to study and evaluate operational cost savings and/or improved City services through privatization.

225 **Discuss and Consider Award of Bids for Drainage Improvements**

230 Couch reviewed drainage improvements bids and recommended East Texas Construction, as the apparent low bidder. White made a motion to award the bid to East Texas Construction. Wilson seconded the motion which passed unanimously.

**Discuss and Consider Approval of the Median Improvement Program**

235 Stacey Robbins, Personnel Specialist, presented an overview of the Median Improvement Program. She indicated that the program overall would cost the City approximately \$41,000.00 for the installation of irrigation; however, this cost would be expended over a period of years when each phase was initiated in the program. She indicated that the first phase may be the Northshore islands because irrigation was already installed. She also explained that the goal of the program was not only to enhance the natural surroundings of the city, but to involve the community in a major role in providing maintenance and upkeep to the medians.

240 There was discussion regarding funding for the cost of the irrigation installation. It was also pointed out by Council that Yellowjacket should receive a high priority due to the visibility of those islands. It was the consensus of the Council that recycling funds should be used for this purpose. The report was accepted by the Council.

250 **Hold Executive Session Under Sections 551.071 and 551.074 of the Texas Government Code**

The Council convened into executive session at 9:30 p.m. to discuss a) personnel regarding appointments to City Boards and Commissions, b) potential litigation regarding employee termination, c) potential litigation regarding road construction and d) City Manager's Evaluation and Take Any Necessary Action as a Result of the Executive Session

255 The Council reconvened into regular session at 10:35 p.m.. White made a motion to appoint the following:

- 260 Architectural Review Board - Bob Clements, Dan Branter  
Board of Adjustment  
Full Member - Ted Sansom, Bill Hensel  
Alternate - Clayton Fox, Michael Brown

5  
City Health Officer - David Lensch  
Construction Advisory Board - Jim Goellner, Greg Cullen  
Eco. Dev. Plan. Comm. - George Roland  
Parks & Recreation Board - Melanie Bowman, Charles Wilson  
Planning & Zoning Comm. - David Hairston

270 Hatfield seconded the motion which passed unanimously. Mayor Williams announced that no further action would be taken on as a result of executive session.

### Adjournment

275 The meeting adjourned at 10:40 p.m.

APPROVED:

280 Alma K. Williams  
Mayor

ATTEST:

Stanley R. Robbins  
City Secretary