

FILE PLAT				CHANDLERS LANDING	
YACHT CLUB PHASE				ROCKWALL COUNTY, TEXAS	
DESIGN:	DRAWN:	SCALE:	DATE:	Owned By: CLARKE-FRATES CORP. 200 BRANIFF TOWER DALLAS	
H. L. F.	G. J. M.	1" = 100'	January, 1974	528-1133 HAROLD L. EVANS & CONSULTING ENGINEER DALLAS	

BEING a tract of land out of the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and further being a part of the same 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 in the Southwest line of said tract, said point also being on the Take Line of Lake Ray Hubbard and being located North 3° 55' 2" West 50.12 feet; North 44° 59' 16" West 56.57 feet; South 86° 4' 55" West 47.54 feet; North 46° 18' 55" West 242.23 feet from the City of Dallas Take Line Monument T-13-1, T-11-6;

THENCE: Following said Take Line North 46° 18' 55" West a distance of 132.00 feet, North 7° 58' 59" East 19.06 feet, North 58° 6' 49" West 47.17 feet, North 81° 8' 45" West 192.35 feet, North 61° 21' 3" West 290.90 feet, North 51° 20' 46" West 32.99 feet, North 24° 34' 31" West 131.11 feet, North 76° 4' 56" West 82.46 feet, and North 40° 1' 45" West 71.00 feet to a point for a corner;
 THENCE: Leaving said Take Line North 49° 58' 15" East 162.00 feet to a point for a corner;
 THENCE: North 58° 10' 46" East 100.84 feet to a point for a corner;
 THENCE: South 49° 32' 58" East 10 feet West of and parallel to the West line of Chandlers Landing Phase I, an addition to the City of Rockwall a distance of 232.59 feet to a point for a corner;
 THENCE: Ten feet South of and parallel to the South line of Chandlers Landing Phase I North 44° 1' 37" East a distance of 164.48 feet to a point for a corner, South 80° 46' 4" East a distance of 38.99 feet to a point for a corner, North 40° 27' 2" East a distance of 328.59 feet to a point for a corner;
 THENCE: South 78° 50' 30" East 44 feet South of and parallel to the centerline of Yacht Club Drive a distance of 280.16 feet to a point for a corner;
 THENCE: South 11° 9' 30" West a distance of 22.61 feet to the Point of Curvature of a curve to the right having a central angle of 27° 26' 51" and a radius of 256.00 feet;
 THENCE: Through the arc of said curve a distance of 122.64 feet, Long Chord bears South 24° 52' 58" West 121.47 feet to the Point of Tangency of said curve for a corner;
 THENCE: South 38° 36' 21" West 177.00 feet to a point for a corner;
 THENCE: South 49° 58' 11" East 120.89 feet to a point for a corner;
 THENCE: South 15° 15' 18" East 148.22 feet to a point for a corner;
 THENCE: South 12° 47' 7" West 164.21 feet to a point for a corner;
 THENCE: South 43° 41' 5" West 250.00 feet to the Point of Beginning and containing 10.687 acres of land.

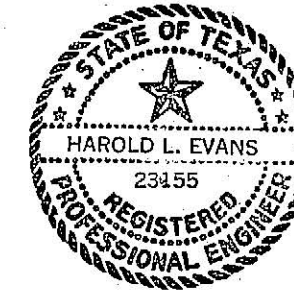
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 That Clarke-Frates Corporation does hereby adopt this plat designating the hereinabove described property as Chandlers Landing Yacht Club Phase, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Clarke-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 hereindescribed 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 Clarke-Frates Corporation, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental 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 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, patrolling, 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.

UTILITY EASEMENTS:
 KNOW ALL MEN BY THESE PRESENTS, that Clarke-Frates Corporation, its successors and assigns, does hereby grant and convey to the City of Rockwall a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace and remove water and sewer lines and appurtenances over and across said tract, together with the right of ingress and egress over Grantors' adjacent lands for the purposes for which the above mentioned rights are granted. The easement hereby granted shall not exceed 10 feet in width, and the Grantor will designate the course of the easement herein conveyed except that when the pipe lines are installed, the easement herein granted shall be limited to a strip of land 10 feet in width with the center line thereof being the pipe lines as installed. This easement, however, is expressly made subject to the condition that the City of Rockwall will at all times, after doing any work or having caused work to be done in connection with the erection, construction, installation, operation, inspection, repair, maintenance, replacement and removal of said water and sewer lines and appurtenances, restore the said premises to the condition in which same were found before such work was undertaken, and the use of such rights and privileges herein granted to the City of Rockwall will not create a nuisance or do any act that will be detrimental to said premises, if however, it should become necessary to remove and replace the proposed paving to repair water or sewer lines crossing the parking area north of the clubhouse, the cost of said replacement will be borne by the Owner.

The Clarke-Frates Corporation, its successors and assigns, will be responsible for maintenance of all private streets and drives.
 WITNESS OUR HANDS at Dallas, Texas, this 26th day of June, 1974.
 CLARKE-FRATES CORPORATION

By: *James Clark* Attest: *B.L. Bruna*
 Secretary
 ENGINEERS CERTIFICATE

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.

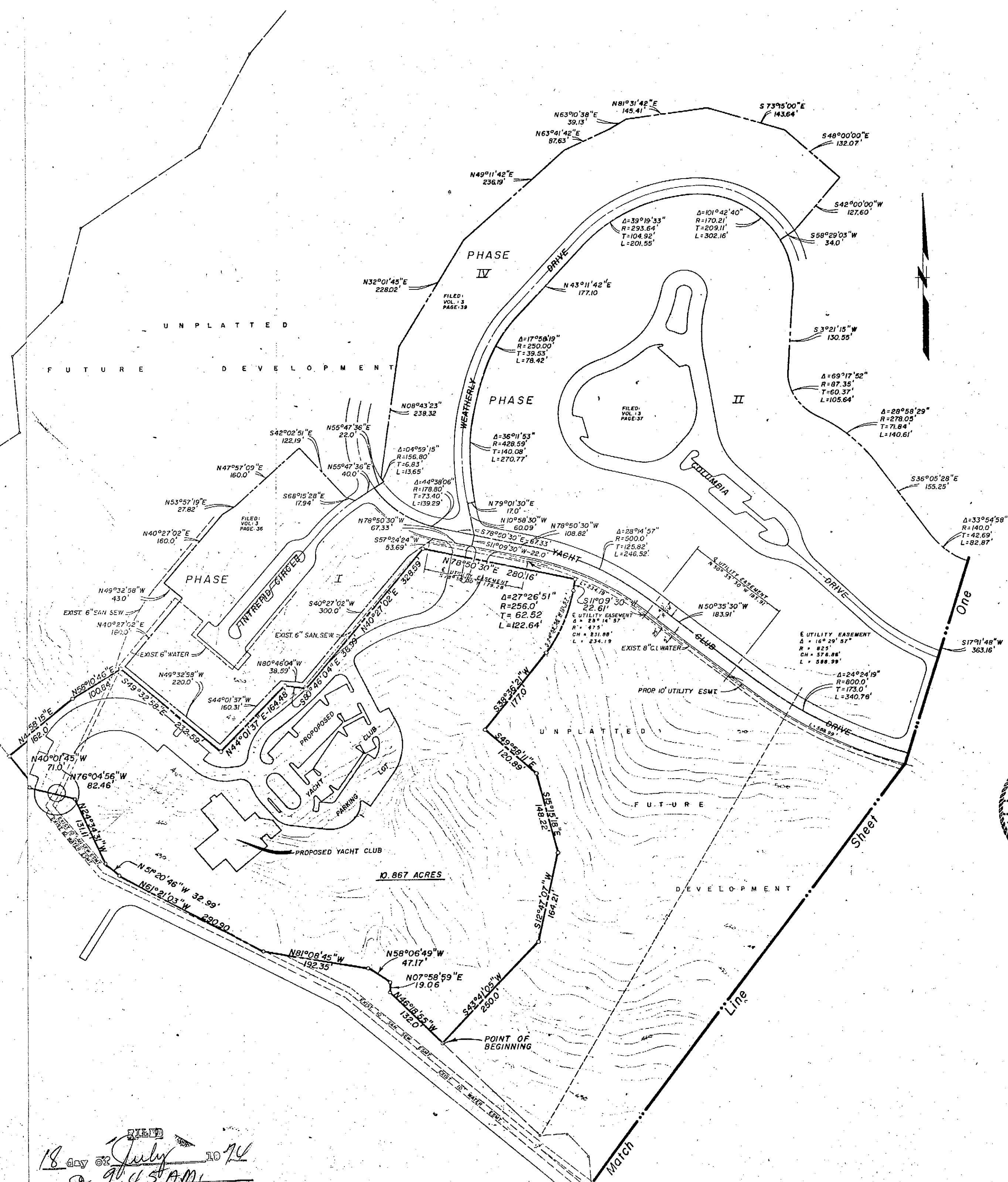


Harold L. Evans, Registered Professional Engineer
 STATE OF TEXAS
 COUNTY OF DALLAS
 Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
 Given under my hand and seal of office, this 27 day of June, A.D., 1974.

Betty J. Cudia
 Notary Public in and for Dallas County, Texas
 Commission expires June 1, 1975

Approved by the City Council, City of Rockwall, Texas, this 6th day of May, 1974.

Harry J. Meyer Mayor Attest: *James Williams* City Secretary



FILED
 18 day of July 1974
 at 9:45 AM
 Elmer A. Payne, Clerk of County
 Court, Rockwall County, Texas
 By: *June Wimpey* Deputy
 Plot Book 3 page 46 & d7

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YACHT CLUB PHASE		ROCKWALL COUNTY, TEXAS	
DESIGN: H.L.E.	DRAWN: G.D.M.	SCALE: 1" = 100'	DATE: January, 1974
Owned By: CLARKE-FRATES CORP. • 200 BRANIFF TOWER • DALLAS		328-8155 HAROLD L. EVANS • CONSULTING ENGINEER • DALLAS	