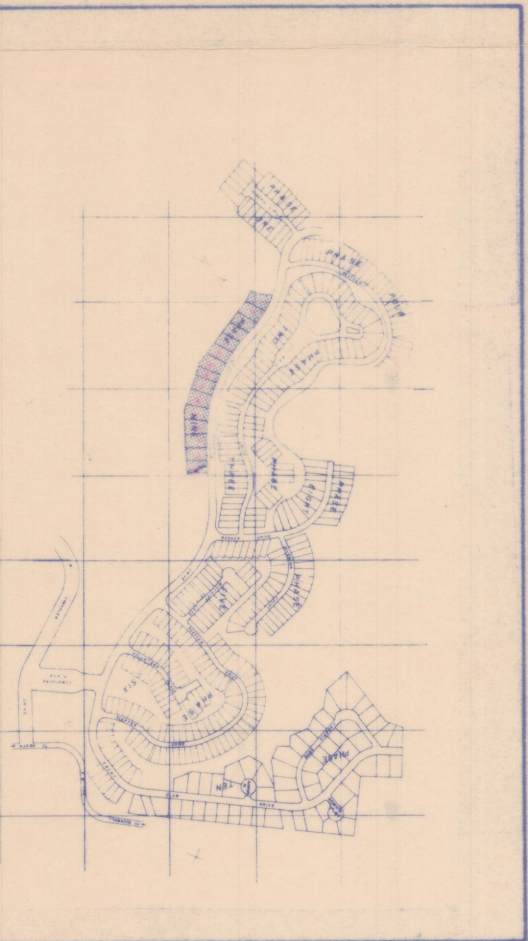
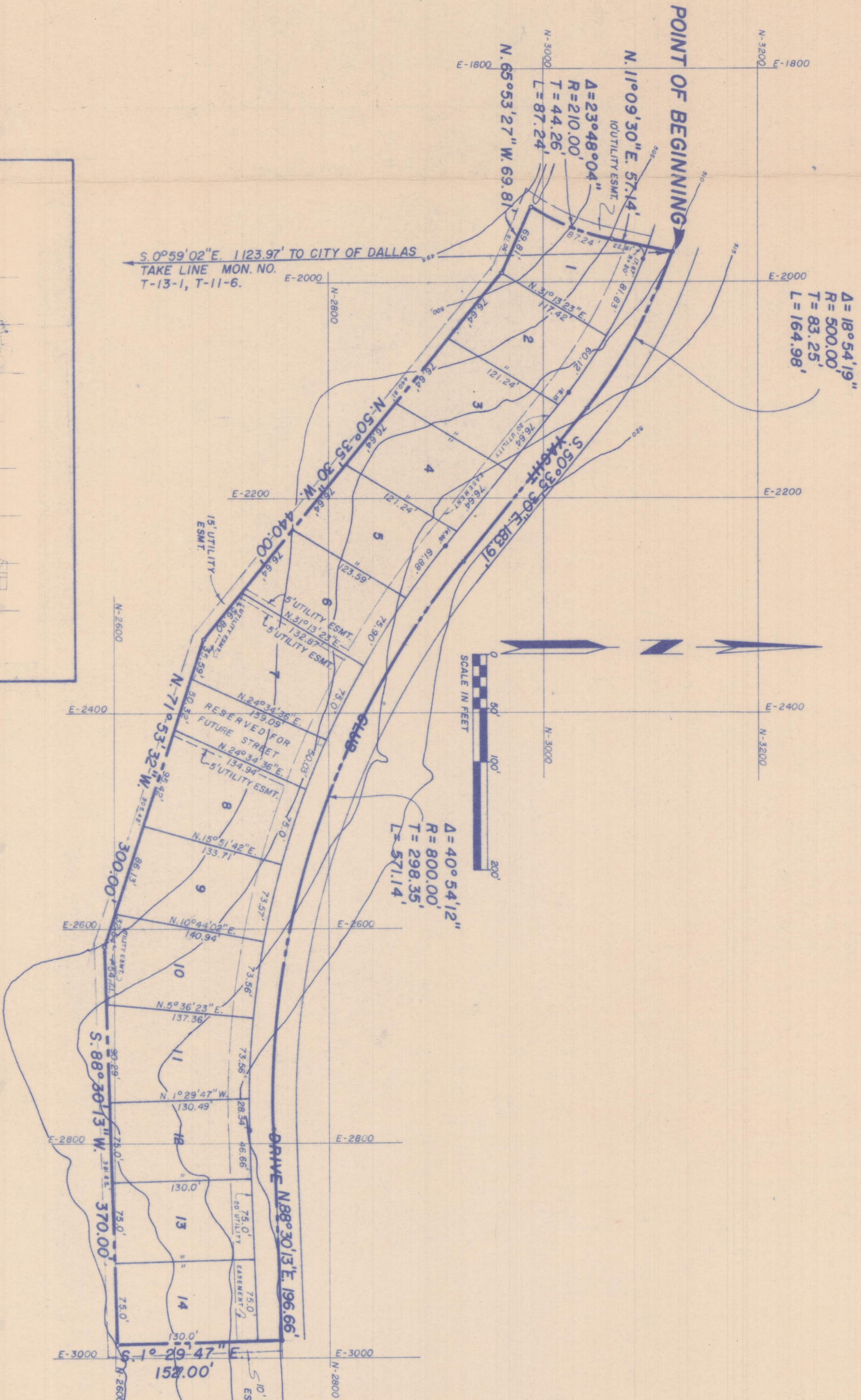


LOT ACREAGE			
LOT	ACREAGE	LOT	ACREAGE
1	0.261	8	0.281
2	0.280	9	0.280
3	0.281	10	0.281
4	0.280	11	0.280
5	0.282	12	0.284
6	0.282	13	0.284
7	0.284	14	0.284



511-A

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 to the platting to the entire block on the street or streets on which the 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.

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS Clarke-Frutes Corporation is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land out of the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of the same tract of land conveyed to Whilden Construction Co., by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for a corner on the centerline of Yacht Club Drive situated North 0° 59' 02" West 1123.97 feet from the City of Dallas Take Line monument of Lake Ray Hubbard marked T-13-1, T-11-6;

THENCE: Around a circular curve to the Right having a central angle of 18° 54' 19", a radius of 500 feet, and a chord bearing of South 60° 02' 40" East along the centerline of Yacht Club Drive an arc distance of 164.98 feet to a point for a corner;

THENCE: South 50° 35' 30" East continuing along said centerline a distance of 183.91 feet to a point for a corner;

THENCE: Around a circular curve to the Left having a central angle of 40° 54' 12" and a radius of 800 feet, continuing along said centerline an arc distance of 571.14 feet to a point for a corner;

THENCE: North 88° 30' 13" East continuing along said centerline a distance of 196.66 feet to a point for a corner;

THENCE: South 1° 29' 47" East a distance of 132 feet to a point for a corner;

THENCE: South 88° 30' 13" West a distance of 370 feet to a point for a corner;

THENCE: North 71° 53' 32" West a distance of 300 feet to a point for a corner;

THENCE: North 50° 35' 30" West a distance of 440 feet to a point for a corner;

THENCE: North 65° 53' 27" West a distance of 69.81 feet to a point for a corner;

THENCE: Around a circular curve to the Left having a central angle of 23° 48' 04", a radius of 210 feet, and a chord bearing of North 23° 03' 32" East an arc distance of 87.24 feet to a point for a corner;

THENCE: North 11° 09' 30" East a distance of 57.14 feet to the Point of Beginning and Containing 3.960 Acres of Land.

NOT THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Clarke-Frutes Corporation does hereby adopt this plat designating the hereinabove described property as Chandlers Landing, Phase Nine, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Clarke-Frutes Corporation, its successors and assigns, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the heretodescribed lots. All land within the boundary of the above described tract that is not included within lot lines is hereby designated utility areas. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Clarke-Frutes Corporation, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements 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 building, fences, trees, shrubs, or growths which may in any way endanger or interfere with the 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, potolling, 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.

The Clarke-Frutes Corporation, its successors and assigns, it ll be responsible for maintenance of all private streets and drives.

WITNESS OUR HANDS at Dallas, Texas, this 1st day of August, 1975.

CLARKE-FRUTES CORPORATION

By Diana Cook

Attest By: Harold L. Evans

Secretary

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

ENGINEERS CERTIFICATE

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, Registered Professional Engineer

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Notary Public in and for Dallas County, Texas
Commission expires 6-1-77

Approved by the City Council, City of Rockwall, Texas, this 5th day of May, 1975.

Harold L. Evans
Mayor

Attest: John D. Evans
Ass't City Secretary



FILE		PLAT		CHANDLERS LANDING	
PHASE NINE SECTION ONE				ROCKWALL COUNTY, TEXAS	
DESIGN:	H. L. E.	DRAWN:	H. RAY M.	SCALE:	I" = 100'
				DATE:	APRIL, 1975
				DALLAS	HAROLD EVANS CONSULTING ENGINEER 328-8133