

CITY OF ROCKWALL  
OFFICIAL RECEIPT

DATE 11/15/04

NAME Harold Evans

ADDRESS Chandler's Landing, Ph. 14

Cash  Check 9837  Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Plat fee</u>		<u>35 00</u>

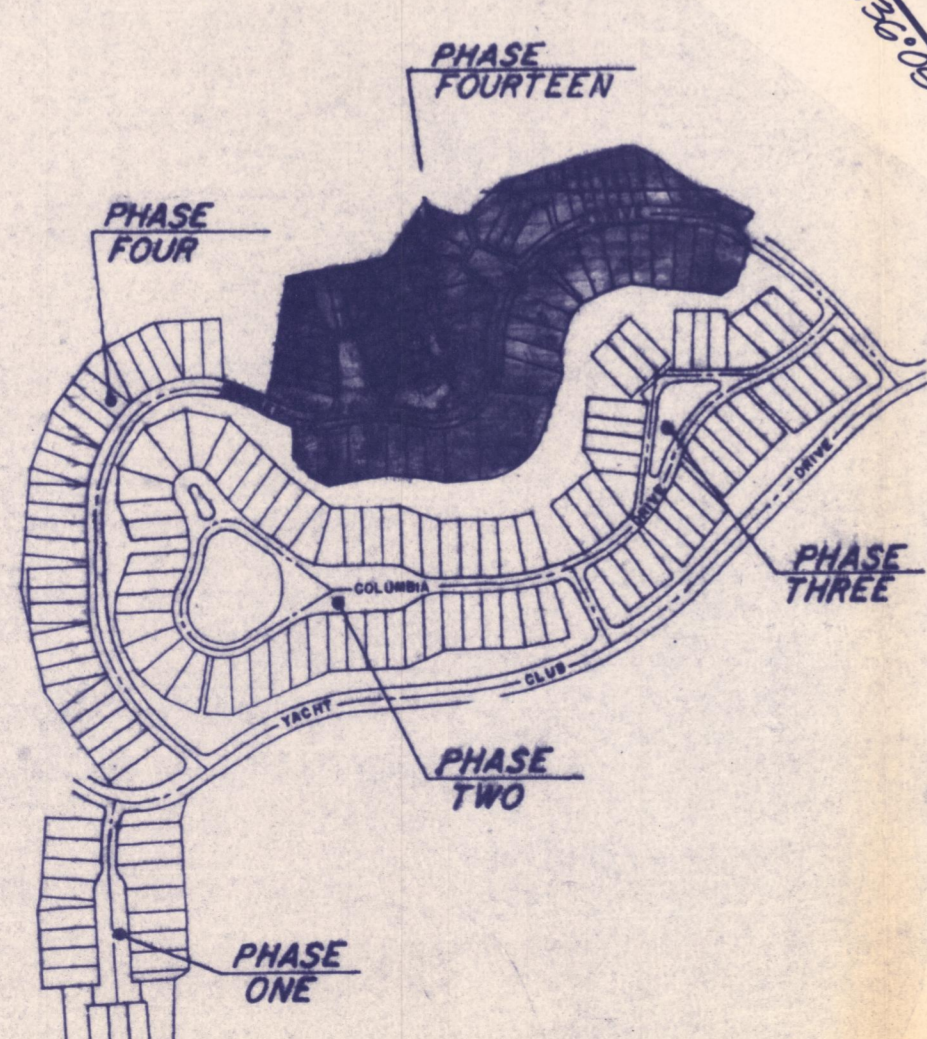
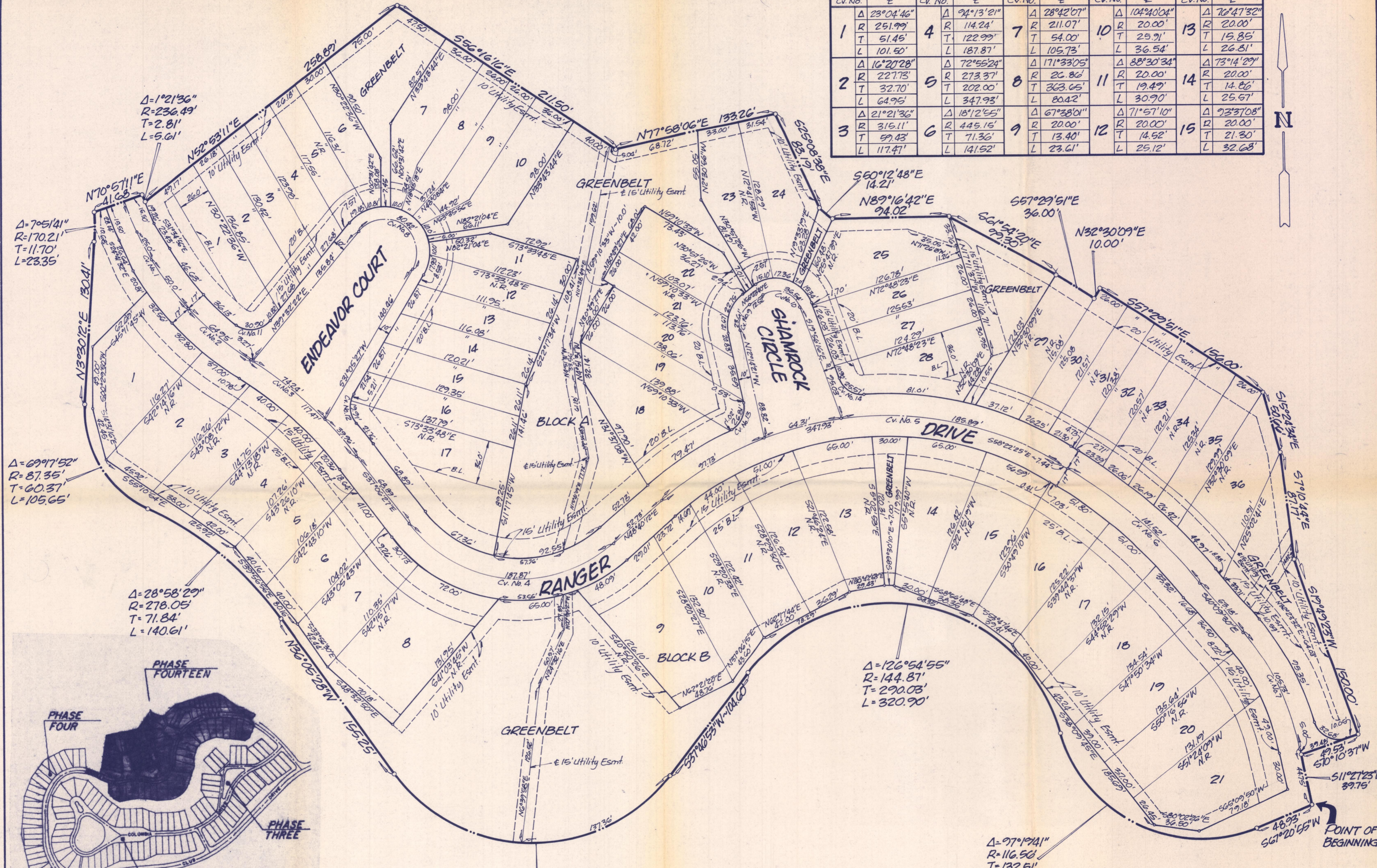
Received By Km

2959

FORM G-1

**CURVE DATA**

Cv. No.	Δ	R	T	L	Cv. No.	Δ	R	T	L	Cv. No.	Δ	R	T	L	Cv. No.	Δ	R	T	L				
1	23°04'46"	251.99'	51.45'	101.50'	4	24°13'21"	114.24'	122.99'	187.87'	7	28°42'07"	211.07'	54.00'	105.73'	10	104°40'04"	20.00'	25.91'	36.54'				
	1°21'36"	236.49'	2.81'	5.61'		72°55'24"	273.37'	202.00'	347.93'		171°33'05"	26.86'	363.65'	80.42'		88°30'34"	20.00'	19.49'	30.90'	73°14'29"	20.00'	14.86'	25.57'
	7°51'41"	170.21'	11.70'	23.35'		18°12'55"	445.15'	71.36'	141.52'		67°38'01"	20.00'	13.40'	23.61'		71°57'10"	20.00'	14.52'	25.12'	73°37'08"	20.00'	21.30'	32.68'
	69°17'52"	87.35'	60.37'	105.65'		21°21'36"	315.11'	59.43'	117.47'		21°21'36"	315.11'	59.43'	117.47'		21°21'36"	315.11'	59.43'	117.47'	21°21'36"	315.11'	59.43'	117.47'



**LOCATION MAP**  
SCALE: 1" = 400'

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

SCALE	DATE	JOB NO.
1" = 50'	10-10-84	72122

**REVISED FINAL PLAT OF**  
**CHANDLERS LANDING**  
**PHASE FOURTEEN**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

Δ=106°07'39"  
R=140.00'  
T=186.22'  
L=259.32'

Δ=126°54'55"  
R=144.87'  
T=290.03'  
L=320.90'

Δ=97°19'41"  
R=116.50'  
T=132.51'  
L=198.00'

Δ=28°58'29"  
R=278.05'  
T=71.84'  
L=140.61'

Δ=69°17'52"  
R=87.35'  
T=60.37'  
L=105.65'

Δ=7°51'41"  
R=170.21'  
T=11.70'  
L=23.35'

Δ=1°21'36"  
R=236.49'  
T=2.81'  
L=5.61'

WHEREAS, Texas - Frates Corproation 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 that tract of land conveyed to Whilden Construction Company, by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point that bears North 49° 56' 10" East a distance of 1767.21 feet from the City of Dallas Take Line monument T-13-1 and T-11-6;  
THENCE: Along the Northerly lines of Chandlers Landing Phase Tree and then Chandlers Landing Phase Two as follows:  
South 67° 20' 55" West a distance of 48.93 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 97° 19' 41", and a radius of 116.56 feet; Along said curve an arc distance of 198.00 feet to an iron rod at the point of reverse curvature of a circular curve to the left having a central angle of 126° 54' 55", and a radius of 144.87 feet;  
Along said curve an arc distance of 320.90 feet to an iron rod for a corner; South 37° 46' 53" West a distance of 104.60 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle 106° 07' 39", and a radius of 140.00 feet; Along said curve an arc distance of 259.32 feet to an iron rod for a corner; North 36° 05' 28" West a distance of 155.25 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 28° 58' 29", and a radius of 278.05 feet; Along said curve an arc distance of 140.61 feet to an iron rod at the point of reverse curvature of a circular curve to the right having a central angle of 69° 17' 52", and a radius of 87.35 feet; Along said curve an arc distance of 105.65 feet to an iron rod for a corner; North 3° 30' 12" East a distance of 130.41 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 7° 51' 41", and a radius of 170.21 feet; and Along said curve an arc distance of 23.35 feet to an iron rod for a corner;  
THENCE: Leaving said Northerly lines and traversing said Whilden tract as follows: North 70° 57' 11" East a distance of 41.68 feet to an iron rod for a corner on a circular curve to the left having a central angel of 1° 21' 36", a radius of 236.49 feet, and a chord that bears South 19° 43' 37" East a distance of 5.61 feet; Along said curve an arc distance of 5.61 feet to an iron rod for a corner; North 52° 53' 11" East a distance of 258.89 feet to an iron rod for a corner; South 56° 16' 16" East a distance of 211.50 feet to an iron rod for a corner; North 77° 58' 06" East a distance of 133.26 feet to an iron rod for a corner; South 25° 08' 38" East a distance of 83.19 feet to an iron rod for a corner; South 50° 12' 48" East a distance of 14.21 feet to an iron rod for a corner; North 89° 16' 42" East a distance of 94.02 feet to an iron rod for a corner; South 61° 54' 20" East a distance of 99.30 feet to an iron rod for a corner; South 57° 29' 51" East a distance of 36.00 feet to an iron rod for a corner; North 32° 30' 09" East a distance of 10.00 feet to an iron rod for a corner; South 57° 29' 51" East a distance of 156.00 feet to an iron rod for a corner; South 15° 24' 34" East a distance of 50.66 feet to an iron rod for a corner; South 7° 10' 44" East a distance of 87.17 feet to an iron rod for a corner; South 19° 49' 23" West a distance of 150.00 feet to an iron rod for a corner; South 70° 10' 37" West a distance of 49.53 feet to an iron rod for a corner; and South 11° 27' 23" East a distance of 39.75 feet to the Point of Beginning and Containing 9.600 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Texas - Frates Corporation, being owner, does hereby vacate the plat of Chandlers Landing, Phase Fourteen, including any lots, easements, or streets as recorded in Cabinet B, Slide 85, of the Map Records of Rockwall County, Texas, and does hereby adopt this plat designating the hereinabove described property as the Revised Final Plat of Chandlers Landing, Phase Fourteen, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to the Texas - Frates 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 herein described tract. 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 Texas - Frates Corporation, its successors and assigns. Provided, however, all private roads, common area, 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, trees, shrubs, or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of its respective systems 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 for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of, at any time, 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 service required or ordinarily performed by that utility. Texas - Frates Corporation, 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.

WITNESS OUR HANDS, at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

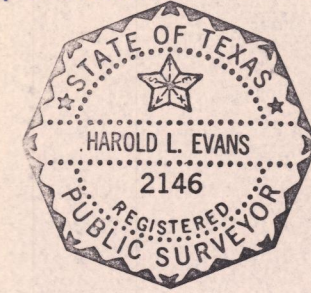
By: Danny McCoy Attest: Van R. Hall  
Danny McCoy, Vice-President

This instrument was acknowledged before me on the 18 day of October, 19 84, by Danny McCoy, the Vice-President of Texas-Frates Corporation, a Texas Corporation, on behalf of said corporation.

Dan Frederikge  
Notary Public  
Commission expires 6-13-87

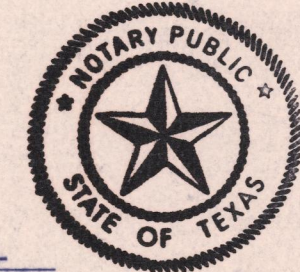
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS.  
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans  
Harold L. Evans, P.E., Registered Public Surveyor No. 2146



This instrument was acknowledged before me on the 16 day of October, 19 84, by Harold L. Evans.

Jay White  
Notary Public  
Commission expires 5-26-85



RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager Date: \_\_\_\_\_  
APPROVED  
\_\_\_\_\_  
Chairman, Planning and Zoning Commission Date: \_\_\_\_\_

I hereby certify that the above and foregoing Revised Final Plat of Chandlers Landing, Phase Fourteen, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

WITNESS OUR HANDS this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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

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.

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

SCALE	DATE	JOB NO.
N/A	10-10-84	72122

**CHANDLERS LANDING**  
**PHASE FOURTEEN**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

Van Hall  
Chandlers Landing  
One Commodore Plaza  
Rockwall, Tx. 75087

FROM  
CITY OF ROCKWALL  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885

SUBJECT **Replat Chandlers Landing Phase 14** DATE **11/8/84**

MESSAGE:

On Nov. 8, 1984, the Planning and Zoning Commission recommended vacating the file plat and approval of the revised file plat on Chandlers Landing Phase 14. This plat will be scheduled for the Consent Agenda at the City Council meeting on December 3rd.

By Nov. 23rd I will need 2 copies of the final plat drawing (not field notes and signatures) and a \$35.00 filing fee.

CC: Harold Evans

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

DATE SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO **Van Hall  
One Commodore Plaza  
Chandlers Landing  
Rockwall, Tx. 750877** FROM **CITY OF ROCKWALL  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885**

SUBJECT **Chandlers Landing Phase 14 Plat** DATE **12/4/84**

MESSAGE:

On December 3, 1984, the City Council voted to vacate the existing file plat and approve the new file plat for Chandlers Landing, Phase 14. Please submit 7 additional copies of the file plat drawing only. We are in the process of signing the signature page for filing.

CC: Harold Evans

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE

REPLY TO → SIGNED

REPLY

DATE SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP