

STATE OF TEXAS )  
COUNTY OF ROCKWALL )

# OWNERS CERTIFICATE

4005.OWN/WP30  
WHEREAS, WPC - CHANDLERS LIMITED PARTNERSHIP, is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, the subject tract being all of that 37.155 acre tract conveyed to WPC-Chandlers Limited Partnership by the deed recorded in Volume 908, Page 325 of the Deed Records of Rockwall County, Texas the subject tract further being all of Chandlers Landing Phase 15, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Pages 356-360 of the Plat Records of Rockwall County, Texas (PRRCT), the subject tract being more particularly described as follows;

BEGINNING at the West corner of Lot 1, Block B of Chandlers Landing Phase 19, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet B at Page 282-285 (PRRCT), said point being on the Southerly line of Yacht Club Drive (a 44' ROW), a 1/2" iron pin set at corner from which an "X" in concrete pavement bears N 89° 52' 34" W, a distance of 26.54 feet;

THENCE, Along the addition line of said Chandlers Landing Phase 19, the following;

S 54° 43' 44" E, a distance of 150.51 feet;  
S 29° 43' 39" E, a distance of 191.62 feet to a 1/2" iron pin found at corner;  
S 72° 57' 40" W, passing at a distance of 53.71 feet over a 1/2" iron pin found at the common rear corner of Lots 13 and 14 Block B of said Chandlers Landing Phase 19 and continuing to make a total distance of 136.62 feet to a 1/2" iron pin set at corner;  
S 36° 02' 09" W, a distance of 85.96 feet;  
S 13° 28' 23" W, a distance of 232.66 feet to a point being the Southwest corner of Lot 17, Block B of said Chandlers Landing Phase 19 and the Northwest corner of Lot 25 Block B of Chandlers Landing Phase Ten Section One, an addition to the City of Rockwall according to the plat recorded in Cabinet A, Page 193 (PRRCT);

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

S 18° 28' 04" W, a distance of 106.23;  
S 52° 00' 00" W, a distance of 370.08;  
S 42° 16' 25" E, a distance of 158.88 feet to a 1/2" iron pin set at corner, from which an "X" in concrete pavements bears N 73° 32' 59" E, a distance of 198.11 feet;  
S 79° 12' 35" E a distance of 95.00 feet;  
S 47° 35' 07" E, a distance of 70.00 feet;  
S 61° 09' 13" E, a distance of 84.39 feet;  
S 22° 28' 48" E, a distance of 107.46 feet;  
East a distance of 58.00 feet to a point for corner, from which a PK nail found bears N 31° 09' E, a distance of 112.17 feet;  
S 01° 20' 34" E, a distance of 65.00 feet;  
S 69° 53' 03" E, a distance of 95.00 feet;  
N 83° 23' 00" E, a distance of 150.00 feet;  
S 63° 10' 51" W, a distance of 154.33 feet;  
S 27° 25' 05" W, a distance of 90.12 feet;  
S 24° 40' 58" E, a distance of 156.59 feet;  
S 83° 54' 40" E, a distance of 40.03 feet;  
S 06° 05' 20" W, a distance of 193.36 feet;  
S 23° 33' 25" E, a distance of 111.19 feet;  
S 83° 54' 40" E, a distance of 75.00 feet point on the West Line of Yacht Club Drive, a 1/2" iron pin found at corner;

THENCE, S 06° 05' 20" W, a distance of 106.35 feet along the West line of said Yacht Club Drive (a 44' ROW) to the Northeast corner of Lot 5-J of a replat of Chandlers Landing Phase Six, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet A at Page 257 (PRRCT), a 1/2" iron pin found at corner;

THENCE, Traversing the East line and the Northerly line of said replat of Chandlers Landing Phase Six, the following;

N 83° 54' 40" W, a distance of 119.30 feet;  
N 06° 17' 12" E, a distance of 68.11 feet;  
N 03° 00' 08" W, a distance of 286.39 feet;  
N 31° 22' 49" W, a distance of 331.31 feet;  
N 70° 41' 42" W, a distance of 188.68 feet;  
S 86° 21' 18" West a distance of 183.08 feet to a 1/2" iron pin set at corner;

S 40° 07' 58" W, a distance of 52.39 feet to the most Northerly East corner of Chandlers Landing Phase Five, an addition to the City of Rockwall according to the plat recorded in Volume 3 at Page 45 (PRRCT), a 1/2" iron pin set at corner;

THENCE, N 55° 56' 10" W, a distance of 638.29 feet, along the Northerly line of said Chandlers Landing Phase Five;

THENCE, S 69° 40' 47" W, a distance of 221.24 feet along said Chandlers Landing Phase Five Northerly line, to the intersection of the said Northerly line of Chandlers Landing Phase Five and the most Northerly East line of a replat of the revised final plat of Chandlers Landing Phase Fourteen, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet B at Page 249-250 (PRRCT) a 1/2" iron pin set at corner, from which a PK nail found in concrete pavements bears S 51° 22' 42" W, a distance of 130.56 feet;

THENCE, Along the Northeastly line of said revised final plat of Chandlers Landing Phase Fourteen, the following;

North, a distance of 143.13 feet;

N 63° 26' 06" W, a distance of 447.21 feet to a point for corner, from which an "X" in concrete pavement bears S 20° 29' 50" W, a distance of 171.42 feet;

N 45° 00' 00" W, a distance of 97.17 feet to the most Southerly corner of a replat of Chandlers Landing Phase 16, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet B at Page 270-272 (PRRCT);

THENCE, Along the Southerly line of said replat of Chandlers Landing Phase 16, the following;

N 51° 39' 21" E, a distance of 622.99 feet to a point for corner, from which an "X" found in concrete pavement bears N 79° 22' 29" W, a distance of 183.65 feet;

N 38° 10' 37" E, a distance of 397.35 feet;

N 14° 29' 31" E, a distance of 290.00 feet;

N 07° 33' 51" E, a distance of 265.90 feet to a point on the Southerly line of said Yacht Club Drive, a 1/2" iron pin set at corner;

THENCE, Along the Southerly and Westerly lines of said Yacht Club Drive, the following;

S 74° 19' 02" E, a distance of 34.06 feet to a 1/2" iron pin set at corner, from which an "X" found in concrete bears N 15° 40' 58" E, a distance of 22.00 feet;

Around a tangent curve to the Right having a central angle of 27° 44' 29", a radius of 382.95 feet and a chord bearing of S 60° 26' 48" E, an arc distance of 185.43 feet to a 1/2" iron pin set at corner;

S 46° 34' 36" E, a distance of 52.55 feet to a 1/2" iron pin set at corner;

Around a tangent curve to the Right having a central angle of 23° 51' 46", a radius of 232.83 feet and a chord bearing of S 34° 38' 43" E, an arc distance of 96.97 feet to a 1/2" iron pin set at corner;

Around a compound tangent curve to the Right having a central angle of 09° 43' 10", a radius of 989.46 feet and a chord bearing of S 17° 51' 15" E, an arc distance of 167.85 feet to a 1/2" iron pin set at corner from which an "X" found in concrete pavement bears N 76° 43' 08" E, a distance of 22.00 feet;

S 12° 59' 41" E, a distance of 92.45 feet to a 1/2" iron pin set at corner;

Around a tangent curve to the Left having a central angle of 24° 00' 17", a radius of 311.51 feet and a chord bearing of S 24° 59' 49" E, an arc distance of 130.51 feet to a 1/2" iron pin set at corner;

Around a tangent curve to the Left having a central angle of 105° 56' 43", a radius of 188.00 feet and a chord bearing of S 89° 58' 19" E, an arc distance of 347.63 feet to a 1/2" iron pin set at corner;

Around a reverse tangent curve to the Right having a central angle of 01° 29' 23", a radius of 555.36 feet and a chord bearing of N 37° 48' 01" E, an arc distance of 14.44 feet to the PLACE OF BEGINNING with the subject tract containing 1,618,473 square feet or 37.1550 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WPC-CHANDLERS LIMITED PARTNERSHIP, owner of the here-in described property does hereby vacate all of Chandlers Landing Phase 15, including any lots, easements, or streets as recorded in Slide B at Page 356 to 360 of the Plat Records of Rockwall County, Texas, and does hereby adopt this plat designating the hereinabove described property as Chandlers Landing Phase 15, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to its successors and assigns, and further, reserving its private easement for itself, its successors and assigns, at all times hereafter for ingress or egress to and from the herein above described tract. Any and all private roads construed as a grant to the public, but to the contrary, as private ways reserved unto its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity, at any time, of procuring the permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. Chandlers Landing Community Association, Inc., its successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

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

It shall be the policy of 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 Dallas, Texas, this 4 day of November, 1994.

WPC - CHANDLERS LIMITED PARTNERSHIP  
BY: WPC - Chandlers Development Corporation,  
General Partner

BY: David R. Bloom  
DAVID R. BLOM President

THE STATE OF TEXAS )  
COUNTY OF DALLAS )

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



GIVEN UNDER MY HAND SEAL OF OFFICE, This 4 day of November, A.D. 1994.  
Charlene Eagret  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

WITNESS MY HAND, at Houston, Texas, this 7 day of November, 1994.

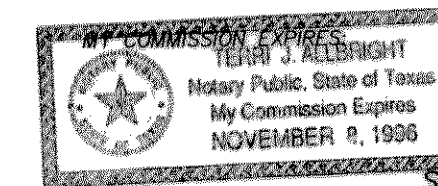
Bank United of Texas FSB

By: Max Reppeckson  
Name: MAX REPPERSON  
Title: MANAGING DIRECTOR

THE STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, on this day personally appeared Max Reppeckson whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Bank United of Texas FSB, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This 7 day of November, A.D. 1994.



Tipton Engineering, Inc.  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

## SURVEYORS CERTIFICATE

I, GREGORY A. MCCALL, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made October 28, 1994, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Rockwall, Texas.

Date: This the 4th day of November, 1994.

TIPTON ENGINEERING, INC.

Gregory A. McCall  
GREGORY A. MCCALL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4396

THE STATE OF TEXAS )  
COUNTY OF )

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

GIVEN UNDER MY HAND SEAL OF OFFICE, This 4 day of November, A.D. 1994.



Charlene Eagret  
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL  
APPROVED

Alma K. Williams  
CHAIRMAN, PLANNING &  
ZONING COMMISSION

Nov 10, 1994  
DATE

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

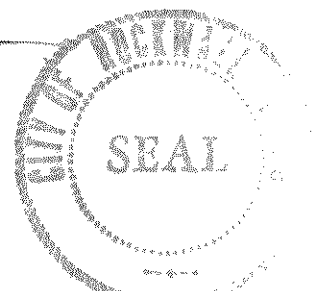
This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS BY HAND this 10th day of November, 1994.

Alma K. Williams  
Mayor, City of Rockwall

Sherry R. Roberts  
City Secretary, City of Rockwall



FINAL PLAT  
OF  
CHANDLERS LANDING  
PHASE 15  
OUT OF THE

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

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



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

86 LOTS ~ 37.15 ACRES

11/03/94 (db) \4005-4

Col. C. R. 235