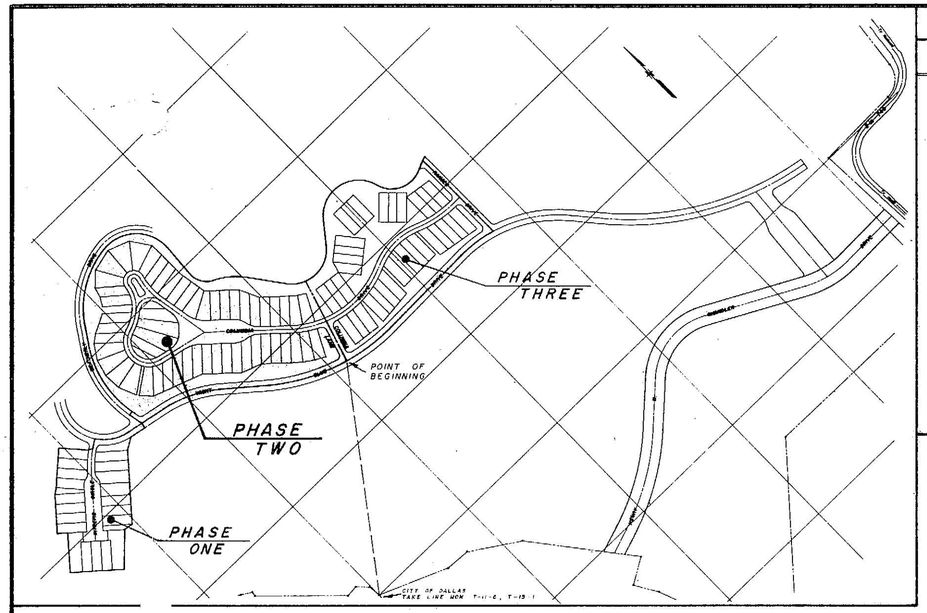


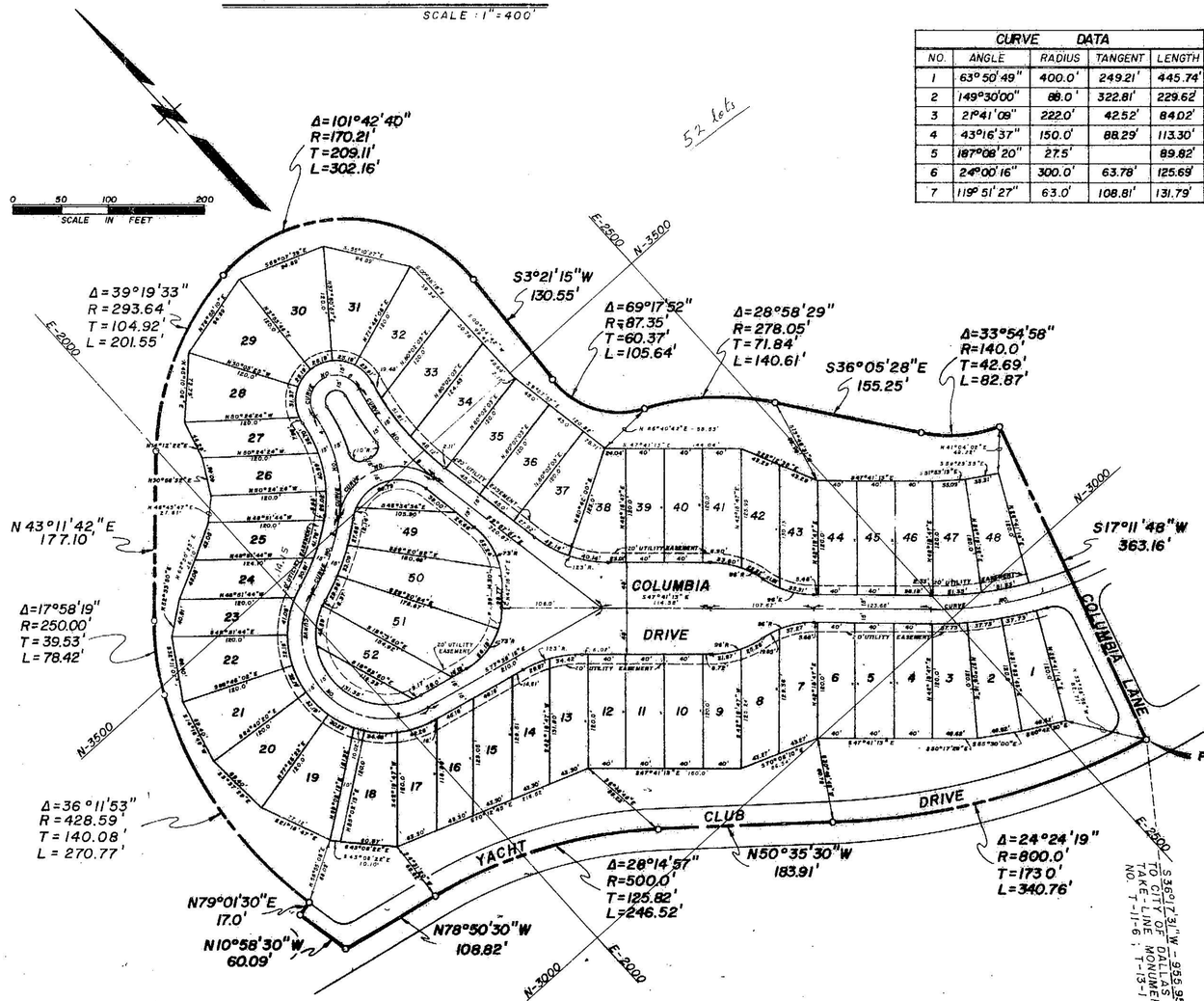
LOCATION MAP

SCALE : 1"=400'

ACREAGE

Lot No.	Acreage	Lot No.	Acreage	Lot No.	Acreage
1	0.119	19	0.148	37	0.137
2	0.119	20	0.140	38	0.122
3	0.119	21	0.140	39	0.110
4	0.110	22	0.140	40	0.110
5	0.110	23	0.110	41	0.113
6	0.110	24	0.112	42	0.118
7	0.103	25	0.112	43	0.115
8	0.117	26	0.110	44	0.110
9	0.113	27	0.110	45	0.110
10	0.110	28	0.138	46	0.110
11	0.110	29	0.157	47	0.119
12	0.110	30	0.157	48	0.119
13	0.116	31	0.157	49	0.151
14	0.120	32	0.134	50	0.184
15	0.116	33	0.140	51	0.199
16	0.110	34	0.140	52	0.127
17	0.109	35	0.124		
18	0.131	36	0.124		

CURVE DATA				
NO.	ANGLE	RADIUS	TANGENT	LENGTH
1	63°50'49"	400.0'	249.21'	445.74'
2	149°30'00"	88.0'	322.81'	229.62'
3	21°41'09"	222.0'	42.52'	84.02'
4	43°16'37"	150.0'	88.29'	113.30'
5	187°08'20"	27.5'		89.82'
6	24°00'16"	300.0'	63.78'	125.69'
7	119°51'27"	63.0'	108.81'	131.79'



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 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 center line of Yacht Club Drive with the center line of proposed Columbia Lane, said point being located North 36° 17' 31" East a distance of 955.95 feet from the City of Dallas Take Line Monument T-13-1, T-11-6;
THENCE: Along the center line of Yacht Club Drive following a curve to the right having a central angle of 24° 24' 19" and a radius of 800.00 feet an arc distance of 340.76 feet to a point of tangency, North 50° 35' 30" West a distance of 183.91 feet to a point of curvature to the left having a central angle of 28° 14' 57" and a radius of 500.0 feet, along said curve an arc distance of 246.52 feet to a point of tangency and North 78° 50' 30" West a distance of 108.82 feet;
THENCE: North 10° 58' 30" West a distance of 60.09 feet to a point for a corner;
THENCE: North 79° 01' 30" East a distance of 17.0 feet to a point on a curve to the right having a central angle of 36° 11' 53" and a radius of 428.59 feet;
THENCE: Traversing said tract along the arc of said curve an arc distance of 270.77 feet to a point of compound curvature to the right having a central angle of 17° 58' 19" and a radius of 250.00 feet, along the arc of said curve an arc distance of 78.42 feet to a point of tangency, North 43° 11' 42" East, a distance of 177.10 feet to a curve to the right having a central angle of 39° 19' 33", and a radius of 293.64 feet, along said curve an arc distance of 201.55 feet to a point of compound curvature, having a central angle of 101° 42' 40" and a radius of 170.21 feet, along the arc of said curve an arc distance of 302.16 feet to a point of tangency, South 3° 21' 15" West a distance of 130.55 feet to a curve to the left having a central angle of 69° 17' 52" and a radius of 87.35 feet, along the arc of said curve an arc distance of 105.64 feet to a point of reverse curvature having a central angle of 28° 58' 29" and a radius of 278.05 feet, along the arc of said curve an arc distance of 140.61 feet to a point of tangency, South 36° 05' 28" East a distance of 155.25 feet to a curve to the left having a central angle of 33° 54' 58" and a radius of 140.0 feet, along said curve an arc distance of 82.87 feet and South 17° 11' 48" West a distance of 363.16 feet to the place of beginning and containing 11.21 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 Two, 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 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, patroling, 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 rightof 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 causedwork 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 ___ day of _____, 1973.
CLARKE-FRATES CORPORATION

By: _____ Attest: _____
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 2395

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 6 day of July, A.D., 1973.

Notary Public in and for Dallas County, Texas
Commission Expires June 1, 1975
Approved by the Commissioners Court, County of Rockwall, this 9 day of July, 1973.

County Judge

FILE PLAT

PHASE TWO

DESIGN:	DRAWN:	SCALE:	DATE:
H.L.E.	G.D.M.	1"= 100'	APRIL, 1973

CHANDLERS LANDING

ROCKWALL COUNTY, TEXAS

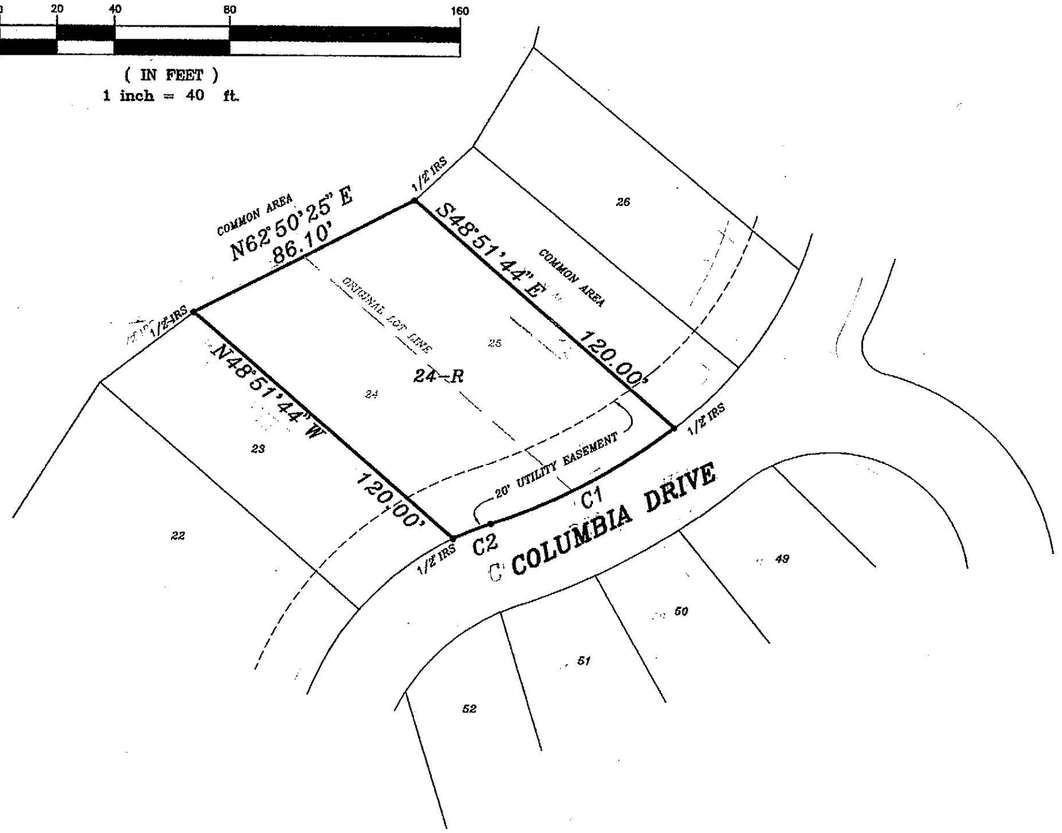
DALLAS HAROLD EVANS & CONSULTING ENGINEER 328-6135

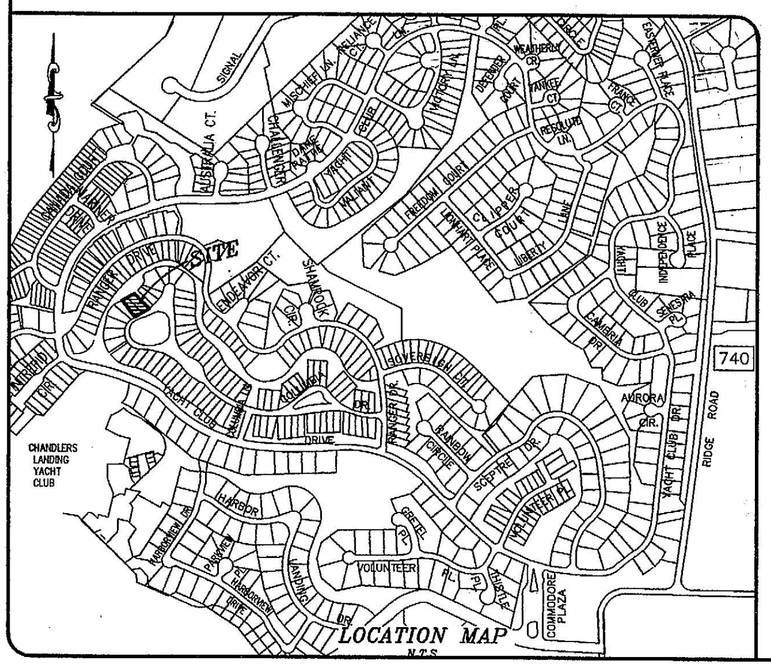
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	207.00'	72.39'	36.57'	72.02'	S61°50'13"W	20°02'15"
C2	103.00'	14.15'	7.09'	14.14'	S67°55'10"W	07°52'21"

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.





D-201

STATE OF TEXAS OWNER'S CERTIFICATE
COUNTY OF ROCKWALL

WHEREAS KIMETTE GLEN is the owner of Lots 24 and 25 of Chandlers Landing, Phase 2, an addition to the City of Rockwall, as recorded in Cabinet A, Slide 174, Plat Records, Rockwall County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT KIMETTE GLEN, being owner, does hereby replat said Lots 24 and 25 and replat said lots as Lot 24-R, as shown hereon, provided however all utility easements are hereby dedicated for mutual use and accommodation of all public utilities desiring to use or using the same. No buildings shall constructed or placed upon, over or across the utility as shown hereon. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All public utilities shall have the right to remove and keep removed all or any part of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance or efficiency of its respective system.

WITNESS OUR HANDS, at Rockwall Texas, this 3 day of Sept., 1999.

BY: Kimette Glen

STATE OF TEXAS
COUNTY OF Rockwall
This instrument was acknowledged before me on the 3 day of September, 1999, by Kimette Glen

Denise LaRue
Notary Public

DENISE LaRUE
Notary Public
State of Texas
My Comm. Exp. 11-03-01

SURVEYOR'S 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, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on the 30 day of Sept., 1999 by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — Date 10-4-99

APPROVED
I hereby certify that the above and foregoing plat of Replat of Lots 24 and 25, Chandlers Landing Phase 2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 21 day of June, 1999.

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 twenty (120) 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 5th day of October, 1999

Mayor, City of Rockwall

SEAL

Belinda Page
City Secretary
City of Rockwall

FILED FOR RECORD
ROCKWALL CO., TEXAS
99 OCT -5 AM 10:46
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

Chandlers Landing 2

LOT 24-R
CHANDLERS LANDING PHASE 2

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28855
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 40'	5/10/99	9931

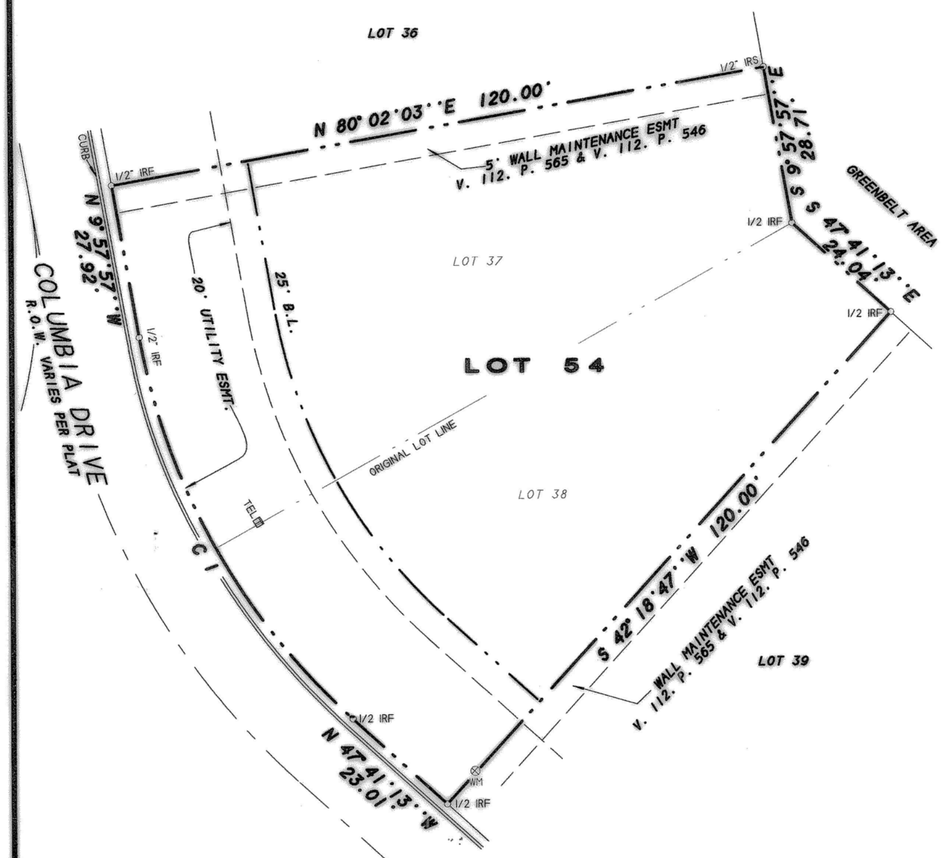
9931PLT

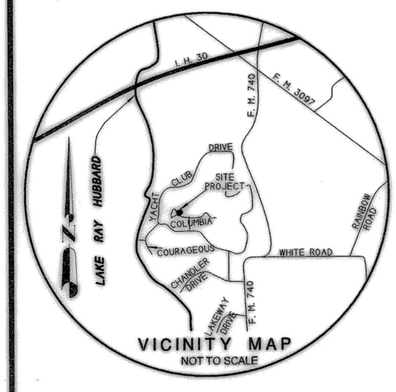
A REPLAT OF LOTS 24 AND 25 OF CHANDLERS LANDING PHASE 2

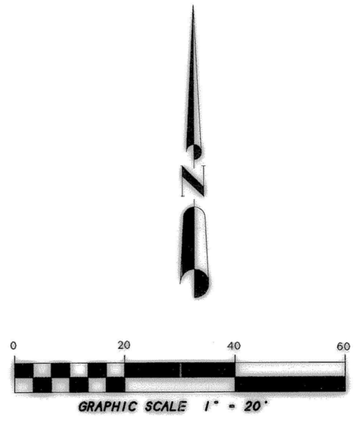
E. TEAL SURVEY. ABST. NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

KIMETTE GLENN
502 COLUMBIA DR., ROCKWALL, TEXAS 75032, (972) 772-0678







CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	37°36'51"	123.00	80.75	41.89	79.31	N 28°52'57"W

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated JUNE 6, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

4) THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 37 AND 38 INTO A SINGLE NEW LOT NO. 54

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, CHAD HUDSON PROPERTIES, INC., BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING LOT 37 and LOT 38, of CHANDLERS LANDING PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet A, Slide 174, of the Plat Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as REPLAT OF CHANDLERS LANDING PHASE 2, LOT 54, BEING A REPLAT OF LOTS 37 AND 38 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, drains, 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.

I 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.

I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. 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 th eir 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.

3. 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.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. 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.

6. 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 an d/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; We, our 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.

CHAD HUDSON
FOR CHAD HUDSON PROPERTIES, INC.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CHAD HUDSON 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 2 day of Feb, 2006. 2007

Jenell Lee Strickland
Notary Public in and for the State of Texas

JENELL LEE STRICKLAND
MY COMMISSION EXPIRES
February 16, 2008

My Commission Expires: 2-16-08

OWNERS:
CHAD HUDSON PROPERTIES, INC.
CHAD HUDSON

ROCKWALL, TX 75032
214-477-3177

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 representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for w ater for personal use and fire protection within such plat, as required under Ordinance 83-54.

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

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

APPROVED

I hereby certify that the above and foregoing plat of REPLAT CHANDLERS LANDING PHASE 2, LOT 54, BEING A, REPLAT OF LOTS 37 AND 38, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 12th day of FEBRUARY, 2007.

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.

Robert LaCroix 2-12-07
Director of Planning

Charles Todd 2-7-07
City Engineer

FILED IN THE OFFICE OF THE COUNTY CLERK ROCKWALL CO., TEXAS
07 FEB 21 PM 2:41
LISA CONSTANT COUNTY CLERK
BY: _____ DEPUTY

REPLAT

CHANDLERS LANDING PHASE 2
LOT 54
BEING A REPLAT OF
LOTS 37 AND 38

11,061 S.F. OR 0.25 ACRES (1 LOT)
EDWARD TEAL SURVEY, A-207

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

R.S.C.I
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

G115

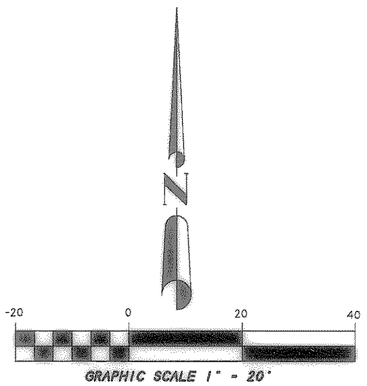
SURVEY DATE NOV 27, 2006
SCALE 1" = 20' FILE # 20060198RP
CLIENT HUDSON GF # NONE

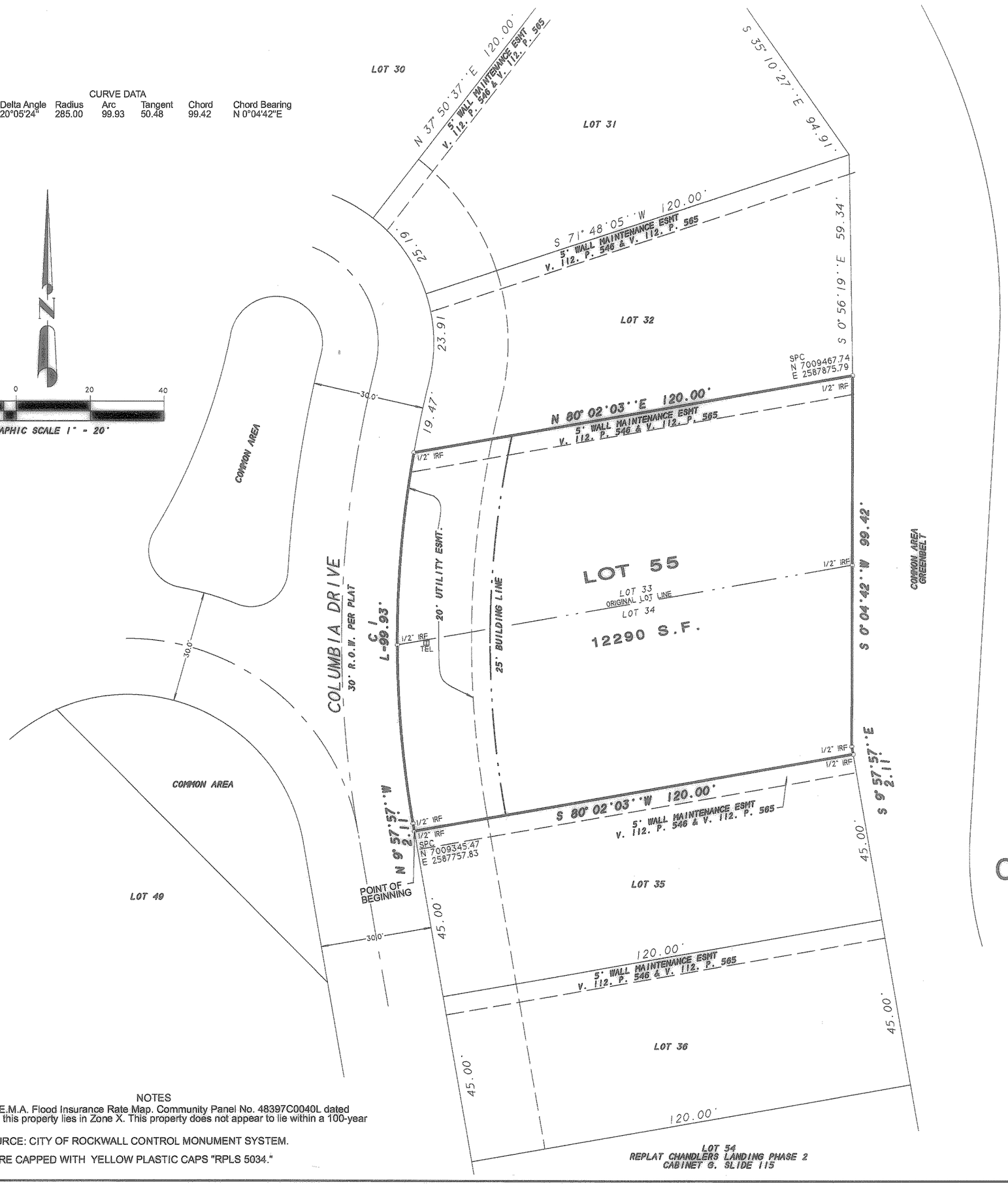
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

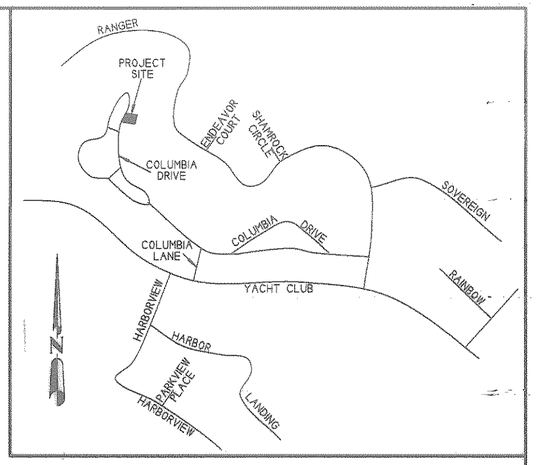
Chandlers Landing, Phase II Lot 54

CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	20°05'24"	285.00	99.93	50.48	99.42	N 0°04'42"E







VICINITY MAP

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."

FILED FOR RECORD
ROCKWALL CO. TEXAS
12 JUN 27 PM 2:24
SHELLA MILLER
ROCKWALL COUNTY CLERK
BY _____ DEPUTY

REPLAT

CHANDLERS LANDING PHASE 2
LOT 55

BEING A REPLAT OF
LOT 33 AND 34
0.28 ACRES OR 12,290 S.F.
(1 LOT)
EDWARD TEAL SURVEY A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
JOHN F. DUDEK
JENNIFER H. DUDEK
333 HARBORVIEW DRIVE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND 1 CORNER
FENCE	EASEMENT LINE PROPERTY LINE		AIR COND. UNIT	PROPANE TANK

SURVEY DATE FEBRUARY 16, 2012
SCALE 1" = 20' FILE # 20041697-RP
CLIENT DUDEK

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

H-233

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, JOHN F. DUDEK and JENNIFER H. DUDEK, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 33 and Lot 34, CHANDLERS LANDING PHASE 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 174, 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 east right-of-way line of Columbia Drive, a 30 foot right-of-way, said point being at the southwest corner of said Lot 34;

THENCE N. 09 deg. 57 min. 57 sec. W. along the east right-of-way line of Columbia Drive, a distance of 2.11 feet to a 1/2" iron rod found for corner;

THENCE in an northerly direction along a curve to the right having a central angle of 20 deg. 05 min. 24 sec., a radius of 285.00 feet, a tangent of 50.48 feet, a chord of N. 00 deg. 04 min. 42 sec. E., 99.42 feet, along said right-of-way line, an arc distance of 99.93 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 33;

THENCE N. 80 deg. 02 min. 03 sec. E. along the north boundary line of said Lot 33, a distance of 120.00 feet to a 1/2" iron rod found for corner at the northeast corner of said Lot 33;

THENCE S. 00 deg. 04 min. 42 sec. W. along the east boundary line of Lot 33 and Lot 34, a distance of 99.42 feet to a 1/2" iron rod found for corner;

THENCE S. 09 deg. 57 min. 57 sec. E. along the east boundary line of Lot 34, a distance of 2.11 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 34;

THENCE S. 80 deg. 02 min. 03 sec. W. along the south boundary line of Lot 34, a distance of 120.00 feet to the POINT OF BEGINNING and containing 12,290 square feet or 0.28 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 REPLAT CHANDLERS LANDING PHASE 2, LOT 55, BEING A REPLAT OF LOT 33 AND 34, 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;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. 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 th eir 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.

3. 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.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. 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.

6. 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, sto rm 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 an d/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 p rogress 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.

JOHN F. DUDEK

JENNIFER H. DUDEK

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOHN H. DUDEK 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 12 day of June, 2012.

Elizabeth A Morgan
Notary Public in and for the State of Texas

02-28-2013
My Commission Expires:

ELIZABETH A. MORGAN
Notary Public
State of Texas
My Comm. Exp. 02-28-2013

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 representa tion, 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 JENNIFER H. DUDEK 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 12 day of June, 2012.

Elizabeth A Morgan
Notary Public in and for the State of Texas

02-28-2013
My Commission Expires:

ELIZABETH A. MORGAN
Notary Public
State of Texas
My Comm. Exp. 02-28-2013

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

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

04-10-12
Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT CHANDLERS LANDING PHASE 2, LOT 55, BEING A REPLAT OF LOT 33 AND 34, 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 7th day of May, 2012.

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 20th day of June, 2012.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer

6-14-2012
Date

CITY OF ROCKWALL TEXAS
SEAL

REPLAT
CHANDLERS LANDING PHASE 2
LOT 55

BEING A REPLAT OF
LOT 33 AND 34
0.28 ACRES OR 12,290 S.F.
(1 LOT)
EDWARD TEAL SURVEY A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

OWNER:
JOHN F. DUDEK
JENNIFER H. DUDEK
333 HARBORVIEW DRIVE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

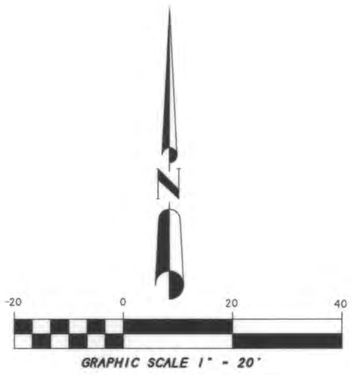
TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX ELECTRIC BOX, PEDESTAL OR JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	BASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SURVEY DATE FEBRUARY 16, 2012
SCALE 1" = 20' FILE # 20041697-RP
CLIENT DUDEK

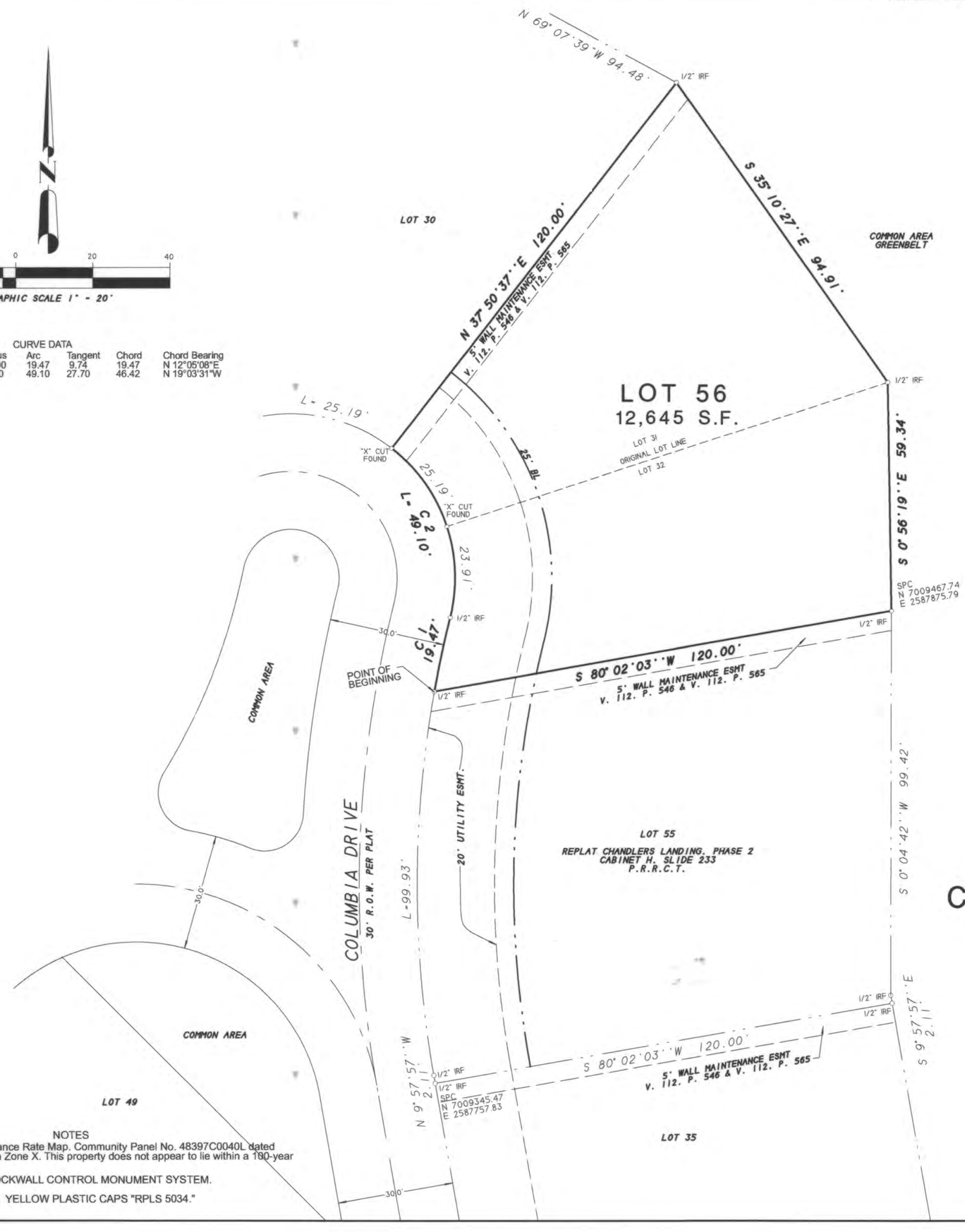
H-234

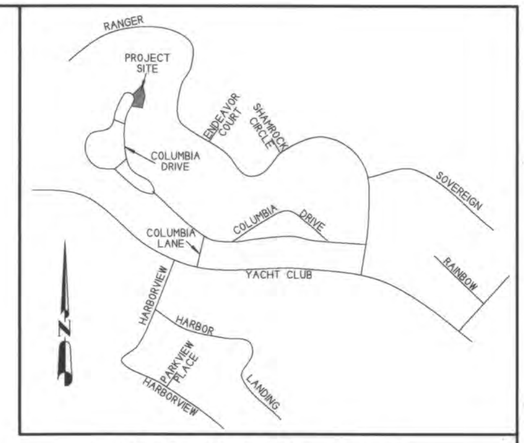
20170000016291 1/2 PLAT 08/30/2017 01:31:47 PM



CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	03°54'54"	285.00	19.47	9.74	19.47	N 12°05'08"E
2	66°11'44"	42.50	49.10	27.70	46.42	N 19°03'31"W





VICINITY MAP

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."

J 197

REPLAT

CHANDLERS LANDING PHASE 2
LOT 56

BEING A REPLAT OF
LOT 31 AND 32
0.28 ACRES OR 12,645 S.F.
(1 LOT)
EDWARD TEAL SURVEY A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
DEBRA MORRISON
436 COLUMBIA DRIVE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE APRIL 10, 2017
SCALE 1" = 20' FILE # 20170128RP
CLIENT MORRISON

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2017-030

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, RICHARD MORRISON and DEBRA MORRISON, 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 31 and Lot 32, CHANDLERS LANDING PHASE 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 174, 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 east right-of-way line of Columbia Drive, a 30 foot right-of-way, said point being at the southwest corner of said Lot 32;

THENCE in an northerly direction along a curve to the right having a central angle of 3 deg. 54 min. 54 sec., a radius of 285.00 feet, a tangent of 9.74 feet, a chord of N. 12 deg. 05 min. 08 sec. E., 19.47 feet, along said right-of-way line, an arc distance of 19.47 feet to a 1/2" iron rod found for corner;

THENCE in an northerly direction along a curve to the left having a central angle of 66 deg. 11 min. 44 sec., a radius of 42.50 feet, a tangent of 27.70 feet, a chord of N. 19 deg. 03 min. 31 sec. W., 46.42 feet, along said right-of-way line, an arc distance of 49.10 feet to an "X" cut found for corner at the northwest corner of Lot 31 and also being the south corner of Lot 30;

THENCE N. 37 deg. 50 min. 37 sec. E. along the north boundary line of said Lot 31, a distance of 120.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 31 and also being the northeast corner of Lot 30;

THENCE S. 35 deg. 10 min. 27 sec. E. along the east boundary line of Lot 31, a distance of 94.91 feet to a 1/2" iron rod found for corner at the common corner between Lots 31 and 32;

THENCE S. 0 deg. 56 min. 19 sec. E. along the east boundary line of Lot 32, a distance of 59.34 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 32 and the northeast corner of Lot 55 being a Replat of Chandlers Landing, Phase 2, recorded in Cabinet H, Slide 233 of the Plat Records of Rockwall County, Texas;

THENCE S. 80 deg. 02 min. 03 sec. W. along the common boundary of Lots 32 and Lot 55, a distance of 120.00 feet to the POINT OF BEGINNING and containing 12,645 square feet or 0.29 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 REPLAT CHANDLERS LANDING PHASE 2, LOT 56, BEING A REPLAT OF LOT 31 AND 32, 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;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. 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 th eir 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.

3. 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.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. 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.

6. 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, sto rm 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 an d/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 p rogress 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.

RICHARD MORRISON

DEBRA MORRISON

ANNA ANKRUM
Notary Public, State of Texas
ID # 12935573-0
My Comm. Expires 03/21/2021

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RICHARD MORRISON 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 18 day of August 2017.

Anna Ankrum
Notary Public in and for the State of Texas

03-21-2021
My Commission Expires:

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/30/2017 01:31:47 PM
$100.00
20170000016291

COPY

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 representa tion, 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 DEBRA MORRISON 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

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

APPROVED

I hereby certify that the above and foregoing plat of REPLAT CHANDLERS LANDING PHASE 2, LOT 56, BEING A REPLAT OF LOT 31 AND 32, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 1st day of August, 2017.

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 _____, _____.

Director of Planning

City Engineer 8-30-2017
Date

J 198

REPLAT

CHANDLERS LANDING PHASE 2
LOT 56

BEING A REPLAT OF
LOT 31 AND 32
0.28 ACRES OR 12,645 S.F.
(1 LOT)
EDWARD TEAL SURVEY A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
DEBRA MORRISON
436 COLUMBIA DRIVE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

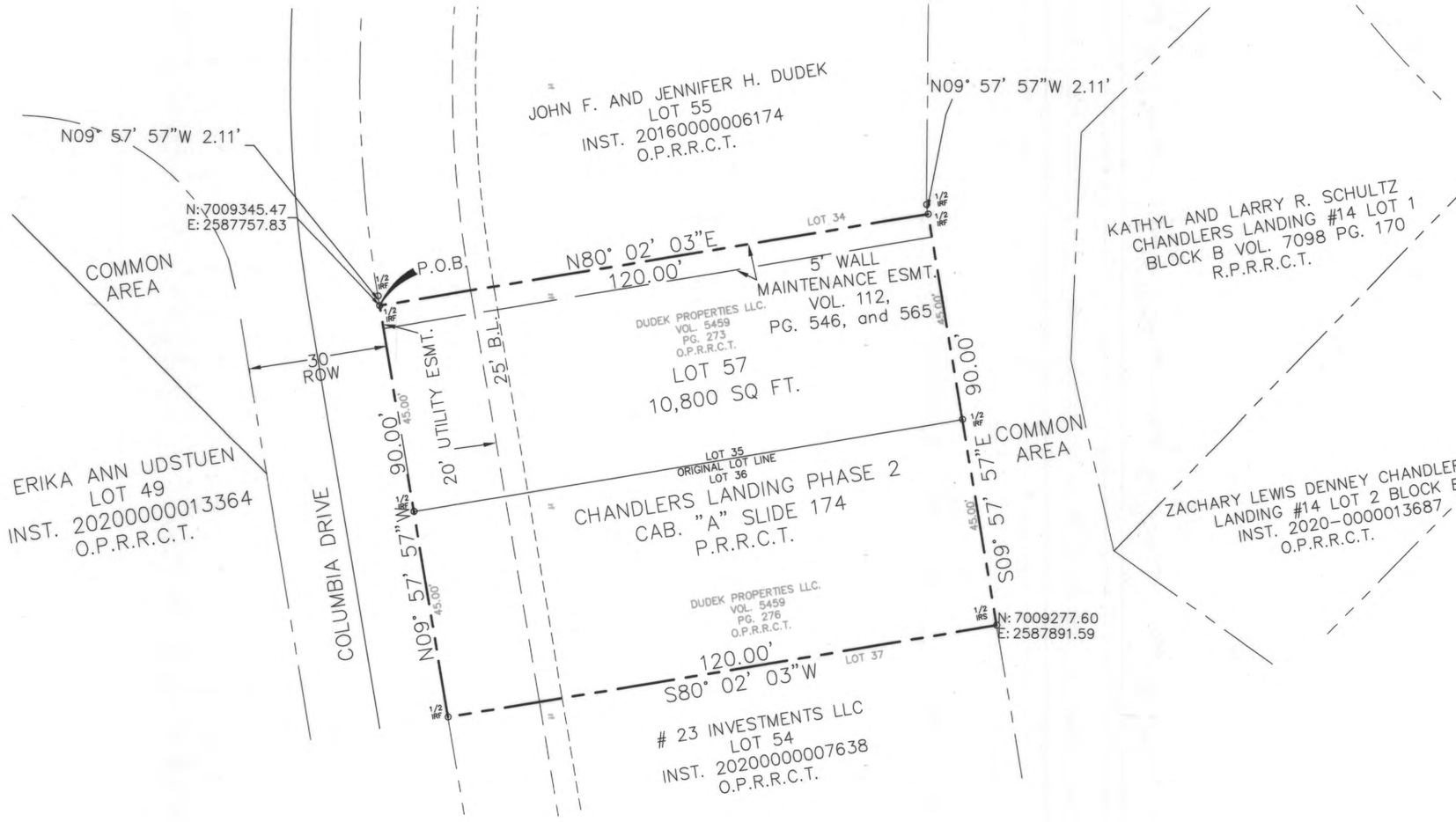
TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC ELECTRIC BOX SUBURBAN-ACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF 1/2" IRON ROD FOUND (CORNER)
FENCE	EASEMENT LINE PROPERTY LINE		A/C AIR CONDITIONING UNIT	BOLLARD (TYP)

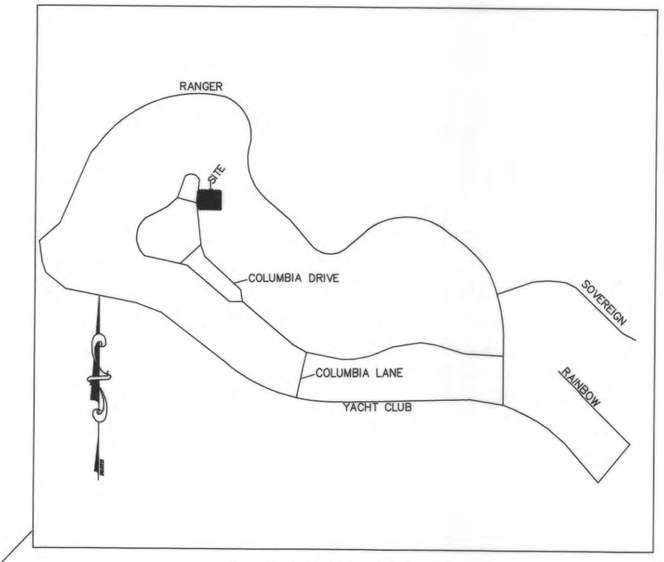
SURVEY DATE: APRIL 10, 2017
SCALE: 1" = 20' FILE # 20170128RP
CLIENT: MORRISON

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CASE NO. P2017-030

20210000000511 1/2 PLAT 01/07/2021 01:37:49 PM





VICINITY MAP
(N.T.S.)

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND:

R.P.R.R.C.T.	REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH CAP STAMPED "USA INC."
P.O.B.	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
B.L.	BUILDING LINE
SQ FT	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET

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.

ENGINEERS/SURVEYORS:
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USAI 2018006.00

OWNER:
JOHN F. DUDEK
JENNIFER H. DUDEK
333 HARBORVIEW DRIVE
ROCKWALL, TEXAS 75032

FINAL PLAT
CHANDLERS LANDING PHASE 2 LOT 57
(1 LOT)
BEING A REPLAT OF
CHANDLERS LANDING PHASE 2 LOTS 35 AND 36
BEING 0.248 ACRES OR 10,800 S.F.
OUT OF THE EDWARD TEAL SURVEY A-207
THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OCTOBER 26, 2020

P:\Sdskengn\DUDEK\DUDEK REPLAT.dwg, Layout1, 10/28/2020 1:10:28 PM, Dylan Moore

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, JOHN F. DUDEK and JENNIFER H. DUDEK, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows;

Being all of Lot 35 and Lot 36, CHANDLERS LANDING PHASE 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in cabinet "A" slide 174 Plat Records Rockwall County, Texas;

BEGINNING at a 1/2 inch iron rod found for a corner in the east right-of-way line of Columbia Drive, a 30 foot right-of-way, said point being the Northwest corner of said lot 35;

THENCE North 80 degrees 02 minutes 03 seconds East a distance of 120.00 feet to a 1/2 inch iron rod found for corner, being Northeast corner of said lot 35:

South 09 degrees 57 minutes 57 seconds East a distance of 90.00 feet to a 1/2 inch iron rod set with cap "USA INC." for corner, being the Southeast corner of said lot 36;

South 80 degrees 02 minutes 03 seconds West a distance of 120.00 feet to a 1/2 inch iron rod found for corner, said corner being in the East right-of-way of Columbia Drive, and the Southwest corner of lot 36;

North 09 degrees 57 minutes 57 seconds West along said right-of-way a distance of 90.00 feet to the POINT OF BEGINNING and containing 10,800 square feet or .248 acres of land, more or less.

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 REPLAT CHANDLERS LANDING PHASE 2, LOT 57, BEING A REPLAT OF LOT 35 AND 36, 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 there in 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.

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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 time 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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 Rockwal.

   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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.
7. The property owner is responsible for maintenance, repair, and replacement of all detention and drainage systems.

John F. Dudek
JOHN F. DUDEK

Jennifer H. Dudek
JENNIFER H. DUDEK

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned authority. On this day personally appeared JOHN F. DUDEK, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this 7th day of December, 2020.

David Schnurbusch
Notary Public in and for the State of Texas

4-14-2023
My Commission Expires On:

DAVID SCHNURBUSCH
Notary Public, State of Texas
Comm. Expires 04-14-2023
Notary ID 130189892

efore me, the undersigned authority. On this day personally appeared JENNIFER H. DUDEK, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that she executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this 7th day of December 2020

David Schnurbusch
Notary Public in and for the State of Texas

4-14-2023
My Commission Expires On:

DAVID SCHNURBUSCH
Notary Public, State of Texas
Comm. Expires 04-14-2023
Notary ID 130189892

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

10/27/2020
Date

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.

APPROVED:

I hereby certify that the above and foregoing plat of REPLAT CHANDLERS LANDING PHASE 2, LOT 57, BEING A REPLAT OF LOT 35 AND 36, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 02 day of November, 2020.

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.

WITNESS OUR HANDS, this 7th day of January, 2021.

Jim Pruitt
Mayor, City of Rockwall

Kristy Cole
City Secretary, City of Rockwall

CITY OF ROCKWALL TEXAS SEAL

Amy Williams, P.E.
City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, William V. Perry, 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

William V. Perry 11-30-2020
William V. Perry DATE
Registered Professional Land Surveyor Registration No. 4699
USA Professional Services Group, Inc.

STATE OF TEXAS REGISTERED WILLIAM V. PERRY 4699 PROFESSIONAL LAND SURVEYOR

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
01/07/2021 01:37:49 PM
$100.00
20210000000511

COUNTY CLERK ROCKWALL COUNTY, TEXAS

Jennifer Fogg

OWNER:
JOHN F. DUDEK
JENNIFER H. DUDEK
333 HARBORVIEW DRIVE
ROCKWALL, TEXAS 75032

FINAL PLAT
CHANDLERS LANDING PHASE 2 LOT 57
(1 LOT)
BEING A REPLAT OF
CHANDLERS LANDING PHASE 2 LOTS 35 AND 36
BEING 0.248 ACRES OR 10,800 S.F.
OUT OF THE EDWARD TEAL SURVEY A-207
THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OCTOBER 26, 2020

ENGINEERS/SURVEYORS:
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USAI 2018006.00

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