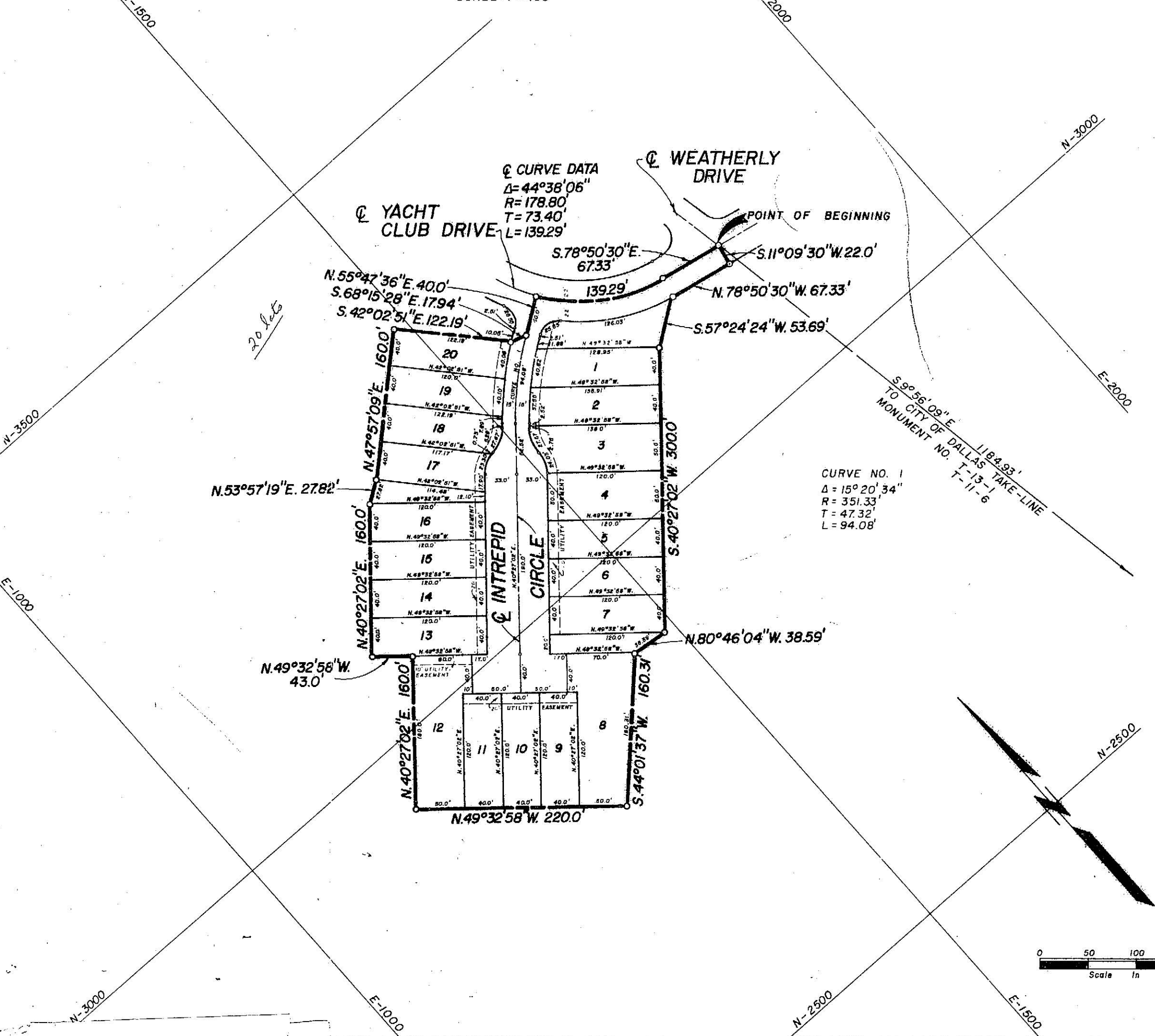


ACREAGE	
Lot No.	Acres
1	0.121
2	0.126
3	0.148
4	0.138
5	0.110
6	0.110
7	0.110
8	0.211
9	0.110
10	0.110
11	0.110
12	0.193
13	0.110
14	0.110
15	0.110
16	0.110
17	0.105
18	0.111
19	0.111
20	0.111

LOCATION MAP  
SCALE 1" = 400'



STATE OF TEXAS  
COUNTY OF ROCKWALL  
OWNERS CERTIFICATE  
WHEREAS Clarke-Frates corporation is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows: 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 the point of intersection of the centerline of proposed Yacht Club Drive with the centerline of proposed Weatherly Drive, said point being located North 9° 56' 09" West a distance of 1184.93 feet from the City of Dallas Take Line Monument T-13-1, T-11-6:  
THENCE: South 11° 09' 30" West a distance of 22.0 feet to a point for a corner;  
THENCE: North 78° 50' 30" West a distance of 67.33 feet to a point for a corner;  
THENCE: South 57° 24' 24" West a distance of 53.69 feet to a point for a corner;  
THENCE: South 40° 27' 02" West a distance of 300.0 feet to a point for a corner;  
THENCE: North 80° 46' 04" West a distance of 38.59 feet to a point for a corner;  
THENCE: South 44° 01' 37" West a distance of 160.31 feet to a point for a corner;  
THENCE: North 49° 32' 58" West a distance of 220.0 feet to a point for a corner;  
THENCE: North 40° 27' 02" East a distance of 160.0 feet to a point for a corner;  
THENCE: North 49° 32' 58" West a distance of 43.0 feet to a point for a corner;  
THENCE: North 40° 27' 02" East a distance of 160.0 feet to a point for a corner;  
THENCE: North 53° 57' 19" East a distance of 27.82 feet to a point for a corner;  
THENCE: North 47° 57' 09" East a distance of 160.0 feet to a point for a corner;  
THENCE: South 42° 02' 51" East a distance of 122.19 feet to a point for a corner;  
THENCE: South 68° 15' 28" East a distance of 17.94 feet to a point for a corner;  
THENCE: North 55° 47' 36" East a distance of 40.00 feet to a point on the centerline of proposed Yacht Club Drive, said point being on a curve to the left having a central angle of 44° 38' 06" and a radius of 178.80 feet;  
THENCE: Along said centerline an arc distance of 139.29 feet to a Point of Tangency and South 78° 50' 30" East a distance of 67.33 feet to the place of beginning and containing 3.29 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 Phase One, 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 hereinabove described lots. All land within the boundary of the above described tract that is not included within lot lines is hereby designated utility areas. 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 causes 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.

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 10 day of July, 1973.  
CLARKE-FRATES CORPORATION

By: [Signature] Attest: [Signature]  
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.

[Signature]  
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 10 day of July, A.D., 1973.

Notary Public in and for Dallas County, Texas  
Commission expires 1/1/75

Approved by the Commissioners Court, County of Rockwall, this 9 day of July, 1973.  
[Signature]  
County Judge

FILE PLAT				CHANDLERS LANDING	
PHASE ONE				ROCKWALL COUNTY, TEXAS	
DESIGN:	DRAWN:	SCALE:	DATE:	DALLAS HAROLD EVANS CONSULTING ENGINEER 528-8133	
H.L.E.	R.M.H.	1" = 100'	APRIL 5, 1973		