

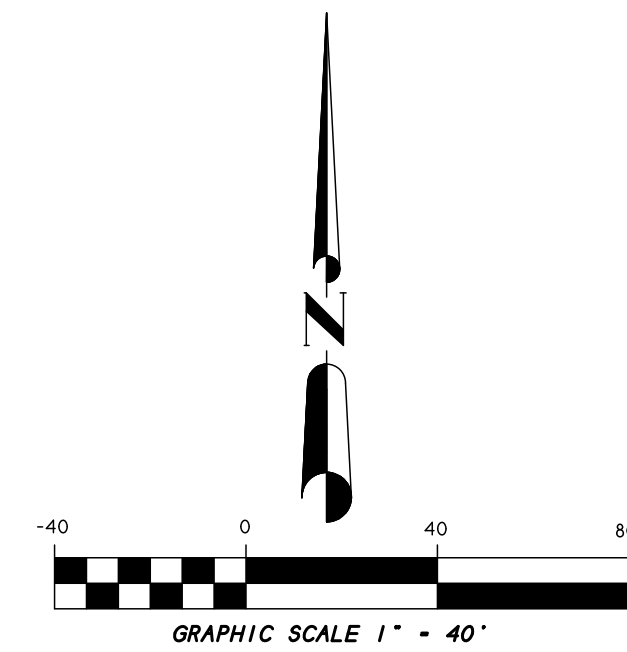
CHANDLERS LANDING
YACHT CLUB
CABINET A. SLIDE 183

CHANDLERS LANDING
PHASE 9, SECTION ONE
CAB. A. SLIDE 192

CHANDLERS LANDING
YACHT CLUB
CABINET A. SLIDE 183

REPLAT A PORTION OF
CABANAS AT CHANDLERS LANDING
CAB. C. SLIDE 95

COMMON AREA
CHANDLERS LANDING COMMUNITY
ASSOCIATION



FINAL PLAT
**LOTS 1-9, BLOCK A
THE CABANAS
AT CHANDLERS LANDING**

BEING A REPLAT OF THE CABANAS
AT CHANDLERS LANDING
1.13 ACRES OR 49,220 S.F.
(9 LOTS)
EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 1 OF 2

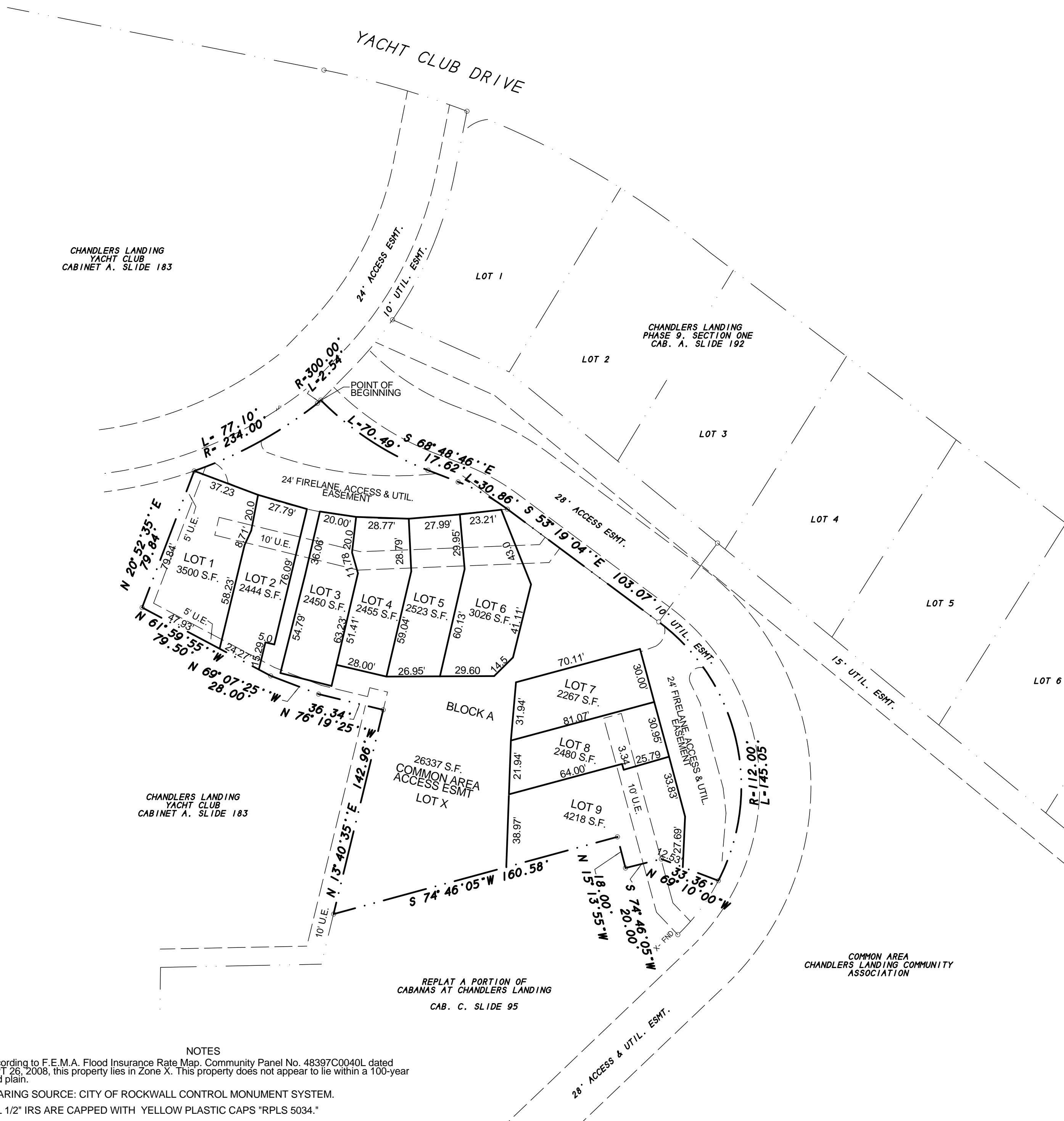
OWNER:
CABANAS H.O.A.
JEANETTE GIBSON
548 YACHT CLUB DRIVE
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND	
⊙	TELEVISION CABLE REISSER
⊙	GAS METER
⊙	ELECTRIC METER
⊙	ELECTRIC SUBSTATION JUNCTION BOX
⊙	TELEPHONE
⊙	GAS HYDRANT
⊙	PHONE METER
⊙	WATER METER
⊙	WATER HYDRANT
⊙	UP
⊙	DOWN
⊙	IRREGULAR CORNER
⊙	1 CORNER
⊙	PROFANE TANK
---	EASEMENT LINE
---	PROPERTY LINE

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."



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, CABANAS HOME OWNERS ASSOCIATION, BEING the Owners of a tract of land in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, County of Rockwall, State of Texas, said tract being described as follows:

BEING a part of THE CABANAS AT CHANDLERS LANDING, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 3, 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 at the north corner of said addition, said point bears N. 06 deg. 20 min. 10 sec. W., a distance of 950.39 feet from City of Dallas Water Department monument for Lake Ray Hubbard stamped "1-13-1 and 1-11-6", and being in a curve;

THENCE in a southeasterly direction along a curve to the left having a central angle of 24 deg. 00 min. 26 sec., a radius of 168.23 feet, a tangent of 35.77 feet, a chord of S. 56 deg. 48 min. 33 sec. E., 69.97 feet, along said curve, an arc distance of 70.49 feet to a 1/2" iron rod found for corner;

THENCE S. 68 deg. 48 min. 46 sec. E. along said addition, a distance of 17.62 feet to a 1/2" iron rod found for corner;

THENCE in a southeasterly direction along a curve to the right having a central angle of 15 deg. 29 min. 52 sec., a radius of 14.09 feet, a tangent of 15.52 feet, a chord of S. 61 deg. 04 min. 00 sec. E., 30.77 feet, along said addition, an arc distance of 30.86 feet to a 1/2" iron found for corner;

THENCE S. 53 deg. 19 min. 04 sec. E. along said addition, a distance of 103.07 feet to a 1/2" iron rod found for corner;

THENCE in a southeasterly direction along a curve to the left having a central angle of 80 deg. 42 min. 37 sec., a radius of 112.00 feet, a tangent of 95.17 feet, a chord of S. 12 deg. 57 min. 48 sec. E., 145.05 feet, along said addition, an arc distance of 157.77 feet to a 1/2" iron rod found for corner at the east most corner of REPLAT OF PORTION OF THE CABANAS AT CHANDLERS LANDING, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 95 of the Plat Records of Rockwall County, Texas;

THENCE along said Replat of said Addition as follows:
N. 69 deg. 10 min. 00 sec. W., 33.36 feet; S. 74 deg. 46 min. 05 sec. W., 20.00 feet; N. 15 deg. 13 min. 55 sec. W., 18.00 feet; S. 74 deg. 46 min. 05 sec. W., 160.58 feet to a 1/2" iron rod found for corner at the northwest corner of said Replat of The Cabanas at Chandlers Landing;

THENCE along the westerly boundary line of The Cabanas at Chandlers Landing as follows:
N. 13 deg. 40 min. 35 sec. E., 114.77 feet; N. 76 deg. 19 min. 25 sec. W., 36.34 feet; N. 69 deg. 07 min. 25 sec. W., 28.00 feet; N. 61 deg. 59 min. 35 sec. W., 79.50 feet; N. 20 deg. 52 min. 35 sec. E., 79.84 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along a curve to the left having a central angle of 18 deg. 52 min. 39 sec., a radius of 234.00 feet, a tangent of 38.90 feet, a chord of N. 61 deg. 14 min. 33 sec. E., 76.75 feet along said Addition, an arc distance of 76.75 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along a curve to the left having a central angle of 00 deg. 29 min. 04 sec., a radius of 300.00 feet, a tangent of 1.27 feet, a chord of N. 46 deg. 10 min. 04 sec. E., 2.54 feet along said Addition, an arc distance of 2.54 feet to the POINT OF BEGINNING and containing 49,220 square feet or 1.13 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 LOTS 1-9, BLOCK A, THE CABANAS AT CHANDLERS LANDING, 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 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, maint aining, 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.

I 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.

JEANETTE GIBSON
for CABANAS HOME OWNERS ASSOCIATION

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.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JEANETTE GIBSON 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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1-9, BLOCK A, THE CABANAS AT CHANDLERS LANDING 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
LOTS 1-9, BLOCK A
THE CABANAS
AT CHANDLERS LANDING

BEING A REPLAT OF THE CABANAS
AT CHANDLERS LANDING
1.13 ACRES OR 49,220 S.F.
(9 LOTS)
EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND									
TV	GAS	TEL	FP	PP					
TELEVISION CABLE RESSR	WAL	PROBE ROSE	FSE	POWER POLE					
ELEC	ELEC	INTL	LP	1/2" DIA. IRON ROD FOUND 1' CORNER					
ELECTRIC METER	ELECTRIC BOX	SUBSURFACE METER	POLE						
-X-	EASEMENT LINE	AVC	AD. CONE	POSSIBLE MARK					
FENCE	PROPERTY LINE								

OWNER:
CABANAS H.O.A.
JEANETTE GIBSON
548 YACHT CLUB DRIVE
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE JUNE 13, 2014
SCALE 1" = 40' FILE # CABANAS-RP
CLIENT CABANAS