

March 10, 1994 P#2
March 21, 1994 CC

Page 1 of 4

City of Rockwall (3/87)

APPLICATION AND FINAL PLAT CHECKLIST

04-6-RP

Date 2-18-94

Name of Proposed Development REPLAT OF LOTS 1R & 2R, BLK A OF REPLAT OF LOT 1
THRU 10, BLK A, CHANDLERS LANDING - PHASE 1B, SECTION 1

Name of Developer DUNCAN CURRIE and JOETTA WELCH

Address 5578 CANADA CT, ROCKWALL TX Phone 771-2138

Owner of Record C.L. ASSOCIATES

Address 1323 E. 71st ST. SUITE 120 Phone 918-492-3001
TULSA OK 74136

Name of Land Planner/Surveyor/Engineer HAROLD EVANS - CONSULTING ENGINEER

Address 2331 GUST THOMASSON RD, SUITE 102 Phone 328-8133
DALLAS TEXAS 75228

Total Acreage 0.3354 Current Zoning RESIDENTIAL

Number of Lots/Units 1

Signed Joetta Welch

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

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

Information

<u>Provided of</u>	<u>Not</u>
<u>Shown on Plat</u>	<u>Applicable</u>

✓

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

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

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

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

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

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

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

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

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

10. Record owners of contiguous parcels of 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 graded (see wording)

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

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

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

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

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

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

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

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

Page 4 of 4

Taken by: _____

Date: 2/18/94

Receipt No.: 030626

File No.: 94-6-RP

Fee: \$55.00

February 20, 1994

To: City of Rockwall
City Council
P & Z Commission

Ref.: Application for replat of lots 1-R & 2-R, Blk A Phase 18-1,
Chandlers Landing into a single residential Lot 1A

A contract for sale of the referenced lots has been executed between CL Associates Joint Venture, the owner of record and the buyers, Ducan Currie and Joetta Welch. It is our understanding that the buyers wish to construct a single residence on the combined replated lots. Closing of the sale is scheduled for March 10, 1994 and therefore the Owners Certification in the names of Currie and Welch would be valid if approved by the council at their scheduled meeting of March 21, 1994.

If, for some reason, the sale should not be concluded before the council approves the replat, it is anticipated that execution of the replat documents would be delayed until they could be signed by the new owners.

CL Associates Acknowledges the above.

*By [Signature]
President, JSA Corp.
2/22/94*

February 20, 1994

To: City of Rockwall
City Council
P & Z Commission

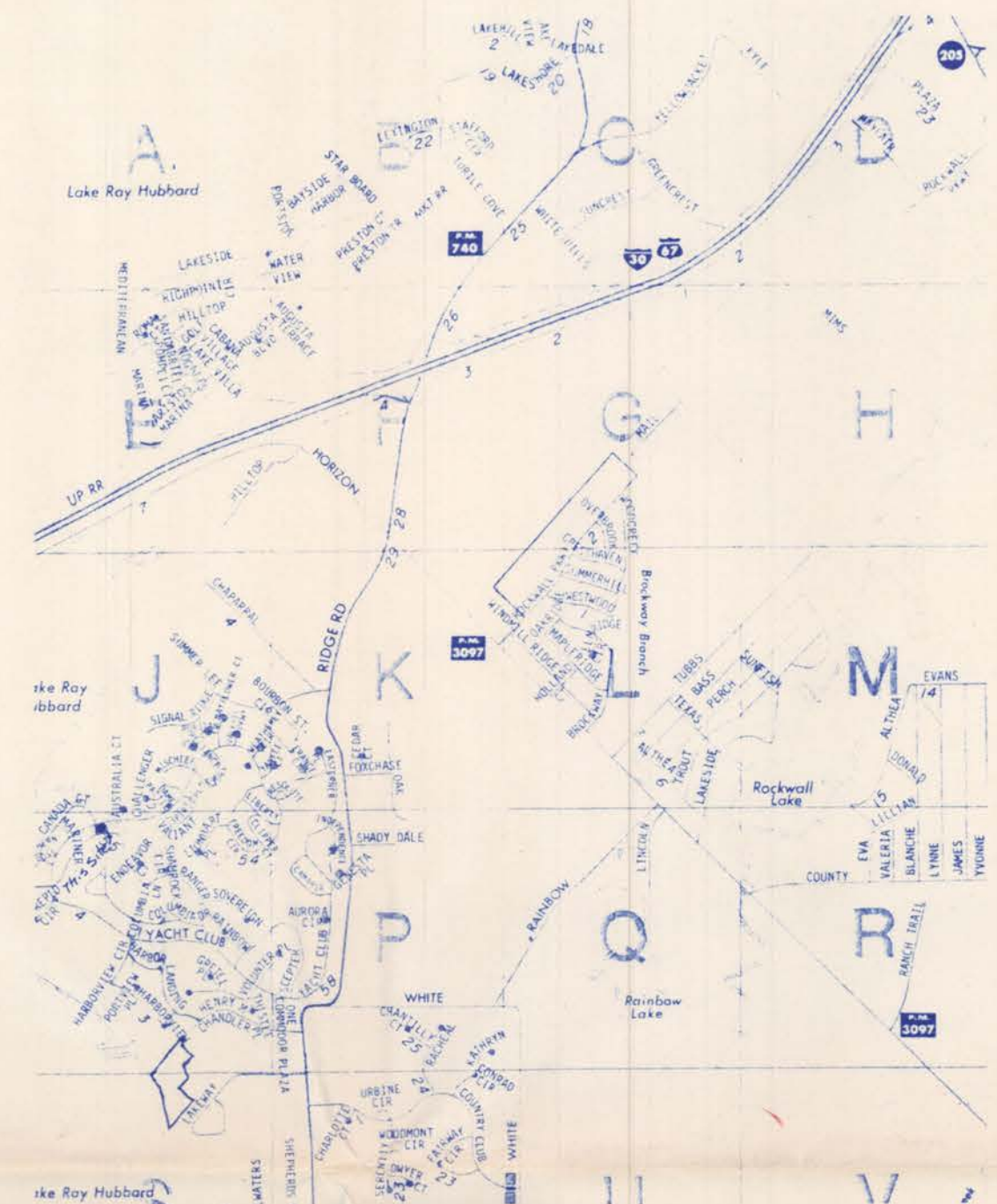
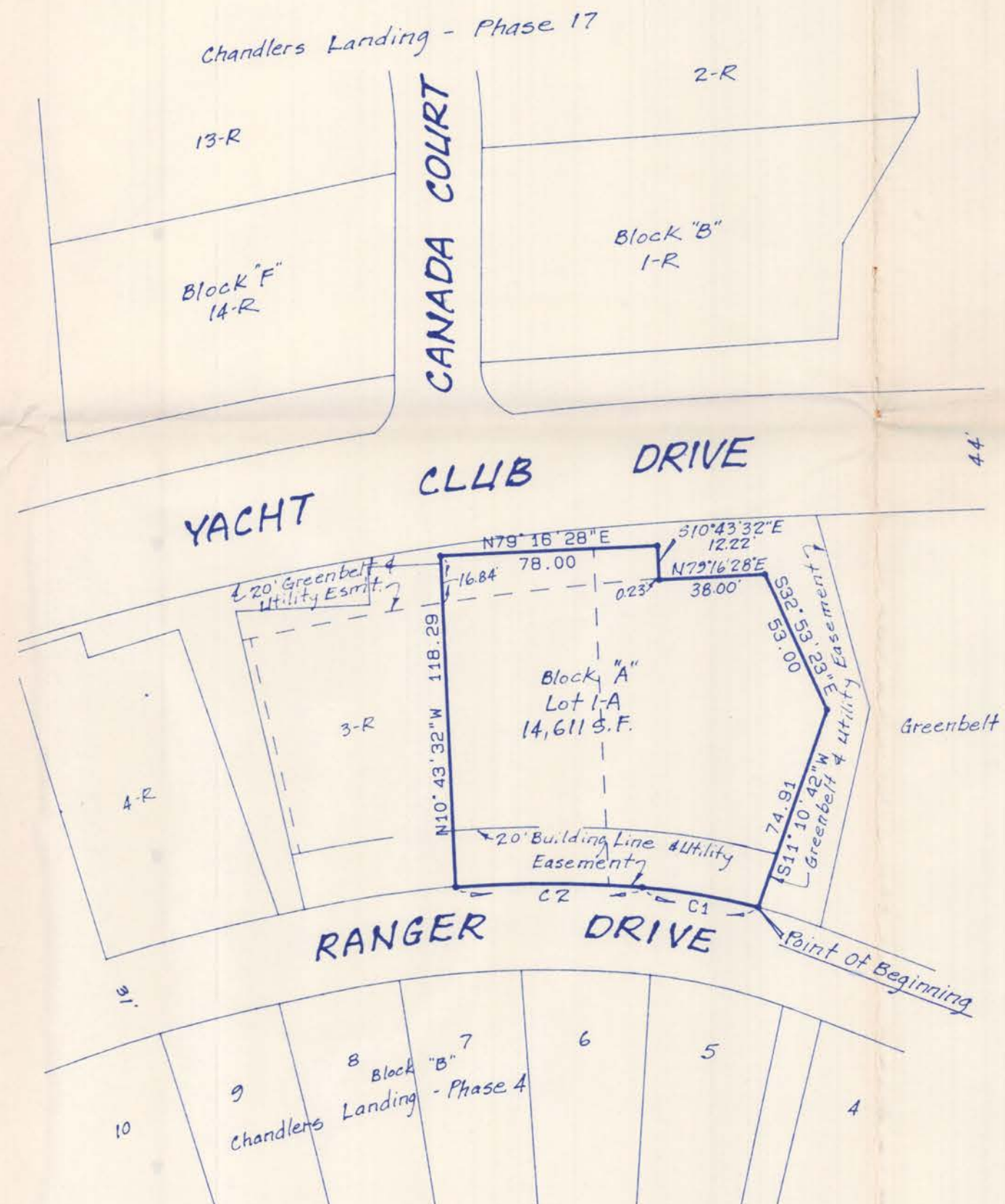
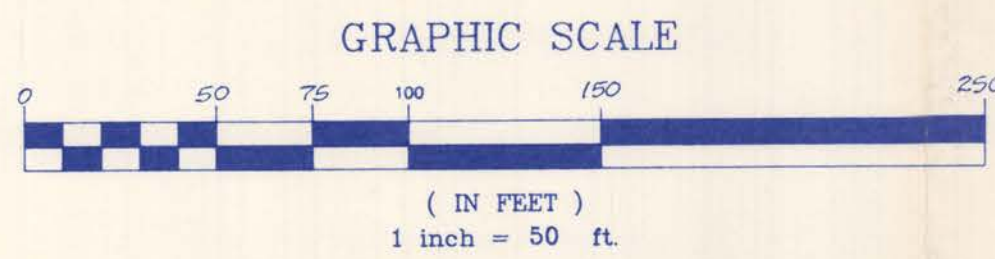
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Chandlers Landing into a single residential Lot 1A

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CL Associates Acknowledges the above.

*By [Signature]
President, JSA Corp.
2/22/94*



CURVE TABLE

DELTA	RADIUS	TAN. LENGTH	CHORD
C1 10 Deg. 17' 11"	235.50'	21.20'	42.28'
C2 09 Deg. 28' 51"	404.96'	33.58'	67.01'

NOTE: ALL PROPERTY CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY ARE ALL 1/2" IRON RODS FOUND.

04-6-RP

1/2

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 50'	2/7/94	9413

REPLAT OF LOTS 1-R & 2-R, BLOCK A OF REPLAT OF LOT 1 THROUGH 10, BLOCK A, CHANDLERS LANDING-PHASE 18, SECTION 1

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: DUNCAN CURRIE & JOETTA WELCH
5578 CANADA COURT, ROCKWALL, TEXAS 75087, PHONE- 771-2138

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS: *Duncan Currie and Joetta Welch*

are the owners of a tract of land situated in the E. Teal Survey, Abstract Number 207, Rockwall County, Texas, and being Lots 1-R and 2-R, Block A, of Replat of Lots 1 through 10, Block A Chandlers Landing-Phase 18, Section 1, an addition to the City of Rockwall recorded in Cabinet C, Slide 128, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the North line of Ranger Drive, a 31 foot private road, at the Southeast corner of said Lot 1-R, said point being on a curve to the left having a central angle of 10 degrees 17' 11", a radius of 235.50 feet, and a chord that bears North 88 degrees 03' 08" West a distance of 42.22 feet;

THENCE: Along said curve and the North line of Ranger Drive an arc distance of 42.28 feet to a 1/2" iron rod found at the Point of Compound Curve of a curve to the left having a central angle of 09 degrees 28' 51", a radius of 404.96 feet, and a chord that bears South 82 degrees 03' 51" West a distance of 66.93 feet;

THENCE: Along said curve and continuing with said North line an arc distance of 67.01 feet to a 1/2" iron rod found at the Southwest corner of said Lot 2-R;

THENCE: North 10 degrees 43' 32" West a distance of 118.29 feet to a 1/2" iron rod found at the northwest corner of said Lot 1-R;

THENCE: North 76 degrees 19' 28" East a distance of 78.00 feet to a 1/2" iron rod found at the most Westerly Northeast corner of said Lot 1-R;

THENCE: South 10 degrees 43' 32" East a distance of 12.22 feet to a 1/2" iron rod found at an "ell" corner of said Lot 1-R;

THENCE: North 79 degrees 16' 28" East a distance of 38.00 feet to a 1/2" iron rod found at the most Easterly Northeast corner of said Lot 1-R;

THENCE: South 32 degrees 53' 23" East a distance of 53.00 feet to a 1/2" iron rod found at the most Easterly corner of said Lot 1-R;

THENCE: South 11 degrees 10' 42" West a distance of 74.91 feet to the Point of Beginning and containing 14,611 square feet or 0.3354 acres of land.

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

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

WITNESS MY HAND, at _____, Texas, this the _____ day of _____, 1994.

BY _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1994,
by _____

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 _____, 1994,
by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

DATE: _____

APPROVED

DATE: _____

Chairman Planning & Zoning Commission

I hereby certify that the above and foregoing Replat of Lots 1-R and 2-R, Block A of the Replat of Lot 1 through 10, Block A, 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 _____, 1994.

Mayor, City of Rockwall

City Secretary, City of Rockwall

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2

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

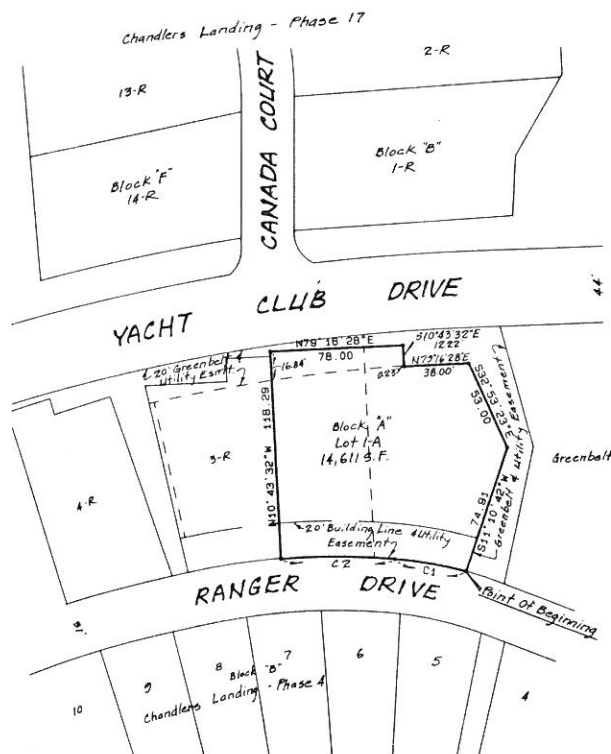
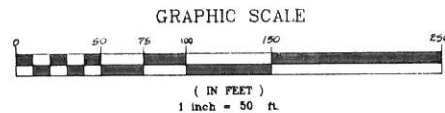
SCALE	DATE	JOB No.
	2/7/94	9413

REPLAT OF LOTS 1-R & 2-R, BLOCK A OF REPLAT OF LOT 1
THROUGH 10, BLOCK A, CHANDLERS LANDING-PHASE 18, SECTION 1

EDWARD TEAL SURVEY, ABSTRACT NO. 207

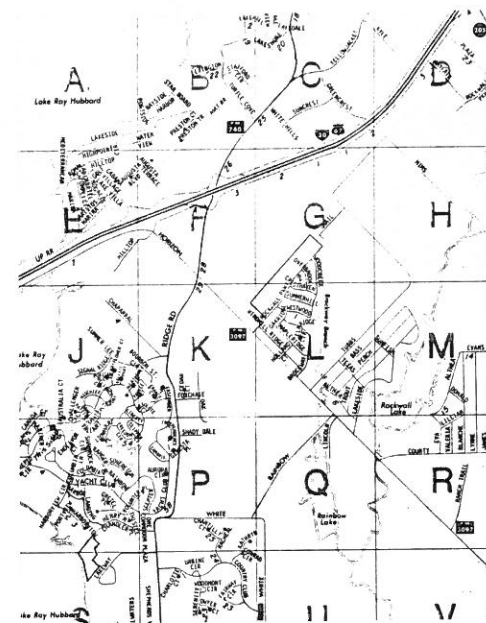
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: DUNCAN CURRIE & JOETTA WELCH
5578 CANADA COURT, ROCKWALL, TEXAS 75087, PHONE- 771-2138



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LOCATION MAP
Scale: 1" = 2000'

NOTE: ALL PROPERTY CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY ARE ALL 1/2" IRON RODS FOUND.

1
2

HAROLD L. EVANS

CONSULTING ENGINEER
P.O. BOX 28356
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 50'	2/7/94	9413

REPLAT OF LOTS 1-R & 2-R, BLOCK A OF REPLAT OF LOT 1 THROUGH 10, BLOCK A, CHANDLERS LANDING-PHASE 1B, SECTION 1

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: DUNCAN CURRIE & JOETTA WELCH
6578 CANADA COURT, ROCKWALL, TEXAS 75087, PHONE- 771-2138

**AGENDA
PLANNING AND ZONING COMMISSION
WORK SESSION
CITY HALL
205 WEST RUSK
FEBRUARY 28, 1994
7:00 P.M.**

I. CALL TO ORDER

II. WORK SESSION ITEMS

P&Z-93-52-Z	Amendment to "PD-7" and "PD-18" from LENMAR Development Corp.
P&Z-94-4-Z	Zoning change from "A" to "LI" from Van Walker
P&Z-94-5-Z	Amendment to "PD-14" from Monty Oakley
P&Z-93-39-CUP/SP	CUP and Site Plan for Tom Shirey
P&Z-54-PP/Z/FP	Zoning change from "C" to "SF-10" and Final Plat for Harlan Park Phase II
	Discuss and Consider amendment to the Thoroughfare Plan
P&Z-93-43-FP	Final Plat for Caruth Lake Development
P&Z-94-6-RP	Replat in Chandlers Landing for Joetta Welch

III ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Posted this 24th day of February, 1994 at 4:15 p.m. by Denise LaRue

AGENDA
PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY OF ROCKWALL
CITY HALL
205 WEST RUSK
FEBRUARY 28, 1994
7:00 P.M.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. PUBLIC HEARINGS

- A. 93-46-Z Hold Public Hearing and Consider Recommending Approval for a request from MAHR Development for a change in zoning from PD-11, Planned Development and SF-10, Single Family District Classification to Planned Development Classification for single family uses and approval of a preliminary plan and area requirements on a tract of land containing approximately 145 acres located east of north Lakeshore and south of Alamo Road.
- B. 93-53-F Hold Public Hearing and Consider Recommending Approval for a request from Duane Lites for a front yard fence for property located at 601 Parks Ave.
- C. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Thomas Haack for a change in Zoning from Agricultural to Light Industrial for property located at south side of I-30 service road west of Hwy 549 and approval of a Site Plan and Preliminary Plat.
- D. 94-1-Z Hold Public Hearing and Consider Recommending Approval of a Request from Los Prados Development Company for a Zoning Change from Multi-Family 15 to Single Family 7 for property located on the south side of Yellowjacket Lane, north west of SH-205 and approval of a Concept Plan.
- E. 94-3-CUP Hold Public Hearing and Consider Recommending Approval of a Request from Kerry Mason for a Conditional Use Permit for an accessory building in excess of 225 square feet for a tract of land located west of SH-205 and south of Dalton Road.

IV. ACTION ITEMS

- A. Discuss and Consider Amendment to the Thoroughfare Plan regarding Alamo Road.
- B. 93-43-FP Discuss and Consider Recommending Approval of a Request from Caruth Lake Development for a Final Plat for Village of Caruth Lake located north of Harris Heights Addition and east of SH-205.

V. WORK SESSION

- A. 93-52-Z Amendment to PD-7 and PD-18 from LENMAR Development Corp.
- B. 94-4-Z Zoning change from "A" to "LI" from Van Walker
- C. 94-5-Z Amendment to "PD-14" from Monty Oakley
- D. 93-39-CUP/SP CUP and Site Plan for Tom Shirey

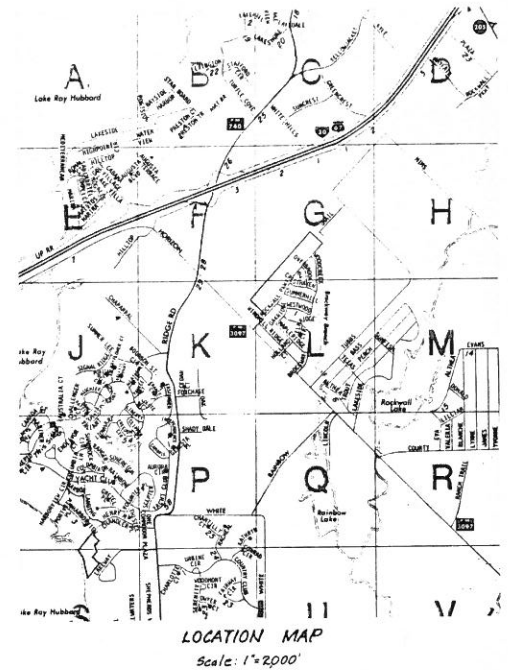
E. 93-54-PP/Z/FP Zoning change from "C" to "SF-10" and Final Plat for Harlan Park

F. 94-6-RP Replat in Chandlers Landing for Joetta Welch

VI. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (214) 771-7700 or FAX (214) 771-7727 for further information.

Posted this 25th day of February, 1994 at 5:00 p.m. by Denise LaRue


$$\frac{1}{2}$$

SCALE	DATE	JOB No.
1" = 50'	2/7/94	9413

City of Rockwall
Planning and Zoning Agenda

Agenda Date: March 10, 1994

Agenda Item: **P&Z-94-6-RP** Hold Public Hearing and Consider Recommending Approval of a Request From Joetta Welch and Duncan Currie for a Replat of Lots 1-R and 2-R, Block A of 18-1 Chandlers Landing to Combine Two Lots on One.

Item Presented By: Applicants, Joetta Welch and Duncan Currie

Action Needed: Hold Public Hearing and consider recommending approval for a replat of lots 1-R and 2-R, Block A of 18-1 Chandlers Landing.

Background Information: The applicant is requesting to replat lots 1-R and 2-R, Block A Chandlers Landing, Phase 18, Section 1. The buyer wishes to construct one single dwelling combining lots 1-R and 2-R.

Recommendation: Staff recommends approval of the request.

Attachments:

1. Request Letter.
2. Location Maps.

Agenda Item: P&Z-94-6-RP

February 20, 1994

To: City of Rockwall
City Council
P & Z Commission

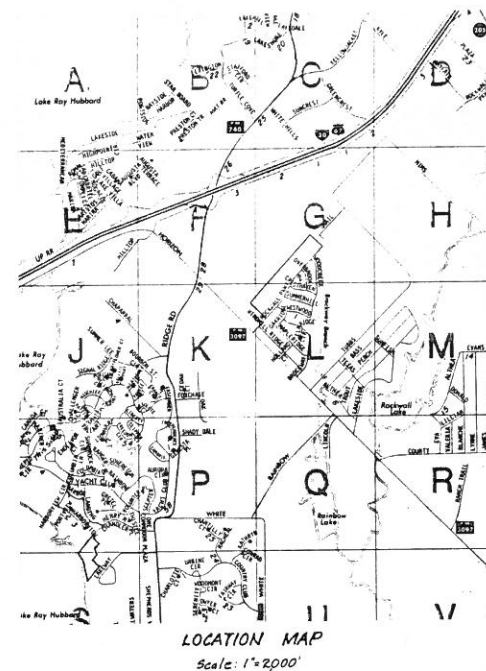
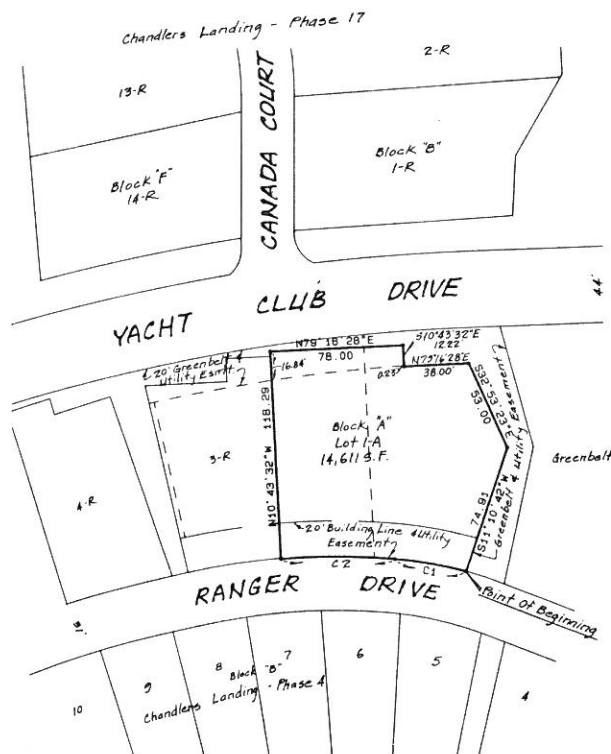
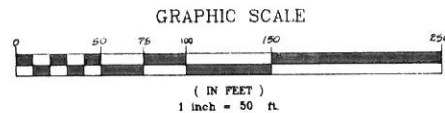
Ref.: Application for replat of lots 1-R & 2-R, Blk A Phase 18-1,
Chandlers Landing into a single residential Lot 1A

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If, for some reason, the sale should not be concluded before the council approves the replat, it is anticipated that execution of the replat documents would be delayed until they could be signed by the new owners.

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*By [Signature]
President, JSA Corp.
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HAROLD L. EVANS

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P.O. BOX 28356
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DALLAS, TEXAS 75228, (214) 328-8133

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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: DUNCAN CURRIE & JOETTA WELCH
6578 CANADA COURT, ROCKWALL, TEXAS 75087, PHONE- 771-2138

PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
March 10, 1994

5 I. CALL TO ORDER

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

10 II. PUBLIC HEARINGS

15 93-52-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL FOR A REQUEST FROM LENMAR DEVELOPMENT CORP. FOR AN AMENDMENT TO PD-7 AND PD-18 TO PROVIDE FOR A CHANGE IN APPROVED LAND USES TO INCLUDE SINGLE FAMILY, ZERO LOT LINE, MULTI-FAMILY CONDOMINIUMS, AND COMMERCIAL USES AND APPROVAL OF A PRELIMINARY PLAN, AREA REQUIREMENTS, AND SPECIAL CONDITIONS ON APPROXIMATELY 80 ACRES OF LAND LOCATED SOUTH OF I-30 AND WEST OF FM-740

20 The Chairman opened the public hearing.

Robert Pope, Richard Ferrara, and Mary Diamond representing Lenmar Development had originally requested approval to amend Pd-7 and PD-18 to combine those into one PD along with a commercial tract located along I-30 Service Road. Mr. Pope requested to withdraw the request for tracts 2,3, and 3A at this time and continue only with tract 1 for the single family development for 10,000 square foot lots.

Don Brown, 3135 Bourbon Street Circle asked question about the multi-family zoning.

30 Lee Wilson, owner of a tract of land asked about the existing road to this property.

Kirby Albright, 2125 Ridge Road explained a memorandum he wrote to Mahr Development Corp. on February 25, 1994 regarding entrance onto PD-22.

35 The public meeting was closed.

After much discussion, Mr. Friend made a motion to approve the request from LENMAR Development Corp. for an amendment of PD-7 and PD-18 only for Tract 1, to be changed to single family as requested by the developer, with no changes to be made to the portion of PD-7 west of Summer Lee listed as tract 2,3, and 3A.

40 Mr Ruff seconded the motion to approve the request. The motion was voted on and passed unanimously.

5
94-5-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM MONTY OAKLEY FOR AN AMENDMENT TO THE PD-14 PLANNED DEVELOPMENT DISTRICT TO ALLOW A PART TIME RESIDENCY AS AN ACCESSORY TO A PERMITTED USE LOCATED AT 1300 ROCKWALL PARKWAY.

50 The Chairman opened the public hearing.

Mr. Douphrate recommended denial of the request due to the fact that PD-14 does not allow part time residential as an accessory use.

55 The applicant was not present. Mr. Ewing made a motion to table to continue the public hearing until the next regularly scheduled meeting. Mr. Ruff seconded the motion. The motion was voted on and passed unanimously.

60 93-39-CUP/SP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM TOM SHIREY FOR CONDITIONAL USE PERMIT TO ALLOW A MAXIMUM OF OUR DISPENSERS AS AN ACCESSORY TO A PERMITTED RETAIL USE ON A TRACT OF LAND LOCATED AT SH-205 AND FM-552, AND APPROVAL OF A SITE PLAN.

65 The Chairman opened the public hearing.

Mr. Douphrate outlined the request and recommended approval of the Conditional Use Permit and Site Plan.

70 There being no one else to speak, the public hearing was closed.

After much discussion Mr. Ruff made a motion to approve the request from Tom Shirey for a Conditional Use Permit to allow a maximum of four dispensers as an accessory for a permitted retail use and a site plan for property located at SH-205 and FM-552. Mr. Raulston seconded the motion. The motion was voted on passed unanimously.

75 93-54-PP/Z/FP HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM JOE HOLT FOR A CHANGE IN ZONING FROM "GR" GENERAL RETAIL TO "SF-10" RESIDENTIAL DISTRICT CLASSIFICATION ON A TRACT OF LAND LOCATED NORTH OF DALTON ROAD AND WEST OF SH-205, AND CONSIDER APPROVAL OF A FINAL PLAT FOR HARLAN PARK, PHASE II.

80 The Chairman opened the public hearing.

85 Mr. Douphrate outlined the request and recommended approval of the request for zoning change and approval of the final plat provided the engineering plans are revised in accordance with Staff's review comments.

90 The Chairman closed the public hearing.

Mr. Friend made a motion to table action until the next scheduled meeting.

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

95 **94-6-RP** HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM JOETTA WELCH AND DUNCAN CURRIE FOR A REPLAT OF LOTS 1-R AND 2-R, BLOCK A OF 18-1 OF CHANDLERS LANDING TO COMBINE TWO LOTS INTO ONE.

The Chairman opened the public hearing.

100 Mr. Douphrate outlined the request and recommended approval.

Jim Stewart, builder addressed the Commission and explained that the applicants which to combine the lots to build a home.

105 There being no one else to speak the public hearing was closed.

Mr. Friend made a motion to approve the request from Joetta Welch and Duncan Currie for a replat of lots 1-R and 2-R, block A of 18-1 Chandlers Landing to combine two lots into one.

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

III. ACTION ITEMS

115 94-1-Z/PP/SP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A SITE PLAN/PRELIMINARY PLAT FOR THOMAS HAACK ON A TRACT OF LAND LOCATED SOUTHSIDE OF I-30 SERVICE ROAD AND WEST OF HWY 549.

Mr. Douphrate outlined the request and recommended approval with the conditions.

120 Mark Smith, Attorney for the applicant addressed the Commission to answer questions and explain the applicants intention for this request. He indicated plans at this time are to plat only tract I with a right-of-way dedication along the east boundary line and enter into a facilities agreement to defer construction of the concrete street improvements until such time as the street may be constructed. He indicated that they wanted to use the right of way as a driveway, paving it with gravel for a period of 2 years and then upgrading to City driveway standards. The existing tract would be replatted and combined as one lot with the rear parcel.

130 After much discussion Mr. Greenwalt made a motion to recommend approval of the request from Thomas Haack for a site plan and preliminary plat for a tract of land located on the southside I-30 service road and west of Hwy 549 with a variance to allow a gravel drive as temporary access to the rear building which will be removed when the concrete/asphalt drive is constructed not to exceed 2 years from the date the property is replatted. The property owner will escrow

125 25% of the cost to improve one-half of the collector when the city deems the construction of the commercial collector is warranted. Mr.Friend seconded the motion. The motion was voted on and passed unanimously.

140 IV. ADJOURNMENT

There being no further business to come before the commission the meeting was adjourned.

145 APPROVED:

ATTEST:

94-6-RP

**MINUTES OF THE ROCKWALL CITY COUNCIL
MARCH 21, 1994**

5 **Call to Order /**

Mayor Pro-Tem George Hatfield called the meeting to order at 7:00 p.m. with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, and Nell Welborn. Mayor Alma Williams was absent.

10

Consent Agenda

a) **Approval of Minutes of March 7, and March 14, 1994**

15

b) **P&Z 94-1-Z Consider Approval of an Ordinance Granting a Zoning Change from "A" Agricultural to "LI" Light Industrial for Property Located on South Side of IH-30 Service Road West of Hwy. 549 (2nd reading)**

20

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE FULLY DESCRIBED HEREIN FROM "A" AGRICULTURAL ZONING CLASSIFICATION TO "LI" LIGHT INDUSTRIAL ZONING CLASSIFICATION; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

25

c) **P&Z 94-3-CUP Consider Approval of an Ordinance Granting a Conditional Use Permit for an Accessory Building Exceeding 2325 Sq. Feet for a Tract of Land Located West of SH-205 and South of Dalton Road (2nd reading)**

30

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR AN ACCESSORY STRUCTURE EXCEEDING 225 SQUARE FEET IN A RESIDENTIAL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 2, BLOCK A, MASON-STEED ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

35

40

d) **P&Z 93-46-Z Consider Approval of an Ordinance Granting a Zoning Change from "PD-11" Planned Development 11 and "SF-10" Single-Family 10 District Classifications to "PD" Planned Development Classification for Single Family Uses for Property Located East of N. Lakeshore and South of Alamo Road (1st reading)**

45

50 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE
AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY
DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-
11" PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY DISTRICT
CLASSIFICATION TO "PD- " PLANNED DEVELOPMENT NUMBER ; PROVIDING SPECIAL
55 CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO
THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A
SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR
AN EFFECTIVE DATE.

60 Welborn pulled the minutes of March 7 and item D) for clarification and separate consideration.

Oppermann made a motion to approve the remaining consent items White seconded the motion.
Couch read the necessary captions. The motion was voted on and passed unanimously.

65 Following Council discussion, Welborn made a motion to approve the minutes of March 7,
1994. Morgan seconded the motion which passed unanimously.

70 Welborn made a motion to approve item d) on the consent agenda regarding MAHR
Development. Oppermann seconded the motion. Couch read the caption. A call for votes
resulted in a passed item with Morgan and White voting against.

Appointments/Public Hearings/Plats/Plans

Appointment with Representative of TSI Regarding Status and Continuation of the SH-205 75 Contract, Billings, and Take Any Necessary Action

80 Brian Tehan of TSI addressed the Council regarding the Lakeshore/Summit Ridge project, the
current ownership status of TSI, and his proposal for completing the SH-205 contract. He
introduced the new group composition of TSI and reviewed the experience of the firm.

Following a lengthy discussion with Council, White made a motion to terminate the contract
with TSI. Oppermann seconded the motion.

85 After further discussion, White amended the motion to delay termination of the contract until
completion of Phase II, as outline in the contract, regarding SH-205 alternatives. Oppermann
seconded the motion which passed unanimously.

Appointment with Carla Satterfield Regarding Amending the City Code to Allow for Pot- 90 bellied Pigs Within the City Limits and Take Any Necessary Action

Carla Satterfield addressed Council regarding amending the City Animal Code to allow pot-
bellied pigs within the City Limits.

James Greenwalt, 209 Tanya Dr., expressed his concern over the possible impact this would have on allowing more livestock/exotic animals in a residential area in the future.

Council discussed the item and Pappa made a motion to table this issue until City staff could further research such an amendment. White seconded the motion which passed unanimously.

Appointment with Chairman of the Planning and Zoning Commission

James Greenwalt reviewed items before Council under Planning & Zoning recommendations.

P&Z 93-52-Z Hold a Public Hearing and Consider Granting a Request to Amend "PD-7" and "PD-18" Planned Development Districts to Provide for a Change in Approved Land Uses to Include Single Family, Zero Lot Line, Multi-Family, Condominiums, and Commercial Use and Approval of a Preliminary Plan, Area Requirements, and Special Conditions on Approximately 80 Acres of Land Located South of IH-30 and West of FM-740 Requested by LENMAR Development Co.

Hatfield opened the public hearing. James Greenwalt, Planning and Zoning Chairman, reviewed the recommendation that only applied to the area relating to Single-Family Use.

Robert Pope, representing MAHR Development, reviewed the request of MAHR Development before Council. Marcy Diamond and Richard Farrar, representatives of the architectural firm assisted in the presentation.

Kirby Albright, 3221 Ridge Road, with Christopher McHaney, of Choice Hotels and Gregory Deal, of Habitat Hotel Group addressed Council regarding Summer Lee access to IH-30.

Don Brown, 3145 Bourbon St., addressed Council regarding concerns on adding more traffic to Ridge Road by approving zoning for Multi-Family and Condominiums without consideration for another traffic route away from Ridge Road.

Lee Bolen, 3141 Bourbon St., addressed Council regarding concerns of adding approximately 500 units in an area with only one entrance/exit onto an already congested roadway.

Pat Luby, expressed approval of the Single-Family request.

Robert Jolly, 3135 Bourbon St. expressed concern over Planning and Zoning Commission's recommendation to only examine a portion of a request which would impact a whole community.

Mike Carrancejie, 1205 Signal Ridge, representing Signal Ridge Homeowner's Assoc., expressed approval of Single Family Zoning request. He expressed concerns over 1) traffic congestion in the area and recommended signalization and 2) the destruction of the lake view with development backed up to present day landscape buffer.

Hatfield closed public hearing.

140 Welborn made a motion to approve an amendment on a portion of PD-7 and PD-18 to change the land use from zero lot line and townhouse to Single Family as requested by the applicant, contingent on a two-lane access being built to IH-30 and a dedication of a ROW providing access to PD-22, as shown on the approved PD-7 site plan. Morgan seconded the motion. The motion passed unanimously.

145 **P&Z 93-39-CUP/SP Hold a Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit to Allow a Maximum of Four (4) Fuel Dispensers as an Accessory to a Permitted Retail Use on a Tract of Land Located at SH-205 and FM-552 (1st reading) and Approval of a Site Plan**

150 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT FOR A MAXIMUM OF 4 FUEL PUMPS AS AN ACCESSORY TO A PERMITTED RETAIL USE IN A GENERAL RETAIL ZONING CLASSIFICATION ON THE PROPERTY DESCRIBED AS LOT 1, BLOCK A, HILLCREST CENTER ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

160 Mayor Pro-Tem Hatfield opened the public hearing. Tom Shirey, the applicant, addressed the Council regarding the approval of the request. Since no one else appeared the public hearing was closed. White made a motion to approve the conditional use permit as stated. Oppermann seconded the motion which passed unanimously.

165 **P&Z 94-6-RP Hold a Public Hearing and Consider Approval of a Replat of Lots 1-R and 2-R, Block 18-1, Chandlers Landing to Combine Two Lots as One Requested by Joetta Welch and Duncan Currie**

170 Public hearing opened by Mayor Pro-Tem Hatfield. Jim Stewart, representing the applicants, requested approval of the request. There being no one else to address the Council, the public hearing was closed. Oppermann made a motion to approve the replat. Welborn seconded the motion. The motion passed unanimously.

175 **Discuss and Consider Approval of a Site Plan/Preliminary Plat for a Tract of Land Located South of IH-30 and East of SH-205 Requested by Thomas Haack**

180 Mark Smith, representative for Thomas Haack, addressed Council regarding approval of the request. Pappa made a motion to approve a site plan/preliminary plat with the condition that the developer enter into a facilities agreement with the City outlining right-of-way and street improvement requirements. Oppermann seconded the motion. A call for votes resulted in the following:

Ayes: Morgan, Pappa, White, Hatfield, and Oppermann
Against: Welborn

City Manager's Report

Couch indicated to Council that the water tower construction bid opening was forthcoming with a probable award of bid at next regular meeting. She also indicated that the ballfield lighting bids were currently being accepted with a completion schedule aimed for the fall.

Council was informed that the process for approving franchise renewal for the cable company was being developed.

Action/Discussion Items

Discuss and Consider the Approval of the Installation of a Computer Network System for the Service Center and Take Any Necessary Action

Couch indicated to Council that the current budget contained funds for extending the network system to the Service Center. Following Council discussion, Welborn made a motion to defer action until the next regular meeting in order for staff to furnish itemized prices and verify costs with other suppliers. Morgan seconded the motion which passed unanimously.

Hold Executive Session Under Sections 551.074 and 551.071 of the V.A.C.S.

The Council convened into executive session at 10:45 p.m. to discuss a) personnel regarding appointment to the Capital Improvement Program Task Force, b) personnel regarding appointment to the Economic Development Commission, c) personnel regarding appointment of Council Member, d) personnel regarding appointment of presiding election judge and alternate for general election and e) litigation regarding Whitman vs. City of Rockwall.

Take Any Necessary Action as a Result of the Executive Session

The Council reconvened into regular session at 11:20 p.m. Mayor Pro-Tem Hatfield announced that no action would be taken on items a), b), c) and e). Oppermann made a motion to appoint Travis Rhoades as the Presiding Election Judge and Martin Parks as the Alternate Election Judge for the General Election to be held on May 7, 1994. Morgan seconded the motion. The motion was voted on and passed unanimously.

Adjournment



CITY OF ROCKWALL

"THE NEW HORIZON"

PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, March 10, 1994 at 7:00 p.m. in City Hall, 205 West Rusk, Rockwall, Texas and the City Council will hold Public Hearings on Monday, March 21, 1994 at 7:00 P.M. in City Hall, 205 West Rusk, Rockwall, Texas to consider approval of a request from Joetta Welch and Duncan Currie for a Replat of lots 1-R and 2-R, Block A, Phase 18-1, Chandlers Landing to combine the lots as one. (see attachment)

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

Denise LaRue, Community Development Coordinator

Case No. PZ-94-6-RP

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

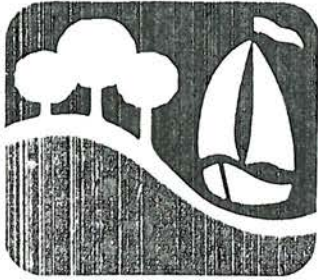
I am opposed to the request for the reasons listed below _____

- 1.
- 2.
- 3.

Signature _____

Address _____

PZ-PUBLICNOTICEFORM.FRM



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

Denise LaRue, Community Development Coordinator

Case No. PZ-94-6-RP

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

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

1. selling lots to Welch/Amie

2.

3.

Signature AP Rueda

Address Tulsa, OK

PZ-PUBLICNOTICEFORM.FRM



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Denise LaRue, Community Development Coordinator

Case No. PZ-94-6-RP

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

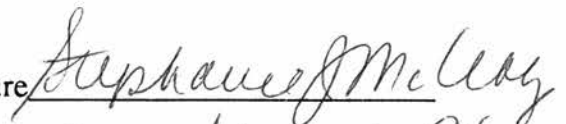
I am opposed to the request for the reasons listed below _____

1.

2.

3.

Signature

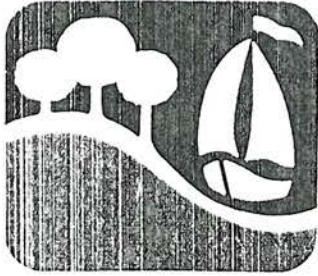


Address

610 Sovereign Ct

PZ-PUBLICNOTICEFORM.FRM

also own 5575 Canade Ct.



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Denise LaRue, Community Development Coordinator

Case No. PZ-94-6-RP


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

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

1. Bigger lots are better!
- 2.
- 3.

Signature

Address


606 Senesige Ct.

PZ-PUBLICNOTICEFORM.FRM



CITY OF ROCKWALL

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

Denise LaRue, Community Development Coordinator

Case No. PZ-94-6-RP

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

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

1.

2.

3.

Signature

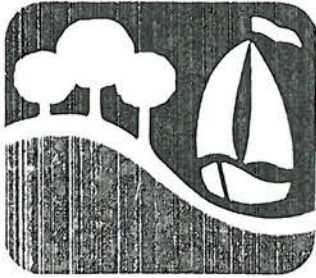
CHANDLERS LANDING
Community Association

Address

P.O. Box 638

Rockwall, TX 75087

PZ-PUBLICNOTICEFORM.FRM



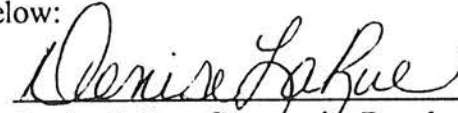
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As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:



Denise LaRue, Community Development Coordinator

Case No. PZ-94-6-RP

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

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


1.

It makes good sense

2.

3.

Signature



Address

438 Columbia

PZ-PUBLICNOTICEFORM.FRM

Case No. PZ-94-6-RP

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

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

1. less density
2. better building lot - nicer home can be built
- 3.

Signature Ed & Karen Maloney
Address 5735 Soullum Cross

PZ-PUBLICNOTICEFORM.FRM

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

Case No. PZ-94-6-RP

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

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

- 1.
- 2.
- 3.

Signature Suzanne Shea
Address 5442 Ranger Dr.

PZ-PUBLICNOTICEFORM.FRM

(my next door neighbor!)

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

ROCKWALL, TX 75087

ENTS: GRW, SRW, CRW
LAND SPTB: A1, IMP. SPTB: A1

PID: R15446 (33003)
3358-000F-0009-00-OR
HARRIS JOHN R
5539 CANADA CT
ROCKWALL, TX 75087

CHANDLERS LANDING #17, BLOCK F, LOT
9
SITUS: 5539 CANADA CT
ENTS: GRW, SRW, CRW
LAND SPTB: A1, IMP. SPTB: A1

DUNCAN CURRIE

A C A D S Y S T E
1994 PRELIMINARY ROLL FOR:

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
PID: R15447 (50975) 3358-000F-0010-00-OR FIRST NATIONWIDE BANK P O BOX 15510 SACRAMENTO, CA 95852-1510	CHANDLERS LANDING #17, BLOCK F, LOT 10 SITUS: 5537 CANADA CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R15448 (56319) 3358-000F-0011-00-OR DODD JAMES H & LAURIE J LACKLAND 5535 CANADA COURT ROCKWALL, TX 75087	CHANDLERS LANDING #17, BLOCK F, LOT 11 SITUS: 5535 CANADA CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R15449 (56203) 3358-000F-0012-00-OR BLACK DAVID B & DONNA A 5533 CANADA CT ROCKWALL, TX 75087	CHANDLERS LANDING #17, BLOCK F, LOT 12 SITUS: 5533 CANADA CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R33699 (51538) 3358-000F-0013-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #17 (REPLAT), BLOCK F, LOT 13, (FKA R15450, R15451, R15452) SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33700 (51538) 3358-000F-0014-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #17 (REPLAT), BLOCK F, LOT 14, (FKA R15452, R15453, R15454) SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15455 (53213) 3360-0000-0000-00-OR CHANDLERS LANDING COMMUNITY AS P O BOX 638 ROCKWALL, TX 75087	CHANDLERS LANDING #18, LOT GREENBELT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15456 (51538) 3360-000A-0001-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #18 (REPLAT), BLOCK A, LOT 1, (FKA R15456, R15457) SITUS: SEVERIGE COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T
1994 PRELIMINARY ROLL FOR

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
PID: R33701 (51538) 3360-000A-0002-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #18 (REPLAT), BLOCK A, LOT 2, (FKA R15457, R15458, R15459) SITUS: RANGER DR ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R33702 (56242) 3360-000A-0003-00-OR SHEA RAYMOND P & SUZANNE B 5442 RANGER DR ROCKWALL, TX 75087	CHANDLERS LANDING #18 (REPLAT), BLOCK A, LOT 3, (FKA R15460, R15461) SITUS: RANGER DR ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R33703 (29135) 3360-000A-0004-00-OR HIRSCH MAREN 6628 VADA ST DALLAS, TX 75214	CHANDLERS LANDING #18 (REPLAT), BLOCK A, LOT 4, (FKA R15462, R15463) SITUS: RANGER DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33704 (29135) 3360-000A-0005-00-OR HIRSCH MAREN 6628 VADA ST DALLAS, TX 75214	CHANDLERS LANDING #18 (REPLAT), BLOCK A, LOT 5, (FKA R15464, R15465) SITUS: RANGER DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15471 (50888) 3360-000A-0016-00-OR SKOW NANCY A AND THOMAS E UNDERDAHL 5422 RANGER DR ROCKWALL, TX 75087	CHANDLERS LANDING #18, BLOCK A, LOT 16 SITUS: 5422 RANGER DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R15472 (38597) 3360-000A-0017-00-OR TRAMMELL JAMES T & ERNESTINE H 5420 RANGER DR ROCKWALL, TX 75087	CHANDLERS LANDING #18, BLOCK A, LOT 17 SITUS: 5420 RANGER DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R15473 (34718) 3360-000A-0018-00-OR KUIPERS ROY 5418 RANGER DR ROCKWALL, TX 75087	CHANDLERS LANDING #18, BLOCK A, LOT 18 SITUS: 5418 RANGER DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R15474 (56115) 3360-000A-0019-00-OR TAYLOR KARLA J 5416 RANGER DR ROCKWALL, TX 75087	CHANDLERS LANDING #18, BLOCK A, LOT 19 SITUS: 5416 RANGER ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S T
1994 PRELIMINARY ROLL FOR

PID: R15473 (34718)
 3360-000A-0018-00-OR
 KUIPERS ROY
 5418 RANGER DR
 ROCKWALL, TX 75087

CHANDLERS LANDING #18, BLOCK A, LOT
 18

SITUS: 5418 RANGER DR
 ENTS: GRW, SRW, CRW
 LAND SPTB: A1, IMP. SPTB: A1

PID: R15474 (56115)
 3360-000A-0019-00-OR
 TAYLOR KARLA J
 5416 RANGER DR
 ROCKWALL, TX 75087

CHANDLERS LANDING #18, BLOCK A, LOT
 19

SITUS: 5416 RANGER
 ENTS: GRW, SRW, CRW
 LAND SPTB: A1, IMP. SPTB: A1

Rockwall County Appraisal District
 THE SOFTWARE GROUP, INC.

A C A D S Y S T
 1994 PRELIMINARY ROLL FOR

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMF
PID: R15475 (56367) 3360-000A-0020-00-OR RODRIGUEZ OSCAR & LORI L BEARDEN 5414 RANGER DR ROCKWALL, TX 75087	CHANDLERS LANDING #18, BLOCK A, LOT 20 SITUS: 5414 RANGER ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R15476 (33005) 3360-000A-0021-00-OR BENNETT RANDY D 5412 RANGER DRIVE ROCKWALL, TX 75087	CHANDLERS LANDING #18, BLOCK A, LOT 21 SITUS: 5412 RANGER DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R34229 (33324) 3360-000A-006R-00-OR CBN DEVELOPMENT CORP 2323 BRYAN ST #2050 DALLAS, TX 75201	CHANDLERS LANDING #18 (REPLAT-93), BLOCK A, LOT 6R (FKA R15466, R15467) SITUS: RANGER DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R34230 (33324) 3360-000A-007R-00-OR CBN DEVELOPMENT CORP 2323 BRYAN ST #2050 DALLAS, TX 75201	CHANDLERS LANDING #18 (REPLAT-93), BLOCK A, LOT 7R (FKA R15467, R15468, R15469) SITUS: RANGER DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R34231 (33324) 3360-000A-008R-00-OR CBN DEVELOPMENT CORP 2323 BRYAN ST #2050 DALLAS, TX 75201	CHANDLERS LANDING #18 (REPLAT-93), BLOCK A, LOT 8R (FKA R15469, R15470) SITUS: RANGER DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27841 (53845) 3361-000A-0001-00-OR CHESNA VICTORIA ADAMS 5720 SOUTHERN CROSS ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT), BLOCK A, LOT 1 SITUS: SEVERIGE CT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27842 (50134) 3361-000A-0002-00-OR NASHER NANCY A AND DAVID J HAEMISEGGER 7346 LANEPARK DR DALLAS, TX 75225-2462	CHANDLERS LANDING #18 SEC 2, BLOCK A, LOT 2 SITUS: SEVERIGE CT ENTS: GRW, SRW, CRW LAND SPTB: C1	

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

A C A D S Y S
1994 PRELIMINARY ROLL

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXI
PID: R27843 (50134) 3361-000A-0003-00-OR NASHER NANCY A AND DAVID J HAEMISEGGER 7346 LANEPARK DR DALLAS, TX 75225-2462	CHANDLERS LANDING #18 SEC 2, BLOCK A, LOT 3 SITUS: 604 SEVERIGE CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27844 (33325) 3361-000A-0004-00-OR LANGER RALPH ETUX 606 SEVERIGE COURT ROCKWALL, TEXAS 75087	CHANDLERS LANDING #18 SEC 2, BLOCK A, LOT 4 SITUS: 606 SEVERIGE CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27845 (28582) 3361-000A-0005-00-OR GOLDSMITH CLIFFORD R ETUX 9636 LANSHIRE DR DALLAS, TX 75238	CHANDLERS LANDING #18 SEC 2, BLOCK A, LOT 5 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27846 (18509) 3361-000A-0006-00-OR MCCLOY ROBERT J/STEPHANIE J 610 SEVERIDGE CT ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2, BLOCK A, LOT 6 SITUS: 610 SEVERIGE CT ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27847 (51538) 3361-000A-0007-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #18 SEC 2 (REPLAT), BLOCK A, LOT 7 SITUS: SEVERIGE CT ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R27849 (51538) 3361-000A-0009-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 9, SITUS: CONSTELLATION CIR ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R27850 (51538) 3361-000A-0010-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 10 SITUS: CONSTELLATION CIR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27851 (52898) 3361-000A-0011-00-OR LUDDEN LINDA S 5819 WAGGONER DALLAS, TX 74136	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 11 SITUS: CONSTELLATION CIR ENTS: GRW, SRW, CRW LAND SPTB: C1	

PID: R27850 (51538)
3361-000A-0010-00-OR
CL ASSOCIATES JV
1323 EAST 71ST ST
SUITE 120
TULSA, OK 74136

CHANDLERS LANDING #18 SEC 2
(REPLAT-2), BLOCK A, LOT 10

SITUS: CONSTELLATION CIR
ENTS: GRW, SRW, CRW
LAND SPTB: C1

PID: R27851 (52898)
3361-000A-0011-00-OR
LUDDEN LINDA S
5819 WAGGONER
DALLAS, TX 74136

CHANDLERS LANDING #18 SEC 2
(REPLAT-2), BLOCK A, LOT 11

SITUS: CONSTELLATION CIR
ENTS: GRW, SRW, CRW
LAND SPTB: C1

Rockwall County Appraisal District
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A C A D S Y S T
1994 PRELIMINARY ROLL FOR

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
PID: R27852 (52804) 3361-000A-0012-00-OR MILLER JOHN E & SHELLI 3324 LAKESIDE DR ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 12 SITUS: CONSTELLATION CIR ENTS: GRW, SRW, CRW LAND SPTB: C1	DV1 \$ TOT \$
PID: R27853 (52633) 3361-000A-0013-00-OR BACON HOWARD A & RUTH C 1100 PITTSBURG LANDING RICHARDSON, TX 75080	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 13 SITUS: CONSTELLATION CIR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27854 (53238) 3361-000A-0014-00-OR PORTER RICHARD L & ELIZABETH B 519 INTERSTATE 30 #117 ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 14 SITUS: CONSTELLATION CIR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27855 (52588) 3361-000A-0015-00-OR GREENHUT M L DR & ELMARA 5814 CONSTELLATION CIR ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 15 SITUS: CONSTELLATION CIR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27856 (52595) 3361-000A-0016-00-OR BLAKE T W 5866 FAIRLANE DR RIVERSIDE, CA 92506	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 16 SITUS: CONSTELLATION CIR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27857 (14364) 3361-000A-0017-00-OR BURGDORF THEODORE C 329 COLUMBIA ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT), BLOCK A, LOT 17 SITUS: CONSTELLATION CIR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27858 (52775) 3361-000A-0018-00-OR CRUTCHFIELD DAVID & MARY WATTS 630 COURAGEOUS DR ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 18 SITUS: 630 COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27859 (53072) 3361-000A-0019-00-OR COLE JOHN L 632 COURAGEOUS DR ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 19 SITUS: CONSTELLATION CIR ENTS: GRW, SRW, CRW LAND SPTB: C1	

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A C A D S Y S T
1994 PRELIMINARY ROLL FOR

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
PID: R27860 (56196) 3361-000A-0020-00-OR PAWLEY RAYMOND W 7704 QUEENS GARDEN DALLAS, TX 75248	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 20 SITUS: CONSTELLATION CIR ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R27861 (34729) 3361-000A-0021-00-OR TAYLOR KIMBERLY PENN 1017 SIGNAL RIDGE PL ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 21 SITUS: CONSTELLATION CIR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27862 (56341) 3361-000A-0022-00-OR DENDY D DAVID II & SYLVIA 2050 KRISTY LN ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 22 SITUS: CONSTELLATION CT ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R27863 (28710) 3361-000A-0023-00-OR PERLITZ S & C BUTSCHEK 609 COURAGEOUS ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK A, LOT 23 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R33609 (51538) 3361-000B-0001-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #18 SEC 2 (REPLAT-3), BLOCK B LOT 1 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27875 (28710) 3361-000B-0003-00-OR PERLITZ S & C BUTSCHEK 609 COURAGEOUS ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2, BLOCK B, LOT 3 SITUS: 609 COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R27876 (51538) 3361-000B-0004-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK B, LOT 4 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R27877 (51538) 3361-000B-0005-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK B, LOT 5 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: 01	

PRINTED IN U.S.A.

ENTS: GRW, SRW, CRW

LAND SPTB: A1, IMP. SPTB: A1

PID: R27876 (51538)

3361-000B-0004-00-OR

CL ASSOCIATES JV

1323 EAST 71ST ST

SUITE 120

TULSA, OK 74136

CHANDLERS LANDING #18 SEC 2

(REPLAT-2), BLOCK B, LOT 4

SITUS: COURAGEOUS DR

ENTS: GRW, SRW, CRW

LAND SPTB: 01

PID: R27877 (51538)

3361-000B-0005-00-OR

CL ASSOCIATES JV

1323 EAST 71ST ST

SUITE 120

TULSA, OK 74136

CHANDLERS LANDING #18 SEC 2

(REPLAT-2), BLOCK B, LOT 5

SITUS: COURAGEOUS DR

ENTS: GRW, SRW, CRW

LAND SPTB: 01

Rockwall County Appraisal District
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A C A D S Y S T E M
1994 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
PID: R27878 (51538) 3361-000B-0006-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK B, LOT 6 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R27879 (56109) 3361-000B-0007-00-OR WELLS RICHARD W & AMANDA 500 TURTLE COVE #130 ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK B, LOT 7 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R27880 (56109) 3361-000B-0008-00-OR WELLS RICHARD W & AMANDA 500 TURTLE COVE #130 ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK B, LOT 8 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R27881 (56109) 3361-000B-0009-00-OR WELLS RICHARD W & AMANDA 500 TURTLE COVE #130 ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK B, LOT 9 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R27883 (56109) 3361-000B-0011-00-OR WELLS RICHARD W & AMANDA 500 TURTLE COVE #130 ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK B, LOT 11 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R27884 (14296) 3361-000B-0012-00-OR ARMSTRONG JOHN D & LINDA M 17 INTREPID ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-2), BLOCK B, LOT 12 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27885 (31218) 3361-000B-0013-00-OR DEUSTER DEAN MICHAEL & MARY P 5916 BIRCHBROOK #136 DALLAS, TX 75206	CHANDLERS LANDING #18 SEC 2, BLOCK B, LOT 13 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33616 (56286) 3361-000C-0001-00-OR KEARTON ERNESTINE G 5731 SOUTHERN CROSS DR ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT-3), BLOCK C, LOT 1 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: C1	

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A C A D S Y S T
1994 PRELIMINARY ROLL FO

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEM
PID: R27891 (31612) 3361-000C-0003-00-OR MAHONEY EDWARD J/KAAREN M 5735 SOUTHERN CROSS ROCKWALL, TX 75087	CHANDLERS LANDING #18 SEC 2 (REPLAT), BLOCK C, LOT 3 SITUS: 5735 SOUTHERN CROSS DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R33617 (51538) 3361-000C-0004-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #18 SEC 2 (REPLAT-3), BLOCK C, LOT 4 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33618 (52776) 3361-000C-0005-00-OR GRIFFIN INTERNATIONAL INC 6222 OAKLEAF RD DALLAS, TX 75248	CHANDLERS LANDING #18 SEC 2 (REPLAT-3), BLOCK C LOT 5 SITUS: COURAGEOUS DR ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27896 (52564) 3362-000A-0001-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #19, BLOCK A, LOT 1 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27897 (52564) 3362-000A-0002-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #19, BLOCK A, LOT 2 SITUS: VALKYRIE PLACE ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27898 (29574) 3362-000A-0003-00-OR DYBALA DAVID V ETUX 521 CASHMERE GARLAND, TX 75041	CHANDLERS LANDING #19, BLOCK A, LOT 3 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27899 (52564) 3362-000A-0004-00-OR CAMLAND LTD 2828 WOODSIDE ST DALLAS, TX 75204	CHANDLERS LANDING #19, BLOCK A, LOT 4 SITUS: 107 VALKYRIE PL ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R27900 (31219) 3362-000A-0005-00-OR SEITZ STEPHEN T & YANCEY T 108 VALKYRIE PLACE ROCKWALL, TX 75087	CHANDLERS LANDING #19, BLOCK A, LOT 5 SITUS: 108 VALKTRIE ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	

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A C A D S Y
1994 PRELIMINARY ROL

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION
PID: R14988 (29654) 3290-000B-0001-00-OR ROE TOMMY ETUX 5207 18TH PL LUBBOCK, TX 79416	CHANDLERS LANDING #4, BLOCK B, LOT 1 ENTS: GRW, SRW, CRW LAND SPTB: C1
PID: R14989 (51538) 3290-000B-0002-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #4, BLOCK B, LOT 2 ENTS: GRW, SRW, CRW LAND SPTB: 01
PID: R14990 (51538) 3290-000B-0003-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #4, BLOCK B, LOT 3 ENTS: GRW, SRW, CRW LAND SPTB: 01
PID: R14991 (29480) 3290-000B-0004-00-OR WALKER BRUCE C ETUX 1013 DRUID DR PLANO, TX 75075	CHANDLERS LANDING #4, BLOCK B, LOT 4 ENTS: GRW, SRW, CRW LAND SPTB: C1
PID: R14992 (56772) 3290-000B-0005-00-OR LYON TED B, JR 18601 LBJ FRWY MESQUITE, TX 75150	CHANDLERS LANDING #4, BLOCK B, LOT 5 ENTS: GRW, SRW, CRW LAND SPTB: C1
PID: R14993 (30016) 3290-000B-0006-00-OR PORTNOY MARK ETUX 1705 CHEROKEE TRAIL PLANO, TX 75023	CHANDLERS LANDING #4, BLOCK B, LOT 6 ENTS: GRW, SRW, CRW LAND SPTB: C1
PID: R14994 (29482) 3290-000B-0007-00-OR LINSOTT JOHN V JR ETUX 1725 CAROL STREAM RICHARDSON, TX 75081	CHANDLERS LANDING #4, BLOCK B, LOT 7 ENTS: GRW, SRW, CRW LAND SPTB: C1
PID: R14995 (30017) 3290-000B-0008-00-OR MCKINLEY JON M ETUX 5021 PRESIDIO GARLAND, TX 75043	CHANDLERS LANDING #4, BLOCK B, LOT 8 ENTS: GRW, SRW, CRW LAND SPTB: C1
PID: R14996 (27800) 3290-000B-0009-00-OR SCHNEIDER DEAN ETUX BRENDA P O BOX 141334 IRVING, TEXAS 75014	CHANDLERS LANDING #4, BLOCK B, LOT 9 ENTS: GRW, SRW, CRW LAND SPTB: C1

Rockwall County Appraisal District
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A C A D S Y S
1994 PRELIMINARY ROLL I

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXI

RICHARDSON, TX 75081

LAND SPTB: C1

PID: R14995 (30017)
3290-000B-0008-00-OR
MCKINLEY JON M ETUX
5021 PRESIDIO
GARLAND, TX 75043

CHANDLERS LANDING #4, BLOCK B, LOT
8

ENTS: GRW, SRW, CRW
LAND SPTB: C1

PID: R14996 (27800)
3290-000B-0009-00-OR
SCHNEIDER DEAN ETUX BRENDA
P O BOX 141334
IRVING, TEXAS 75014

CHANDLERS LANDING #4, BLOCK B, LOT
9

ENTS: GRW, SRW, CRW
LAND SPTB: C1

Rockwall County Appraisal District
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A C A D S Y S T I
1994 PRELIMINARY ROLL FOR

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMP
PID: R14997 (50974) 3290-000B-0010-00-OR CIMARRON FEDERAL S&L/RTC J GORMAN-R E O DEPT 4900 MAIN KANSAS CITY, MO 64112	CHANDLERS LANDING #4, BLOCK B, LOT 10 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R14998 (28707) 3290-000B-0011-00-OR LARSON RAYMOND G ETUX 12750 MERIT DR STE 1210 LB 12 DALLAS, TX 75251	CHANDLERS LANDING #4, BLOCK B, LOT 11 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R14999 (56712) 3290-000B-0012-00-OR KILLICK GEORGE B P O BOX 516005 DALLAS, TX 75251	CHANDLERS LANDING #4, BLOCK B, LOT 12 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15000 (28709) 3290-000B-0013-00-OR MCELROY SHERMAN T ETUX 1115 BAYSHORE DR ROCKWALL, TX 75087	CHANDLERS LANDING #4, BLOCK B, LOT 13 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15001 (50980) 3290-000B-0014-00-OR SINCLAIR PETER M 1204 THE OAKS CHAPEL HILL, NORTH CAROLINA 2	CHANDLERS LANDING #4, BLOCK B, LOT 14 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15002 (27583) 3290-000B-0015-00-OR CHANDLERS LANDING DEV CO ATTN: B BOWLIN/FLINT RIDGE 1323 E 71ST STREET #102 TULSA, OK 74136-5036	CHANDLERS LANDING #4, BLOCK B, LOT 15 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15003 (29135) 3290-000B-0016-00-OR HIRSCH MAREN 6628 VADA ST DALLAS, TX 75214	CHANDLERS LANDING #4, BLOCK B, LOT 16 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15004 (29135) 3290-000B-0017-00-OR HIRSCH MAREN 6628 VADA ST DALLAS, TX 75214	CHANDLERS LANDING #4, BLOCK B, LOT 17 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R15005 (56772) 3290-000B-0018-00-OR LYON TED B, JR 18601 LBJ FRWY MESQUITE, TX 75150	CHANDLERS LANDING #4, BLOCK B, LOT 18 ENTS: GRW, SRW, CRW LAND SPTB: C1	

Rockwall County Appraisal District
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A C A D S Y S
1994 PRELIMINARY ROLL F

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXE
PID: R33691 (56677) 3358-000B-0001-00-OR BOOHER STAN JR 1110 SIGNAL RIDGE RD ROCKWALL, TX 75087	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 1, (FKA R15365, R15366, R15367) SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33692 (51538) 3358-000B-0002-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 2, (FKA R15367, R15368, R15369) SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33693 (51538) 3358-000B-0003-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 3, (FKA R15368, R15369, R15370) SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33694 (51538) 3358-000B-0004-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 4, (FKA R15369, R15370, R15371, R15372) SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33695 (51538) 3358-000B-0005-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 5, (FKA R15372, R15373, R15374) SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33696 (51538) 3358-000B-0006-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 6, (FKA R15375, R15376) SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R33697 (54012) 3358-000B-0007-00-OR CALDWELL MARILYN F 548 YACHT CLUB DR #7 ROCKWALL, TX 75087	CHANDLERS LANDING #17 (REPLAT), BLOCK B, LOT 7, (FKA R15377, R15378) SITUS: CANADA COURT ENTS: GRW, SRW, CRW LAND SPTB: C1	

ROCKWALL, TX 75087

ENTS: GRW, SRW, CRW

LAND SPTB: A1, IMP. SPTB: A1

PID: R15446 (33003)
3358-000F-0009-00-OR

CHANDLERS LANDING #17, BLOCK F, LOT
9

HARRIS JOHN R
5539 CANADA CT
ROCKWALL, TX 75087

SITUS: 5539 CANADA CT
ENTS: GRW, SRW, CRW
LAND SPTB: A1, IMP. SPTB: A1

Rockwall County Appraisal District
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A C A D S Y S T E M
1994 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS

PROPERTY DESCRIPTION

EXEMPTI

PID: R15447 (50975)

3358-000F-0010-00-OR

FIRST NATIONWIDE BANK

P O BOX 15510

SACRAMENTO, CA 95852-1510

CHANDLERS LANDING #17, BLOCK F, LOT
10

SITUS: 5537 CANADA CT
ENTS: GRW, SRW, CRW
LAND SPTB: A1, IMP. SPTB: A1

PID: R15448 (56319)

3358-000F-0011-00-OR

DODD JAMES H &

LAURI J LACKLAND

5535 CANADA COURT

ROCKWALL, TX 75087

CHANDLERS LANDING #17, BLOCK F, LOT
11

SITUS: 5535 CANADA CT
ENTS: GRW, SRW, CRW
LAND SPTB: A1, IMP. SPTB: A1

PID: R15449 (56203)

3358-000F-0012-00-OR

BLACK DAVID B & DONNA A

5533 CANADA CT

ROCKWALL, TX 75087

CHANDLERS LANDING #17, BLOCK F, LOT
12

SITUS: 5533 CANADA CT
ENTS: GRW, SRW, CRW
LAND SPTB: A1, IMP. SPTB: A1

PID: R33699 (51538)

3358-000F-0013-00-OR

CL ASSOCIATES JV

1323 EAST 71ST ST

SUITE 120

TULSA, OK 74136

CHANDLERS LANDING #17 (REPLAT),
BLOCK F, LOT 13, (FKA
R15450, R15451, R15452)

SITUS: CANADA COURT
ENTS: GRW, SRW, CRW
LAND SPTB: C1

PID: R33700 (51538)

3358-000F-0014-00-OR

CL ASSOCIATES JV

1323 EAST 71ST ST

SUITE 120

TULSA, OK 74136

CHANDLERS LANDING #17 (REPLAT),
BLOCK F, LOT 14, (FKA
R15452, R15453, R15454)

SITUS: CANADA COURT
ENTS: GRW, SRW, CRW
LAND SPTB: C1

PID: R15455 (53213)

3360-0000-0000-00-OR

CHANDLERS LANDING COMMUNITY AS

P O BOX 638

ROCKWALL, TX 75087

CHANDLERS LANDING #18, LOT
GREENBELT

ENTS: GRW, SRW, CRW
LAND SPTB: C1

PID: R15456 (51538)

3360-000A-0001-00-OR

CL ASSOCIATES JV

1323 EAST 71ST ST

SUITE 120

TULSA, OK 74136

CHANDLERS LANDING #18 (REPLAT),
BLOCK A, LOT 1, (FKA R15456, R15457)

SITUS: SEVERIGE COURT
ENTS: GRW, SRW, CRW
LAND SPTB: C1

502 COLUMBIA DR
ROCKWALL, TX 75087

LAND SPTB: C1

PID: R14927 (32851)
3270-0000-0025-00-OR
ZIMMERMAN DANIEL A
502 COLUMBIA DR
ROCKWALL, TX 75087

CHANDLERS LANDING #2, LOT 25

SITUS: 502 COLUMBIA
ENTS: GRW, SRW, CRW
LAND SPTB: A1, IMP. SPTB: A1

PID: R14928 (30479)
3270-0000-0026-00-OR
MCKINNEY SUSAN HILL
446 COLUMBIA
ROCKWALL, TX 75087

CHANDLERS LANDING #2, LOT 26

SITUS: 446 COLUMBIA
ENTS: GRW, SRW, CRW
LAND SPTB: A1, IMP. SPTB: A1

Rockwall County Appraisal District
THE SOFTWARE GROUP, INC.

ACAD SYSTEME
1994 PRELIMINARY ROLL FOR:

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPT
PID: R14929 (51538) 3270-0000-0027-00-OR CL ASSOCIATES JV 1323 EAST 71ST ST SUITE 120 TULSA, OK 74136	CHANDLERS LANDING #2, LOT 27 ENTS: GRW, SRW, CRW LAND SPTB: 01	
PID: R14930 (28044) 3270-0000-0028-00-OR LAWSON LAWRENCE B ETUX 442 COLUMBIA DR ROCKWALL, TX 75087	CHANDLERS LANDING #2, LOT 28 SITUS: 442 COLUMBIA ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R14931 (14475) 3270-0000-0029-00-OR STRAUSS HAROLD ETUX 105 THISTLE ROCKWALL, TEXAS 75087	CHANDLERS LANDING #2, LOT 29 SITUS: 440 COLUMBIA ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R14932 (14343) 3270-0000-0030-00-OR HENDRICKSON DONALD J ET UX 438 COLUMBIA DR ROCKWALL, TX 75087	CHANDLERS LANDING #2, LOT 30 SITUS: 438 COLUMBIA DR ENTS: GRW, SRW, CRW LAND SPTB: A1, IMP. SPTB: A1	
PID: R14933 (14337) 3270-0000-0031-00-OR CORDAS STEVAN % MARGUERITE M KIRK ATTORNEY P O BOX 17704 FT WORTH, TX 76102-0704	CHANDLERS LANDING #2, LOT 31 SITUS: 31 COLUMBIA ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R14934 (33319) 3270-0000-0032-00-OR FRATES DEVELOPMENT CO % ELDRIDGE GOINS JR 3300 THANKSGIVING TOWER, 1601 E DALLAS, TEXAS 75201	CHANDLERS LANDING PHASE 2 LOT 32 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R14935 (56772) 3270-0000-0033-00-OR LYON TED B, JR 18601 LBJ FRWY MESQUITE, TX 75150	CHANDLERS LANDING #2, LOT 33 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R14936 (28000) 3270-0000-0034-00-OR PEDDIE DRAKE 1501 KESWICK COURT RICHARDSON, TEXAS 75082	CHANDLERS LANDING PHASE 2 LOT 34 ENTS: GRW, SRW, CRW LAND SPTB: C1	
PID: R14937 (28001) 3270-0000-0035-00-OR WALLACK EDWARD A ETUX 2202 TOURNAMENT TR ARLINGTON, TX 76017	CHANDLERS LANDING PHASE 2 LOT 35 ENTS: GRW, SRW, CRW LAND SPTB: C1	