

APPLICATION AND FINAL PLAT CHECKLIST

Date 12/19/94

Name of Proposed Development ~~HAAG & CO. DEVELOPMENT~~

Name of Developer HAAG & CO.

Address P.O. Box 175 COLLEYVILLE TX 76034-4935 Phone 817 481 4420

Owner of Record JACK HAAG

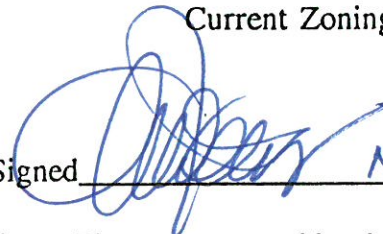
Address \_\_\_\_\_ Phone 817 ~~481~~ 5333

Name of Land Planner/Surveyor/Engineer WISDOM ENGR

Address \_\_\_\_\_ Phone 903 455 0202

Total Acreage 1.08 Current Zoning PD & SW. Farm

Number of Lots/Units 1

Signed  NEAL JONES

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

✓ \_\_\_\_\_

\_\_\_\_\_ ✓

✓ \_\_\_\_\_

\_\_\_\_\_ ✓

✓ \_\_\_\_\_

\_\_\_\_\_ ✓

✓ \_\_\_\_\_

✓ \_\_\_\_\_

\_\_\_\_\_ ✓

✓ \_\_\_\_\_ ✓

✓ \_\_\_\_\_ ✓

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

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark

4. Accurate boundary survey and property description with tract boundary lined indicated by heavy lines

5. If no engineering is provided show contours of 5 ft. intervals

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

7. Approved name and right-of-way width of each street, both within an adjacent to the development

8. Locations, dimensions and purposes of any easements or other rights-of-way

9. Identification of each lot or site and block by letter and number and building lines

10. Record owners of contiguous parcels of un subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

OR CREATED  
POSSIBLE

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

_____	_____ ✓
_____	_____ ✓
_____	_____ ✓
_____ ✓	_____
_____	_____ ✓
_____	_____ ✓
_____	_____ ✓
_____	_____ ✓
_____	_____ ✓

13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of graded (see wording)

14. Statement of developer responsibility for storm drainage improvements (see wording)

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

16. Space for signatures attesting approval of the plat (see wording)

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit along with plat a calculation sheet indicating the area of each lot

21. Attach copy of any proposed deed restrictions for proposed subdivision

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

File No.: 94-47-RP

Date: 12/19/94

Fee: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

OWNER'S CERTIFICATE

(Public Dedication)

STATE OF TEXAS

COUNTY OF ROCKWALL

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

Description) LOT 21, BLOCK A, OF THE REPEAT OF CHANDLER'S LANDING, PHASE 17.

(15)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT (Owner) HAAG & CO. being the owner, does hereby adopt this plat designating the hereinabove described property as (Subdivision Name) LOT

21 A, B, & C, an addition to the City of Rockwall, Rockwall

County, Texas, and does (12) hereby <sup>NOT</sup> dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes

stated and for the mutual use and accommodation of all utilities desiring to use or using same. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The (13) City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. (14) The developer and subdivision engineer shall bear total responsibility for storm drain improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

(19)

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation

of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

(19)

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

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day  
of \_\_\_\_\_.

By \_\_\_\_\_  
(Owner or Owner's Representative)

\_\_\_\_\_  
(Title)

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_



(16) RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

\_\_\_\_\_  
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_.

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

\_\_\_\_\_  
City Secretary  
City of Rockwall

(17) SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

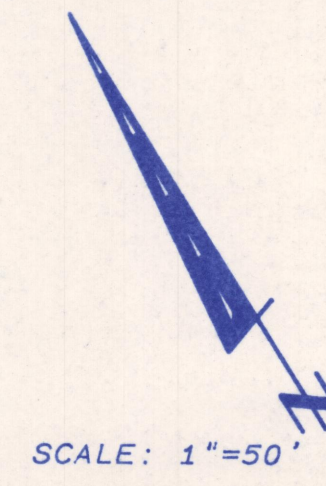
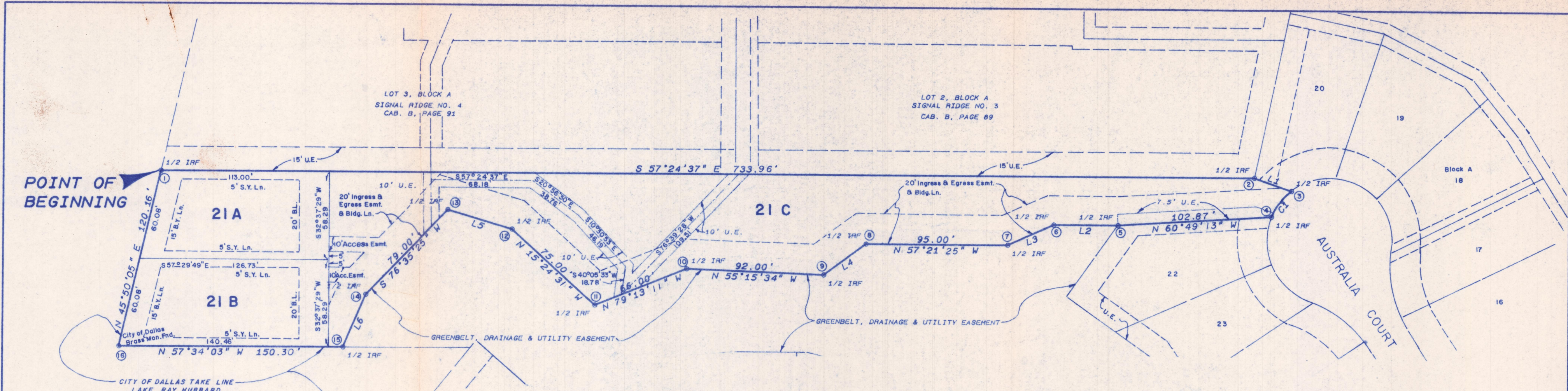
THAT I, (Name) \_\_\_\_\_, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

(Name) \_\_\_\_\_  
Registered Public Surveyor No. \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_



CURVE TABLE

CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	22.00	30°22'08"	41.50	11.26

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 38°14'19" E	26.33
L2	N 58°13'25" W	43.08
L3	N 80°01'40" W	34.36
L4	S 86°13'23" W	35.00
L5	N 41°12'14" W	45.00
L6	S 55°58'18" W	38.04

PROP. COR. POINTS (SURFACE ADJ. COORDS.)

POINT	NORTH	EAST	ELEVATION	DESCRIPTOR
1	7011673.44	2588112.89		1/2 IRF
2	7011278.12	2588731.28		1/2 IRF
3	7011257.44	2588747.58		1/2 IRF
4	7011250.07	2588727.12		1/2 IRF
5	7011300.23	2588637.31		1/2 IRF
6	7011322.91	2588600.69		1/2 IRF
7	7011328.86	2588566.84		1/2 IRF
8	7011380.10	2588486.85		1/2 IRF
9	7011377.80	2588451.92		1/2 IRF
10	7011430.23	2588376.33		1/2 IRF
11	7011442.57	2588311.49		1/2 IRF
12	7011514.87	2588291.56		1/2 IRF
13	7011548.72	2588261.92		1/2 IRF
14	7011530.40	2588185.07		1/2 IRF
15	7011509.12	2588153.55		1/2 IRF
16	7011589.72	2588026.69		City of Dallas Brass Mon. Found



STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Haag and Company are the owners of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of Lot 21, Block A of the Replat of Part of Chandlers Landing, Phase 17, an addition to the City of Rockwall, recorded in Cabinet B, Page 251, Plat Records, Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING at a 1/2" iron rod found on the City of Dallas Takeline for Lake Ray Hubbard at the North corner of said Lot 21 and at the west corner of Signal Ridge No. 4, an Addition to the City of Rockwall recorded in Cabinet B, Page 91, Plat Records, Rockwall County, Texas;  
 THENCE S 57°24'37" E a distance of 733.96 feet with the northeast line of said Lot 21 to a 1/2" iron rod found at the South corner of Signal Ridge No. 3, an Addition to the City of Rockwall recorded in Cabinet B, Page 89, Plat Records, Rockwall County, Texas;  
 THENCE S 38°14'19" E a distance of 26.33 feet to a 1/2" iron rod found on the north line of Australia Court, a cul-de-sac, said point being on a curve to the left having a central angle of 30°22'08", a radius of 41.50 feet and a chord that bears S 70°12'28" W a distance of 21.74 feet;  
 THENCE Along said curve and with said north line an arc distance of 22.00 feet to a 1/2" iron rod found at the East corner of Lot 22 of said Block A;  
 THENCE N 60°49'13" W a distance of 102.87 feet to a 1/2" iron rod found at the north corner of said Lot 22;  
 THENCE along the northeast lines of Greenbelt and Utility Easement between Block A and Block B of said Addition as follows:  
 N 58°13'25" W a distance of 43.08 feet to a 1/2" iron rod found, for a corner,  
 N 80°01'40" W a distance of 34.36 feet to a 1/2" iron rod found, for a corner,  
 N 57°21'25" W a distance of 95.00 feet to a 1/2" iron rod found, for a corner,  
 S 86°13'23" W a distance of 35.00 feet to a 1/2" iron rod found, for a corner,  
 N 55°15'34" W a distance of 92.00 feet to a 1/2" iron rod found, for a corner,  
 N 79°13'11" W a distance of 66.00 feet to a 1/2" iron rod found, for a corner,  
 N 15°24'31" W a distance of 75.00 feet to a 1/2" iron rod found, for a corner,  
 N 41°12'14" W a distance of 45.00 feet to a 1/2" iron rod found, for a corner,  
 S 76°35'25" W a distance of 38.04 feet to a 1/2" iron rod found, for a corner, on the previously mentioned City of Dallas Takeline for Lake Ray Hubbard;  
 THENCE N 57°34'03" W a distance of 150.30 feet with said Takeline to a City of Dallas brass monument found at the west corner of said Lot 21;  
 THENCE N 45°50'05" E a distance of 120.16 feet continuing with said Takeline to the Point of Beginning and containing 47,380 square feet, of 1.088 acres of land.

NOW THEREFOR KNOW ALL MEN BY THESE PRESENTS:

THAT Haag and Company are the owners of said tract and does hereby adopt this plat designating the hereinabove described property as REPLAT OF LOT 21, BLOCK A, REPLAT OF PART OF CHANDLERS LANDING, PHASE 17, an Addition to the City of Rockwall, Rockwall County, Texas, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fences trees, shrubs or other growths or improvements which in any way endanger or interfere with construction maintenance, or efficiency of their respective system on any of these easement strips; and any public utility shall have the right to public ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction inspecting, patrolling, maintaining and wither adding to or removing all or part of this respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.  
 No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures and storm sewers, all according to the specifications of the City of Rockwall.

OWNER  
Haag and Company  
P.O. Box 175  
Colleyville, Texas 76034-4935  
Model (214) 471-2719  
Pager (214) 832-7553  
Office (214) 771-6221

REPLAT  
OF  
**LOT 21, BLOCK A OF THE REPLAT OF  
CHANDLERS LANDING, PHASE 17**  
  
E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
1.088 ACRES

SURVEYORS  
**WISDOM ENGINEERING, INC.**  
Engineering and Surveying  
2616 Stonewall Street  
P.O. Box 848  
Greenville, Texas 75403-0848  
(903) 455-0202

Further, that as a condition of this approval, Haag and Company, its heirs, successors and assigns, agree to indemnify, defend, release and hold the City of Rockwall whole and harmless against any and all claims for damages, costs or expenses to persons or property that may arise out of, or be occasioned by or from water damages to any and all improvements placed or constructed on the herein described tract. Haag and Company further agrees to defend any and all suits, claims, or causes of action brought against the City of account of same and discharge any judgment or judgments that may be rendered against the City of Rockwall in connection therewith.

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

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public, personally appeared the person(s) whose name(s) are subscribed to the foregoing instrument and they acknowledged same for the purposes and considerations therein expressed and in the capacity indicated hereon.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_

Notary Public

SURVEYOR'S CERTIFICATE

I, Jerry Wisdom, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and that the corner monuments shown thereon were properly placed under my supervision, this \_\_\_\_\_ day of \_\_\_\_\_, 199\_\_

Jerry Wisdom  
R.P.L.S. No. 3646

RECOMMENDED FOR FINAL APPROVAL

Date: \_\_\_\_\_

APPROVED

Chairman Planning & Zoning Commission

Date

I, Hereby certify that the Replat of Lot 21, Block A, Replat of Chandlers Landing, Phase 17, an addition to the City of Rockwall, Texas, hereon was approved by the City Council of the City of Rockwall on the day of \_\_\_\_\_, 199\_\_

Mayor, City of Rockwall

City Secretary, City of Rockwall

9A-47 RP

2nd  
548

# Haag and Company

DESIGNERS & BUILDERS

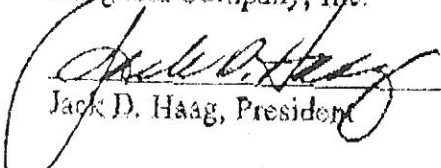


## LIMITED POWER OF ATTORNEY

Neal D. Jones, Managing Partner for CUSTOM ONE HAAG AND COMPANY -Rockwall, is hereby authorized to act on behalf of Haag and Company, Inc., in matters related to the proposed replat of Lot 21, Phase 17 of Chandler's Landing.

Dated: 1/5/95

Haag and Company, Inc.

  
\_\_\_\_\_  
Jack D. Haag, President

PLANNING AND ZONING REGULAR MEETING  
JANUARY 12, 1995

5

I. CALL TO ORDER

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

15 II. APPROVAL OF MINUTES FROM NOVEMBER 10, 1994 MEETING

Mr.Ruff made a motion to approve the minutes from the November 10, 1994 meeting. Mr.Hairston seconded the motion. The motion was voted on and passed 4 in favor with Mr.Ewing and Mr.Friend abstaining.

20

III. PUBLIC HEARINGS

94-46-RP Hold Public Hearing and Consider Recommending Approval of a request from Eloise Cullum for a replat of 8 lots into 1 for Goliad Place located at 722 South Goliad.

25

Mr. Crolley outlined the request recommending approval.

Mr.Friend opened the public hearing.

30

Mrs.Eloise Cullum, applicant addressed the Commission requesting approval of the request.

Mr.Friend closed the public hearing.

35

After much discussion, Mr.Raulston made a motion to approve the from Eloise Cullum for a replat of 8 lots into 1 for Goliad Place located at 722 South Goliad.

Mrs.Baugh seconded the motion. The motion was voted on and passed unanimously.

40

PZ-94-47-RP Hold Public Hearing and Consider Recommending Approval of a request from Haag & Company for a replat of Lot 21, Block A of Chandlers Landing Phase 17.

Mr. Crolley informed the Commission that the applicant for the case was not present, but should arrive shortly. Mr.Crolley suggested that the Commission may want to move this request to the

end of the agenda.

Mr.Friend requested the case be moved to the end of the agenda.

5 **IV. SITE PLANS/PLATS**

10 **94-49-F Discuss and Consider Approval of a request from C & D Fence Company for a temporary front yard fence for a model home located at 1704 Baywatch.**

Mr.Crolley outlined the request recommending approval with the condition the fence will be removed when the home is no longer used as a model home.

15 After much discussion, Mr.Hairston made a motion to approve the request from C & D Fence Company for a temporary front yard fence for a model home located at 1704 Baywatch with the condition the fence is removed at time of final building inspection.

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

20 **94-50-FP Discuss and Consider Approval of a request from Michael Willis for a Final Plat of the Willis Addition located on the west side of SH-205 and north side of Dalton Road.**

Mr.Crolley outlined the request recommending approval provided the following conditions are met;

25 1. A facilities agreement can be reached between the City and the applicant. In this agreement the City will waive the standard escrow requirements for Dalton Road and the extension of water line to the subject property. These standard requirements will be waived with the understanding that the applicant does not obligate the City to improve Dalton Road to typical City standards and the applicant understands fire protection capabilities may be reduced without the water line extended to his property.

30 2. In the event that the property is subdivided or replatted, standard escrow requirements for Dalton Road and the extension of a water line to the property will be required.

35 Mr.Michael Willis, applicant addressed the Commission requesting approval of the request.

40 After much discussion, Mr.Ewing made a motion to approve the from Michael Willis for a Final Plat of the Willis Addition located on the west side of SH-205 and north side of Dalton Road provided the following conditions are met;

1. A facilities agreement can be reached between the City and the applicant. In this agreement the City will waive the standard escrow requirements for Dalton Road and the extension of water line to the subject property. These standard requirements will be waived with the understanding

that the applicant does not obligate the City to improve Dalton Road to typical City standards and the applicant understands fire protection capabilities may be reduced without the water line extended to his property.

- 5 2. In the event that the property is subdivided or replatted, standard escrow requirements for Dalton Road and the extension of a water line to the property will be required.

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

10 PZ-94-47-RP Hold Public Hearing and Consider Recommending Approval of a request from Haag & Company for a replat of Lot 21, Block A of Chandlers Landing Phase 17.

Mr.Crolley outlined the request recommending approval of the request provided the applicant installs a fire hydrant in the vicinity of lots 21A and 21B.

15 Mr.Friend opened the public hearing.

Neal Jones, applicant addressed the Commission requesting approval of the request.

- 20 Mr. Jones stated it was his intent to leave lot 21C undeveloped. Mr.Jones volunteered to show a 25 foot side set back from the north east property line to ensure the lot remains undeveloped.

Mr.Friend closed the public hearing.

25 After much discussion, Ginger Baugh made a motion to approve the request from Haag & Company for a replat of Lot 21, Block A of Chandlers Landing Phase 17 provided the following conditions are met;

- 30 1. The applicant installs a fire hydrant in the vicinity of lots 21A and 21B.  
2. The applicant shows a 25 foot side set back from the north east property line.

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

35 V. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 p.m.

40 ATTEST:

APPROVED:

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

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

01/12/95

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** January 16, 1995

**Agenda No.** V.C.

**Agenda Item:** PZ-94-47-RP Hold Public Hearing and Consider approval of a Request from Hagg and Company for a Replat of Lot 21, Block A of Chandlers Landing Phase 17 and Take Any Necessary Action

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Recommendation:**

**Attachments:**

1. Copy of Planning and Zoning Agenda Information

**Agenda Item:** PZ-94-47-RP: Replat, Lot 21 - Chandlers Landing **Item No.** V.C.



City of Rockwall  
Planning and Zoning Agenda

Agenda Date: January 12, 1995

Agenda Item: PZ 94-47-RP - Hold Public Hearing and Consider Recommending Approval of a Request from Haag & Company for a Replat of Lot 21, Block A of Chandlers Landing Phase 17.

Item Presented By: Haag & Company

Action Needed: Hold Public Hearing and Consider Recommending Approval of the Replat.

Background Information: This submission regarding lot 21 in Chandlers Landing Phase 17 is similar to a recent request on this lot that also requested a change in zoning. In this application, the owner is not changing the zero lot line zoning, but making the lot, which contains 1.088 acres, into three lots that meet the lot standards of the P.D. Because this is a replat only, notices were only required to be mailed to property owners within Phase 17 that are within 200 feet of the development.

The applicant is requesting this replat to allow the development of lots 21A, 21B, and 21C. It is the expressed intent of the developer to leave lot 21C as open space. However, it is not designated as such in the plat and we cannot predict how the land may be used in the future.

Recommendation: Staff recommends approval of the request.

Attachments: 1. Memorandum from Dan Boutwell, AICP

Agenda Item: PZ 94-47-RP

94-47-RP.pz

# MINUTES OF THE ROCKWALL CITY COUNCIL JANUARY 16, 1995

5 **Call to Order**

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

10

## Consent Agenda

15

a) **Approval of Minutes of January 9, 1995**

Welborn moved for the approval of the minutes. The motion was seconded by White, with the following vote:

20

Ayes: Hatfield, Morgan, Welborn, White  
Abstentions: Luby, Wilson

## Appointments/Plats/Plans/Public Hearings

25

**Appointment with Planning and Zoning Chairman**

Pat Friend, Chairman of the Planning and Zoning Commission, came forward and stated that he was available for questions.

30

**PZ-94-46-RP Hold Public Hearing and Consider Approval of a Request from Eloise Cullum for a Replat of 8 Lots into 1 Lot for Goliad Place and Take Any Necessary Action**

35

Bill Crolley, City Planner, commented on the request. He stated that the request was for a replat of 8 lots into 1 lot of the Goliad Place addition located at 722 S. Goliad which contained 2.1 acres. He stated that the replat would remove existing lot lines that currently required the owner to request a variance from the Board of Adjustments each time a structure extended over a lot line. Crolley stated that twenty-two notices were sent out, and none were returned. He stated that staff and the Planning and Zoning Commission recommended approval of the request. Williams opened the public hearing. Eloise Cullum came forward to address the Council and stated that she was available for questions. Williams closed the public hearing. White moved for the approval of the request for a replat of Goliad Place. The motion was seconded by Luby, and it passed unanimously.

40

4: **PZ-94-47-RP Hold Public Hearing and Consider Approval of a Request from Hagg and Company for a Replat of Lot 21, Block A of Chandlers Landing Phase 17 and Take Any Necessary Action**

50 Crolley stated that the request was for a replat of Lot 21, Block A of Chandler Landing Phase 17 which contained 1.08 acres. He stated that the applicant had recently had a zoning request on this lot for a zoning change; however, Crolley stated that with this application there was no request for a change in zoning. He stated that the request was to replat lot 21 into three lots. Crolley reported that the lots met the PD standards for the zoning. He stated that the applicant was requesting that the replat be allowed so that lots 21A, 21B, and 21C could be developed. Crolley reported that fourteen notices were sent out pertaining to the request and that only one notice was returned which opposed the request. He stated that staff and the Planning and Zoning Commission recommended approval of the request with the condition that a fire hydrant be installed in the vicinity of lots 21A and 21B and that the applicant show a 25 feet set back from the northeast property line on lot 21C. Morgan requested information regarding the nature of the objection. Crolley stated that the person did not want the replat to increase the number of lots in Chandlers and did not want to see any trees torn down. Williams opened the public hearing. Michael Moscarello came forward to address the Council. He stated that he was in favor of the request. Mr. Friend commented that there would be no development of lot 21C. Welborn requested clarification regarding previous action taken by the Council, and stated that the only action the Council was considering was for a replat and that would require no change in zoning. Williams closed the public hearing. Morgan moved for approval of the request for a replat of Lot 21, Block A in Chandlers Landing Phase 17 with the provision that a fire hydrant be installed as directed and that the applicant show a 25 feet side set back on 21C. The motion was seconded by Pat Luby, and it passed unanimously.

70 **PZ-94-49-F Discuss and Consider Approval of a Request from C & D Fence Company for a Temporary Front Yard Fence for a Model Home Located at 1704 Baywatch and Take Any Necessary Action**

75 Crolley reported that the request was for a temporary front yard fence for a model home located at 1704 Baywatch. He stated that the applicant was requesting approval of the request. Crolley commented that it was a standard practice for Centex to install a fence around their model homes. Crolley reported that the fence met the City's minimum requirement. He stated that two notices were sent out regarding the property and none were returned. He stated that staff and the Planning and Zoning Commission recommended approval of the requests provided that the front yard fence be removed at the time of the final building inspection. Hatfield moved that the request for a temporary front yard fence be approved. The motion was seconded by Bob Wilson, and it passed unanimously.

85 **PZ-94-50-FP Discuss and Consider Approval of a Request from Michael Willis for a Final Plat of the Willis Addition located on the West side of SH-205 and North side of Dalton Road and Take Any Necessary Action**

90 Crolley commented that the request was for a final plat of the Willis Addition located on the West side of SH-205 and North side of Dalton Road. He stated that the plat contained 23.8 acres and that the owner was proposing to construct one single family home on the property. Crolley stated that the owner was requesting a waiver to the standard requirements for escrowing money for Dalton Road and extending the 8" water line to his property. Crolley stated that staff had reviewed the request and recommended approval providing that a facilities agreement could be reached between the City and the applicant. This agreement states that in the event the property is subdivided or replatted that the standard escrow requirements for Dalton Road and the extension of a water line meeting the City's subdivision requirements would be required. 95 Crolley stated that the Planning and Zoning Commission recommended approval of the request with the same conditions. Welborn commented that there was precedence for taking such action, and she pointed out that there would be a dedication of one-half of the right-of-way shown on the final plat. Welborn moved for the approval of the request subject to the recommended conditions. The motion was seconded by Hatfield. White addressed a question to the applicant and requested that the applicant verify that he understood the portion of the facilities agreement pertaining to fire protection. White requested Mr. Willis to verify that he understood that by entering into the agreement he forfeited all rights to sue the City in connection with fire protection. Mr. Willis stated that he understood the language of the agreement. Following 100 Council discussion, the motion passed unanimously. 105

**PZ-94-42-PP Discuss and Consider Approval of a Request from Mahr Development Corp. for a Preliminary Plat for Hillcrest Shores Addition Phase II and Take Any Necessary Action**

110 Crolley commented that the request was for approval of a preliminary plat of the Hillcrest Shores Addition Phase II located west of North Lakeshore Drive and north of Bayhills drive. Crolley stated that the request was tabled at a previous City Council meeting. He reported that the subdivision was located in PD-11 and that the lot sizes for the preliminary plat are 10,000 square feet minimum. Crolley reported that there were 113 lots within the development. He 115 stated that staff and the Planning and Zoning Commission had recommended approval of the request provided that a traffic engineering study be prepared on North Lakeshore Drive regarding the safety of the road with the addition of the proposed lots. Crolley stated that the applicant had agreed to the study and that work on the study was underway. Mr. Pope, a representative of Mahr was present to answer any questions. Welborn asked when the traffic engineering report would be available. Mr. Pope stated that it was expected that study would be completed before the final plat was submitted to the Planning and Zoning Commission. 120 Welborn requested information regarding access to the take-line and greenbelt area off of Lakewood Lane. Mr. Pope stated that there was access to the take-line and that the owners would be notified of such access. 125

Hatfield requested information regarding the tree preservation ordinance. Couch commented that the Planning and Zoning Commission was working on the ordinance. She stated that a meeting had been held with local developers to receive input and ideas on various issues. Couch stated that a draft would be available at the next planning and zoning workshop for review with submission to the Council in the near future. White moved for approval of the request for a 130

preliminary plat for Phase II of Hillcrest Shores. White commented that he was concerned about the traffic on North Lakeshore Drive. The motion was seconded by Luby, and it passed unanimously.

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### **City Manager's Report**

Couch reported on the construction at I-30. She stated that Granite Construction had indicated that the FM-740 intersection, I-30, and the services roads would be operational within the next few weeks. She stated that traffic at the intersection was still significant during the evening hours, and the State would be sharing the costs to keep two officers at the intersection from 4 P.M. to 6 P.M. each day during the next couple of weeks.

140

Couch reported that the Planning and Zoning Commission was moving forward in developing recommendations for a tree preservation ordinance. She stated that a meeting had been held with the developers and builders to obtain their input and that a draft document would be available for review within the next several weeks. She commented that upon final revision of the draft, the draft should be ready for submission to the City Council. Couch that the Planning and Zoning Commission had covered many of the issues that some cities had not dealt with effectively.

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Couch stated that a number of monthly reports were included in the packet. She commented that the monthly budget report was included as was a copy of the investment report which outlined how the city's funds were currently invested. She reported that 163 home permits had been issued in 1994 and that it is anticipated that the number might increase significantly during 1995 dependent upon interest rates. She commented on the evaluation report regarding the recent citizen's policy academy and stated that the responses received were very positive. She stated that those who have gone through the academy have had good things to say about it and that Sergeant Garrett had put together a fine program.

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White requested clarification regarding the police department statistics, and he requested information pertaining to the increase in the number of assaults. Chief Watkins reported that this was affected by the increase in the number of calls for family violence which are included in the number of assaults. The Chief indicated that there has been an increase in the report of family violence.

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Welborn requested information regarding the collection of revenues from RCH debt service. Couch reported that in some cases a lag occurs, but RCH was billed on a monthly basis. Couch indicated that she did not anticipate a problem in receiving these funds.

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## Action/Discussion

175 **Discuss and Consider Adoption of First Reading of an Ordinance of the City Council of the City of Rockwall, Texas Authorizing the Issuance and Sale of City of Rockwall, Texas General Obligation Bonds, Series 1995; in the Aggregate Principal Amount of \$4,300,000; Levying a Tax in Payment Thereof; Awarding the Sale Thereof; Approving the Official Statement; and Enacting Other Provisions Relating to the Subject**

180 Couch stated that this was the first reading on the ordinance to issue the bonds. She stated that the second reading and actual bond sale would be on February 6, 1995. She reported that the bonds would be rated prior to the second reading. Hatfield moved that the first reading on the ordinance to issue general obligation bonds be approved. Motion was seconded by Morgan,  
185 caption was read by Couch.

### ORDINANCE NO. 95-1

190 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS  
AUTHORIZING THE ISSUANCE AND SALE OF CITY OF ROCKWALL, TEXAS GENERAL  
OBLIGATION BONDS, SERIES 1995, IN THE AGGREGATE PRINCIPAL AMOUNT OF  
\$4,300,000; LEVYING A TAX IN PAYMENT THEREOF; AWARDING THE SALE THEREOF;  
195 APPROVING THE OFFICIAL STATEMENT; AND ENACTING OTHER PROVISIONS  
RELATING TO THE SUBJECT

The motion passed unanimously.

200 **Discuss and Consider an Ordinance Amending the City's Personnel Policies to include a Family and Medical Leave Policy and Take Any Necessary Action**

Couch reviewed the recommended change to the policy, which is intended to bring the City's policy into conformance with the federal requirements for unpaid family and medical leave available for employees. Couch reported that it was consistent with federal policy and recommended that it be approved. White requested that the policy be clarified by adding  
205 additional language defining spouse and parent. Morgan requested that the ordinance include the official name of the legislation. Following further Council discuss, Hatfield moved to table the item so that additional language could be added and several points clarified. The motion was seconded by Todd White, and it passed unanimously.

210 **Discuss and Consider Awarding a Bid for a Plotter and Take Any Necessary Action**

Couch stated that the plotter was included in this year's budget and that this plotter would replace the plotter in the engineering department. She stated that the budgeted amount was \$8,000. She stated that the City recommended that the purchase be made through Midwest  
215 Architects who had a low quote of \$7,600. Morgan asked if Midwest Architects was a dealer for Hewlett Packard and if Hewlett Packard had been contacted to get a listing of recommended dealers. Couch stated in both cases they were. Morgan moved that the bid for the Hewlett

Packard DesignJet plotter be awarded to Midwest Architects for \$7,600. The motion was seconded by Bob Wilson, and it passed unanimously.

**Discuss Draft Recommendations of City of Dallas Lake Ray Hubbard Study and Take Any Necessary Action**

Couch reported that she and Councilmember Morgan had attended the last meeting of the Lake Cities Coalition, which included the City of Dallas, and the consultants working with Dallas. Couch stated that the City of Dallas provided members of the Coalition with a draft of the report and their draft recommendations before submitting them to the City of Dallas. Couch stated that at the meeting they had an opportunity to review the recommendations and were able to ask questions. She stated that once input had been received from members of the Coalition they would be finalizing the report and submitting it to the City of Dallas on a formal basis. Once submitted to the City of Dallas Water Utilities department, it would be forwarded to the City Manager's office and on to the Dallas City Council.

Couch stated that a considerable amount of background information and research into the existing conditions of the lake had taken place. She reported that the consultants analyzed the existing agreements with the cities surrounding the lake and that they had research state and federal law. Couch commented that the last several chapters of the report discussed the various recommendations and the policy issues identified. Couch summarized these recommendations. She stated that they had identified three possible sites for development by the City of Dallas, and those were parcels of land owned by the City of Dallas and located within their city limits. She also stated that they had identified four possible park expansion locations, none of which were located in Rockwall.

Couch reported that they were planning to recommend that certain shorelines in residential and commercial areas be leased to the adjacent property owners. She commented that they had not indicated what the lease price would be nor had they developed any details on how this would be accomplished. Couch stated that the details would be developed within the implementation plan.

Couch stated that if the recommendations were accepted by the City of Dallas City Council, Dallas would then need to prepare an implementation plan. Couch stated that they also recommended that boat launch fees be collected to assist in raising revenues to pay for some of the costs associated with managing the lake. Also included in the report was a discussion of three scenarios for the continued operation of the lake. The three scenarios included the creation of a central authority, the use of interlocal agreements, or the continuation of Dallas Water Utilities as the manager and operator of the lake. Couch stated that a central authority would complicate the issue more. She discussed the ramification of each of the scenarios and suggested that Rockwall's interest would be best served through the use of an interlocal agreement with the adjacent cities so that responsibilities could be shared. She stated that the Council might want to indicate to the City of Dallas that the City of Rockwall would like to be involved in the development of the implementation plan.

265 Welborn requested information regarding who would control the building and development  
standard for property located on the lake. Couch commented that some discussion had been held  
and that in the case of boat docks the structures would be in both the City of Dallas and the  
adjacent city. She stated that it would require a great deal of cooperation, coordination and  
some standardization of any type of development. Couch commented that there would be some  
270 additional tax value by the leasehold improvements, and she indicated that Dallas had not yet  
performed any projections to show what would be added to the tax rolls. Welborn requested  
information on what the affect on the percentages of sales taxes would be if the marinas leases  
were renegotiated. Couch commented she did not know and that none of this could occur unless  
the City was willing to work with them on the existing leases. Welborn requested information  
regarding how the boat launch fees would be administered. Couch commented that a permit  
would be required. Welborn commented on the creation of a central authority and stated that  
275 she would not be in favor of it if it created additional taxing. Couch commented that the  
specifics had not been discussed and that she was concerned that additional jurisdictional layers  
would make operation more complicated.

280 Wilson requested information regarding the proposal and clarification about the creation of  
beaches. Couch commented that was one of the issues up for discussion. Wilson stated that he  
was concerned that allowing swimming would not preserve the quality of the drinking water.  
Couch commented that they did not feel that it would create a significant impact if the areas  
were limited. Wilson stated that the interlocal agreement appears to give cities control over  
those items which are of concern to them with the City of Dallas still retaining those other rights  
and responsibilities which are not of major concern to the communities involved.

28. Luby stated that he was opposed to residential development of the shoreline. Couch commented  
that incentives might be offered to try to get the property owners to lease the take-line. She  
commented that they have not recommended that the take line be sold. Luby stated that he did  
not want to see the shoreline ruined by adding structures. Couch indicated that the cities would  
290 have control over what was built on the land through zoning control.

White commented that the City's efforts should be concentrated on how the lake will be  
governed and stated that the creation of a central authority would cause additional hardship for  
the City. White stated that the City should oppose the creation of such an entity. White  
295 requested clarification regarding what was meant by tax revenues to fund participation in lake  
management. Couch commented that Dallas was looking for ways to generate revenues obtained  
through utilization of the lake either from adjacent properties or the water itself and to use these  
funds to maintain the lake itself. Dallas envisions that an interlocal agreement would allow for  
joint participation in the management of facilities and the funding of them.

300 Morgan commented on the three proposals for lake management. He stated that he felt that the  
consultants favored the interlocal agreement concept. He stated that he believed that the Lake  
Cities Coalition would become more involved, and that they had voted to oppose the central  
authority idea.



305 Hatfield commented on the idea of the central authority and stated that he would not be interested in participating. Couch commented that the interlocal agreements would outline jurisdiction and enforcement standards.

310 Williams stated that a letter needed to be sent to Dallas to address the City's position. She stated that the letter should reflect that Rockwall was in favor of the interlocal agreement concept. Additionally, the letter should state that further information was needed before a position could be taken in regards to the development of the shoreline. The letter should also state that the City of Rockwall would like to be involved in the development of an implementation plan. Following additional discussion and agreement that the Mayor should send such a letter, Williams commented that she believed that the Coalition had allowed the City to have a voice in the master plan process.

**Adjournment**

320 Mayor Williams adjourned the meeting at 8:10 p.m.

APPROVED:

325

\_\_\_\_\_  
Mayor

330 ATTEST:

335 \_\_\_\_\_  
City Secretary

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CITY OF ROCKWALL
"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold public hearing on Thursday, January 12, 1995 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold public hearing on Monday, January 16, 1995 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Haag & Company for a Replat of Lot 21, Block A of Chandlers Landing Phase 17. This replat will consist of a total of 3 lots.

As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below by January 5, 1995.

Handwritten signature of Denise LaRue, Community Development Coordinator

Case No. PZ-94-47-RP

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

- 1.
2.
3.

Signature
Address

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold public hearing on Thursday, January 12, 1995 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold public hearing on Monday, January 16, 1995 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of the following requests;

94-47-FP To consider approval of a request from Haag & Company for a Replat of Lot 21, Block A of Chandlers Landing Phase 17. This replat will consist of a total of 3 lots.

94-48-Z To consider approval of a request from Northstar Realty, Ltd. to Amend PD-15 changing the zoning of Signal Ridge Phase IV from 12.6 units per acre to 14 units per acre.

Any interested persons are invited to attend.

Case No. PZ-94-47-RP

I am in favor of the request for the reasons listed below \_\_\_\_\_

I am opposed to the request for the reasons listed below X

1. Don't want an increase in lots in Chadler's
2. Don't want to see trees cut down to do this -
- 3.

Signature 

Address 5502 Canada Court

**205 West Rusk**

**ckwall, Texas 75087**

**(214) 771-77 )**

94-47-RP

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
PID: R15342 (29650) 3358-000A-0003-00-OR WRIGHT WELDON W ETUX 2012 S MEADOW WAY CIRCLE ARLINGTON, TEXAS 76015	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 3 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15343 (52564) 3358-000A-0004-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 4 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15344 (52564) 3358-000A-0005-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 5 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15345 (57124) 3358-000A-0006-00-OR PIPER OLICE E & GLADYS 1017 BEVERLY LOMBARD, IL 60148	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 6 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15346 (52564) 3358-000A-0007-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 7 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15347 (52564) 3358-000A-0008-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 8 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15348 (52564) 3358-000A-0009-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 9 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15349 (51538) 3358-000A-0010-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 10 ENTS: GRW, SRW, CRW LAND SPTB: C1	

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIC
PID: R15350 (52564) 3358-000A-0011-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 11 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15351 (52564) 3358-000A-0012-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 12 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15352 (52564) 3358-000A-0013-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 13 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15353 (28721) 3358-000A-0014-00-OR HENDERSON LINDA SUE 103 CHALLENGER COURT ROCKWALL, TX 75087	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 14 SITUS: 103 CHALLENGER COURT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 F1000 - CENTERBANK MORTGAGE COM, #	
PID: R15354 (33237) 3358-000A-0015-00-OR NORWOOD SUSAN 201 DARRIN ROCKWALL, TX 75087	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 15 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15355 (52826) 3358-000A-0016-00-OR WHITLOCK PATTY D 506 SHERMAN ROCKWALL, TX 75087	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 16 SITUS: 5502 AUSTRALIA CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 00256 - FIRST BANKERS MTG CORP, #	
PID: R15356 (27583) 3358-000A-0017-00-OR CHANDLERS LANDING DEV CO ATTN: B BOWLIN/FLINT RIDGE 1323 E 71ST STREET #102 TULSA, OK 74136-5036	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 17 ENTS: GRW, SRW, CRW LAND SPTB: C1	

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPT

PID: R15357 (27583)  
3358-000A-0018-00-OR  
CHANDLERS LANDING DEV CO  
ATTN: B BOWLIN/FLINT RIDGE  
1323 E 71ST STREET #102  
TULSA, OK 74136-5036

CHANDLERS LANDING #17 (REPLAT),  
BLOCK A, LOT 18

ENTS: GRW, SRW, CRW  
LAND SPTB: 01

PID: R15358 (27583)  
3358-000A-0019-00-OR  
CHANDLERS LANDING DEV CO  
ATTN: B BOWLIN/FLINT RIDGE  
1323 E 71ST STREET #102  
TULSA, OK 74136-5036

CHANDLERS LANDING #17 (REPLAT),  
BLOCK A, LOT 19

ENTS: GRW, SRW, CRW  
LAND SPTB: 01

PID: R15359 (27583)  
3358-000A-0020-00-OR  
CHANDLERS LANDING DEV CO  
ATTN: B BOWLIN/FLINT RIDGE  
1323 E 71ST STREET #102  
TULSA, OK 74136-5036

CHANDLERS LANDING #17 (REPLAT),  
BLOCK A, LOT 20

ENTS: GRW, SRW, CRW  
LAND SPTB: 01

PID: R15360 (50268)  
3358-000A-0021-00-OR  
WARD LARRY J  
9683 FALLBROOK  
DALLAS, TX 75243

CHANDLERS LANDING #17 (REPLAT),  
BLOCK A, LOT 21

ENTS: GRW, SRW, CRW  
LAND SPTB: 01

PID: R15361 (52564)  
3358-000A-0022-00-OR  
CAMLAND LTD  
2828 WOODSIDE ST  
DALLAS, TX 75204

CHANDLERS LANDING #17 (REPLAT),  
BLOCK A, LOT 22

ENTS: GRW, SRW, CRW  
LAND SPTB: 01

PID: R15362 (53555)  
3358-000A-0023-00-OR  
C SCOTT LEWIS COMPANIES INC  
P O BOX 1206  
ROCKWALL, TX 75087

CHANDLERS LANDING #17 (REPLAT),  
BLOCK A, LOT 23

ENTS: GRW, SRW, CRW  
LAND SPTB: 01

PID: R15363 (56772)  
3358-000A-0024-00-OR  
LYON TED B, JR  
18601 LBJ FRWY  
MESQUITE, TX 75150

CHANDLERS LANDING #17 (REPLAT),  
BLOCK A, LOT 24

ENTS: GRW, SRW, CRW  
LAND SPTB: 01

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTI
PID: R15364 (28976) 3358-000A-0025-00-OR RATHMELL DWIGHT M SR 1020 SIGNAL RIDGE PLACE ROCKWALL, TX 75087	CHANDLERS LANDING #17 (REPLAT), BLOCK A, LOT 25  ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33691 (56677) 3358-000B-0001-00-OR BOOHER STAN JR 1110 SIGNAL RIDGE RD ROCKWALL, TX 75087	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 1-R, (FKA R15365, R15366, R15367)  SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33692 (51538) 3358-000B-0002-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 2-R, (FKA R15367, R15368, R15369)  SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R33693 (51538) 3358-000B-0003-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 3-R, (FKA R15368, R15369, R15370)  SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R33694 (51538) 3358-000B-0004-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 4-R, (FKA R15369, R15370, R15371, R15372)  SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R33695 (58261) 3358-000B-0005-00-OR SIMMONS MAURICE L & JANA 5510 CANADA CT ROCKWALL, TX 75087	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 5-R, (FKA R15372, R15373, R15374)  SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33696 (58089) 3358-000B-0006-00-OR CALDWELL MARILYN F 5514 CANADA COURT ROCKWALL, TX 75087	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 6-R, (FKA R15375, R15376)  SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: 01	



OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
PID: R33697 (54012) 3358-000B-0007-00-OR CALDWELL MARILYN F 5514 CANADA CT ROCKWALL, TX 75087	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 7-R, (FKA R15377, R15378)  SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33698 (52679) 3358-000B-0008-00-OR BEAY JIMMY & CYNTHIA F 5516 CANADA CT ROCKWALL, TX 75087	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 8-R, (FKA R15379, R15380)  SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15381 (53207) 3358-000B-0017-00-OR KLAUS JOYCE R TRUSTEE OF THE JOYCE R KLAUS TRUST 06/01/92 12705 JONES ST OMAHA, NE 68154	CHANDLERS LANDING #17, BLOCK B, LOT 17  SITUS: 5534 CANADA CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R15382 (52315) 3358-000B-0018-00-OR KOZEL PAUL L & PATRICIA L 2601 W BERWYN MUNCIE, IN 47304	CHANDLERS LANDING #17, BLOCK B, LOT 18  SITUS: 5536 CANADA CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R15383 (53417) 3358-000B-0019-00-OR HOGAN PATRICK M & TAMI D 5538 CANADA COURT ROCKWALL, TX 75087	CHANDLERS LANDING #17, BLOCK B, LOT 19  SITUS: 5538 CANADA CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1 00110 - COLONIAL SAVINGS, #	
PID: R15384 (53290) 3358-000B-0020-00-OR ELLIOTT WILLIAM S & SHARON R 5540 CANADA COURT ROCKWALL, TX 75087	CHANDLERS LANDING #17, BLOCK B, LOT 20  SITUS: 5540 CANADA CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R15385 (58114) 3358-000B-0021-00-OR SHAW ENNIS EARL & DUNDIE L 5542 CANADA COURT ROCKWALL, TX 75087	CHANDLERS LANDING #17, BLOCK B, LOT 21  SITUS: 5542 CANADA CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	