



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

SCALE	DATE	JOB NO.
1"=100'	1-14-88	72122

**RIGHT-OF-WAY DEDICATION**  
**HENRY M. CHANDLER DRIVE**  
**E. TEAL SURVEY ~ ABSTRACT 207**  
**ROCKWALL COUNTY, TEXAS**

TELETYPE POST  
N7174

WHEREAS, Texas-Frates Co. 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 285.2916 acre tract of land conveyed to Clarke-Frates Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the City of Dallas Take Line for Lake Ray Hubbard, said point bears South 55° 33' 13" East a distance of 988.47 feet from the City of Dallas concrete monument T13-1 and T11-6;  
THENCE: North 45° 29' 10" East passing at 30.17 feet the South corner of Harbor Landing Phase Two, an addition to the City of Rockwall recorded in Slide C, Page 10, Plat Records, Rockwall County, Texas, and continuing with the Southeast line of said addition a total distance of 150.42 feet to the point of curvature of a circular curve to the right having a central angle of 23° 11' 15", a radius of 136.48 feet, and a chord that bears North 57° 04' 48" East a distance of 54.86 feet;  
THENCE: Along said curve and with said Southeast line an arc distance of 55.23 feet to an iron rod for a corner;  
THENCE: North 68° 40' 25" East a distance of 11.91 feet to the point of curvature of a circular curve to the left having a central angle of 21° 41' 24", a radius of 782.99 feet, and a chord that bears North 57° 49' 43" East a distance of 294.64 feet;  
THENCE: Along said curve and with said Southeast line passing at an arc distance of 100.00 feet the East corner of said addition and the South corner of Harbor Landing Phase One, an addition to the City of Rockwall recorded in Slide Page Plat Records, Rockwall County, Texas, and continuing with the Southeast line of said Phase One a total distance of 296.41 feet to an iron rod for a corner;  
THENCE: North 46° 59' 01" East passing at 153.61 feet the East corner of said Phase One and continuing a total distance of 211.27 feet to the point of curvature of a circular curve to the right having a central angle of 70° 40' 02", a radius of 315.00 feet and a chord that bears North 82° 18' 59" East a distance of 364.35 feet;  
THENCE: Along said curve an arc distance of 388.51 feet to an iron rod for a corner;  
THENCE: South 62° 21' 04" East a distance of 423.60 feet to the point of curvature of a circular curve to the right having a central angle of 28° 28' 00", a radius of 360.00 feet and a chord that bears South 76° 35' 04" East a distance of 177.03 feet;  
THENCE: Along said curve an arc distance of 178.86 feet to an iron rod for a corner;  
THENCE: North 89° 10' 56" East a distance of 254.75 feet to an iron rod for a corner on the West line of F.M. 740;  
THENCE: South 3° 02' 01" East a distance of 80.06 feet with said West line to an iron rod for a corner;  
THENCE: South 89° 10' 56" West a distance of 257.84 feet to the point of curvature of a circular curve to the right having a central angle of 28° 28' 00", a radius of 440.00 feet, and a chord that bears North 76° 35' 04" West a distance of 216.37 feet;  
THENCE: Along said curve an arc distance of 218.61 feet to an iron rod for a corner;  
THENCE: North 62° 21' 04" West passing at 106.48 feet the Northeast corner of Spyglass Hill Condominiums, an addition to the City of Rockwall recorded in Slide B, Page 15, Plat Records, Rockwall County, Texas, passing at 329.98 feet the North corner of said addition and the Northeast corner of Spyglass Hill Condominiums Phase Two, an addition to the City of Rockwall recorded in Slide B, Page 31, Plat Records, Rockwall County, Texas, and continuing with the Northerly line of said Phase Two a total distance of 423.60 feet to the point of curvature of a circular curve to the left having a central angle of 70° 40' 02", a radius of 235.00 feet, and a chord that bears South 82° 18' 59" West a distance of 271.82 feet;  
THENCE: Along said curve and with said Northerly line an arc distance of 289.84 feet to an iron rod for a corner;  
THENCE: South 46° 59' 01" West passing at 32.00 feet the Northwest corner of said Phase Two and the Northeast corner of Spyglass Hill Condominiums Phase Three, an addition to the City of Rockwall recorded in Slide B, Page 175, Plat Records, Rockwall County, Texas, and continuing with the Northerly line of said Phase Three a total distance of 211.27 feet to the point of curvature of a circular curve to the right having a central angle of 17° 06' 49", a radius of 1040.00 feet, and a chord that bears South 55° 32' 26" West a distance of 309.48 feet;  
THENCE: Along said curve, passing at an arc distance of 32.27 feet the Northwest corner of said Phase Three and continuing a total arc distance of 310.64 feet to the point of reverse curvature of a circular curve to the left having a central angle of 18° 36' 41", a radius of 471.19 feet, and a chord that bears South 54° 47' 30" West a distance of 152.38 feet;  
THENCE: Along said curve an arc distance of 153.05 feet to an iron rod for a corner;  
THENCE: South 45° 29' 10" West a distance of 54.37 feet to an iron rod for a corner on the City of Dallas Take Line for Lake Ray Hubbard;  
THENCE: North 38° 21' 05" West a distance of 80.46 feet with said Take Line to the Point of Beginning and Containing 157,660 Square Feet or 3.6194 Acres of Land.

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, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1988, by Harold L. Evans.

Notary Public  
My Commission Expires \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
City Manager Date: \_\_\_\_\_

APPROVED

\_\_\_\_\_  
Chairman, Planning and Zoning Commission Date: \_\_\_\_\_

I hereby certify that the above and foregoing plat of R.O.W. Dedication of Henry M. Chandler Drive was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1988.

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

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT Texas-Frates Co. does hereby adopt this plat and dedicates to the public use forever the road right-of-way and utility easement shown hereon.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

TEXAS-FRATES CO.

BY: \_\_\_\_\_  
Steve Mills, Vice-President

ATTEST: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1988, by Steve Mills, the Vice-President of Texas-Frates Co., on behalf of said company.

Notary Public  
My Commission Expires \_\_\_\_\_

OWNER:  
TEXAS FRATES COMPANY  
ONE COMMODORE PLAZA  
ROCKWALL, TEXAS 75087

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
NONE	1-14-88	72122

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<b>HENRY M. CHANDLER DRIVE</b>
<b>E. TEAL SURVEY ~ ABSTRACT 207</b>
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