

APPLICATION AND FINAL PLAT CHECKLISTDate 9-4-91Name of Proposed Development Phases 17, 18, & 18-2 Ch. Ln.Name of Developer JSP Corporation - Attn: Mr. Pete PrudenAddress 1323 E. 71st Street Tulsa 74136 Phone _____Owner of Record "

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANSAddress P.O. Box 28355 Dallas 75228 Phone 328-8133Total Acreage _____ Current Zoning P.D.Number of Lots/Units 45Signed [Signature]

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

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

INFORMATIONProvided or
Shown on PlatNot
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 lines indicated by heavy lines |
| _____ | _____ | 5. If no engineering is provided show contours of 5 ft. intervals |
| _____ | _____ | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |
| _____ | _____ | 7. Approved name and right-of-way width of each street, both within and adjacent to the development |
| _____ | _____ | 8. Locations, dimensions and purposes of any easements or other rights-of-way |
| _____ | _____ | 9. Identification of each lot or site and block by letter and number and building lines |
| _____ | _____ | 10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page |
| _____ | _____ | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development |
| _____ | _____ | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording) |

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

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

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

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

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

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

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

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

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

Page 4 of 4

Taken by: _____

Date: 9/4/91

Receipt No.: 022752

File No.: 91-25-FP/2

Fee: \$ 325.00



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

(214) 771-7700

Cash Receipt

Name Harold Evans Date 1

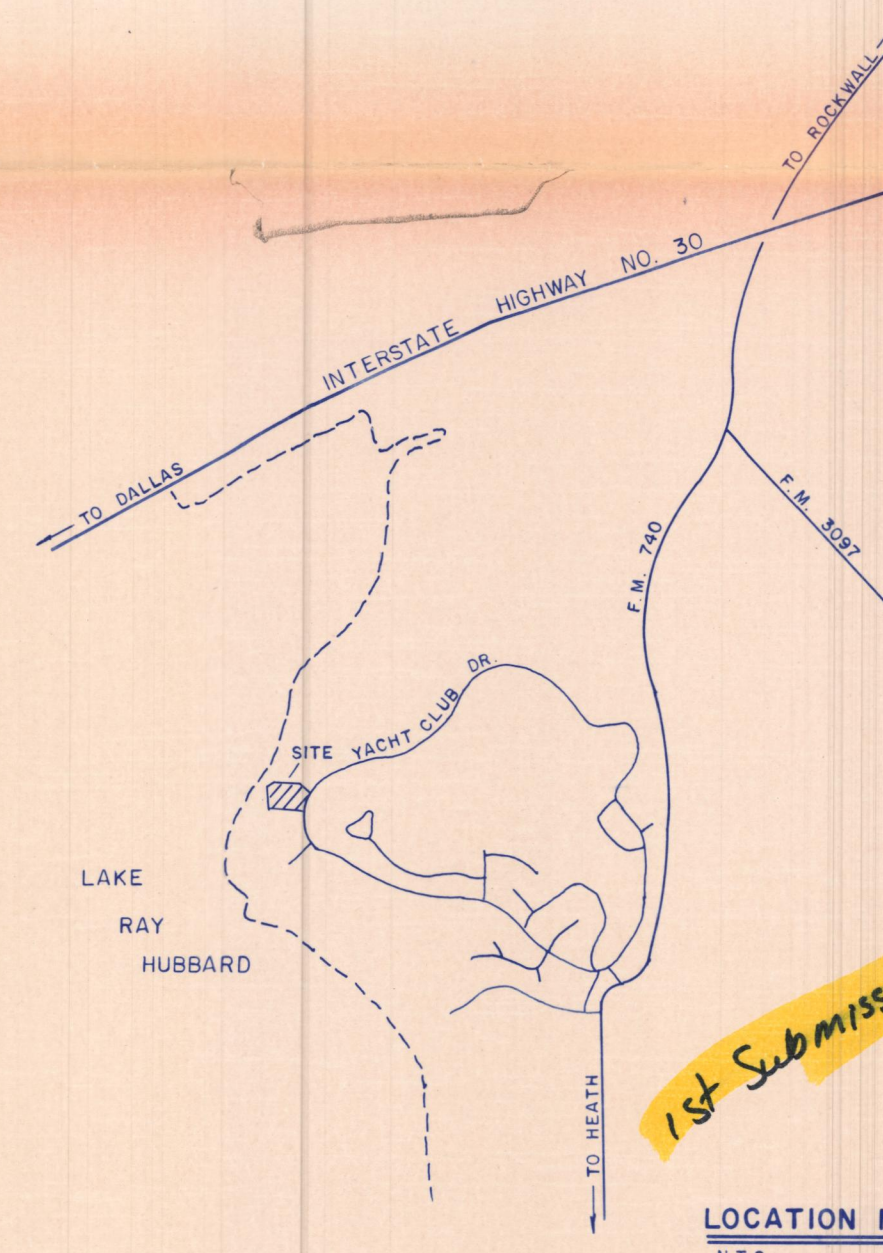
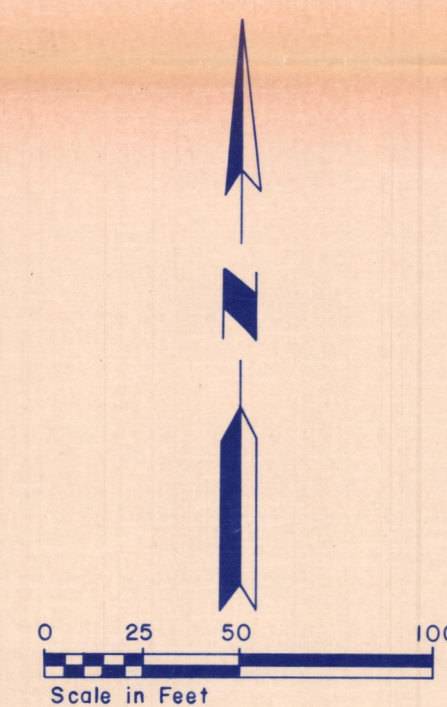
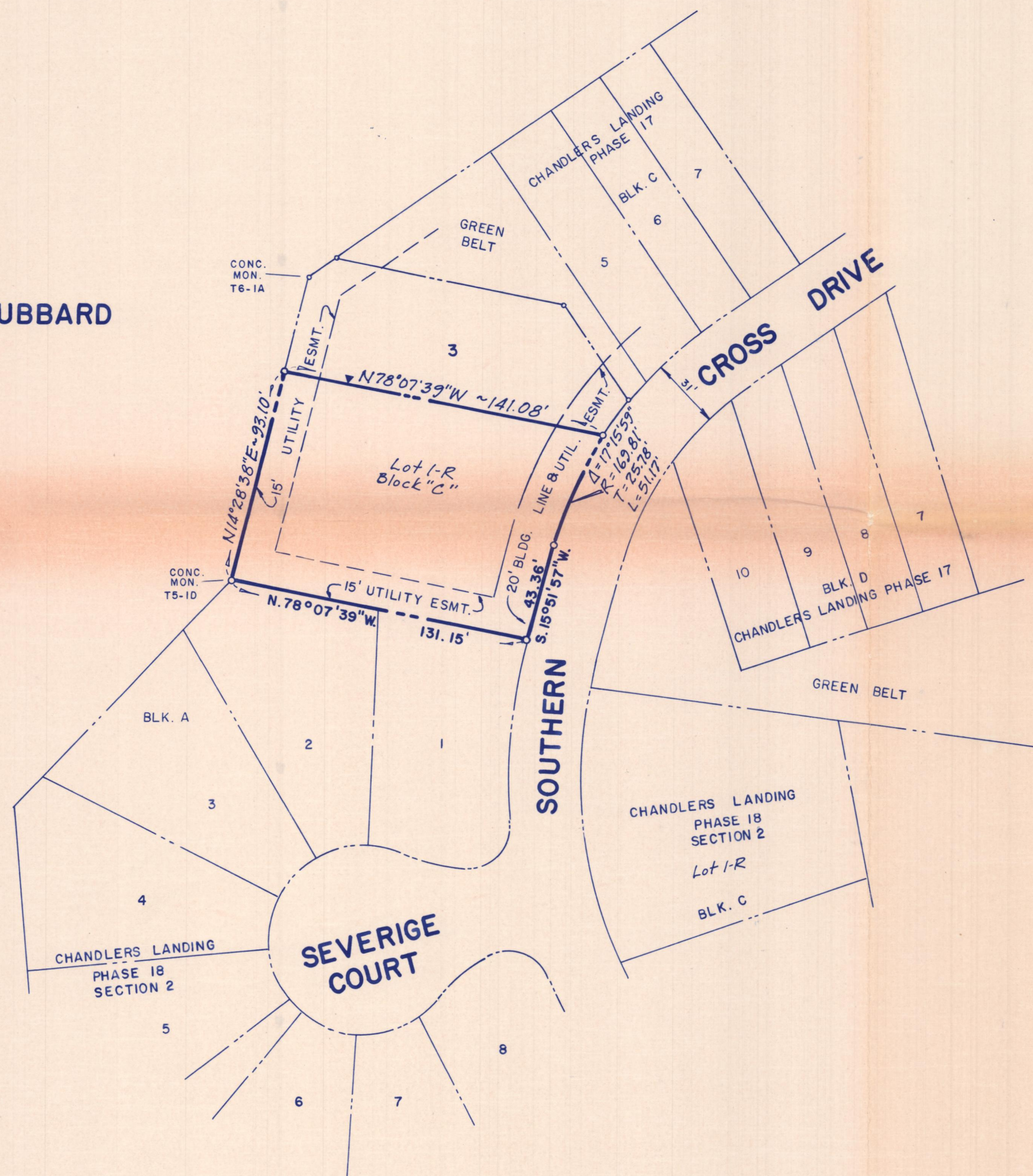
Mailing Address SSPP Corp.

Job Address _____ Permit No. _____

Check ☒ 1438 Cash ☐ Other ☐

[illegible]**TOTAL DUE**Received by

LAKE
RAY
HUBBARD



Note: All property corners, point of curvatures, and point of tangency are 1/2" iron rod set unless otherwise noted on plan.

NOTE:
"▲" REPRESENT ZERO LOT BUILDING LINE

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

SCALE	DATE	JOB NO.
1"=50'	7-18-91	9154

REPLAT OF LOTS 1 and 2, BLOCK "C," OF REPLAT OF LOTS 1, 2, 3 and 4, BLOCK "C" OF CHANDLERS LANDING-PHASE 17

E. TEAL SURVEY ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

J.S.P.P. Corporation ~ Owner
1323 E. 71st St., Suite 102 - Tulsa, Oklahoma, 74136 Tel. NO. AC 918-492-3001

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS: J.S.P.P. Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of a Replat of Lots 1, 2, 3, and 4, Chandlers Landing, Phase 17, an addition to the City of Rockwall, recorded in Slide C, Page 17, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

All of Lots 1 and 2, Block C, of said Replat.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT, J.S.P.P. Corporation, being owner does hereby adopt this plat, designating the hereinabove described property as Replat of Lots 1 and 2, Block C of said Replat, and hereby agrees to all reservations, easements, and agreements of record shown on the recorded plat of said Chandlers Landing, Phase 17, as recorded in Slide B, Page 195, Plat Records, Rockwall County, Texas.

WITNESS MY HAND, at _____, this _____ day of _____, 1991.

J.S.P.P. CORPORATION

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____ of J.S.P.P. Corporation, on behalf of said company.

Notary Public _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public _____

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing Replat of Lots 1 and 2, Block C of said Replat, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

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

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

WITNESS OUR HANDS this _____ day of _____, 1991.

Mayor, City of Rockwall

City Secretary, City of Rockwall

1st Submission

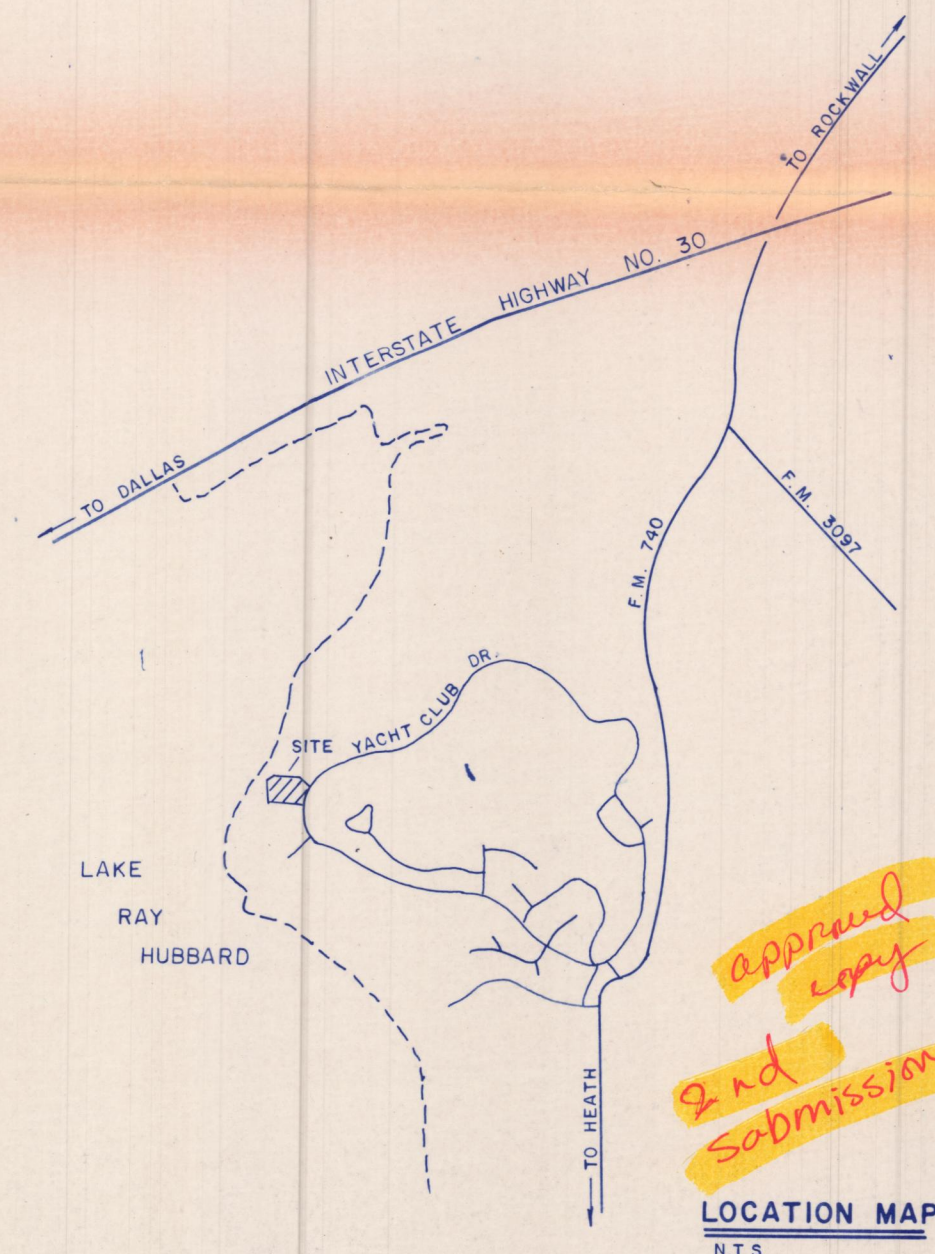
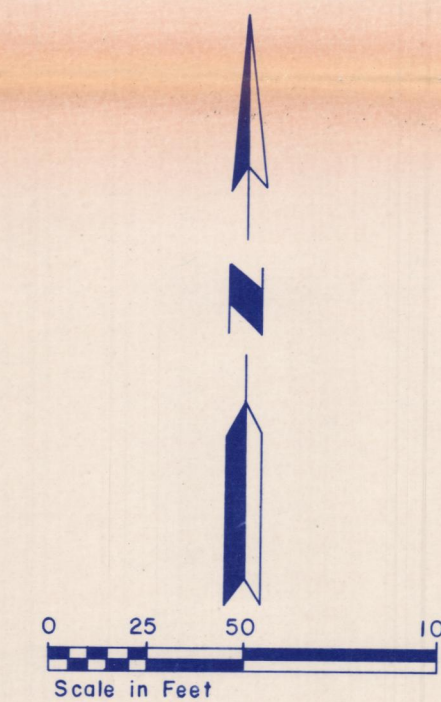
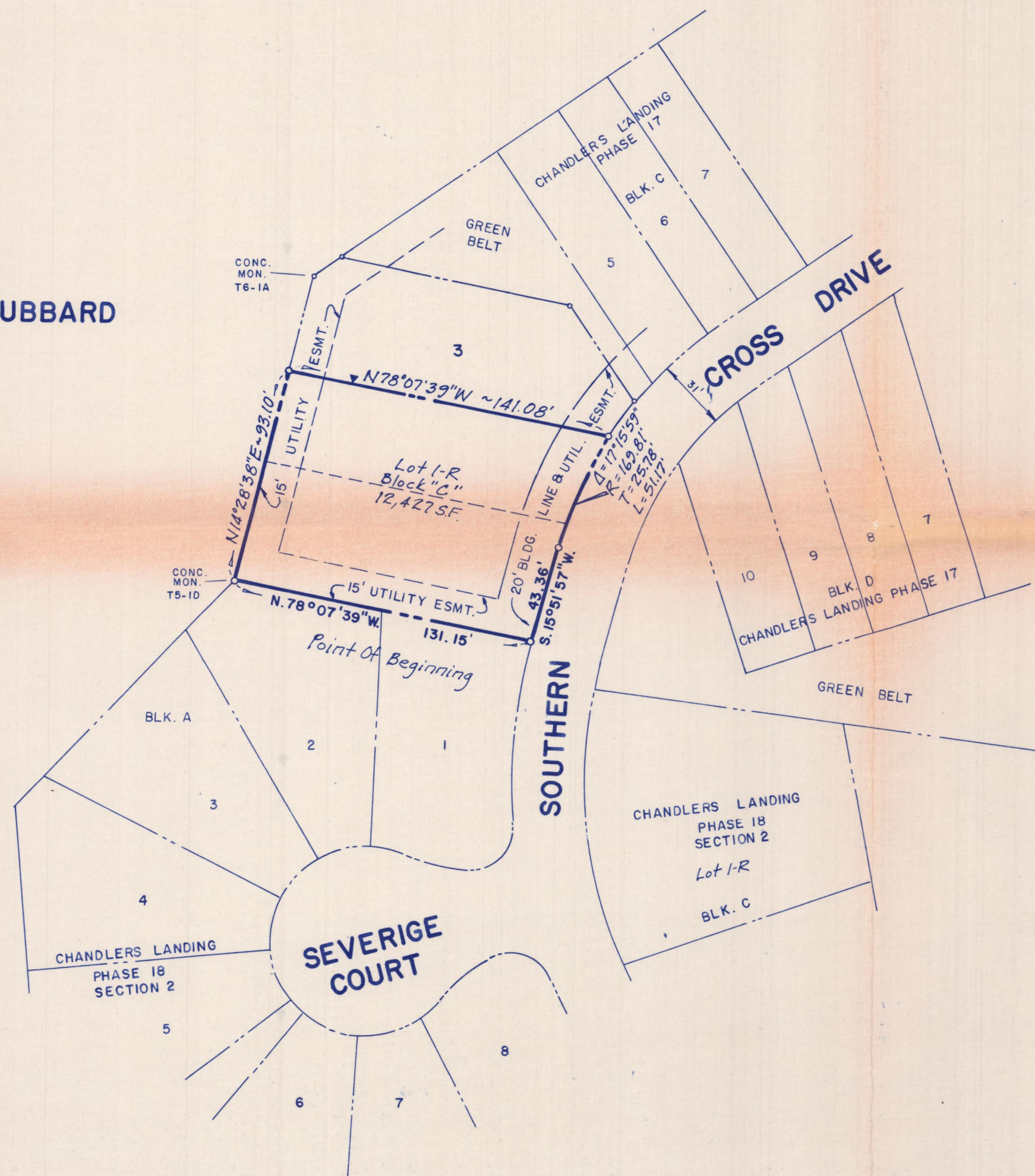
2
2

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

SCALE	DATE	JOB NO.
	7-18-91	9154

REPLAT OF LOTS 1 and 2, BLOCK "C", OF REPLAT OF LOTS 1, 2, 3 and 4, BLOCK "C" OF CHANDLERS LANDING-PHASE 17
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
J.S.P.P. Corporation ~ Owner
1323 E 71st. ST., Suite 102 - Tulsa, Oklahoma, 74136 Tel. No. AC. 918-492-3001

LAKE
RAY
HUBBARD



Note: All property corners, point of curvatures, and point of tangency are 1/2" iron rod set unless otherwise noted on plan.

NOTE:
"▲" REPRESENT ZERO LOT BUILDING LINE

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

SCALE	DATE	JOB NO.
1"=50'	7-18-91	9154

REPLAT OF LOTS 1 and 2, BLOCK "C", OF REPLAT OF LOTS 1, 2, 3 and 4, BLOCK "C" OF CHANDLERS LANDING-PHASE 17
E. TEAL SURVEY ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
J S P P Corporation ~ Owner
1323 E. 71st St., Suite 102 - Tulsa, Oklahoma, 74136 Tel. NO. AC 918-492-3001

Rev. 9-05-91

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS: JSPP Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being All of Lots 1 and 2, Block C of Replat of Lots 1, 2, 3, and 4, Chandlers Landing, Phase 17, an addition tot he City of Rockwall, recorded in Slide C, Page 17, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set on the Westerly line of Southern Cross Drive, a 31 foot right-of-way, and at the Southeast corner of said Lot 1;
THENCE: North 78° 07' 39" West a distance of 131.15 feet to a City of Dallas concrete monument marked T5-1D and the Southwest corner of said Lot 1, said monument being on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: North 14° 28' 38" East a distance of 93.10 feet with said Take Line to a 1/2" iron rod set attht he North corner of said Lot 2 and the West corner of Lot 3, of said Block C;
THENCE: South 78° 07' 39" East a distance of 141.08 feet with the common line of said Lot 2 and Lot 3 to a 1/2" iron rod set on the Westerly line of said Southern Cross Drive; said iron rod being on a curve to the left having a central angle of 17° 15' 59", a radius of 169.81 feet, and a chord that bears South 24° 29' 57" West a distance of 50.98 feet;
THENCE: Along said curve and with said WEsterly line an arc distance of 51.17 feet to a 1/2" iron rod set at the point of tangency of said curve;
THENCE: South 15° 51' 57" West a distance of 43.36 feet continuing with said Westerly line to the Point of Beginning and containing 12,427 square feet or 0.2853 acres of land.

JSPP CORPORATION

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____ of J S P P Corporation, on behalf of said company.

Notary Public _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public _____

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing Replat of Lots 1 and 2, Block C of said Replat, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

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

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

WITNESS OUR HANDS this _____ day of _____, 1991.

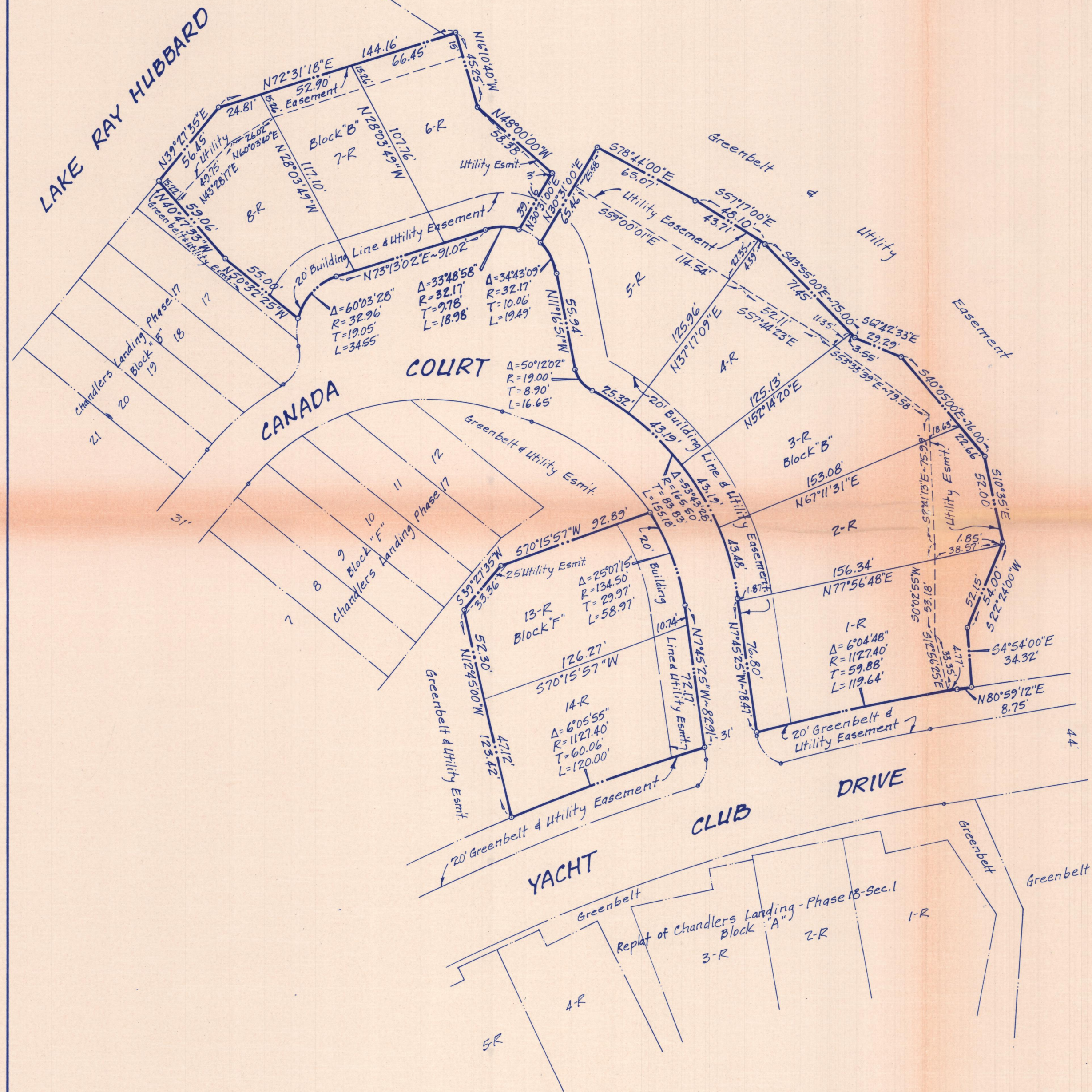
Mayor, City of Rockwall

City Secretary, City of Rockwall

2
2

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	7-18-91	9154

REPLAT OF LOTS 1 and 2, BLOCK "C", OF REPLAT OF LOTS 1, 2, 3 and 4, BLOCK "C" OF CHANDLERS LANDING-PHASE 17	
EDWARD TEAL SURVEY, ABSTRACT NO. 207	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
JSPP Corporation ~ Owner 1323 E 71st. ST, Suite 102 - Tulsa, Oklahoma, 74136 Tel. No. AC. 918-492-3001	



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS: J.S.P.P. Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of Chandlers Landing, Phase 17, an addition to the City of Rockwall, recorded in Slide B, Page 195, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

All of Lots 1 through 16, Block B, and all of Lots 13 through 17, Block F of said Chandlers Landing, Phase 17.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, J.S.P.P. Corporation, being owner, does hereby adopt this plat, designating the hereinabove described property as Replat of Lots 1 through 16, Block B, and 13 through 17, Block F, Chandlers Landing, Phase 17, and hereby agrees to all reservations, easements, and agreements of record shown on the recorded plat of said Chandlers Landing, Phase 17, as recorded in Slide B, Page 195, Plat Records, Rockwall County, Texas.

WITNESS MY HAND, at _____, this _____ day of _____, 1991.

J.S.P.P. CORPORATION

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____ of J.S.P.P. Corporation, on behalf of said company.

Notary Public

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Harold L. Evans, P.E. Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing Replat of Lots 1 through 16, Block B, and 13 through 17, Block F, Chandlers Landing, Phase 17, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

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

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

WITNESS OUR HANDS this _____ day of _____, 1991.

Mayor, City of Rockwall

City Secretary, City of Rockwall

2
2

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	7-22-91	9154

REPLAT OF LOTS 1 THROUGH 16 BLOCK "B" and LOTS 13 THROUGH 17 BLOCK "F," CHANDLERS LANDING-PHASE 17
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
J.S.P.P. Corporation ~ OWNER 1323 E. 71st ST., Suite 102-Tulsa, Oklahoma 74136 Tel. No. AC. 918-492-3001

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS: JSPP Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being All of Lots 1 through 16, Block B, and All of Lots 13 through 17, Block F of Chandlers Landing, Phase 17, an addition to the City of Rockwall, recorded in Slide B, Page 195, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

Lots 1 through 10, Block B

BEGINNING at a 1/2" iron rod set at the Southwest corner of said Lot 1 and on the Easterly line of Canada Court, a 31 foot right-of-way;
THENCE: Along said Easterly lines, all to 1/2" iron rods set for corners, as follows:
North 7° 45' 25" West a distance of 78.47 feet to the point of curvature of a curve to the left having a central angle of 53° 43' 28", a radius of 165.50 feet, and a chord that bears North 34° 37' 09" West a distance of 149.56 feet;
Along said curve an arc distance of 155.18 feet to the point of reverse curvature of a curve to the right having a central angle of 50° 12' 02", a radius of 19.00 feet, and a chord that bears North 36° 22' 52" West a distance of 1612. feet;
Along said curve an arc distance of 16.65 feet to the point of tangency of said curve; North 11° 16' 51" West a distance of 55.94 feet to the point of curvature of a curve to the left having a central angle of 34° 43' 09", a radius of 32.17 feet, and a chord that bears North 28° 38' 25" West a distance of 19.20 feet; and Along said curve an arc distance of 19.49 feet to the West corner of said Lot 10;
THENCE: North 30° 31' 00" East a distance of 65.46 feet to a 1/2" iron rod set at the North corner of said Lot 10;
THENCE: Along the Northeasterly and Easterly lines of said Lots 10, 9, 8, 7, 6, 5, 4, 3, 2, and 1, all to 1/2" iron rods set for corners, as follows: South 61° 29' 27" East a distance of 65.07 feet; South 57° 17' 00" East a distance of 48.10 feet; South 43° 55' 00" East a distance of 75.00 feet; South 67° 42' 33" East a distance of 29.29 feet; South 40° 05' 00" East a distance of 76.00 feet; South 10° 35' 00" East a distance of 52.00 feet; South 22° 24' 00" West a distance of 54.00 feet; and South 4° 54' 00" East a distance of 34.32 feet to the Southeast corner of said Lot 1;
THENCE: South 80° 59' 12" West a distance of 8.75 feet to a 1/2" iron rod set for a corner at the point of curvature of a curve to the left having a central angle of 6° 04' 48", a radius of 1127.40 feet, and a chord that bears South 77° 56' 48" West a distance of 119.58 feet;
THENCE: Along said curve an arc distance of 119.64 feet to the Point of Beginning and containing 46,634 square feet or 1.0706 acres of land.

Lots 11 through 16, Block B

BEGINNING at a 1/2" iron rod set on the Northerly line of Canada Court, a variable width right-of-way, at the South corner of said Lot 16;
THENCE: North 50° 32' 25" West a distance of 55.00 feet to a 1/2" iron rod set at an angle point in the Southwest line of said Lot 16;
THENCE: North 40° 47' 33" West a distance of 59.06 feet to a 1/2" iron rod set at the West corner of said Lot 16 and on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: North 39° 27' 35" East a distance of 56.45 feet with said Take Line and the Northwest line of said Lots 16 and 15 to a 1/2" iron rod set for a corner;
THENCE: North 72° 31' 18" East a distance of 144.16 feet continuing with said Take Line and with the Northwest lines of said Lots 15, 14, 13, 12, and 11 to a 1/2" iron rod set for a corner;

THENCE: South 16° 10' 40" East a distance of 45.25 feet with the Northeast line of said Lot 11 to a 1/2" iron rod set for a corner;
THENCE: South 48° 00' 00" East a distance of 58.38 feet continuing with said Northeast line to a 1/2" iron rod set at the East corner of said Lot 11;
THENCE: South 30° 31' 00" West a distance of 39.16 feet to a 1/2" iron rod set at the Southeast corner of said Lot 11 and on the Northerly line of said Canada Court, said iron rod being on a curve to the left having a central angle of 33° 48' 58", a radius of 32.17 feet, and a chord that bears North 89° 52' 29" West a distance of 18.71 feet;
THENCE: Along said Northerly lines, all to 1/2" iron rods set for corners, as follows: Along said curve an arc distance of 18.98 feet to the point of tangency of said curve; South 73° 13' 02" West a distance of 91.02 feet to the point of curvature of a curve to the left having a central angle of 60° 03' 28", a radius of 32.96 feet, and a chord that bears South 43° 11' 18" West a distance of 32.99 feet; and along said curve an arc distance of 34.55 feet to the Point of Beginning and containing 21,024 square feet or 0.4826 acres of land.

Lots 13 through 17, Block F

BEGINNING at a 1/2" iron rod set on the Westerly line of Canada Court, a 31 foot right-of-way, and at the Southeast corner of said Lot 17, said iron rod being on a curve to the left having a central angle of 6° 05' 55", a radius of 1127.40 feet, and a chord that bears South 70° 15' 57" West a distance of 119.94 feet;
THENCE: Along said curve an arc distance of 120.00 feet to a 1/2" iron rod set at the South corner of said Lot 17;
THENCE: North 12° 45' 00" West a distance of 123.42 feet to a 1/2" iron rod set at the West corner of said Lot 13;
THENCE: North 39° 27' 35" East a distance of 33.36 feet to a 1/2" iron rod set at an angle point in the Northwest line of said Lot 13;
THENCE: North 70° 15' 57" East a distance of 92.89 feet to a 1/2" iron rod set at the North corner of said Lot 13 and on the Westerly line of said Canada Court, said iron rod being on a curve to the right having a central angle of 25° 07' 15", a radius of 134.50 feet, and a chord that bears South 20° 19' 02" East a distance of 58.50 feet;
THENCE: Along said curve and with said Westerly line an arc distance of 58.97 feet to a 1/2" iron rod set at the point of tangency of said curve;
THENCE: South 7° 45' 25" East a distance of 82.91 feet continuing with said Westerly line to the Point of Beginning and containing 17,008 square feet or 0.3905 acres of land.

WITNESS MY HAND this _____ day of _____, 1991.

JSPP CORPORATION

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____ of J S P P Corporation, on behalf of said company.

Notary Public

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing Replat of Lots 1 through 10, Block A of Chandlers Landing, Phase 18, Section 1, an addition to the City of Rockwall, Texas; was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

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

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

WITNESS OUR HANDS this _____ day of _____, 1991.

Mayor, City of Rockwall

City Secretary, City of Rockwall

2
2

HAROLD L. EVANS
CONSULTING ENGINEER

2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

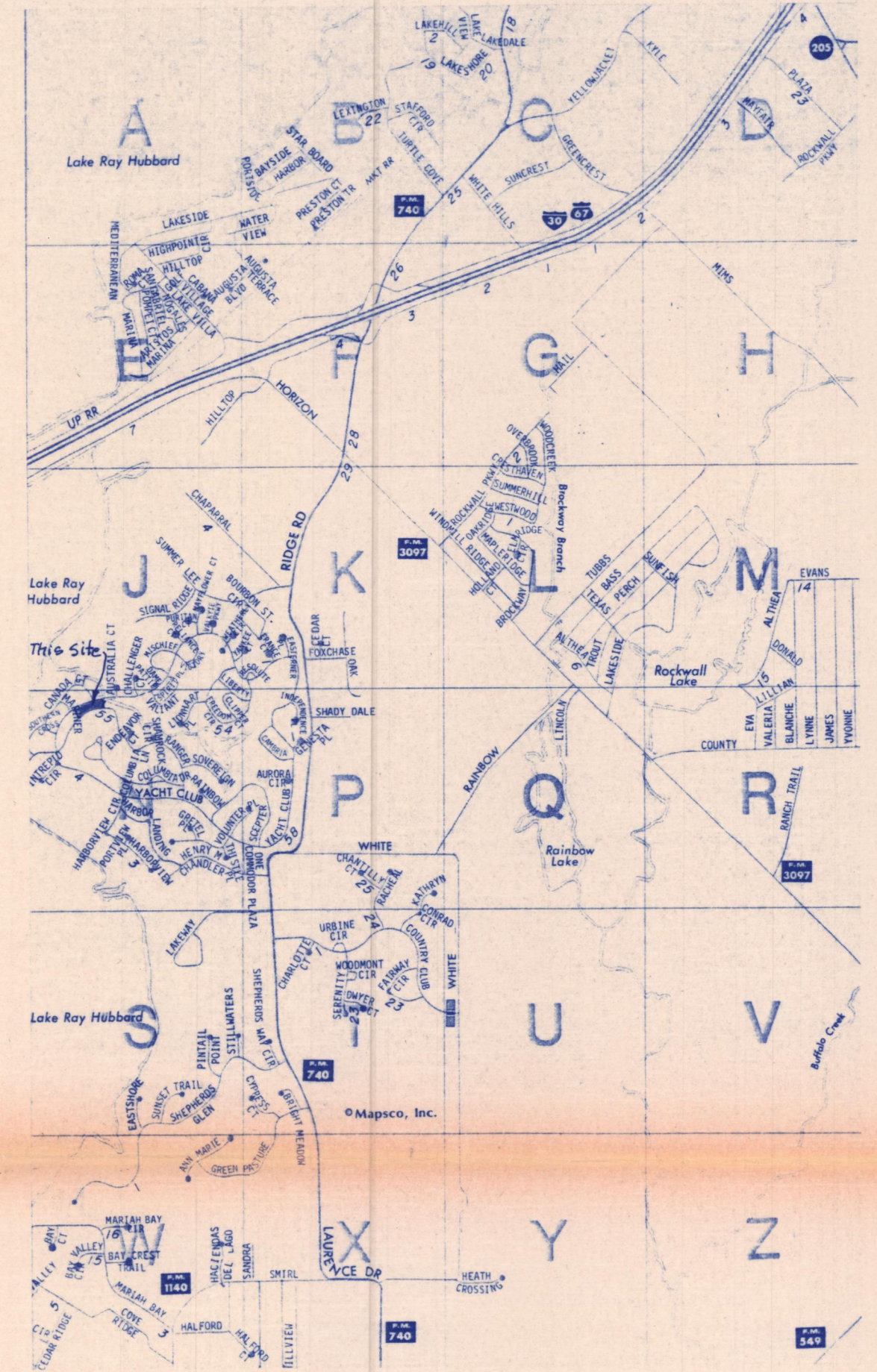
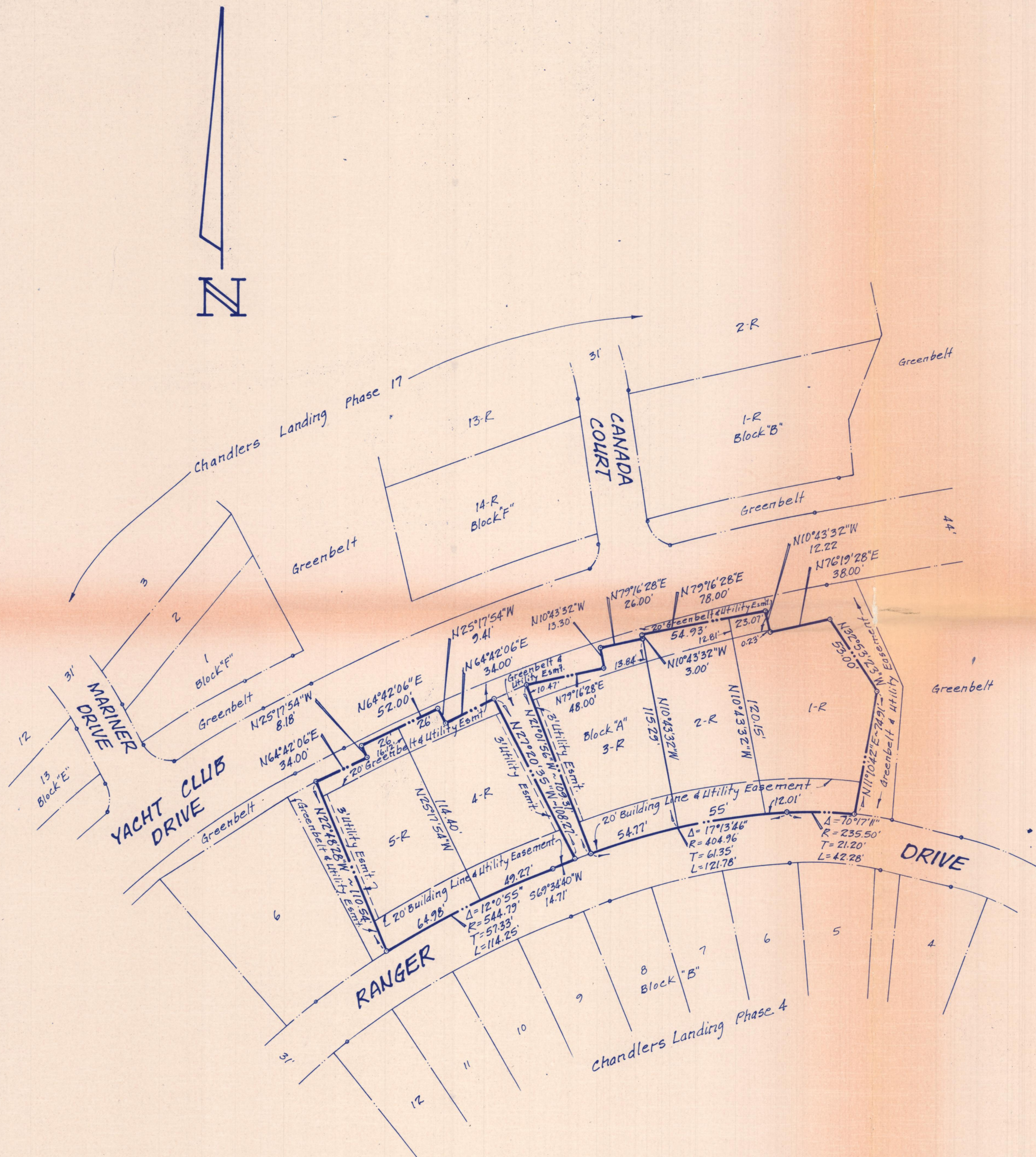
SCALE	DATE	JOB NO.
	7-22-91	9154

REPLAT OF LOTS 1 THROUGH 16 BLOCK "B" and LOTS 13 THROUGH 17 BLOCK "F," CHANDLERS LANDING-PHASE 17

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JSPP Corporation ~ owner
1323 E. 71st ST., Suite 102-Tulsa, Oklahoma 74136 Tel. No. AC. 918-492-3001

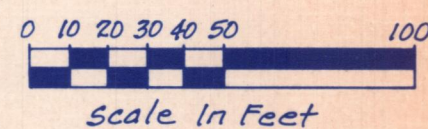


LOCATION MAP
Scale: 1"=2,000'

1st Submission

Note: All property corners, point of curvatures, and point of tangency are 1/2" iron rod set unless otherwise noted on plan.

1/2



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

SCALE	DATE	JOB NO.
1"=50'	7-19-91	9154

REPLAT OF LOTS 1 THROUGH 10, BLOCK "A"
CHANDLER'S LANDING-PHASE 18, SECTION 1
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

15.R.P. Corporation ~ Owner
1323 E. 71st St., Suite 102-Tulsa, Oklahoma 74136 Tel. No. AC. 918-492-3001

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS: J.S.P.P. Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of Chandlers Landing, Phase 18, Section 1, an addition to the City of Rockwall, recorded in Slide B, Page 163, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

All of Lots 1 through 10, Block A of Chandlers Landing, Phase 18, Section 1.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, J.S.P.P. Corporation, being owner, does hereby adopt this plat, designating the hereinabove described property as Replat of Lots 1 through 10, Block A of Chandlers Landing, Phase 18, Section 1, and hereby agrees to all reservations, easements, and agreements of record shown on the recorded plat of said Chandlers Landing, Phase 18, Section 1, as recorded in Slide B, Page 163, Plat Records, Rockwall County, Texas.

WITNESS MY HAND, at _____, this _____ day of _____, 1991.
J.S.P.P. CORPORATION

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____ of J.S.P.P. Corporation, on behalf of said company.

Notary Public _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public _____

APPROVED

Chairman, Planning and Zoning Commission _____

Date

I hereby certify that the above and foregoing Replat of Lots 1 through 10, Block A of Chandlers Landing, Phase 18, Section 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

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

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

WITNESS OUR HANDS this _____ day of _____, 1991.

Mayor, City of Rockwall

City Secretary, City of Rockwall

2
2

HAROLD L. EVANS
CONSULTING ENGINEER

2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE DATE JOB NO.

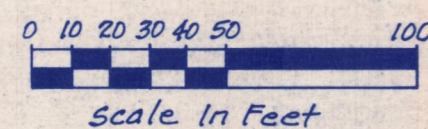
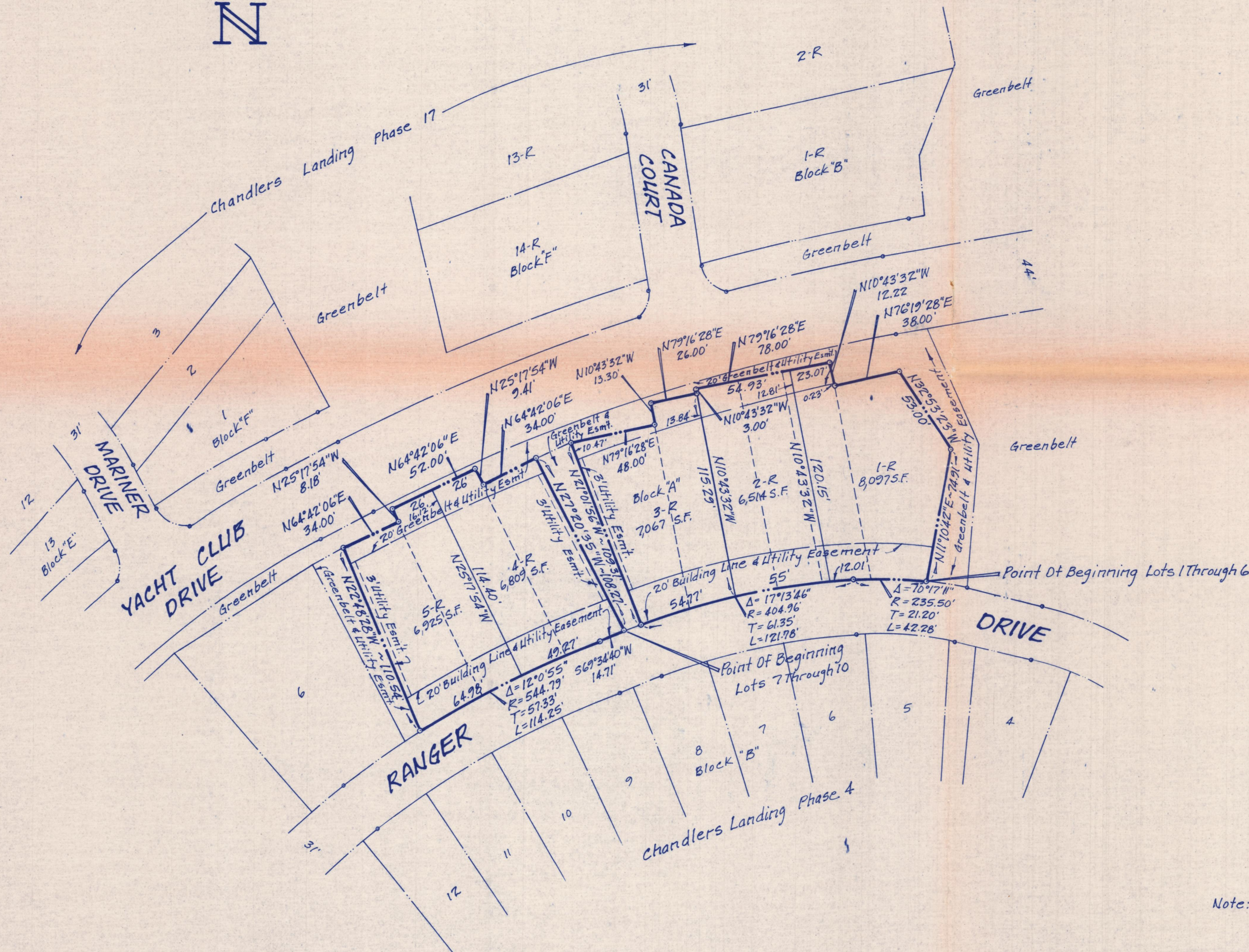
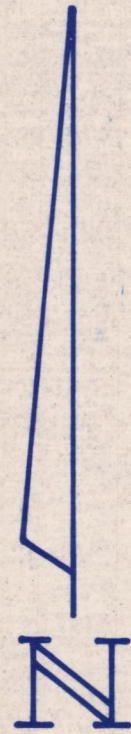
7-19-91 9154

REPLAT OF LOTS 1 THROUGH 10, BLOCK "A"
CHANDLERS LANDING-PHASE 18, SECTION 1

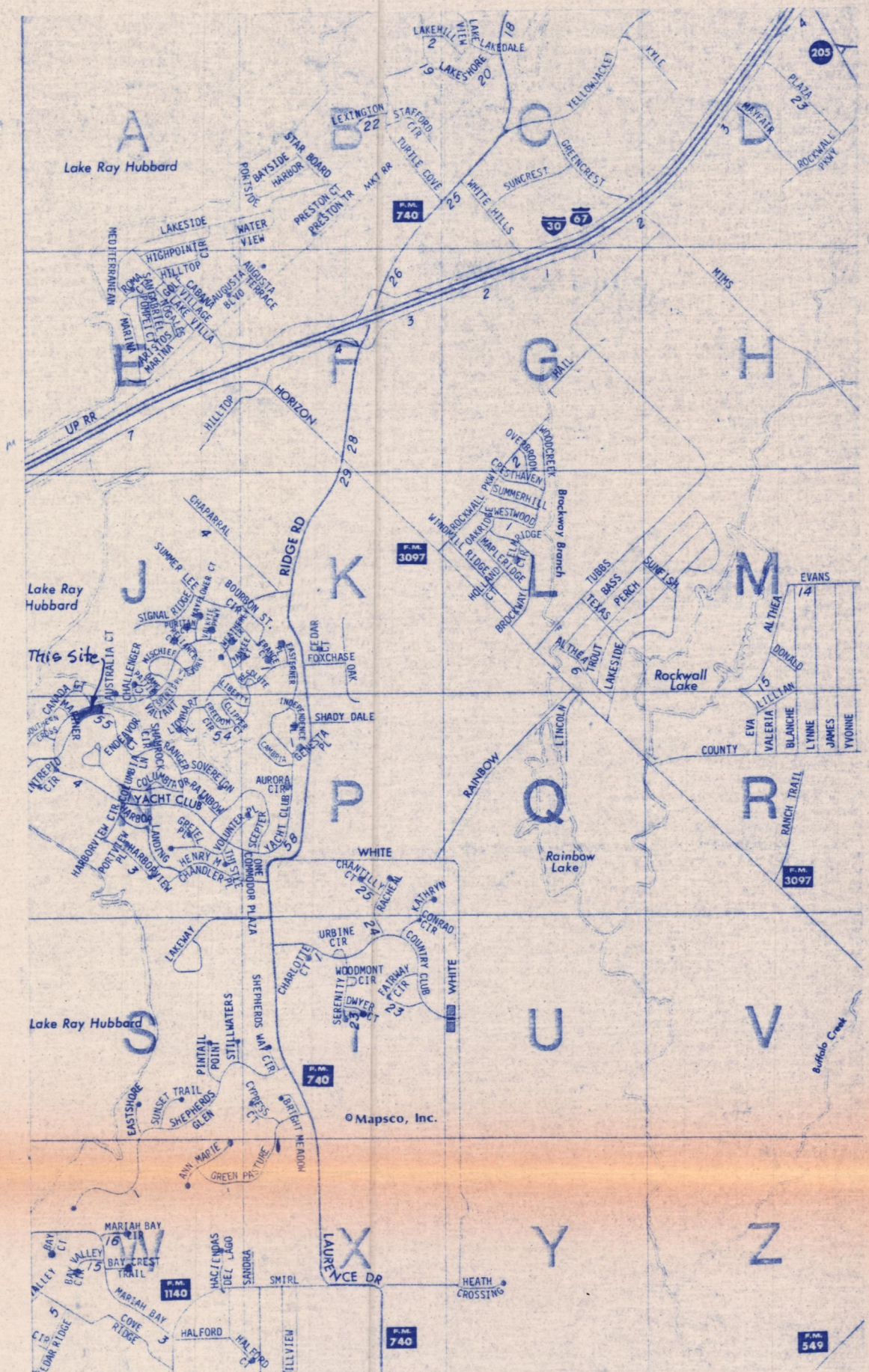
EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

J.S.P.P. Corporation ~ Owner
1323 E. 71st. ST., Suite 102-Tulsa, Oklahoma 74136 Tel No. AC. 918-492-3001



Note: All property corners, point of curvatures, and point of tangency are 1/2" iron rod set unless otherwise noted on plan.



LOCATION MAP
Scale: 1" = 2,000'

2nd Submission
Approved Copy

1
2

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

SCALE	DATE	JOB NO.
1"=50'	7-19-91	9154

REPLAT OF LOTS 1 THROUGH 10, BLOCK "A"
CHANDLERS LANDING-PHASE 1B, SECTION 1
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JSPP Corporation ~ Owner
1323 E. 71st ST. Suite 102-Tulsa, Oklahoma 74136 Tel. No. AC.918-492-3001

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS: JSPP Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of Lots 1 through 10, Block A, Chandlers Landing, Phase 18, Section 1, an addition to the City of Rockwall, recorded in Slide B, Page 163, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

Lots 1 through 6

BEGINNING at a 1/2" iron rod set at the Southeast corner of said Lot 1, and on the Northerly line of Ranger Drive, a 31 foot right-of-way, said iron rod being on a curve to the left having a central angle of 10° 17' 11", a radius of 235.50 feet, and a chord that bears North 88° 03' 08" West a distance of 42.22 feet;
THENCE: Along said curve and with said Northerly line an arc distance of 42.28 feet to a 1/2" iron rod set at the point of compound curvature of a curve to the left having a central angle of 17° 13' 46", a radius of 404.96 feet, and a chord that bears South 78° 11' 23" West a distance of 121.32 feet;
THENCE: Along said curve and continuing with said Northerly line an arc distance of 121.78 feet to a 1/2" iron rod set at the South corner of said Lot 6;
THENCE: North 21° 01' 56" West a distance of 109.31 feet with the Southwest line of said Lot 6 to a 1/2" iron rod set for a corner;
THENCE: Along the Northwesterly lines of said Lots 6, 5, 4, 3, 2, and 1, all to 1/2" iron rods set for a corner, as follows: North 79° 16' 28" East a distance of 48.00 feet; North 10° 43' 32" West a distance of 13.30 feet; North 79° 16' 28" East a distance of 26.00 feet; North 10° 43' 32" West a distance of 3.00 feet; North 79° 16' 28" East a distance of 78.00 feet; South 10° 43' 32" East a distance of 12.22 feet; and North 79° 16' 28" East a distance of 38.00 feet to the most Easterly North corner of said Lot 1;
THENCE: South 32° 43' 23" East a distance of 53.00 feet to a 1/2" iron rod set for a corner at the East corner of said Lot 1;
THENCE: South 11° 10' 42" West a distance of 74.91 feet to the Point of Beginning and containing 21,678 square feet or 0.4977 acres of land.

Lots 7 through 10

BEGINNING at a 1/2" iron rod set at the East corner of said Lot 7 and on the Northerly line of Ranger Drive, a 31 foot right-of-way;
THENCE: South 69° 34' 30" West a distance of 14.71 feet with said Northerly line to a 1/2" iron rod set at the point of curvature of a curve to the left having a central angle of 12° 00' 55", a radius of 544.79 feet, and a chord that bears South 63° 34' 03" West a distance of 114.04 feet;
THENCE: Along said curve and continuing with said Northerly line an arc distance of 114.25 feet to a 1/2" iron rod set at the South corner of said Lot 10;
THENCE: North 22° 48' 28" West a distance of 110.54 feet to a 1/2" iron rod set at the West corner of said Lot 10;
THENCE: Along the Northwesterly lines of said Lots 10, 9, 8, and 7, all to 1/2" iron rods set for a corner as follows: North 64° 42' 06" East a distance of 34.00 feet; North 25° 17' 54" West a distance of 8.18 feet; North 64° 42' 06" East a distance of 52.00 feet; South 25° 17' 54" East a distance of 9.41 feet; and North 64° 42' 06" East a distance of 34.00 feet to the North corner of said Lot 7;
THENCE: South 27° 20' 35" East a distance of 108.27 feet to the Point of Beginning and containing 13,734 square feet or 0.3153 acres of land.

JSPP CORPORATION

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____ of J S P P Corporation, on behalf of said company.

Notary Public _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public _____

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing Replat of Lots 1 through 10, Block A of Chandlers Landing, Phase 18, Section 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

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

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

WITNESS OUR HANDS this _____ day of _____, 1991.

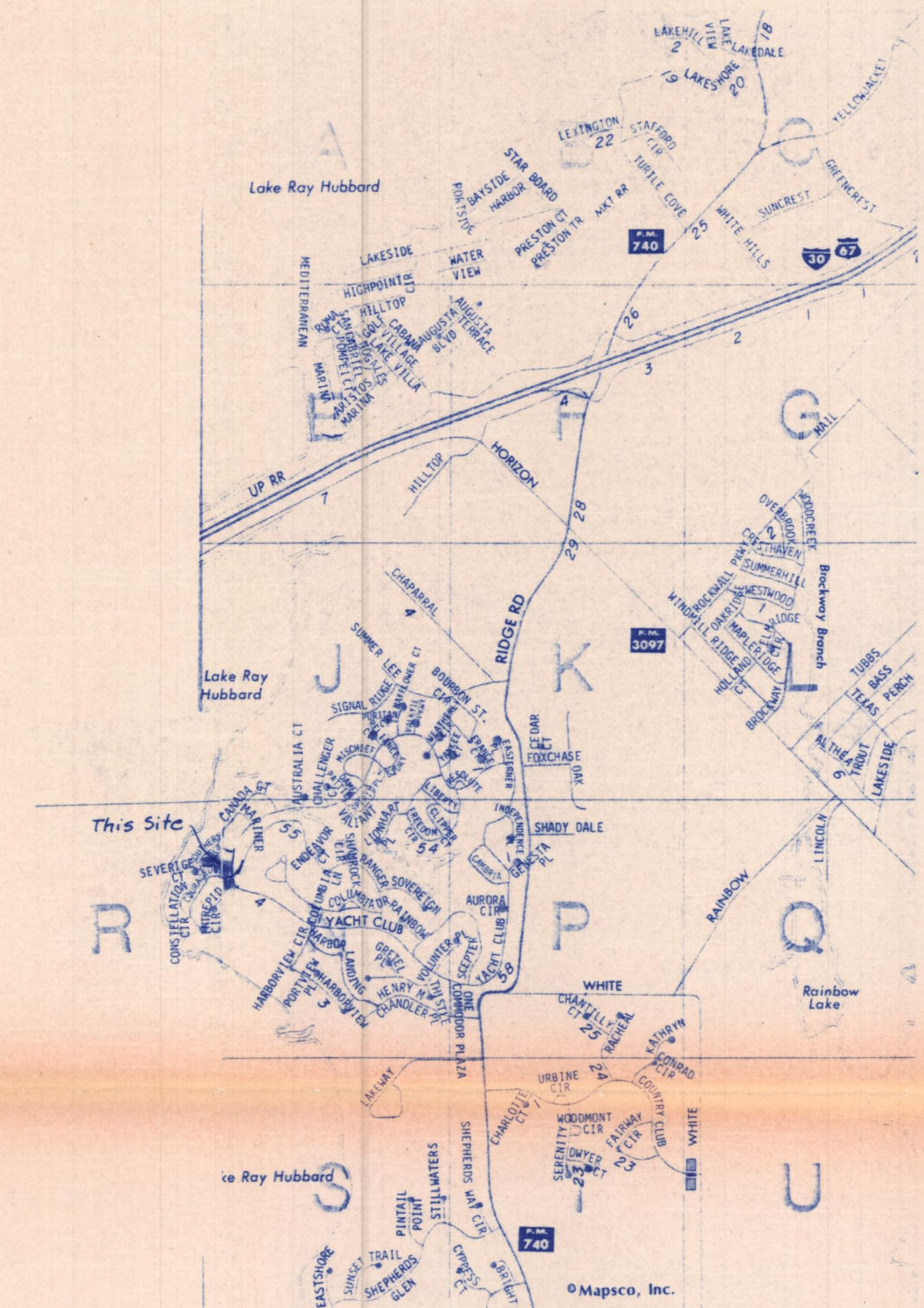
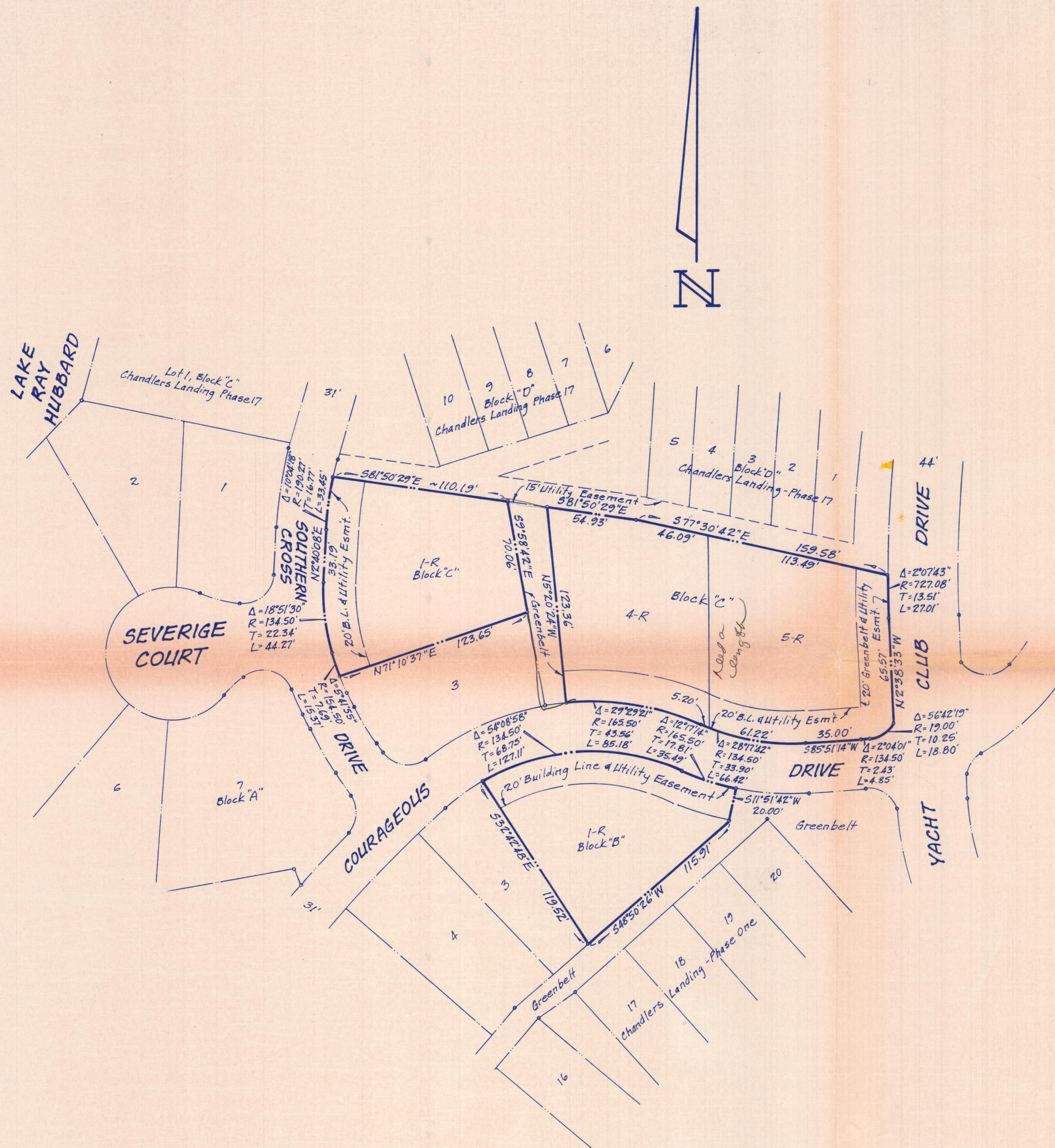
Mayor, City of Rockwall

City Secretary, City of Rockwall

2
2

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	7-19-91	9154

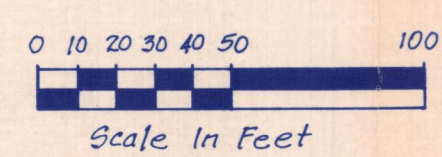
REPLAT OF LOTS 1 THROUGH 10, BLOCK "A" CHANDLERS LANDING-PHASE 18, SECTION 1	
EDWARD TEAL SURVEY, ABSTRACT NO. 207	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
JSPP Corporation Owner 1323 E. 71st St., Suite 102-Tulsa, Oklahoma 74136 Tel. No. 918-492-3001	



LOCATION MAP
Scale: 1" = 2,000'

1st Submission

Note: All property corners, point of curvatures, and point of tangency are 1/2" iron rod set unless otherwise noted on plan.



HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			REPLAT OF LOTS 1&2, BLOCK "B" and LOTS 1,2,4,5,6 and 7 BLOCK "C" CHANDLERS LANDING-PHASE 18, SECTION 2 EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS J.S.P.R. Corporation ~ Owner 1323 E. 71st. ST., Suite 102 - Tulsa, Oklahoma 74136 Tel. No. AC.918-492-3001		
SCALE	DATE	JOB NO.			
1"=50'	7-18-91	9154			

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS: J.S.P.P. Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of Chandlers Landing, Phase 18, Section 2, an addition to the City of Rockwall, recorded in Slide B, Page 199, and part of the Replat of Lots 1, 7, and 8, Block A, and Lots 1, 2, and 3, Block C, as recorded in Slide C, Page 46, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

All of Lots 1 and 2, Block B, and all of Lots 4, 5, 6, and 7, Block C of said Chandlers Landing, Phase 18, Section 2 and all of Lots 1 and 2, Block C of said Replat of Chandlers Landing, Phase 18, Section 2.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, J.S.P.P. Corporation, being owner, does hereby adopt this plat, designating the hereinabove described property as Replat of Lots 1 and 2, Block B, Lots 1, 2, 4, 5, 6, and 7, Block C of Chandlers Landing, Phase 18, Section 2, and hereby agrees to all reservations, easements, and agreements of record shown on the recorded plat of said Chandlers Landing, Phase 18, Section 2, as recorded in Slide B, Page 199, Plat Records, Rockwall County, Texas.

WITNESS MY HAND, at _____, this _____ day of _____, 1991.

J.S.P.P. CORPORATION

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____ of J.S.P.P. Corporation, on behalf of said company.

Notary Public _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991 by Harold L. Evans.

Notary Public _____

APPROVED

Chairman, Planning and Zoning Commission

Date

I hereby certify that the above and foregoing Replat of Lots 1 and 2, Block B, Lots 1, 2, 4, 5, 6, and 7, Block C of Chandlers Landing, Phase 18, Section 2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

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 requiemetns of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____, 1991.

Mayor, City of Rockwall

City Secretary, City of Rockwall

1st Submission

2
2

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
	7-18-91	9154

REPLAT OF LOTS 142, BLOCK "B" and LOTS 1, 2, 4, 5, 6 and 7 BLOCK "C" CHANDLERS LANDING-PHASE 18, SECTION 2
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
J.S.P.P. Corporation ~ Owner 1323 E. 71st. ST., Suite 102-Tulsa, Oklahoma 74136 Tel. No. AC. 918-492-3001

LAKE
RAY
HUBBARD

Lot 1, Block "C"
Chandlers Landing Phase 17

SEVERIGE
COURT

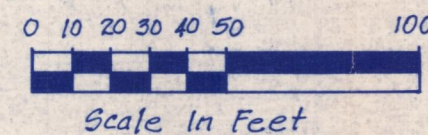
SOUTHERN
CROSS

COURAGEOUS
DRIVE

DRIVE

CLUB

YACHT



Note: All property corners, point of curvatures, and point of tangency are 1/2" iron rod set unless otherwise noted on plan.

HAROLD L. EVANS
CONSULTING ENGINEER

2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	7-18-91	9154

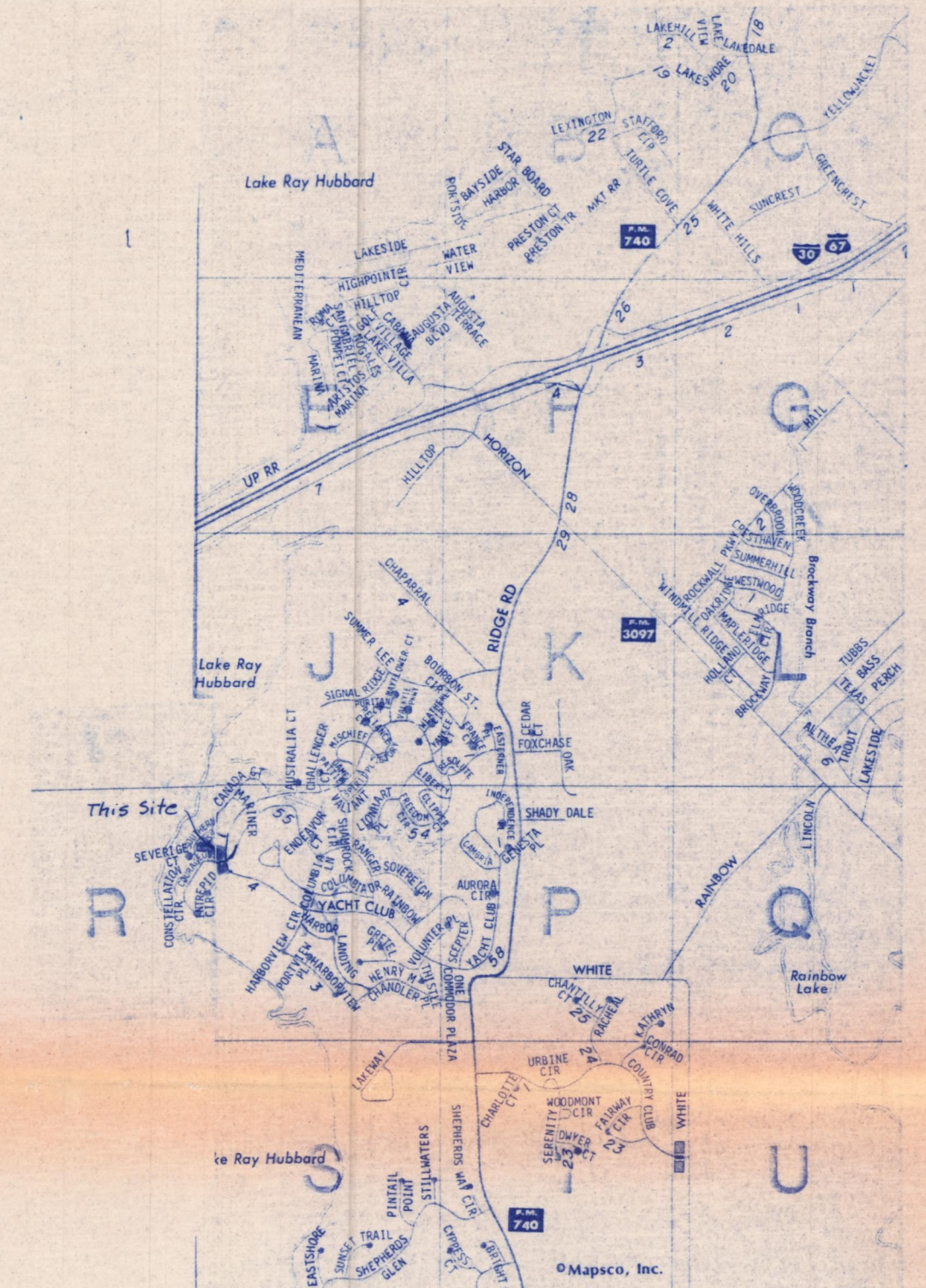
Rev. 9-06-91

REPLAT OF LOTS 1 & 2, BLOCK "B" and LOTS 1, 2, 4, 5, 6 and 7
BLOCK "C" CHANDLERS LANDING-PHASE 18, SECTION 2

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

J S P P Corporation ~ Owner
1323 E. 71st ST., Suite 102 - Tulsa, Oklahoma 74136 Tel. No. AC. 918-492-3001



LOCATION MAP
Scale: 1" = 2,000'

2nd
Submission
Approved
copy

1
2

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS: JSPP Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being All of Lots 1 and 2, Block B, All of Lots 4 through 7, Block C of Chandlers Landing, Phase 18, Section 2, an addition to the City of Rockwall, recorded in Slide B, Page 199, Plat Records, Rockwall County, Texas, and all of Lots 1 and 2, Block C of the Replat of Lots 1, 7, and 8, Block A, and Lots 1, 2, and 3, Block c of Chandlers Landing, Phase 18, Section 2, as recorded in Slide C, Page 46, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

Lots 1 and 2, Block B

BEGINNING at a 1/2" iron rod set on the Southerly line of Courageous Drive, a 31 foot right-of-way, at the North-east corner of said Lot 1;
THENCE: South 11° 51' 42" West a distance of 20.00 feet to a 1/2" iron rod set at the Southeast corner of said Lot 1;
THENCE: South 48° 50' 26" West a distance of 115.91 feet to a 1/2" iron rod set at the South corner of said Lot 2;
THENCE: North 32° 42' 48" West a distance of 119.52 feet to a 1/2" iron rod set at the West corner of said Lot 2 and on the Southerly line of said Courageous Drive, said iron rod being on a curve to the right having a central angle of 54° 08' 58", a radius of 134.50 feet, and a chord that bears North 87° 04' 27" East a distnce of 127.11 feet;
THENCE: Along said curve and with said Southerly line an arc distance of 127.11 feet to a 1/2" iron rod set at the point of reverse curvature of a curve to the left having a central angle of 12° 17' 14", a radius of 165.50 feet, and a chord that bears South 71° 59' 41" East a distance of 35.42 feet;
THENCE: Along said curve and continuing with said Southerly line an arc distance of 35.49 feet to the Point of Beginning and containing 10,356 square feet or 0.2377 acres of land.

Lots 4 through 7, Block C

BEGINNING at a 1/2" iron rod set on the Northerly line of Courageous Drive, a 31 foot right-of-way, at the South-west corner of said Lot 4;
THENCE: North 5° 20' 24" West a distance of 123.36 feet to a 1/2" iron rod set at the Northwest corner of said Lot 4;
THENCE: South 78° 37' 12" East a distance of 214.39 feet with the Northerly lines of said Lots 4 through 7 to a 1/2" iron rod set on the West line of Yacht Club Drive, a 44 foot right-of-way, said iron rod being on a curve to the left having a central angle of 2° 07' 43", a radius of 727.08 feet, and a chord that bears South 1° 34' 42" East a distance of 27.01 feet;
THENCE: Along said curve and with said West line an arc distance of 27.01 feet to a 1/2" iron rod set at the point of tangency of said curve;
THENCE: South 2° 38' 33" East a distance of 65.57 feet continuing with said West line to a 1/2" iron rod set at the intersection of said West line with the Northerly line of said Courageous Drive, said iron rod being on a curve to the right having a central angle of 56° 42' 19", a radius of 19.00 feet, and a chord that bears South 55° 26' 04" West a distance of 18.05 feet;

THENCE: Along the Northerly lines of Courageous Drive, all to 1/2" iron rods set for a corner, as follows:
Along said curve an arc distance of 18.80 feet to the point of compound curvature of a curve to the right having a central angle of 2° 04' 01", a radius of 134.50 feet, and a chord that bears South 84° 49' 14" West a distance of 4.85 feet;
Along said curve an arc distance of 4.85 feet to the point of tangency of said curve; South 85° 51' 14" a distance of 35.00 feet to the point of curvature of a curve to the right having a central angle of 28° 17' 42", a radius of 134.50 feet, and a chord that bears North 79° 59' 55" West a distance of 65.75 feet;
Along said curve an arc distance of 66.42 feet to the point of reverse curvature of a curve to the left having a central angle of 29° 29' 21", a radius of 165.50 feet, and a chord that bears North 80° 35' 44" West a distance of 84.24 feet;
Along said curve an arc distance of 85.18 feet to the Point of Beginning and containing 23,705 square feet or 0.5442 acres of land.

Lots 1 and 2, Block C

BEGINNING at a 1/2" iron rod set on the East line of Southern Cross Drive, a 31 foot right-of-way, at the North-west corner of said Lot 1;
THENCE: South 81° 50' 29" East a distance of 110.19 feet to a 1/2" iron rod set at the Northeast corner of said Lot 1;
THENCE: South 9° 58' 42" East a distance of 70.06 feet to a 1/2" iron rod set at the Southeast corner of said Lot 2 and the North corner of Lot 3 of said Block C;
THENCE: South 71° 10' 37" West a distance of 123.65 feet with the common line of said Lots 2 and 3 to a 1/2" iron rod set on the East line of said Southern Cross Drive, said iron rod being on a curve to the right having a central angle of 5° 41' 55", a radius of 154.50 feet, and a chord that bears North 19° 02' 21" West a distance of 15.36 feet;
THENCE: Along the East lines of said Southern Cross Drive, all to 1/2" iron rods set for corners, as follows:
Along said curve an arc distance of 15.37 feet to the point of compound curvature of a curve to the right having a central angle of 18° 51' 30", a radius of 134.50 feet, and a chord that bears North 6° 45' 38" West a distance of 44.07 feet;
Along said curve an arc distance of 44.27 feet to the point of tangency of said curve; North 2° 40' 08" East a distance of 33.19 feet to the point of curvature of a curve to the right having a central angle of 10° 04' 18", a radius of 190.27 feet, and a chord that bears North 7° 42' 16" East a distance of 33.40 feet; and Along said curve an arc distance of 33.45 feet to the Point of Beginning and containing 11,745 square feet or 0.2696 acres of land.

WITNESS MY HAND this _____ day of _____, 1991.

JSPP CORPORATION

By: _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1991, by _____ of J S P P Corporation, on behalf of said company.

Notary Public _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1991, by Harold L. Evans.

Notary Public _____

APPROVED

Chairman, Planning and Zoning Commission _____

_____ Date

I hereby certify that the above and foregoing Replat of Lots 1 through 10, Block A of Chandlers Landing, Phase 18, Section 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1991.

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

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

WITNESS OUR HANDS this _____ day of _____, 1991.

Mayor, City of Rockwall

City Secretary, City of Rockwall

2
2

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

SCALE	DATE	JOB NO.
	7-18-91	9154

REPLAT OF LOTS 142, BLOCK "B" and LOTS 1, 2, 4, 5, 6 and 7
BLOCK "C" CHANDLERS LANDING-PHASE 18, SECTION 2

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JSPP Corporation ~ Owner
1323 E. 71st. ST., Suite 102-Tulsa, Oklahoma 74136 Tel.No. AC.918-492-3001

PLAT REVIEW

* Preliminary Plat* Final Plat* Name of Proposed Subdivision Chandlers Replats* Location of Proposed Subdivision PD-8* Name of Subdivider J.S. PP. Corp* Date Submitted Date of Review * Total Acreage No. of Lots Review Checklist

- | | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|---|------------|-----------|------------|
| * 1. Was the proper application submitted and checklist? (attach copy) | | | |
| * 2. Were the proper number of copies submitted? | | <u>✓</u> | |
| * 3. Is scale 1" = 100' (Specify scale if different)
Scale = <u>1:50</u> | | | |
| * 4. Is the subdivision name acceptable? | <u>✓</u> | | |
| 5. Comments: | | | |

1-16, Block B-13-17 Block F, Phase 17

1. Show old lot lines as dashed - on all of them
2. need to include legal descriptor on declaration page
3. need POB on plat
4. need statement of dedication for these plats
5. need lot area list
old dimensions on 1-16 B-Phase 17
18-2 4R-5R

Planning and Zoning

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

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

✓ _____ _____

14. Comments:

Yes No N/A

Engineering

1. Streets and Traffic

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

✓ _____ _____

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

✓ _____ _____

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

_____ ✓ _____

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

_____ ✓ _____

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

✓ _____ _____

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

_____ ✓ _____

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

_____ _____ ✓

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

_____ _____ ✓

- * i. Are the street names acceptable? _____
- j. Is a traffic analysis needed? _____ ✓
- k. Comments: _____

2. Utilities

- a. Does the Plan conform to the Master Utility Plan? _____
- b. Are all lines sized adequately to handle development?
1. Water _____
2. Sewer _____
- c. Is additional line size needed to handle future development?
1. Water _____
2. Sewer _____
- d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? _____
- e. Are all necessary easements provided? _____
- f. Do all easements have adequate access? _____
- g. Are any off site easements required? _____
- h. Have all appropriate agencies reviewed and approved plans?
1. Electric _____
2. Gas _____
3. Telephone _____
4. Cable _____

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

_____	_____	_____
_____	_____	_____
_____	_____	_____

General Requirements

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

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

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<u>Julie Lott</u>	<u>9/3/91</u>	<u>3 hr.</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

1. Minimum Lot Area.....	10,000 ^{5,000} Sq. Ft.
2. Minimum Floor Area per Dwelling Unit.....	1,750 Sq. Ft.
3. Minimum Lot Frontage.....	90 ⁴⁰ Lin. Ft.
4. Minimum Lot Depth.....	120 ¹²⁰ Lin. Ft.
5. Minimum Front Set Back.....	20 Lin. Ft.
6. ^{Rear Yard} Minimum Side Yard.....	5 Lin. Ft.
8. Minimum Building Separation.....	10 Lin. Ft.
9. Maximum Building Coverage.....	60 ⁴⁰ %
10. Maximum Building Height.....	30 Vert. Ft.
11. Minimum Off-Street Parking (Excluding Garage).....	2 Sps./Unit
12. garage	2

	Current 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 <u>Town house</u> <u>Block A</u>	17 Block A Zero lot line Blocks <u>3, 4, 5, 6, 7, 8, 9, 10, 11, 12</u>	Zero lot line 1-4 Block A & C
1.	3000	4,000	5,000
2.	1,000	1,500	1,750
3.	24	40	40
4.	-	100	100
5.	20	20	20
6.	10	15	15
7.	0	0-10	0-10
8.	10	10	10
9.	60%	60%	60%
10.	30	30	30
11.	-	2	2
12.	-	-	-

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area.....5,500 Sq. FT
Minimum Floor Area per Dwelling Unit.....1,750 Sq. Ft.
Minimum Lot Frontage.....⁴⁰~~43~~ Lin. Ft
Minimum Average Lot Depth.....¹⁰⁰~~95~~ Lin. Ft.
Minimum Front Set Back.....20 Lin. Ft.
Minimum Side Yard.....5 Lin. Ft.
Minimum Building Separation.....10 Lin. Ft.
Maximum Building Coverage.....⁴⁰~~60~~ %
~~Maximum~~ Building Height.....30 Vert. Ft.
Minimum Off-Street Parking (Excluding Garage).....2 Sps./Unit

min garage ,

2

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B And LOTS 1-R, 4-R, AND 5-R, BLOCK C

*Ord area
Req.*

9-23

<i>4,000</i>	Minimum Lot Area.....	<i>6500?</i> 6,000	Sq. FT	<i>6500</i>
<i>1750</i>	Minimum Floor Area per Dwelling Unit.....	1,750	Sq. Ft.	<i>1500</i>
<i>40</i>	Minimum Lot Frontage.....	<i>50</i> 90	Lin. Ft	<i>45</i>
<i>100</i>	Minimum Lot Depth.....	100	Lin. Ft.	<i>100</i>
<i>20</i>	Minimum Front Set Back.....	20	Lin. Ft.	<i>20</i>
<i>15</i>	<i>rear Set Back</i>	<i>?</i>		<i>15</i>
<i>15</i> <i>0/10</i>	Minimum Side Yard.....	5	Lin. Ft.	<i>5</i>
<i>10</i>	Minimum Building Separation.....	10	Lin. Ft.	<i>10</i>
<i>60%</i>	Maximum Building Coverage.....	<i>40</i> 60	%	<i>40%</i>
<i>30ft</i>	Maximum Building Height.....	30	Vert. Ft.	<i>30'</i>
<i>2</i>	Minimum Off-Street Parking (Excluding Garage).....	2	Sps./Unit	<i>2</i>
<i>-</i>	<i>garage space</i>	<i>2</i>		<i>2</i>

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

18-1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area.....	6,000 Sq. Ft.	3,000
Minimum Floor Area per Dwelling Unit.....	1,750 Sq. Ft.	1,000
Minimum Lot Frontage.....	⁵⁰ 54 Lin. Ft.	26
Minimum Lot Depth.....	100 Lin. Ft.	100
Minimum Front Set Back.....	20 Lin. Ft.	³⁰ 15
<i>min Rear Yard</i> Minimum Side Yard.....	¹⁰ 5 Lin. Ft.	¹⁰ 0
Minimum Building Separation.....	10 Lin. Ft.	-
Maximum Building Coverage.....	⁴⁰ 60 %	60%
Maximum Building Height.....	30 Vert. Ft.	30
Minimum Off-Street Parking (Excluding Garage).....	2 Sps./Unit	
<i>min garage</i>	² 2	2
<i>min driveway length</i>		20ft

All ~~other~~ area require

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area.....	6,000 Sq. FT
Minimum Floor Area per Dwelling Unit.....	1,750 Sq. Ft.
Minimum Lot Frontage.....	54 Lin. Ft
Minimum Lot Depth.....	100 Lin. Ft.
Minimum Front Set Back.....	20 Lin. Ft.
Minimum Side Yard.....	5 Lin. Ft.
Minimum Building Separation.....	10 Lin. Ft.
Maximum Building Coverage.....	60 %
Maximum Building Height.....	30 Vert. Ft.
Minimum Off-Street Parking (Excluding Garage).....	2 Sps./Unit

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B And LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area.....	6,000 Sq. FT
Minimum Floor Area per Dwelling Unit.....	1,750 Sq. Ft.
Minimum Lot Frontage.....	90 Lin. Ft
Minimum Lot Depth.....	100 Lin. Ft.
Minimum Front Set Back.....	20 Lin. Ft.
Minimum Side Yard.....	5 Lin. Ft.
Minimum Building Separation.....	10 Lin. Ft.
Maximum Building Coverage.....	60 %
Maximum Building Height.....	30 Vert. Ft.
Minimum Off-Street Parking (Excluding Garage).....	2 Sps./Unit

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

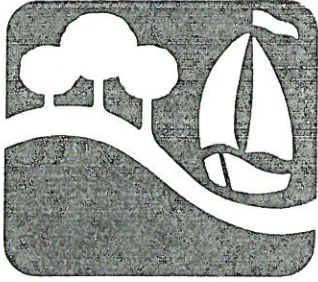
Minimum Lot Area.....	10,000 Sq. FT
Minimum Floor Area per Dwelling Unit.....	1,750 Sq. Ft.
Minimum Lot Frontage.....	90 Lin. Ft
Minimum Lot Depth.....	120 Lin. Ft.
Minimum Front Set Back.....	20 Lin. Ft.
Minimum Side Yard.....	5 Lin. Ft.
Minimum Building Separation.....	10 Lin. Ft.
Maximum Building Coverage.....	60 %
Maximum Building Height.....	30 Vert. Ft.
Minimum Off-Street Parking (Excluding Garage).....	2 Sps./Unit

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area.....	5,500 Sq. Ft
Minimum Floor Area per Dwelling Unit.....	1,750 Sq. Ft.
Minimum Lot Frontage.....	43 Lin. Ft
Minimum Average Lot Depth.....	95 Lin. Ft.
Minimum Front Set Back.....	20 Lin. Ft.
Minimum Side Yard.....	5 Lin. Ft.
Minimum Building Separation.....	10 Lin. Ft.
Maximum Building Coverage.....	60 %
Maximum Building Height.....	30 Vert. Ft.
Minimum Off-Street Parking (Excluding Garage).....	2 Sps./Unit



CITY OF ROCKWALL

"THE NEW HORIZON"

August 27, 1991

J.S.P.P. Corporation
1323 E. 71st Street, Suite 102
Tulsa, OK 74136

To Whom It May Concern:

Your application for a replat of 45 lots in various phases of Chandlers Landing is being processed. However, we have not received the application forms or filing fees totalling \$325.00. These must be submitted at your earliest convenience to continue processing the request.

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 12, 1991 at 7:30 P.M. in City Hall and the Rockwall City Council will hold a public hearing on Monday, September 16, 1991 at 7:00 P.M. to consider approval of your request. As the applicant, you or your representative must attend both of these meetings. Lack of applicant representation could delay your approval process.

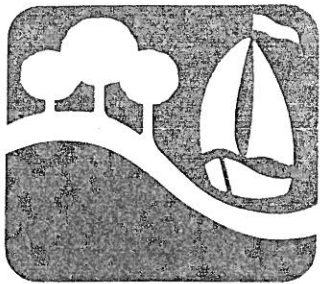
Upon approval by the City Council, executed blue line copies and at least two mylars of each replat must be submitted to this office for filing at the County Clerk's Office. No building permit may be issued until these plats are received. Plats not filed within 120 days will become void.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols
City Secretary

cc/Harold Evans
2331 Gus Thomasson Road Suite 102
Dallas, TX 75228



CITY OF ROCKWALL

"THE NEW HORIZON"

September 3, 1991

Mr. Harold Evans
Consulting Engineers
P. O. Box 28355
Dallas, TX 75228

Dear Harold:

I have reviewed the replats proposed in Phases 17 and 18 in Chandlers Landing and I have the following comments:

A. Replat Documents

1. The old lot lines need to be reflected as dashed lines.
2. The meets and bounds descriptions of each area being replatted needs to be included on each declaration sheet.
3. A point of beginning needs to be identified on each tract being replatted.
4. A standard statement of easement dedication needs to be included on each declaration page.
5. Lot area calculations need to be provided for each new lot.
6. Lot dimensions need to be shown on Lots 6-R, 7-R, and 8-R, Block B, Phase 17 and between Lots 4-R and 5-R, Block C, Phase 18, Section 2.

B. Zoning Redesignation

1. I have reviewed the proposed area requirements and made some adjustments to bring them more into line with the single family area requirements in other sections of Chandlers for consistency. Please review these changes and let me know if you have any comments. I believe the only significant change affects maximum coverage. You had shown 60% and I have proposed 40%. The 60% ratio applies more to townhouse type development rather than single family.

These revisions need to be submitted by September 6 so that they can be distributed to the Commission. Additionally, the application and filing fee need to be submitted by that date.

Let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Julie Couch", followed by a long horizontal flourish.

Julie Couch
Assistant City Manager

hcc

cc: Dub Douphrate

Sept. 3, 1991

City of Rockwall
The New Horizon
205 West Rusk
Rockwall, Texas 75087

Gentlemen,

This letter addresses the "The New Horizon" public notice.

I am in favor of allowing lots to be rezoned into single family units so long as they meet the following criteria:

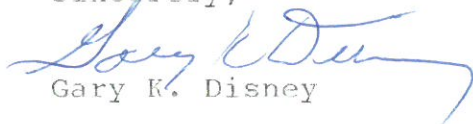
- 1) they are already the size that would reasonably be suited for single family units ie; approx 10000 sq ft total including easments or greater
- 2) when smaller lots are combined, they meet the same sq footage criteria including easments
- 3) the property itself is suited for a single family type structure

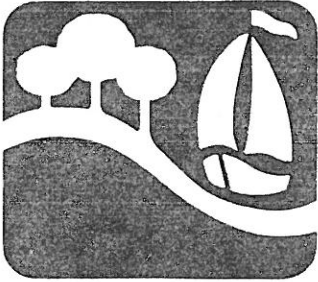
I am in favor of the above proposed because it will add to the vitality of the Chandlers community, bringing in new buyers who heretofore would not look in the area due to the building covenants.

In this same vane, I would like to add lot 1, block c, phase 16 to this proposal. This lot is facing Yatch Club Drive with approx. 130' of Yatch Club frontage. The lot is nearly 11,000 sq ft including easements.

If it is not possible to include this lot in the current 'replatting', please let me know what procedure I must follow, as I am very interested in changing this lot from zero lot line to single family.

Sincerely,


Gary K. Disney



CITY OF ROCKWALL

"THE NEW HORIZON"

September 25, 1991

J.S.P.P. Corporation
1323 E. 71st Street, Suite 102
Tulsa, OK 74136

To Whom It May Concern:

On September 16, 1991, the Rockwall City Council approved the following replats within Chandlers Landing:

- * Lots 1 through 10, Block A, Phase 18, Section 1
- * Lots 1 through 16, Block B and Lots 13 through 17, Block F, Phase 17
- * Lots 1 and 2, Block C of a Replat of Lots 1 through 4, Block C, Phase 17
- * Lots 1 and 2, Block B and Lots 1 through 7, Block C, Phase 18, Section 2

The plat must be filed of record within 120 days of the date of approval. At least two mylars of each of final plats must be submitted to this office within 100 days of the approval date. This office will file the plat of record at the Rockwall County Clerks Office. No building permit will be issued until we have received these mylars.

If you have any questions, please feel free to call me.

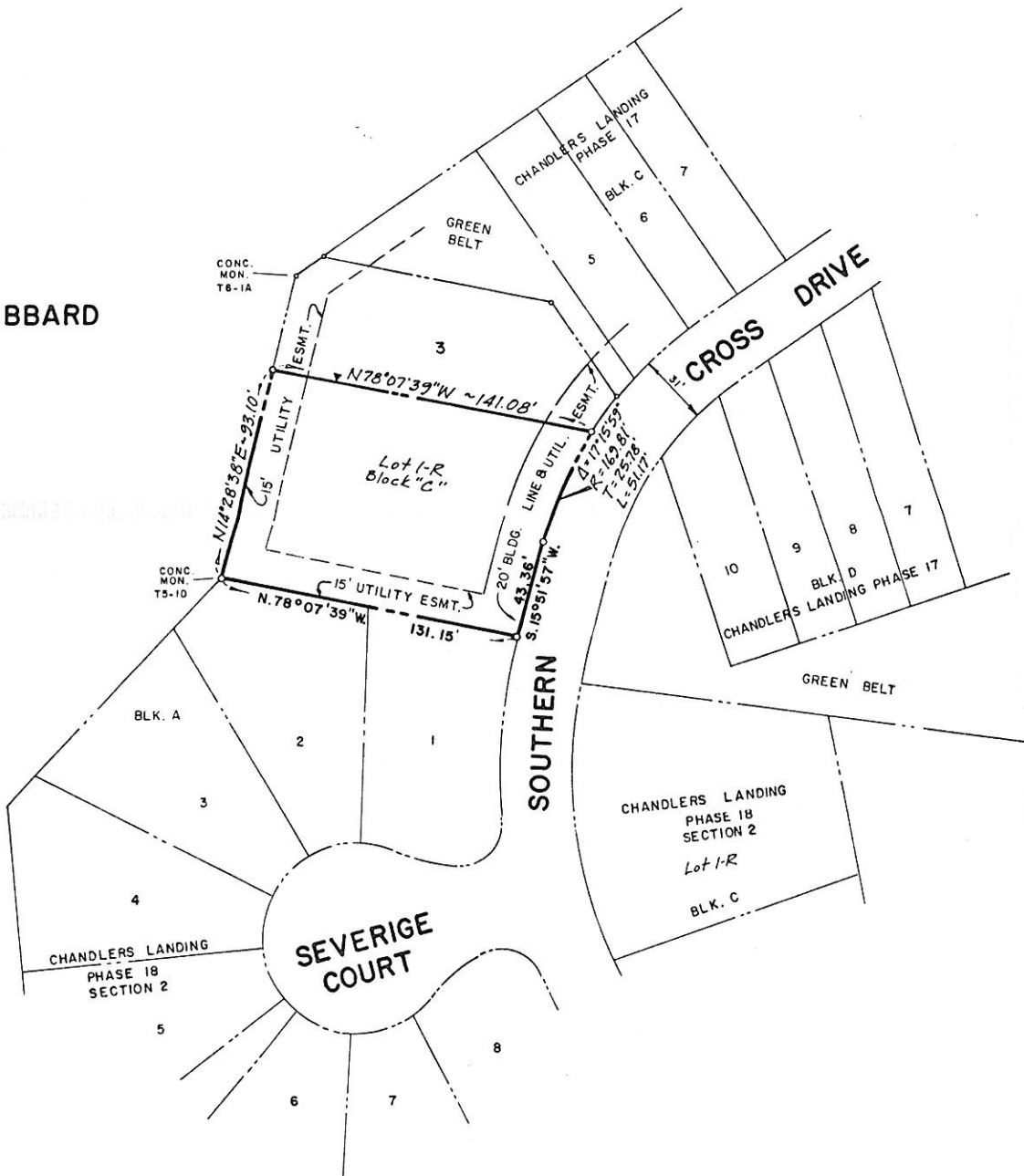
Sincerely,

Mary Nichols
City Secretary

cc/Harold Evans
2331 Gus Thomasson Road Suite 102
Dallas, Texas 75228

Phase 17
142 C of Replat 1,2,3,44 C

HUBBARD



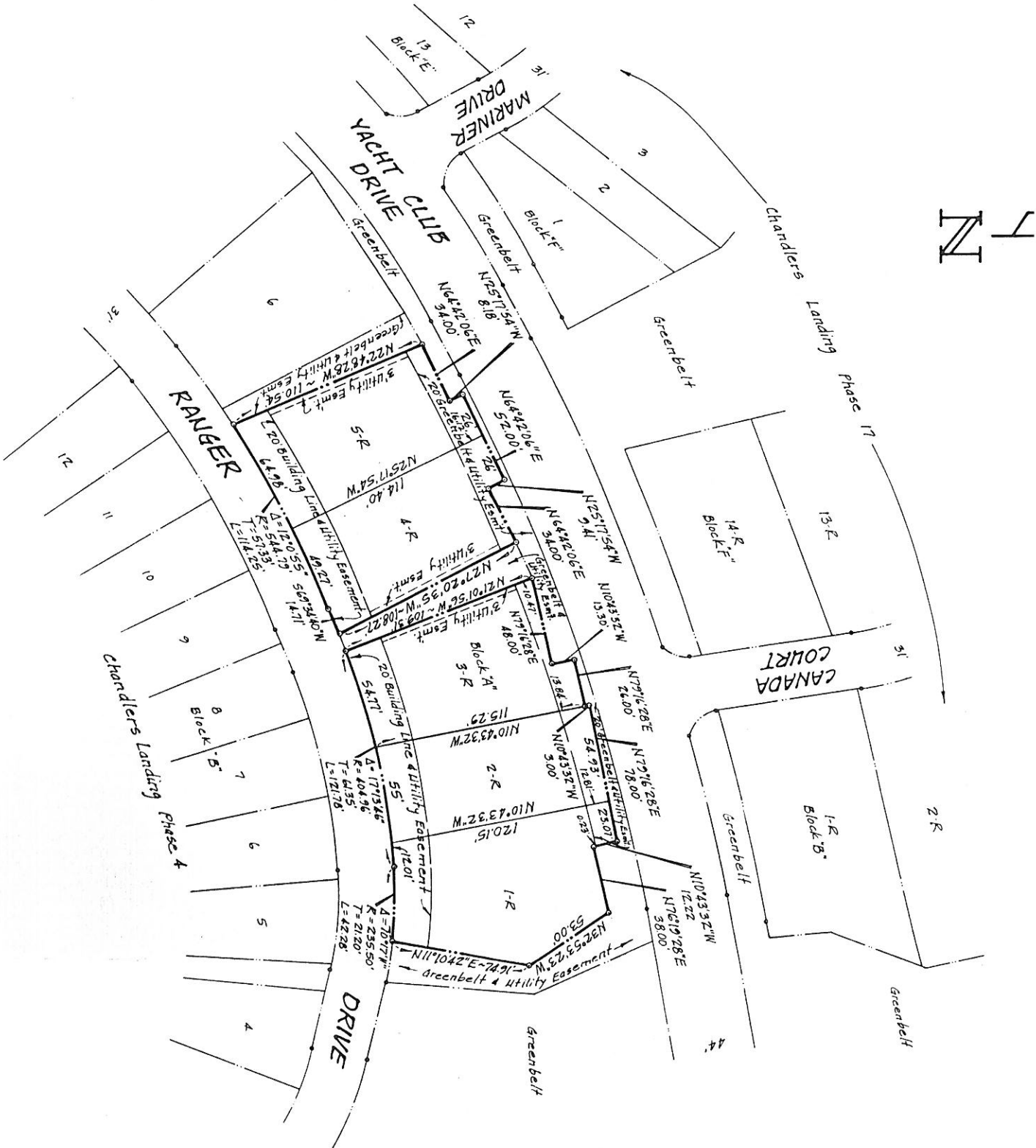
0 25 50
Scale in Feet

Note: All proper
are 1/2"

NOTE:
"A" REPRESENT ZERO LOT
BUILDING LINE

HAROLD
CONSULTING
2331 GUS THOMAS
DALLAS, TE
PHONE (214)
SCALE DA
1"= 50' 7-16

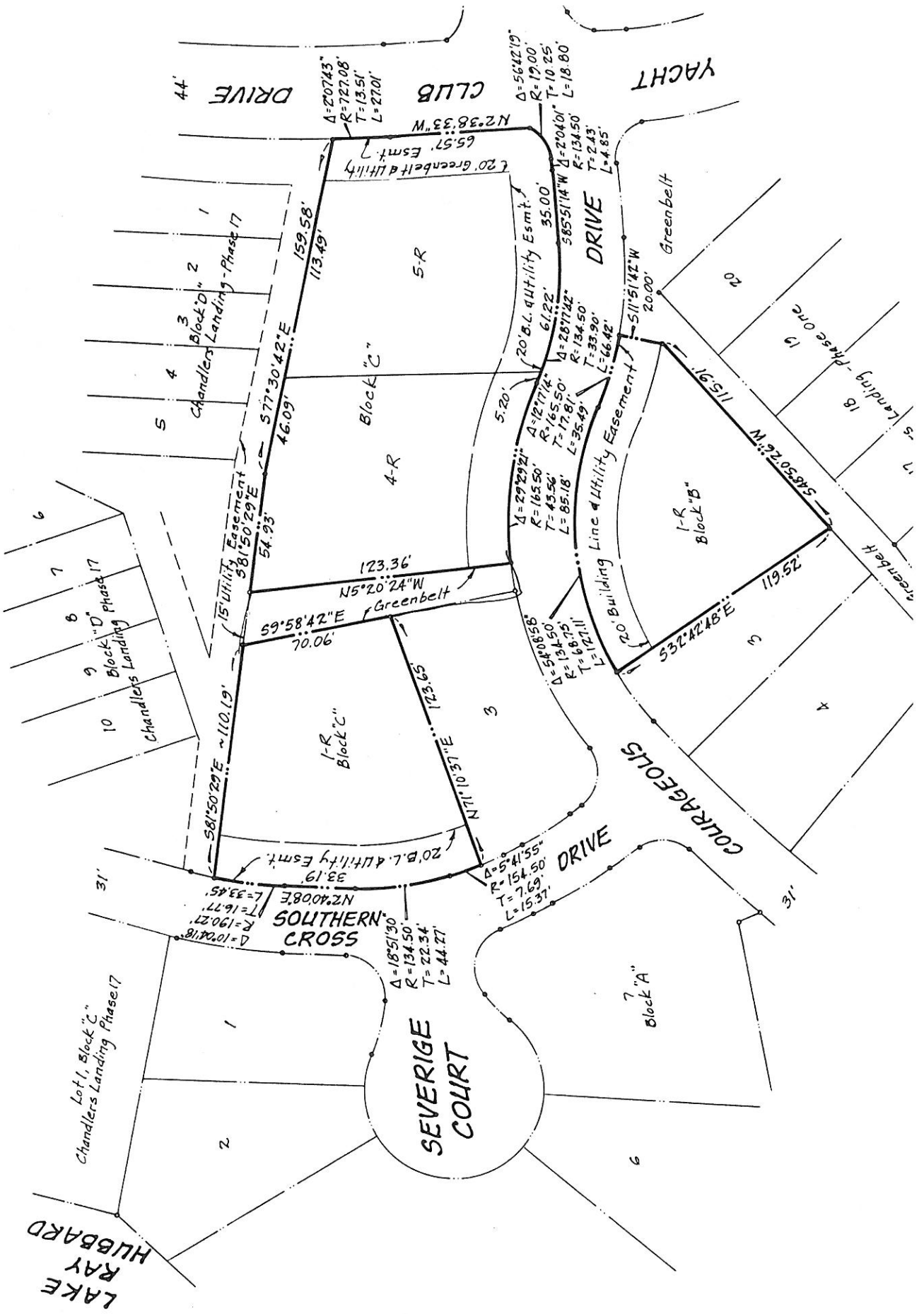
Replat Lots 1-10 Block A Phase 18 Section 1



Note: All property corners are 1/2" iron rod 5

HAROLD I EVANS

Replat Lots 1 & 2, Block B
 Lots 1-7, Block C
 Phase 18 Section 2

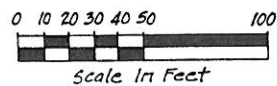
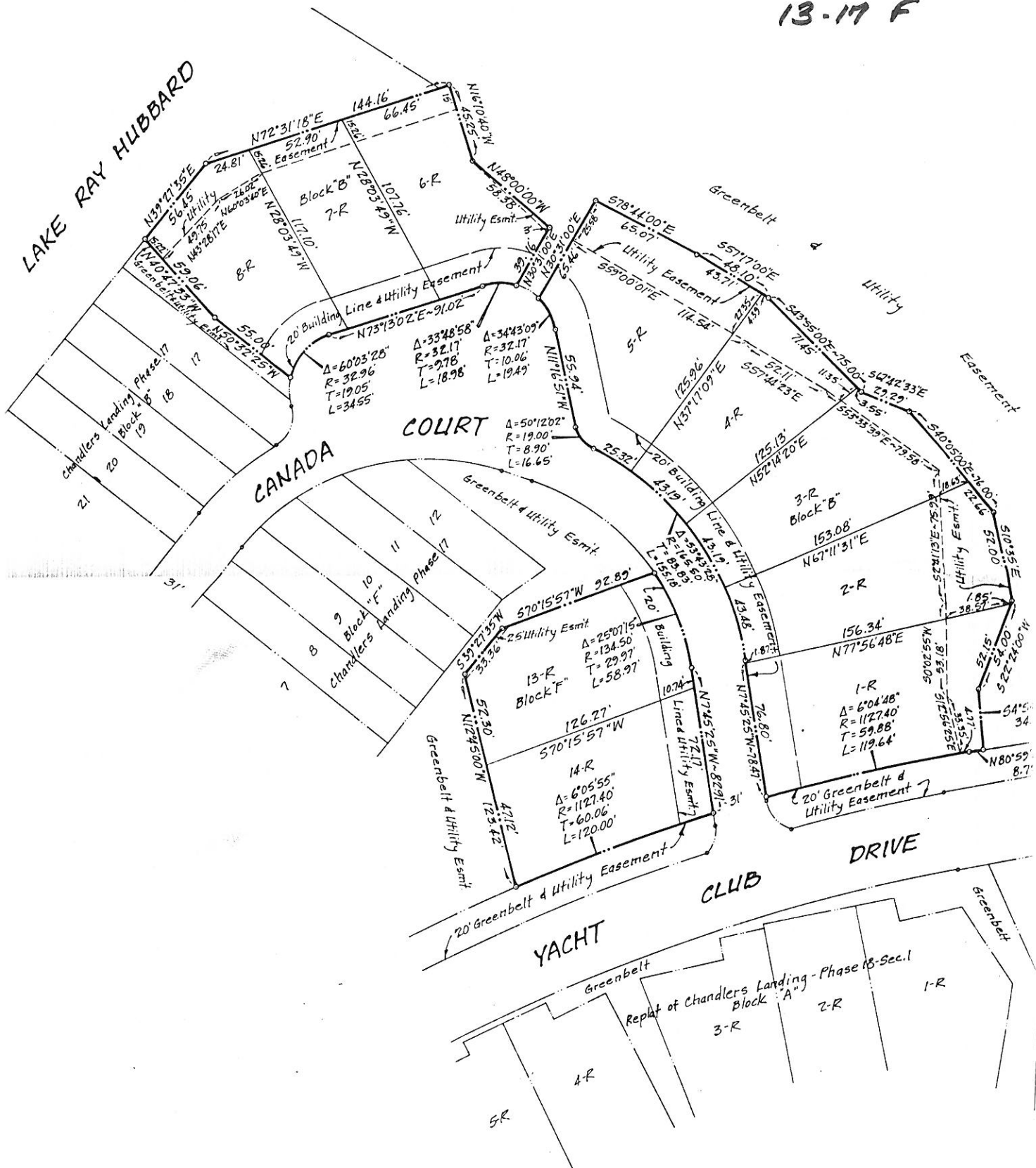


Phase 17

1-16 B

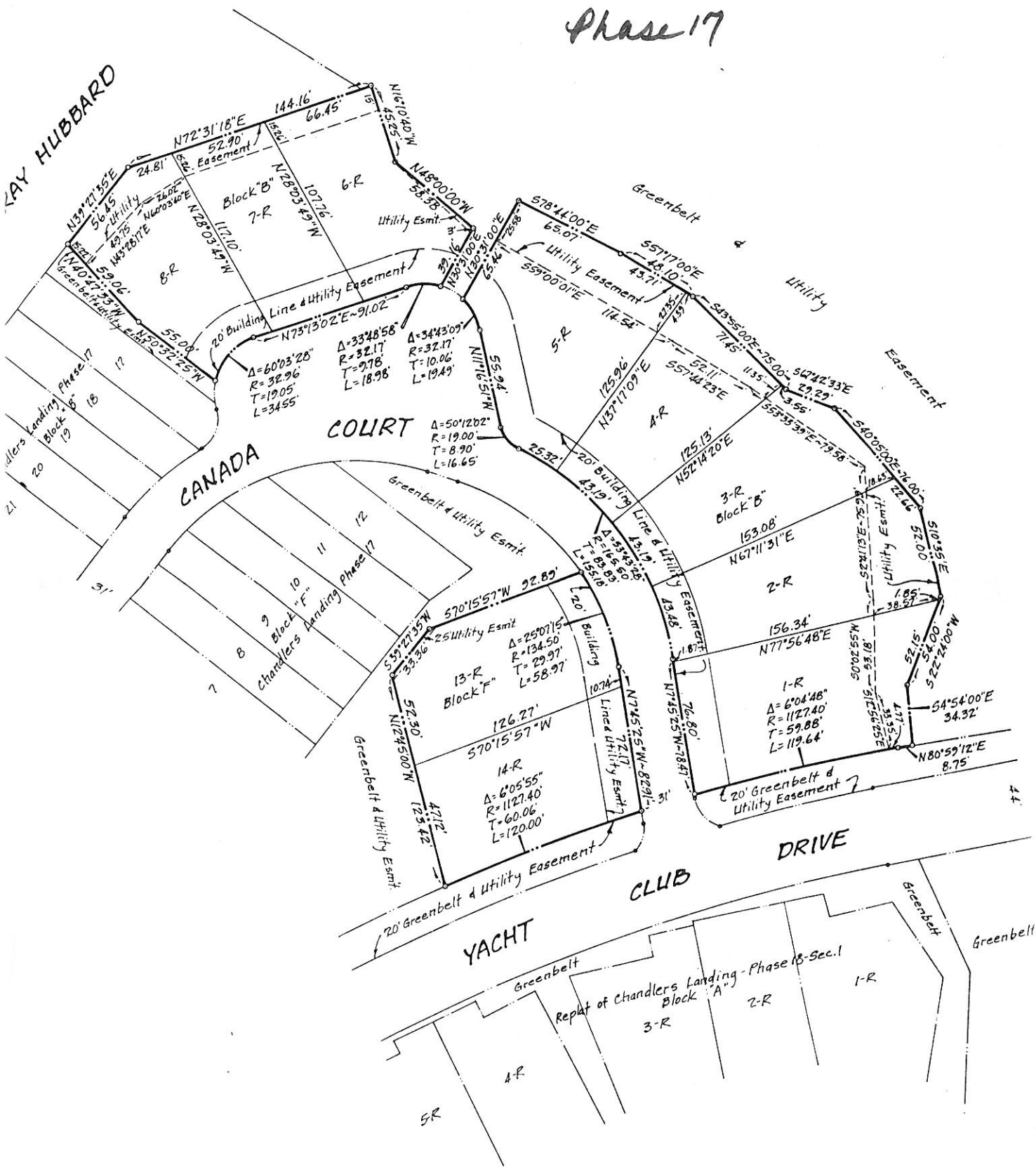
13-17 F

LAKE RAY HUBBARD



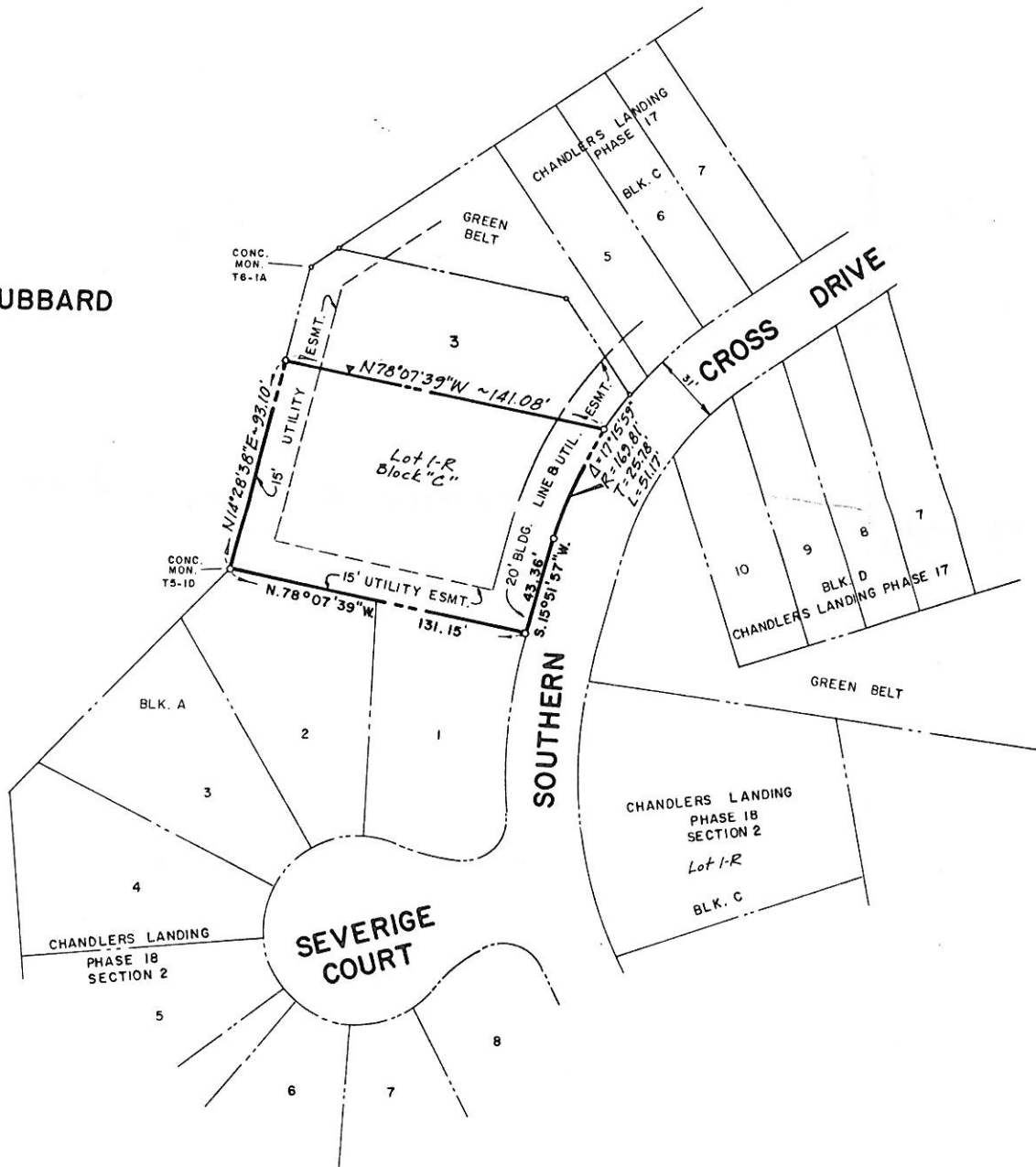
Replat Lots 1-16 Block B 13-17 Block F Phase 17

KAY HUBBARD

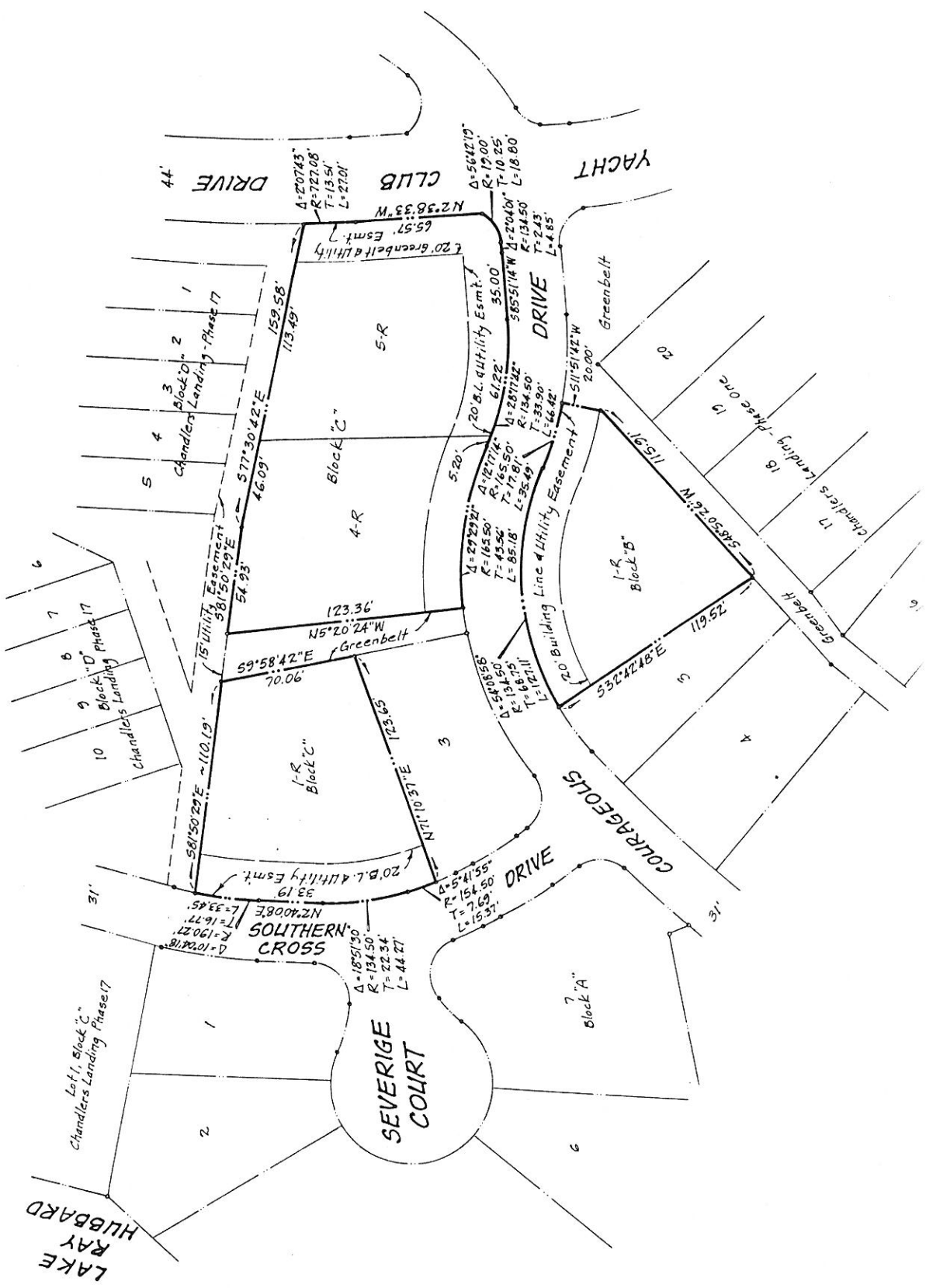
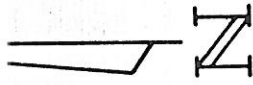


Replat Lots 1+2 Block C
 of Replat of lots 1-4 C
 Phase 17

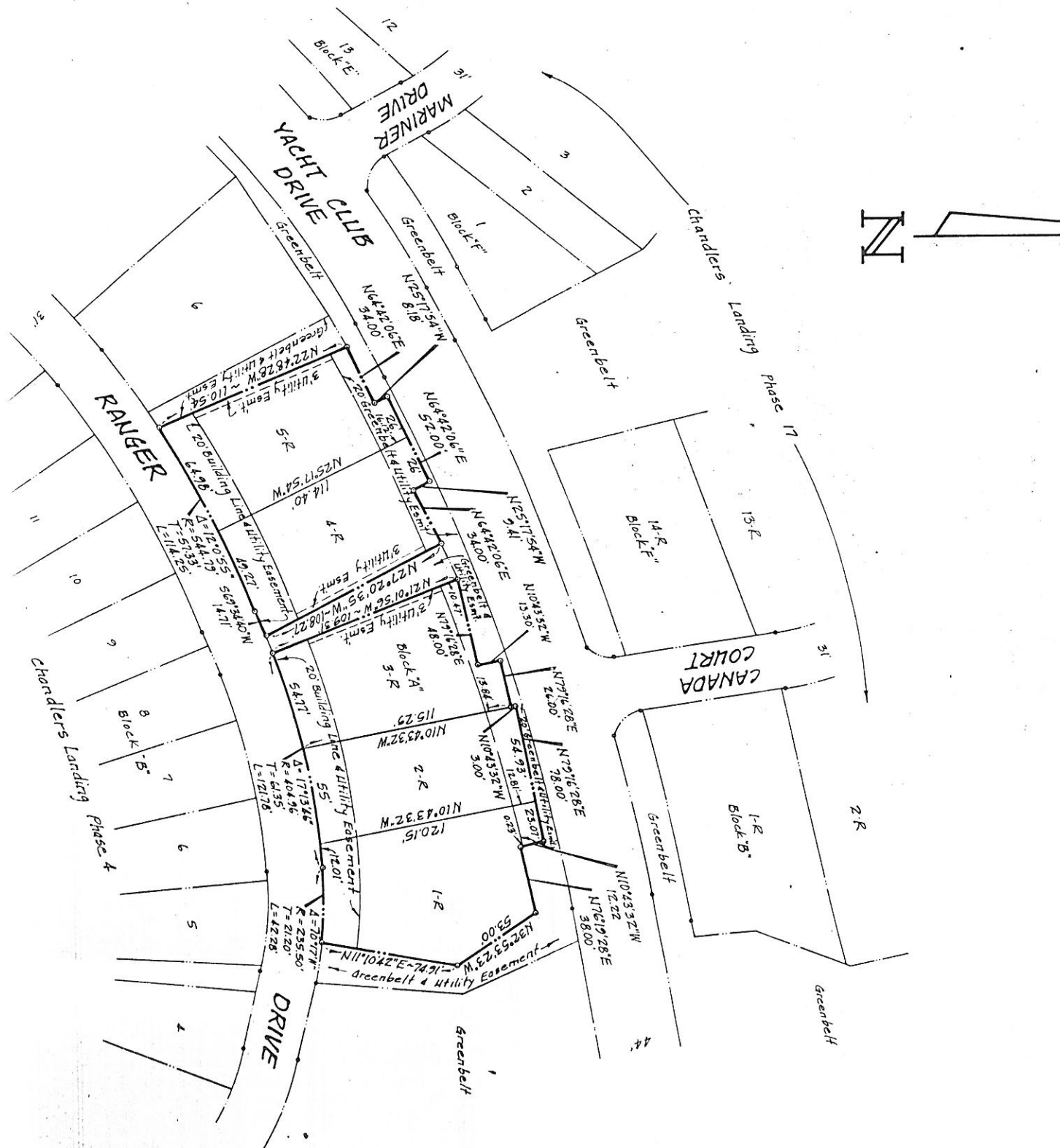
LAKE
 RAY
 HUBBARD



Plan 18 Sec 2
 142 B
 1-7 C



Phase 18 Sec 1
1-10 A



Ray Hubbard

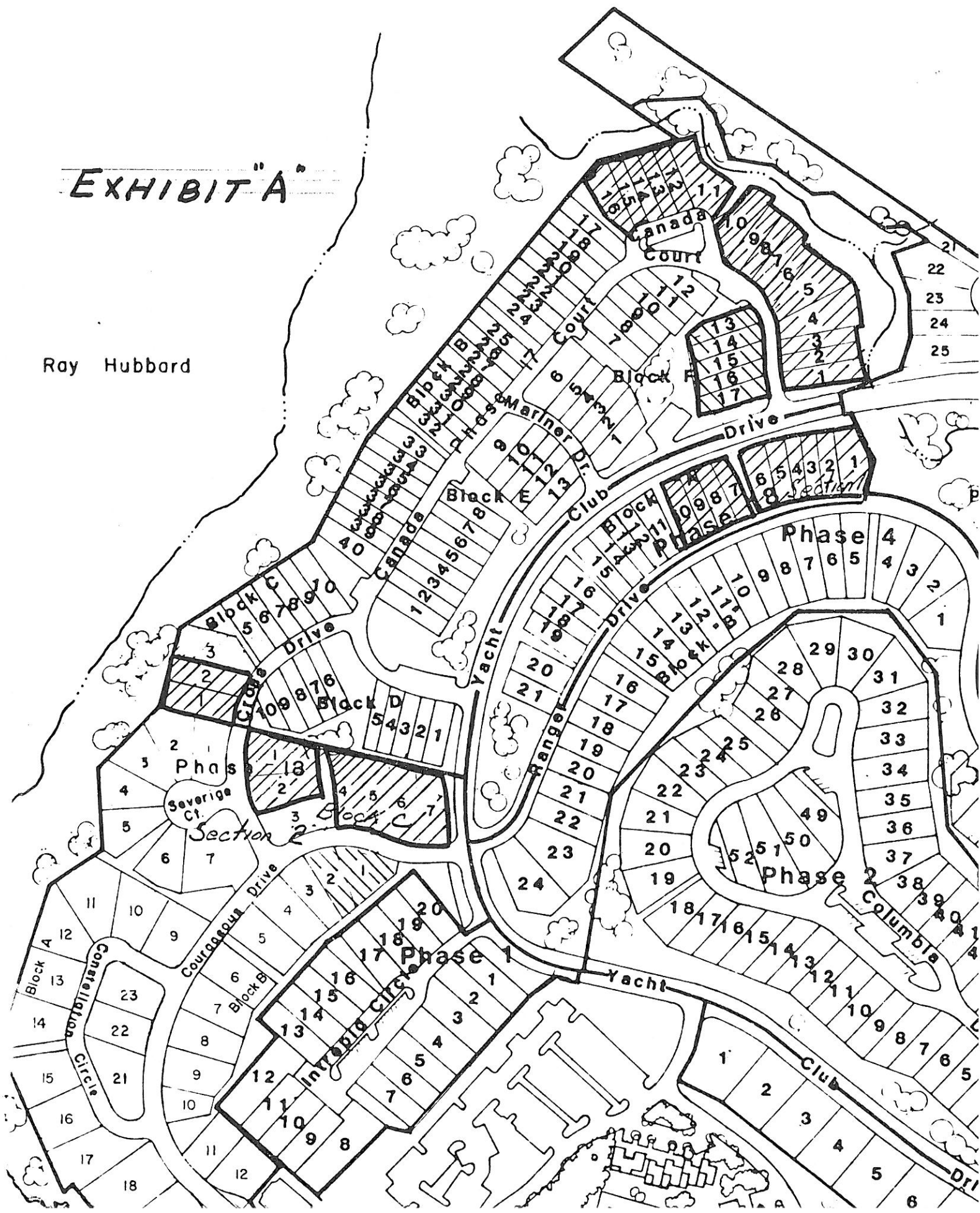
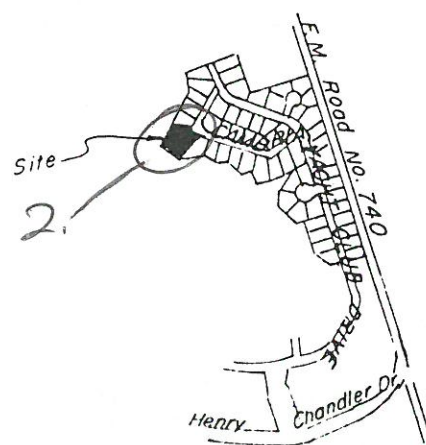
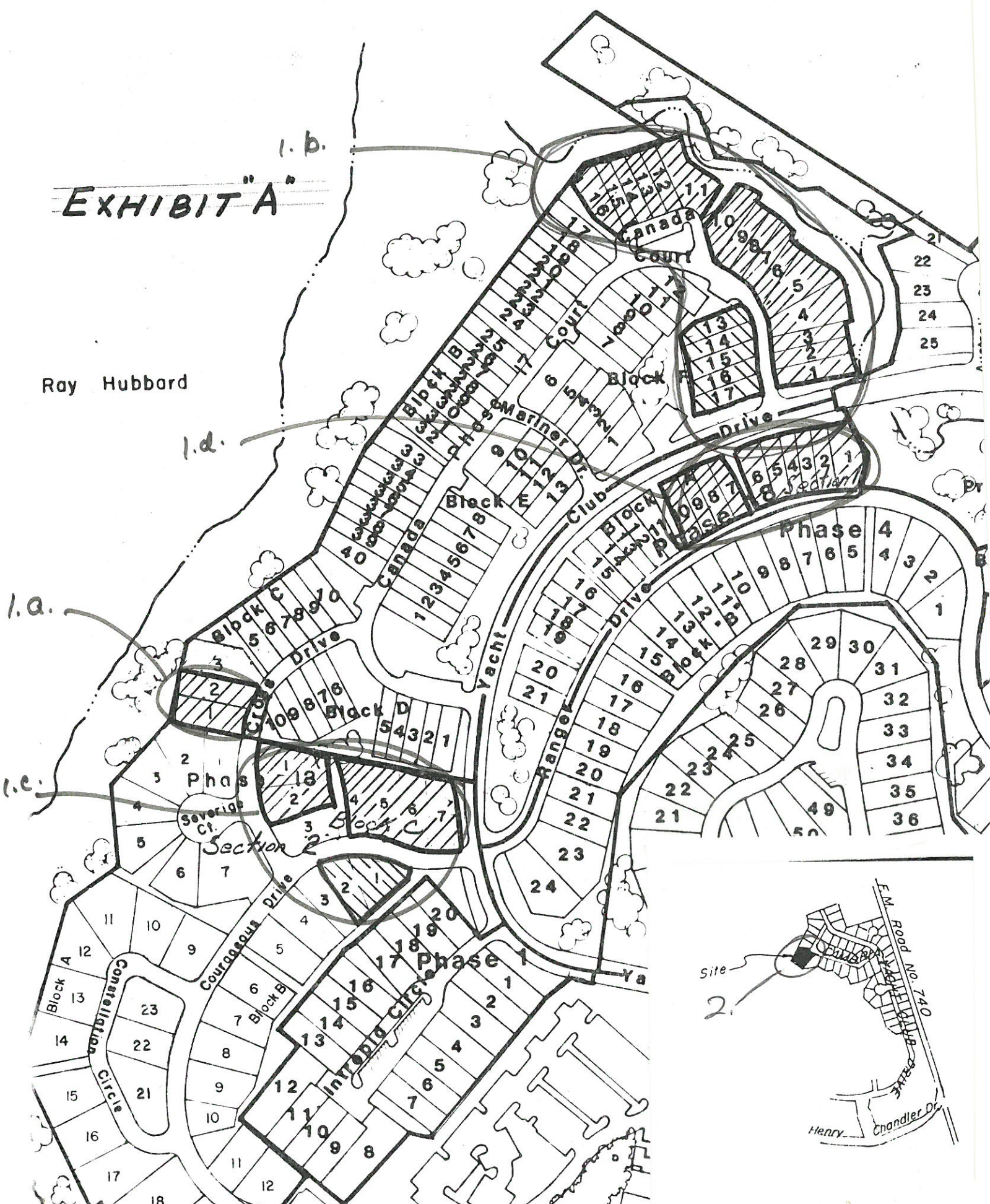


EXHIBIT "A"

Roy Hubbard



CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: September 12, 1991

Agenda No: IV. A.

Agenda Item: P&Z 91-25-FP/Z - Hold Public Hearing and Consider Recommending Approval of a Request from J.S.P.P. Corporation for Certain Replats in Phases 17 and 18, Chandlers Landing and Land Use Change from "TH" Townhouse and "ZL" Zero Lot Line to Single Family Residential

Item Generated By: Applicant, J.S.P.P. Corporation

Action Needed: Hold public hearing and take any necessary action.

Background Information:

As has occurred a number of times in the past, we have received a request to combine lots and redesignate them from either townhouse or zero lot line development to standard single family. These lots are located in Phases 17, 18-1 and 18-2. Attached you will find a copy of a location map that identifies all of the lots to be replatted. The location of the lots to be replatted are not situated so as to cause a single family structure to be located in the middle of higher density housing. All of the proposed changes are adjacent to lower density areas.

The proposed area requirements are consistent with the area requirements for other single family areas in Chandlers Landing. A copy of the proposed standards is attached. We have also attached the returned notices for this change.

Attachments:

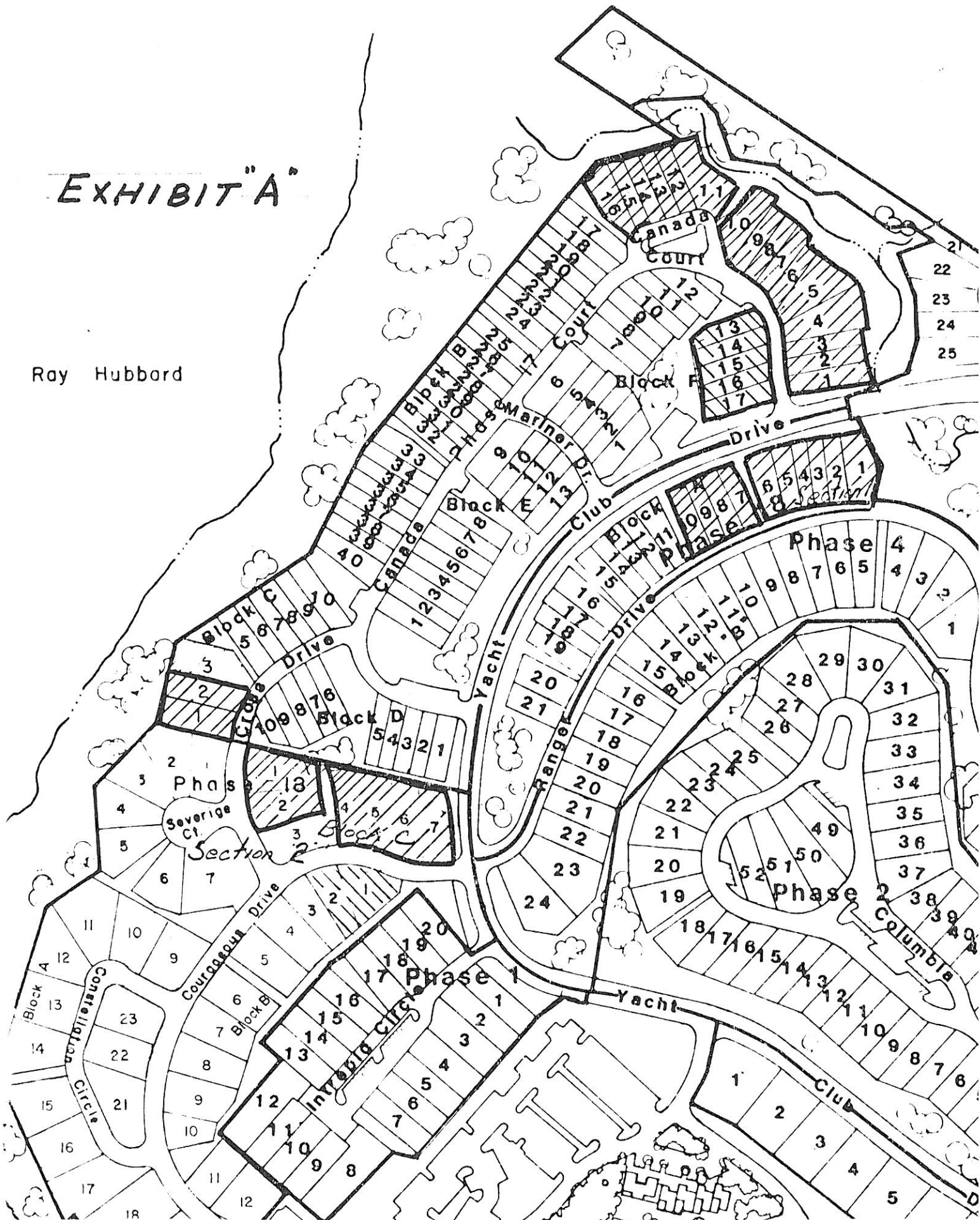
1. Location Map
2. Plats
3. Area Requirements

Agenda Item: Replats and Rezoning in Chandlers Landing 17, 18

Item No: IV. A.

EXHIBIT "A"

Roy Hubbard



ORDINANCE NO. _____

EXHIBIT "A"

Page 1 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO. _____

EXHIBIT "A"

Page 2 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO. _____

EXHIBIT "A"

Page 3 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

ORDINANCE NO. _____

EXHIBIT "A"

Page 4 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 16, 1991

Agenda No: V. D.

Agenda Item: P&Z 91-25-FP/Z - Hold Public Hearing and Consider Approval of a Request from J.S.P.P. Corporation for Certain Replats in Phases 17 and 18, Chandlers Landing and an Ordinance Authorizing a Land Use Change from "TH" Townhouse and "ZL" Zero Lot Line to Single Family Residential (1st Reading)

Item Generated By: Applicant, J.S.P.P. Corporation

Action Needed: Hold public hearing and take any necessary action.

Background Information:

As has occurred a number of times in the past, we have received a request to combine lots and redesignate them from either townhouse or zero lot line development to standard single family. These lots are located in Phases 17, 18-1 and 18-2. Attached you will find a copy of a location map that identifies all of the lots to be replatted. The location of the lots to be replatted are not situated so as to cause a single family structure to be located in the middle of higher density housing. All of the proposed changes are adjacent to lower density areas.

The proposed area requirements are consistent with the area requirements for other single family areas in Chandlers Landing. A copy of the proposed standards is attached. We have also attached the returned notices for this change.

The Planning and Zoning Commission will consider this item on Thursday. We will forward their recommendations and an ordinance to you on Friday.

Attachments:

1. Location Map
2. Plats
3. Area Requirements

Agenda Item: Replats and Rezoning in Chandlers Landing 17, 18

Item No: V. D.

ORDINANCE NO. _____

EXHIBIT "A"

Page 1 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R THROUGH 8-R, BLOCK B; AND 13-R, & 14-R, BLOCK F

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
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Minimum Average Lot Depth	100 ft.
Minimum Front Set Back	20 Lin. Ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R through 8-R, Block 6, and 13-R & 14-R, Block F, Phase 17.

ORDINANCE NO. _____

EXHIBIT "A"

Page 2 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 17

LOTS 1-R, BLOCK C

Minimum Lot Area	5,500 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, Block C, Phase 17.

ORDINANCE NO. _____

EXHIBIT "A"

Page 3 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 2

LOTS 1-R, BLOCK B AND LOTS 1-R, 4-R, AND 5-R, BLOCK C

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lots 1-R, Block B and Lots 1-R, 4-R, and 5-R, Block C, Phase 18, Section 2.

ORDINANCE NO. _____

EXHIBIT "A"

Page 4 of 4

AREA REQUIREMENTS

CHANDLERS LANDING PHASE 18, SECTION 1

LOTS 1-R, 2-R, 3-R, 4-R, AND 5-R, BLOCK A

Minimum Lot Area	6,000 sq. ft.
Minimum Floor Area per Dwelling Unit	1,750 sq. ft.
Minimum Lot Frontage	40 ft.
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	40%
Maximum Building Height	30 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./unit
Minimum Garage Space	2 vehicles

All other area requirements of "SF-10" Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements for Lot 1-R, 2-R, 3-R, 4-R, and 5-R, Block A, Phase 18, Section 1.



CITY OF ROCKWALL

"THE NEW HORIZON"

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Return this form to City Secretary: 205 W. Rusk, Rockwall, TX 75087

I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below _____

1. _____

2. _____

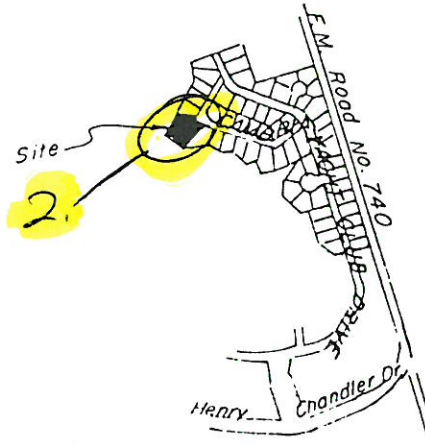
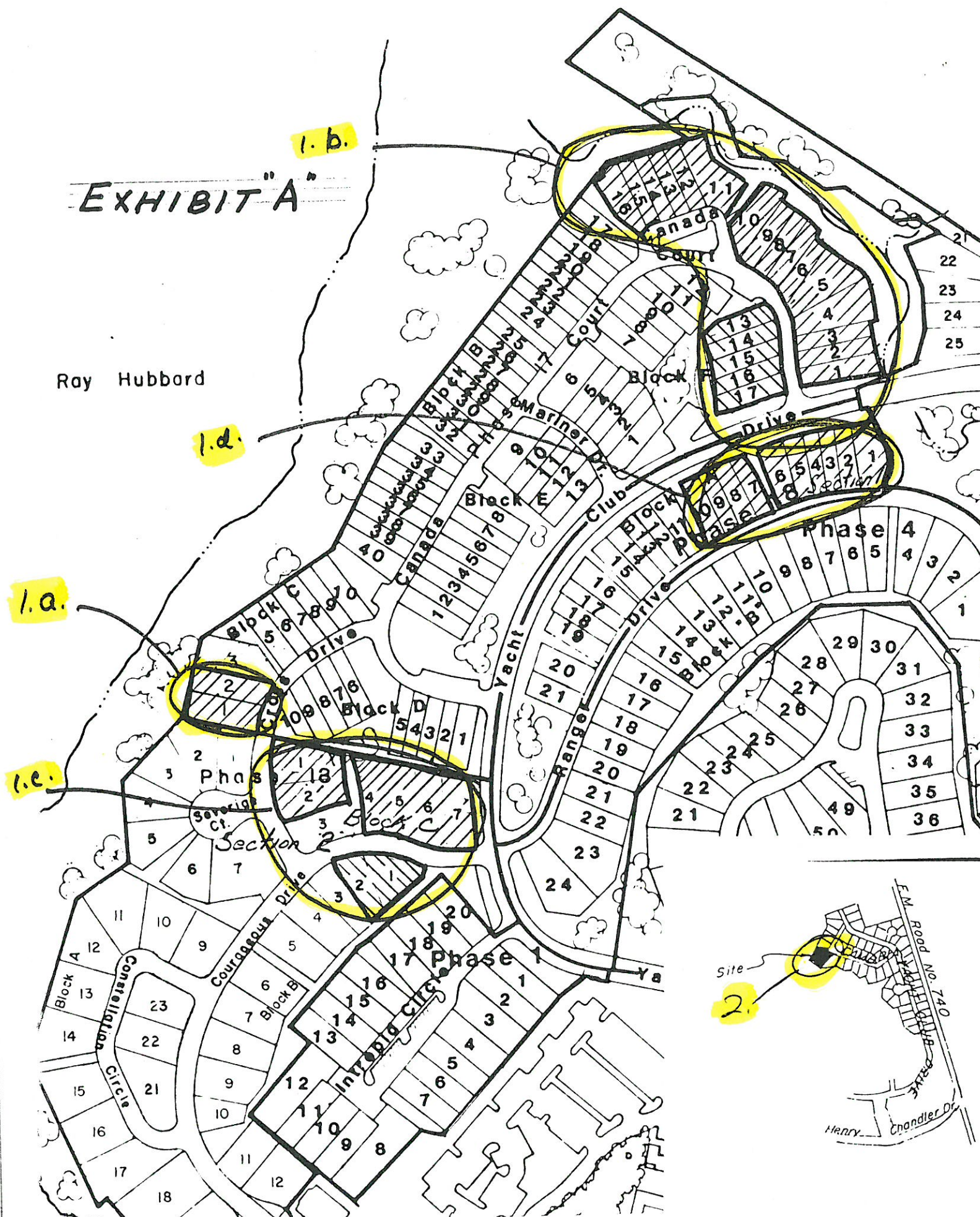
3. _____

Name _____

Address _____

EXHIBIT "A"

Ray Hubbard





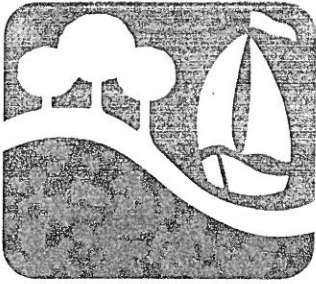
205 West Rusk

CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3793

BULK RATE
U.S. POSTAGE
PAID
ROCKWALL, TEXAS
Permit No. 101



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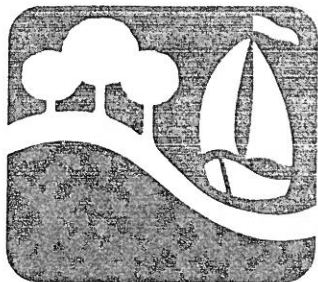
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below yes

1. Overall improvement to Chandlers
2. Better utilization of lake view property
3. Increase value of single family market in Chandlers

Name Steve Wagner

Address 6202 Volunteer Pl.



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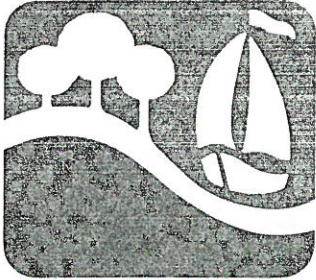
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. IT WILL BE AN ASSET TO CHANDLERS LANDING
2. _____
3. _____

Name JOHN & PATRICIA O'BRIEN

Address 104 AURORA CIRCLE



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1.

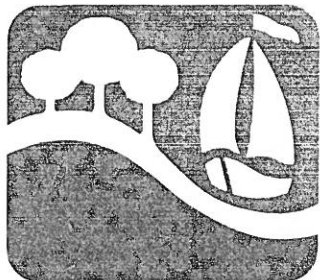
Don't want development over built.

2.

3.

Name MARK W. ROBERTS

Address P.O. BOX 1116
ADDISON, TX 75001



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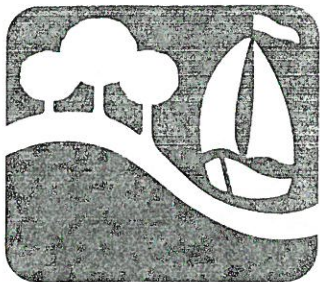
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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. I think this plaze will make lots
2. more desirable due to the additional space.
3. _____

Name Sessie V. Paschall Norton
Address 1-6, Providence Rd.
Glendon, Pa. 19050



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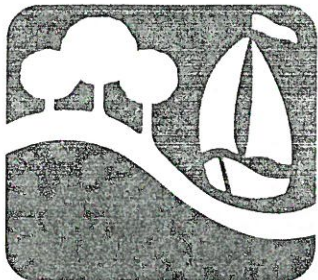
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. _____
2. _____
3. _____

Name RALPH & KATHY LANGER

Address 606 SEVENICE CT.
ROCKWALL 75087



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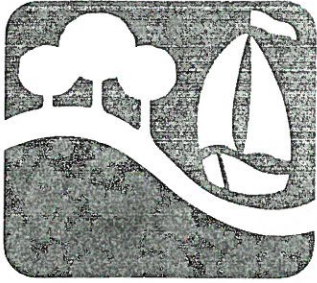
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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. _____
2. _____
3. _____

Name R B Henderson
Address 145 Henry Chandler



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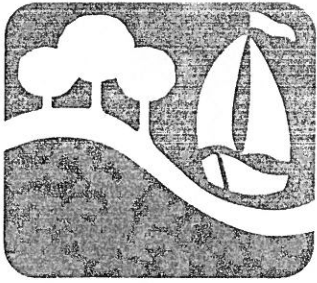
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. _____
2. _____
3. _____

Name DJ Henderson

Address 438 Columbia



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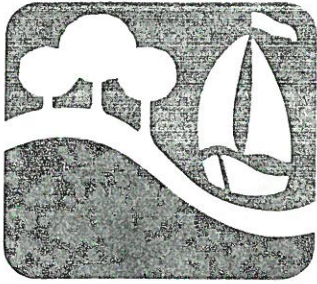
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below _____ ✓

1. ANYTHING THAT CAN HELP IN DEVELOPING
2. THE AREA.
3. _____

Name JOE LEVI

Address 5604 CANADA CT.
ROCKWALL TX - 75087



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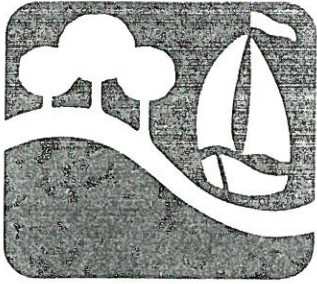
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. RELIEVES HIGH DENSITY,
2. IMPROVES PROPERTY VALUE
3. IMPROVES TAX BASE

Name MORRIS LANGER

Address 427 COLUMBIA DR.



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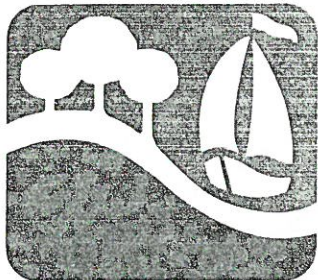
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. Single Family housing enhances a subdivision
2. _____
3. _____

Name Lake and Mary Ellen Williams

Address 212 Sovereign Ct.



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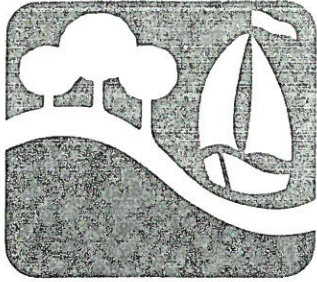
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. so lots will sell
2. _____
3. _____

Name Susan R. Price

Address 407 Calambria



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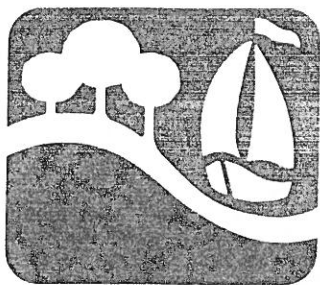
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I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. TO IMPROVE QUALITY OF LIVE IN THE COMMUNITY
2. IMPROVE THE VALUE OF PROPERTY
3. MAKES A MORE DESIRABLE LOCATION TO DRAW NEW RESIDENTS

Name James W. Ayers Comm. Atty

Address 11202 LAKE SHORE DR
ROCKWALL, TX 75087



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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. Because we already have our lot listed to
2. sell and this should increase our chances of selling.
3. _____

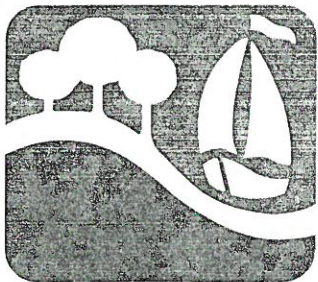
Name Dennis Taylor

Address Rt 1, 10 Austin Corner
Rockwall 75087
771-2679

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

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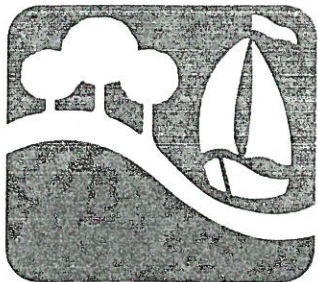
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. Larger lots give you more options
2. _____
3. _____

Name Cis Hawk

Address 5610 Carnbrin



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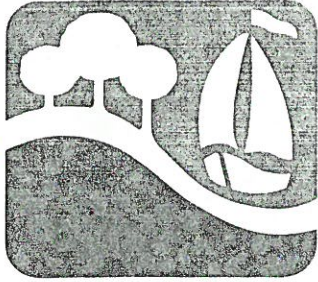
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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. It will improve the area
2. _____
3. _____

Name Mary A Martin
Address 5554 Canada Ct



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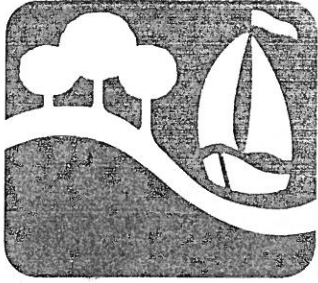
1. It Will lessen congestion in area

2. _____

3. _____

Name Jerry L. Brock

Address 5606 Canada Court



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I am in favor of issue (#1, #2, or Both) for the reasons listed below X

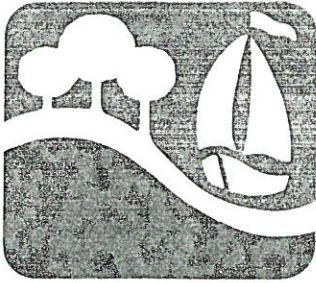
1. TO ELIMINATE THE HIGH CONCENTRATION OF HOUSING

2. _____

3. _____

Name STEPHEN SKIRN

Address 106 VALKYRIE PL



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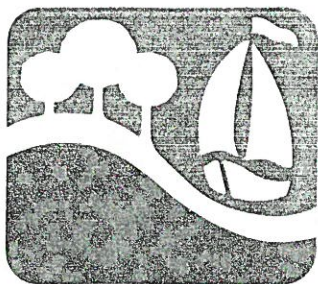
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. IMPROVED PROPERTY VALUE
2. _____
3. _____

Name RAYMOND FRISER
Address 5204 YACHT CLUB
ROCKWALL 75087

205 West Rusk Rockwall, Texas 75087 (214) 771-7700



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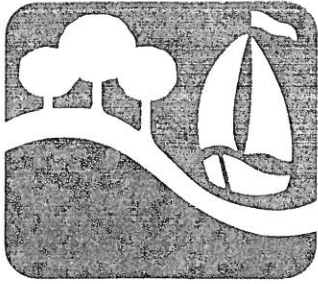
I am in favor of issue (#1, #2, or Both) for the reasons listed below NO SPECIFIC REASON

- EXCEPT I HAVE 3 QUESTIONS
- ① WILL IT HELP VALUES?
 - ② WILL THEY BUILD QUALITY HOUSING?
 - ③ WILL THEY PAY FAIR VALUE FOR THE LOTS?
 - ④ WILL THEY PAY THEIR FAIR TAX SHARE?

Name

Address

Michael L. Vallée
378 So. OGDEN ST.
DENVER, CO 80209-2324



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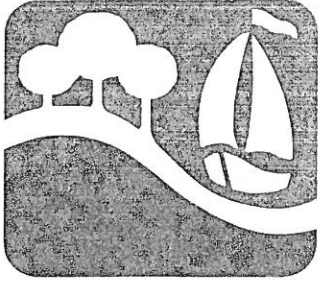
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. Continue to Eliminate Rental type property
2. in a Subside Homeowner Community.
3. In other words - Eliminate zero lot line

Name BRADLEY S BUTTERMORE

Address 322 Harbor Landing
Rockwall, (Chandler)



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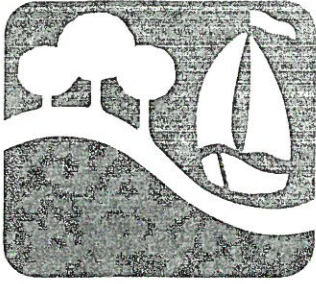
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below _____

1. Loss Density
2. _____
3. _____

Name Walter E. Blumergine

Address 260 Henry M. Chandler Dr



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1. REPLAT WILL MORE CLOSELY TIE IN WITH CURRENT DEVELOPMENT
2. WILL INCREASE LAND VALUES (AND ASSESSMENTS)
3. WILL MAINTAIN LOWER DENSITY

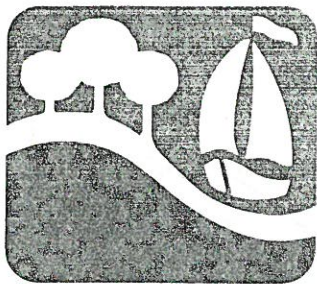
Name FREDERICK A. CHAPMAN

Address 166 HENRY M. CHANDLER DR.
(8590 SUNSET DR.
ORLEANS, MI 48865)

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700



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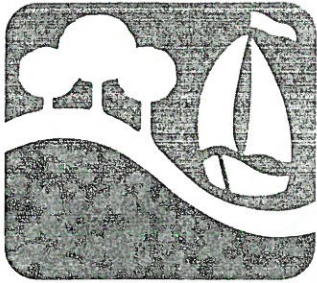
I am opposed to issue (#1, #2, or Both) for the reasons listed below ☒

I am in favor of issue (#1, #2, or Both) for the reasons listed below ☐

1. Protection of own interests
2. _____
3. _____

Name James A. Ali Zolner

Address 2050 Markfield Rd
Jax, TX 75085



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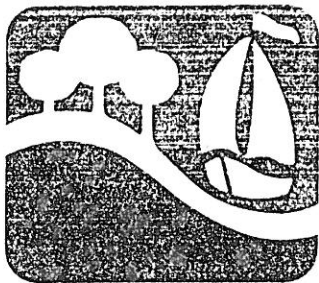
1. It will make the area more prestigious
2. & hopefully raise property values
3. _____

Name

Jack F. Ostrander

Address

114 Soestre



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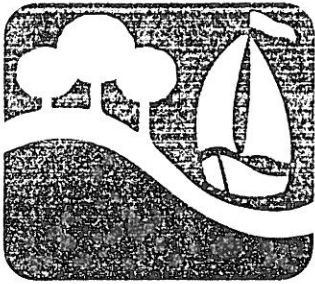
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I am in favor of issue (#1, #2, or Both) for the reasons listed below ☒ _____

1. _____
2. _____
3. _____

Name RALPH & KATLY LANGER

Address 606 SEVERIGE CT.
ROCKWALL 75087



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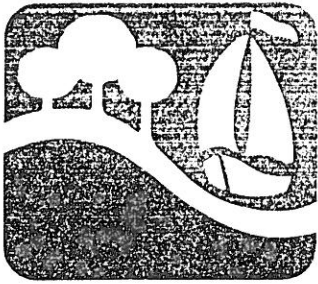
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I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. _____
2. _____
3. _____

Name R B Hendrickson
Address 145 Henry Chandler



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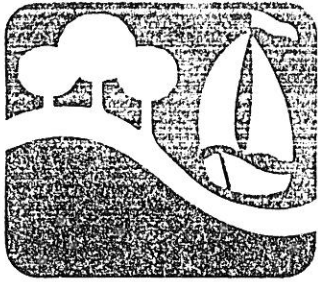
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I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. _____
2. _____
3. _____

Name D.J. Hendrickson
Address 438 Columbia



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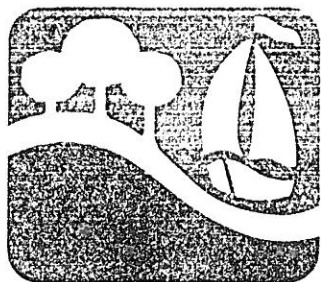
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below _____ ✓

1. ANYTHING THAT CAN HELP IN DEVELOPING
2. THE AREA.
3. _____

Name JOE LEVI

Address 5604 CANADA CT.
ROCKWALL TX - 75087



CITY OF ROCKWALL

"THE NEW HORIZON"

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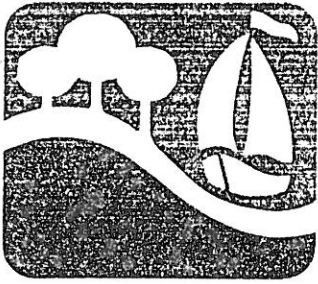
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. RELIEVES HIGH DENSITY,
2. IMPROVES PROPERTY VALUE
3. IMPROVES TAX BASE

Name MORRIS YANGER

Address 427 COLUMBIA DR.



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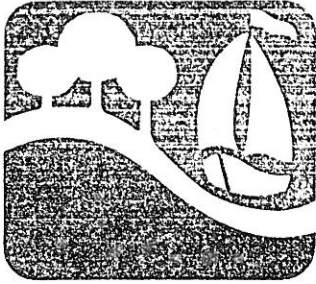
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. Single Family housing enhances a subdivision
2. _____
3. _____

Name Mike and Mary Ellen Williams

Address 212 Sovereign Ct.



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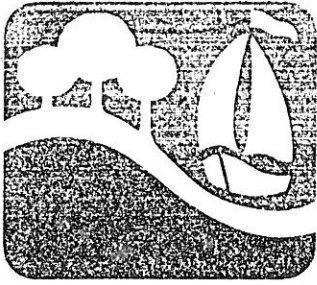
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. So late will sell
2. _____
3. _____

Name Susan R. Price

Address 407 Columbia



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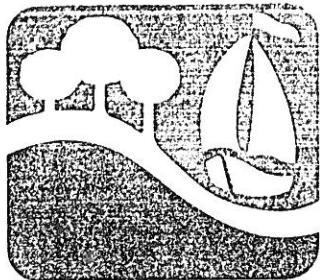
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below yes

1. Overall improvement to Chandlers
2. Better utilization of lake view property
3. Increase value of single family market in Chandlers

Name Steve Wagner

Address 6202 Volunteer Pl.



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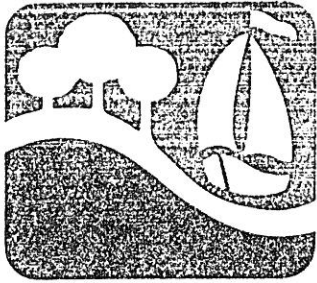
1. It will lessen congestion in area _____

2. _____

3. _____

Name Jerry L. Brock

Address 5606 Canada Court



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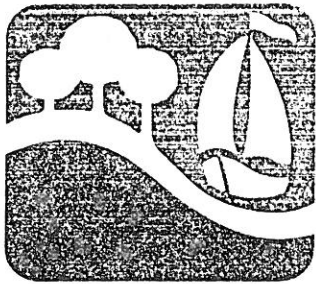
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. TO IMPROVE QUALITY OF LIVE IN THE COMMUNITY
2. IMPROVE THE VALUE OF PROPERTY
3. MAKES A MORE DESIRABLE LOCATION TO DRAW NEW RESIDENTS

Name Juanita Reyes Connors M.D.

Address 11202 LAKE SHORE DR
ROCKWALL, TX 75087



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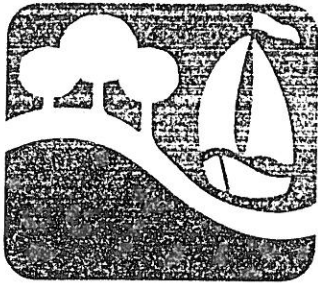
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. IT WILL BE AN ASSET TO CHANDLERS LANDING
2. _____
3. _____

Name JOHN & PATRICIA O'BRIEN

Address 104 AURORA CIRCLE



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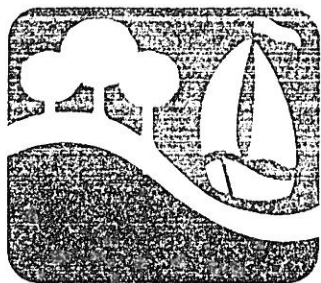
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. Because we already have our lot listed to
2. sell and this should increase our chances of selling.
3. _____

Name Dennis Taylor

Address Rt 1, 10 Austin Corner
Rockwall 75087
771-2671



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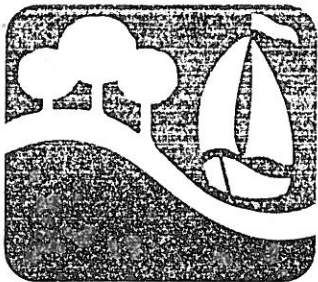
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. Larger lots give you more options
2. _____
3. _____

Name Cis Hawk

Address 5610 Carabia



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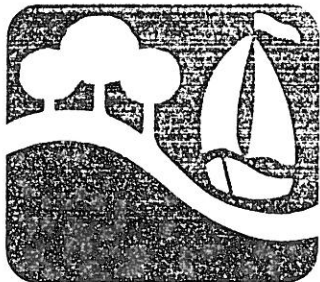
I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. It will improve the area

2. _____

3. _____

Name Mary A Martin
Address 5554 Canale Ct



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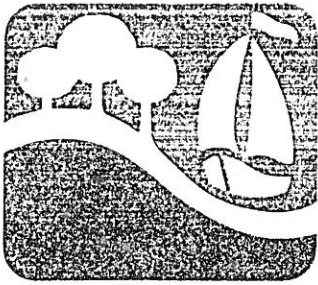
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. TO ELIMINATE THE HIGH CONCENTRATION OF HOUSING
2. _____
3. _____

Name STEPHEN SKIRZ

Address 106 WALCYNIA DR



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I am in favor of issue (#1, #2, or Both) for the reasons listed below X

1. IMPROVED PROPERTY VALUE
2. _____
3. _____

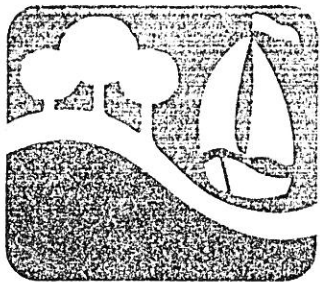
Name RAYMOND FRASER

Address 5204 YACHT CLUB
ROCKWALL 75087

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700



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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below NO SPECIFIC REASON

EXCEPT I HAVE 3 QUESTIONS
① WILL IT HELP VALUES?

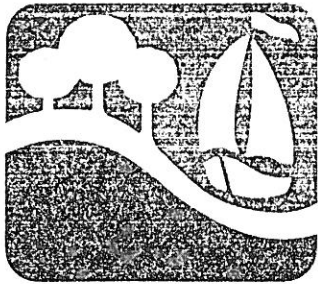
② WILL THEY BUILD QUALITY HOUSING?

③ WILL THEY PAY FAIR VALUE FOR THE LOTS?

④ WILL THEY PAY THEIR FAIR TAX SHARE?

Name Michael L. Vallée

Address 378 So. OGDEN ST.
DENVER, CO 80209-2324



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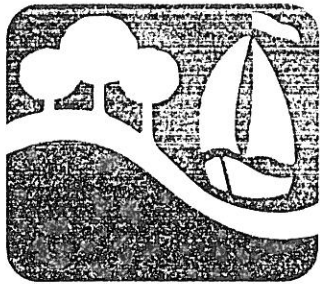
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. Don't want development over built.
2. _____
3. _____

Name MARK W. ROBERTS

Address P.O. BOX 1116
ADDISON, TX 75001



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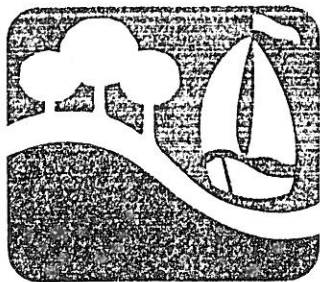
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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. I think this plan will make lots
2. more desirable due to the additional spec
3. _____

Name Sessie V. Paschall *Wrote*
Address 1-6, Providence Rd,
Glendon, Pa. 19050



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 - C. Lots 1 & 2, Block B and Lots 1 through 7, Block C, Chandlers Landing Phase 18, Section 2
 - D. Lots 1 through 10, Block A, Chandlers Landing Phase 18, Section 1
2. a replat of Lots 19 and 20, Block B, Chandlers Landing Phase 10

The purpose of the replatting is to combine several smaller lots into larger lots that will accomodate single family development. A location map identify all proposed replats is attached. As an interested property owner, you may wish to attend these hearings or notify the Commission and Council of your feeling regarding these matters by returning the form below.

Return this form to City Secretary: 205 W. Rusk, Rockwall, TX 75087

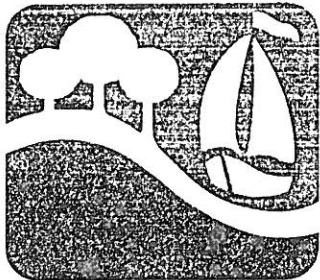
I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below ✓

1. Continue to eliminate Rental type property
2. in a Lakeside Homeowner Community.
3. In other words - Eliminate Zero lot line

Name BRADLEY S BUTTERMORE

Address 322 Harbor Landing
Rockwall, (Chandler)



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, September 12, 1991, at 7:30 P.M. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, September 16, 1991, at 7:00 P.M. in City Hall to consider approval of the following:

1. a replat and change in land use designation under PD-8, Planned Development Number 8, from townhouse and zero lot line to single family residential on the following lots:
 - A. Lots 1 and 2, Block C, Chandlers Landing Phase 17
 - B. Lots 1 through 16, Block B and Lots 13 through 17, Block F, Chandlers Landing Phase 17
 - C. Lots 1 & 2, Block B and Lots 1 through 7, Block C, Chandlers Landing Phase 18, Section 2
 - D. Lots 1 through 10, Block A, Chandlers Landing Phase 18, Section 1
2. a replat of Lots 19 and 20, Block B, Chandlers Landing Phase 10

The purpose of the replatting is to combine several smaller lots into larger lots that will accomodate single family development. A location map identify all proposed replats is attached. As an interested property owner, you may wish to attend these hearings or notify the Commission and Council of your feeling regarding these matters by returning the form below.

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I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below _____

1. One Entry
2. _____
3. _____

Name

Address

Kevin E. Mangione
260 Henry M. Chandler
Dr

I am opposed to issue (#1, #2, or Both) for the reasons listed below _____

I am in favor of issue (#1, #2, or Both) for the reasons listed below

YES, Very Much

1. Larger lots better for the community

2. _____

3. _____

Name JAMES IMBURGIF

Address 5807 YACHT CLUB I.

205 West Rusk

Rockwall, Texas 75087

(214) 771-7700