

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 Yacht Club Drive with the centerline 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: North 17° 11' 48" East a distance of 363.16 feet to a point for a corner, said point being on a curve to the left, said curve having a central angle of 72° 12' 41" and a radius of 140.0 feet;
 THENCE: Along said curve an arc distance of 176.45 feet to the point of tangency;
 THENCE: North 37° 46' 53" East a distance of 104.60 feet to the point of curvature of a curve to the right having a central angle of 126° 54' 55" and a radius of 144.87 feet;
 THENCE: Along said curve to the right an arc distance of 320.90 feet to a point of reverse curvature to the left, said curve having a central angle of 97° 19' 41" and a radius of 116.56 feet;
 THENCE: Along said curve to the left an arc distance of 198.0 feet to a point of tangency;
 THENCE: North 67° 21' 24" East a distance of 49.44 feet to a point on the center line of proposed Ranger Drive, for a corner;
 THENCE: South 11° 23' 40" East a distance of 25.31 feet to a point on a curve to the right having a central angle of 13° 26' 45" and a radius of 633.53 feet;
 THENCE: Along said center line an arc distance of 148.67 feet to a point of tangency and South 2° 3' 3" West a distance of 233.72 feet to the point of intersection of the center line of proposed Ranger Drive with the center line of Yacht Club Drive, said point of intersection being on a curve to the left having a central angle of 18° 01' 20" and a radius of 548.60 feet;
 THENCE: Along the center line of proposed Yacht Club Drive, an arc distance of 172.56 feet to a point of tangency, South 88° 30' 13" West a distance of 397.63 feet to the beginning of a curve to the right having a central angle of 16° 29' 57" and a radius of 800.0 feet and along said curve to the right an arc distance of 230.37 feet to the place of beginning and containing 7.50 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 Three, 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 herein-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 to be 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.

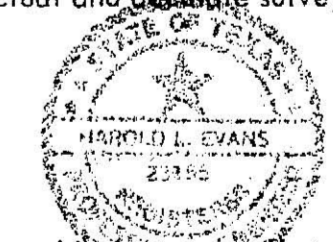
UTILITY EASEMENTS:
 KNOW ALL MEN BY THESE PRESENTS, that Clarke-Frates Corporation, its successors, and assigns, does hereby grant and convey to the City of Rockwall a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace 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.

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 6 day of July, 1973.
 CLARKE-FRATES CORPORATION

By: _____ 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



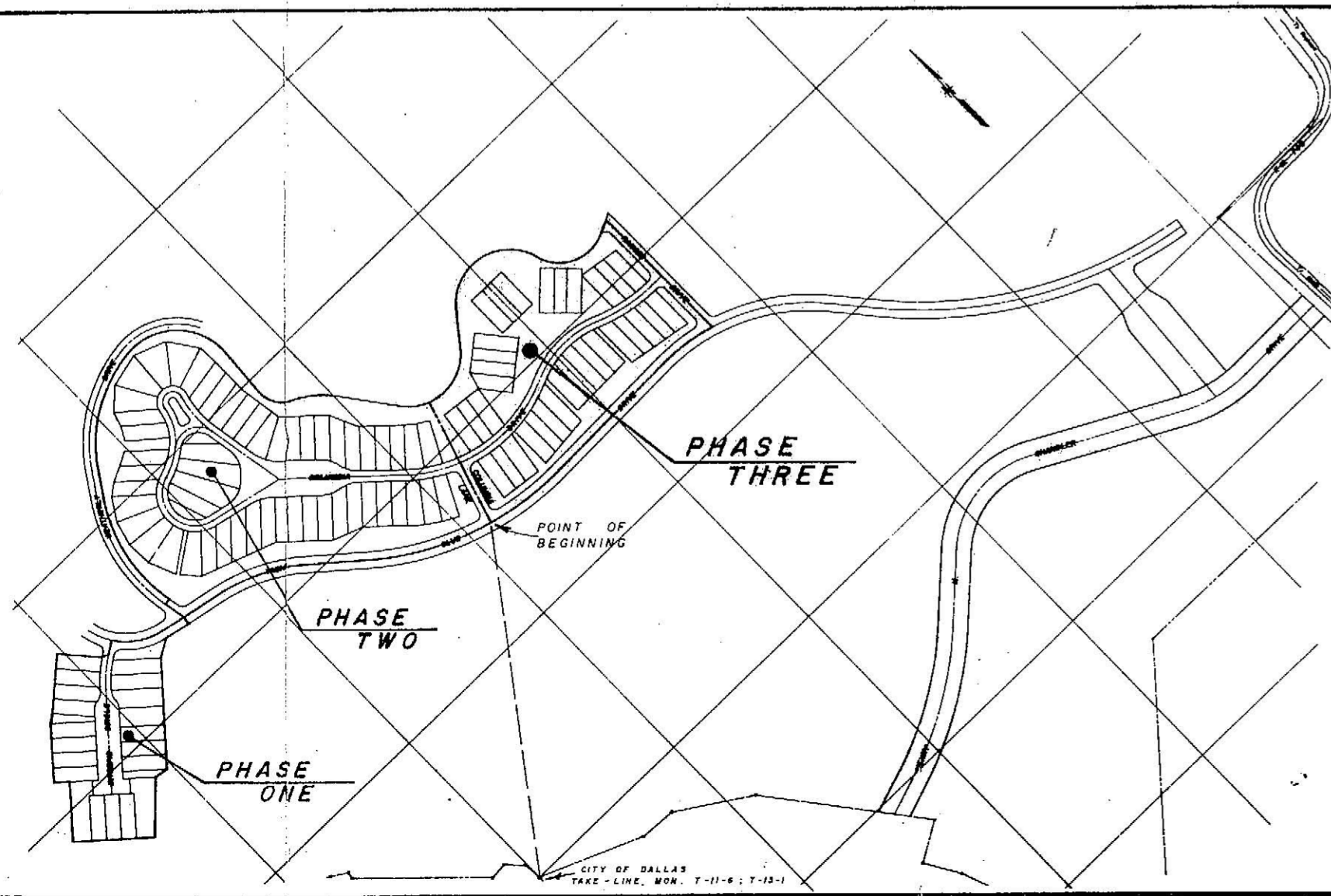
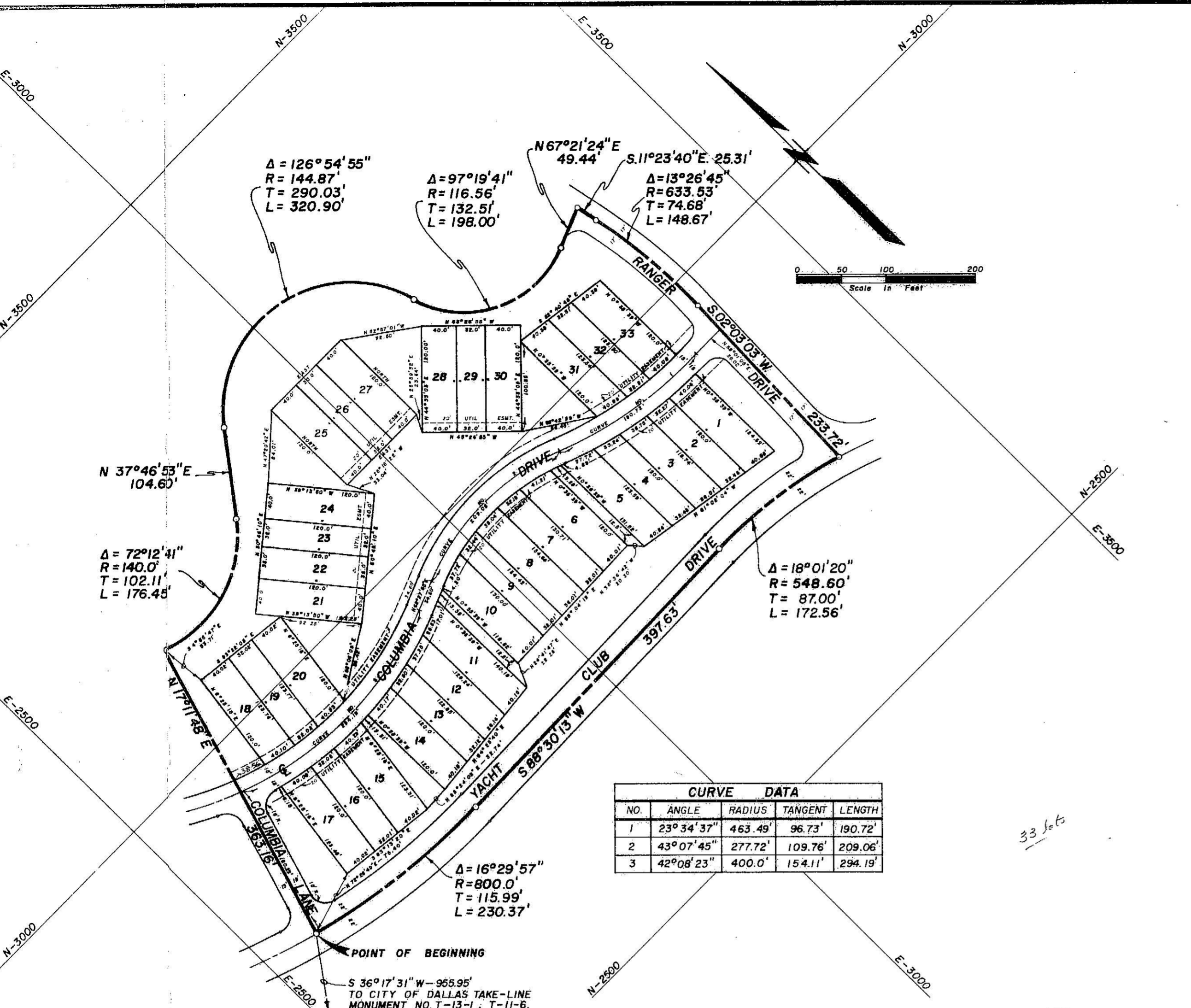
Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
 Given under my hand and seal of office, this 6 day of July, A.D., 1973.

[Signature]
 Notary Public in and for Dallas County, Texas
 Commission expires 1/1/1975

Approved by the Commissioners Court, County of Rockwall, this 9 day of July, 1973.

[Signature]
 County Judge

| | | | |
|-------------|---------------|------------------------|---|
| FILE PLAT | | CHANDLERS LANDING | |
| PHASE THREE | | ROCKWALL COUNTY, TEXAS | |
| DESIGN: HLE | DRAWN: RP HRM | SCALE: 1" = 100' | DATE: APRIL, 1973 |
| | | | DALLAS HAROLD EVANS & CONSULTING ENGINEER 320-1 |



| ACREAGE | | ACREAGE | |
|---------|---------|---------|---------|
| Lot No. | Acreege | Lot No. | Acreege |
| 1 | 0.112 | 18 | 0.112 |
| 2 | 0.088 | 19 | 0.091 |
| 3 | 0.099 | 20 | 0.112 |
| 4 | 0.089 | 21 | 0.110 |
| 5 | 0.117 | 22 | 0.099 |
| 6 | 0.115 | 23 | 0.088 |
| 7 | 0.097 | 24 | 0.110 |
| 8 | 0.111 | 25 | 0.110 |
| 9 | 0.097 | 26 | 0.088 |
| 10 | 0.114 | 27 | 0.110 |
| 11 | 0.124 | 28 | 0.110 |
| 12 | 0.104 | 29 | 0.088 |
| 13 | 0.089 | 30 | 0.110 |
| 14 | 0.110 | 31 | 0.112 |
| 15 | 0.112 | 32 | 0.091 |
| 16 | 0.088 | 33 | 0.112 |
| 17 | 0.112 | | |

LOCATION MAP
 SCALE: 1" = 400'

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DPH CUSTOM HOMES, 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 28 and Lot 29, CHANDLERS LANDING PHASE THREE, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 175 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 CHANDLERS LANDING PHASE THREE, LOTS 28 AND 29, BLOCK D, 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:

- 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 or efficiency 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, 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.
- 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 (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exaction's made herein.


KEITH DUFFY
FOR DPH CUSTOM HOMES
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KEITH DUFFY 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 21 day of December, 2004.


Notary Public in and for the State of Texas

1-22-08
My Commission Expires:



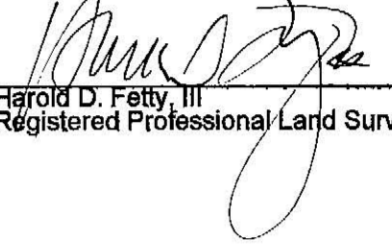
OWNER:
DPH CUSTOM HOMES
KEITH DUFFY
2807 ALLEN STREET # 687
DALLAS, TX 75204
469-682-9932

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, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water 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




APPROVED

I hereby certify that the above and foregoing plat of REPLAT CHANDLERS LANDING PHASE THREE LOTS 28 AND 29, BLOCK D, an Addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 10th day of January, 2005.

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.


Director of Planning 1-7-05


City Engineer 1-6-05

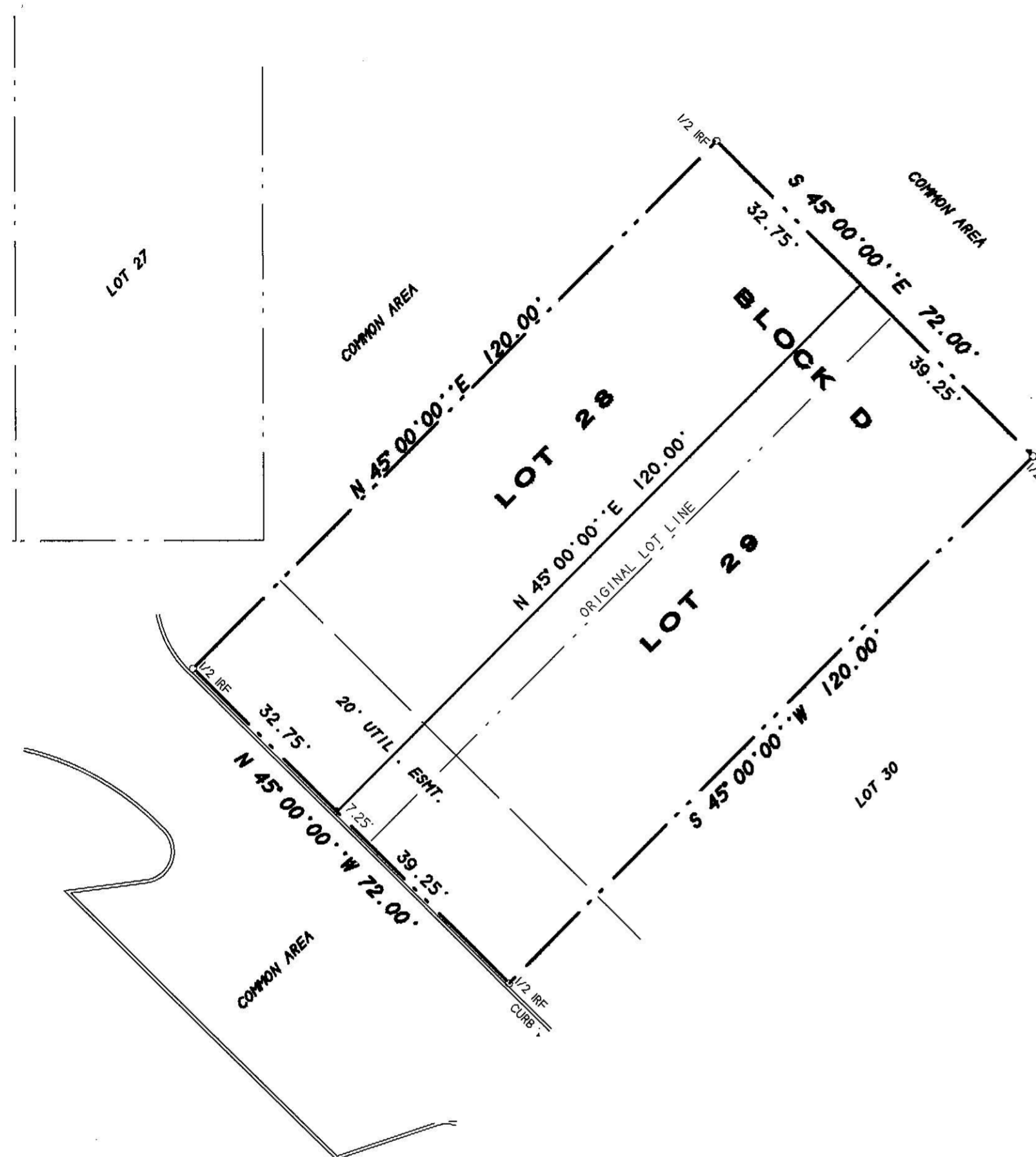
FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
05 JAN -7 AM 10:50
LAURETTE BURNS
CLERK
DEPUTY

REPLAT
CHANDLERS LANDING PHASE THREE
LOTS 28 AND ~~29~~, BLOCK D
0.19 ACRES (2 LOTS)
E. TEAL SURVEY, A-201
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

R.S.C.I. F-150
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SURVEY DATE NOVEMBER 1, 2004
SCALE 1" = 20' FILE# 20041999RP
CLIENT DPH

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



COLUMBIA DRIVE

NOTES

- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- BEARING SOURCE: RECORDED PLAT.
- ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
- BM= SQUARE CUT ON TOP OF CURB OF COLUMBIA DRIVE BETWEEN LOTS 20 AND 21 CHANDLERS LANDING PH III, ELEV = 530.28.