




P2019-041 - LOT 35, BLOCK A, CHANDLERS LANDING PHASE 18 SECTION 2
REPLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LAKE RAY HUBBARD
CITY OF DALLAS

SPC
N 7009186.44
E 2586444.08

UTILITY EASEMENT
CAB. C. SLIDE 46

LOT 34, BLOCK A
CHANDLERS LANDING
PHASE 18 SECTION 2
CABINET 1, SLIDE 99
P.R.R.C.T.

LOT 35
BLOCK A
0.19 ACRES
8,265 S.F.

LOT 6
CHANDLERS LANDING
PHASE 18 SECTION 2
CABINET 8, SLIDE 198
P.R.R.C.T.

GREENBELT, UTILITY
& DRAINAGE ESMT

LOT 9
REPLAT CHANDLERS LANDING
PHASE 18 SECTION 2
CABINET C, SLIDE 46
P.R.R.C.T.

LOT 13
REPLAT CHANDLERS LANDING
PHASE 18 SECTION 2
CABINET C, SLIDE 46
P.R.R.C.T.

LOT 23
REPLAT CHANDLERS LANDING
PHASE 18 SECTION 2
CABINET C, SLIDE 46
P.R.R.C.T.

LOT 14

NOTES

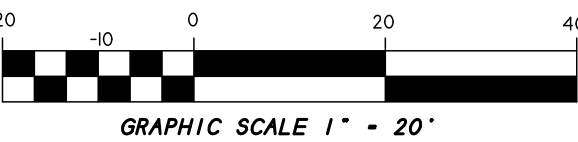
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	48°48'08"	41.55	35.39	18.85	34.33	S 25°46'47"W
2	10°19'54"	19.00	3.43	1.72	3.42	S 61°42'21"W
3	15°45'40"	215.00	59.14	29.76	58.96	N 2°25'58"W
4	7°08'19"	195.00	24.30	12.16	24.28	S 0°39'24"W

LINE TABLE

Line	Bearing	Distance
1	N 57°24'55"E	14.00'
2	S 33°42'27"E	19.00'
3	S 34°32'14"W	30.56'
4	S 17°52'59"W	0.54'
5	S 24°46'54"W	23.73'
6	S 17°51'32"W	49.90'
7	N 72°07'01"W	12.17'



FINAL PLAT
CHANDLERS LANDING
PHASE 18 SECTION 2
LOT 35, BLOCK A

BEING A REPLAT OF LOT 12, BLOCK A
CHANDLERS LANDING PHASE 18, SECTION 2

0.19 ACRES OR 8,265 S.F.
(1 LOT)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

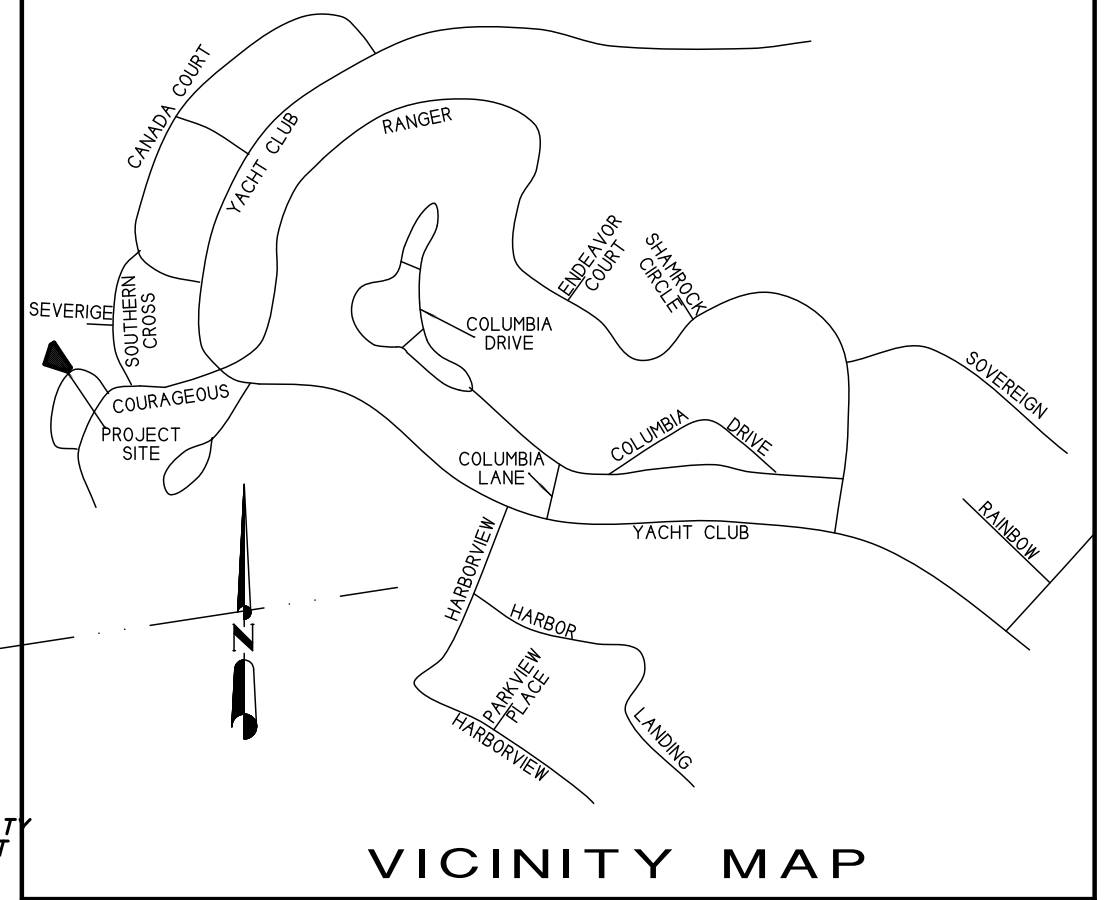
OWNER:
DAVID RAINS
5808 CONSTELLATION CIRCLE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

TV	GAS	TEL	PH	PP
TELEPHONE	METER	HYDRANT	WATER	POLE
ELECTRIC	ELECTRIC	WATER	WATER	POLE
METER	BOX	METER	METER	POLE
SUBSTATION	BOX	SUBSTATION	SUBSTATION	POLE
EXISTENT LINE	EXISTENT LINE	EXISTENT LINE	EXISTENT LINE	EXISTENT LINE
PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE	PROPERTY LINE

SURVEY DATE APRIL 23, 2019
SCALE 1" = 20' FILE # 20061421-RP
CLIENT RAINS



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, DAVID RAINS, BEING the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 12, Block A, REPLAT CHANDLERS LANDING, PHASE 18, SECTION 2 an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 46, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the curving right-of-way line of Constellation Circle, a variable width right-of-way, said point being at the east corner of said Lot 12 and the southwest corner of said Lot 34, Block A;

THENCE in a southwesterly direction along a curve to the left having a central angle of 48 deg. 48 min. 08 sec., a radius of 41.35 feet, a tangent of 18.85 feet, a chord of S. 25 deg. 46 min. 47 sec. W., 34.33 feet, along said right-of-way line, an arc distance of 35.39 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 10 deg. 19 min. 54 sec., a radius of 19.00 feet, a tangent of 1.72 feet, a chord of S. 06 deg. 14 min. 21 sec. W., 3.42 feet, along said right-of-way line, an arc distance of 3.43 feet to an "X" found chiseled in concrete for corner at the southeast corner of Lot 12 and northeast corner of Lot 13;

THENCE N. 72 deg. 07 min. 01 sec. W. along the northeast boundary line of Lot 13, a distance of 102.87 feet to a 1/2" iron rod found for corner in the take line of the City of Dallas for Lake Ray Hubbard and being the northwest corner of said Lot 13;

THENCE N. 17 deg. 52 min. 59 sec. E. along said take line and the northwest line of Lot 12, a distance of 58.24 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 49 min. 49 sec. E. along said take line and the northwest line of Lot 12, a distance of 46.04 feet to a 1/2" iron rod found for corner;

THENCE N. 57 deg. 24 min. 55 sec. E. along said take line and north line of Lot 12, a distance of 14.00 feet to a 1/2" iron rod found for corner at the north corner of Lot 12 and the northwest corner of Lot 34;

THENCE S. 33 deg. 42 min. 27 sec. E. a distance of 125.10 feet to the POINT OF BEGINNING and containing 8,265 square feet or 0.19 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as CHANDLERS LANDING, PHASE 18, SECTION 2, LOT 35, BLOCK A, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations 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, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

DAVID RAINS

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID RAINS 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 stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CAROL INMAN 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 stated.

Given upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III
Registered Professional Land Surveyor No. 5034

APPROVED

I hereby certify that the above and foregoing plat of CHANDLERS LANDING, PHASE 18, SECTION 2, LOT 35, BLOCK A, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this _____ day of _____, _____.

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

Date

FINAL PLAT CHANDLERS LANDING PHASE 18 SECTION 2 LOT 35, BLOCK A

BEING A REPLAT OF LOT 12, BLOCK A
CHANDLERS LANDING PHASE 18, SECTION 2

0.19 ACRES OR 8,265 S.F.
(1 LOT)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND	
TV	CABLE FIBER
GAS METER	FIRE HYDRANT
ELECTRIC METER	WATER METER
SUBSURFACE JUNCTION BOX	LIGHT POLE
EASEMENT LINE	AIR COND. UNIT
FENCE	PROPANE TANK

OWNER:
DAVID RAINS
5808 CONSTELLATION CIRCLE
ROCKWALL, TEXAS 75032

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 23, 2019
SCALE 1" = 20' FILE # 20061421-RP
CLIENT RAINS

CITY CASE NO. P2019-

NOTE: 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, as required under Ordinance 83-54.