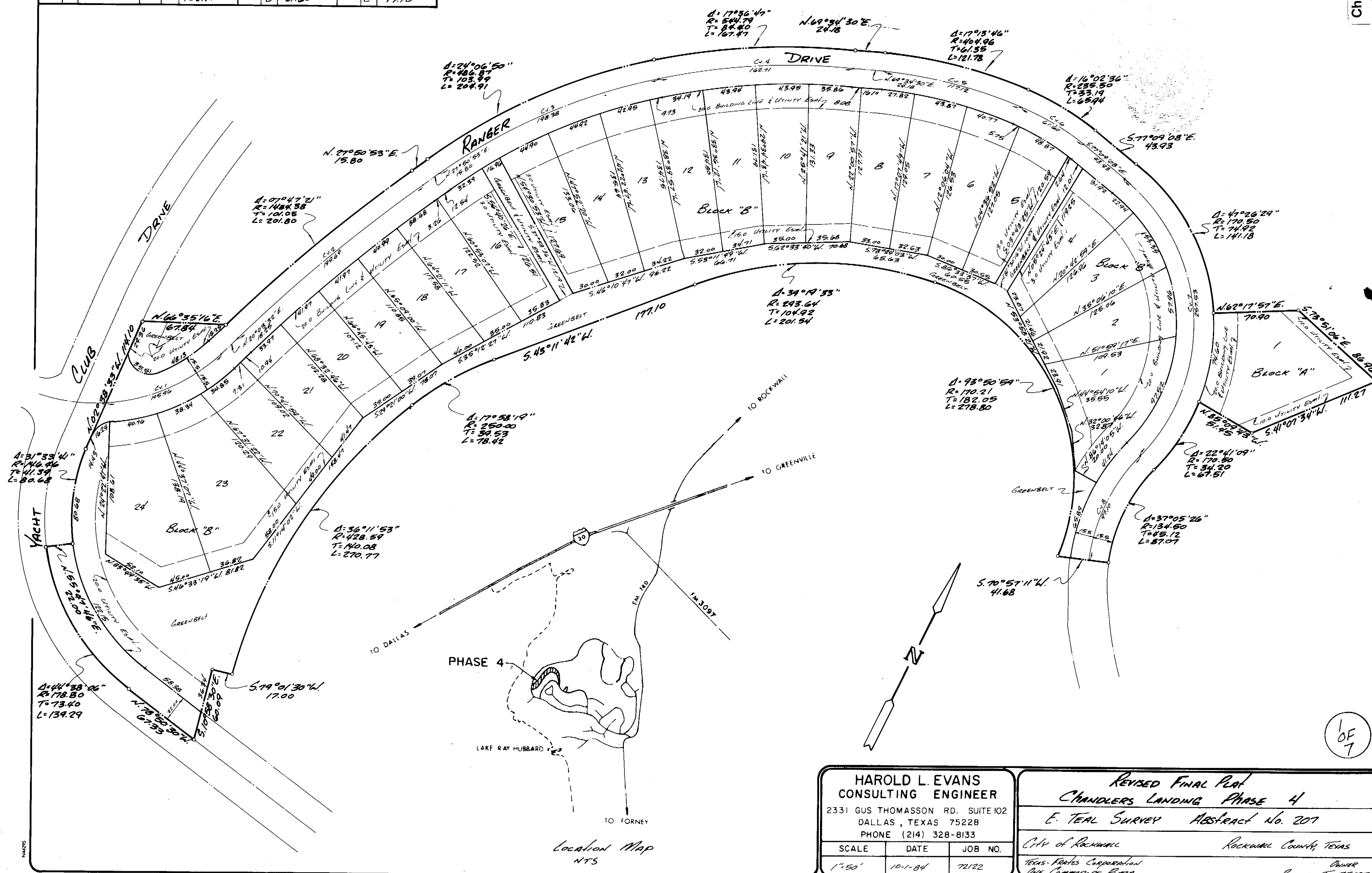


E CURVE DATA			
Cv.No	INFO	Cv.No	INFO
1	D 46°28'21"	3	D 24°06'50"
	R 150.00		R 471.37
	T 55.30		T 100.68
	L 105.96		L 198.38
2	D 07°47'21"	4	D 17°36'47"
	R 1468.88		R 529.29
	T 100.00		T 82.00
	L 199.69		L 162.71
3	D 17°15'46"	5	D 16°02'36"
	R 389.46		R 220.00
	T 59.00		T 31.00
	L 117.12		L 61.60
4	D 45°11'45"	7	D 37°05'26"
	R 155.00		R 150.00
	T 169.73		T 50.32
	L 257.53		L 97.10



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

REVISED FINAL PLAT
CHANDLERS LANDING PHASE 4
 E. TEAL SURVEY ABSTRACT No. 207

City of Rockwall
 Rockwall County, TEXAS

TEAS-PROTES Corporation
 ONE COMMODORE PLAZA
 Rockwall, TX. 75087

SCALE	DATE	JOB NO.
1"=50'	10-1-84	72122

1 OF 7

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	85°46'28"	139.50	208.84	129.57	189.88	S 24°50'38"E
2	14°16'39"	165.50	41.24	20.73	41.14	S 10°55'01"W
3	34°41'09"	139.50	84.45	43.56	83.17	S 50°23'17"E
4	51°05'19"	139.50	124.39	66.67	120.31	S 7°30'03"E

Line	Bearing	Distance
1	N 32°00'46"W	32.87'
2	N 44°54'10"W	35.55'
3	N 86°14'05"W	20.00'

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS ERIC ADDY, BEING THE OWNER OF A TRACT OF land in the E. TEAL SURVEY, ABSTRACT NO. 207 County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lots 1, 2 and 3, Block B of REVISED FINAL PLAT OF CHANDLERS LANDING, PHASE 4, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 161 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 at the South most Southwest corner of Lot 1;

THENCE N. 32 deg. 00 min. 46 sec. W. a distance of 32.87 feet to a 1/2" iron rod found for corner;

THENCE N. 44 deg. 54 min. 10 sec. W. a distance of 35.55 feet to a 1/2" iron rod found for corner;

THENCE N. 53 deg. 58 min. 21 sec. W. a distance of 67.29 feet to a 1/2" iron rod found for corner at the Southwest corner of Lot 3;

THENCE N. 20 deg. 42 min. 59 sec. E. to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southwest right-of-way line of Ranger Drive (31' R.O.W.) at the Northwest corner of said Lot 3;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 85 deg. 46 min. 28 sec., a radius of 139.50 feet, a tangent of 129.57 feet, a chord of S. 24 deg. 50 min. 38 sec. E., 189.88 feet along said right-of-way line, an arc distance of 208.84 feet to a 1/2" iron rod found for corner;

THENCE in a Southwesterly direction along a curve to the left having a central angle of 14 deg. 16 min. 39 sec., a radius of 165.50 feet, a tangent of 20.73 feet, a chord of S. 10 deg. 55 min. 01 sec. W., 41.14 feet along said right-of-way line, an arc distance of 41.24 feet to a 1/2" iron rod found for corner;

THENCE N. 86 deg. 14 min. 05 sec. W. a distance of 20.00 feet to the POINT OF BEGINNING and containing 0.37 acres or 16,288 square feet of land.

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 A REPLAT OF REVISED FINAL PLAT OF CHANDLERS LANDING, PHASE 4, LOTS 1-3, BLOCK B, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 occasional 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 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 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 I may have as a result of the dedication of exaction's made herein.


ERIC ADDY

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ERIC ADDY, 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 1st day of August 2003


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


My Commission Expires: 2-Nov-04
Jenell Lee Strickland
My Commission Expires February 16, 2004

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 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

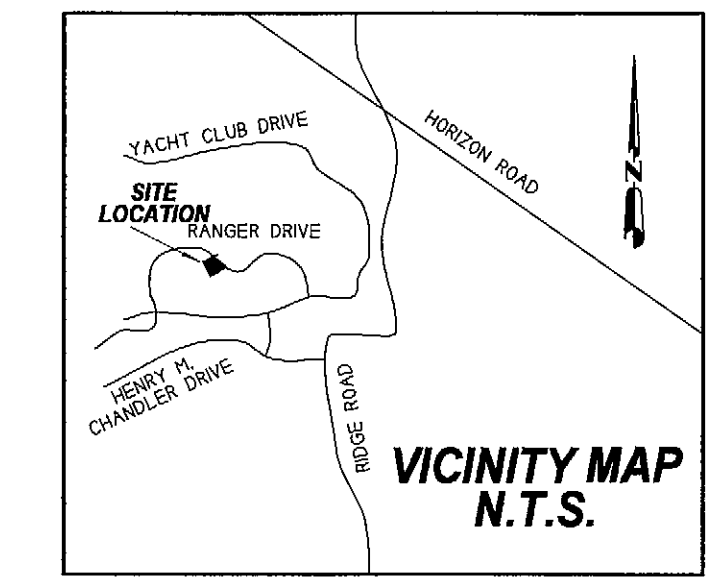
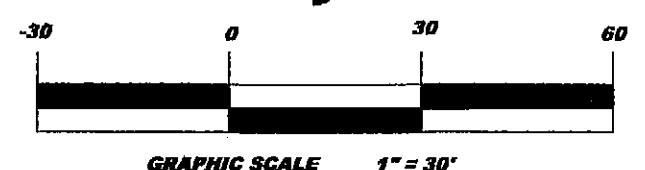
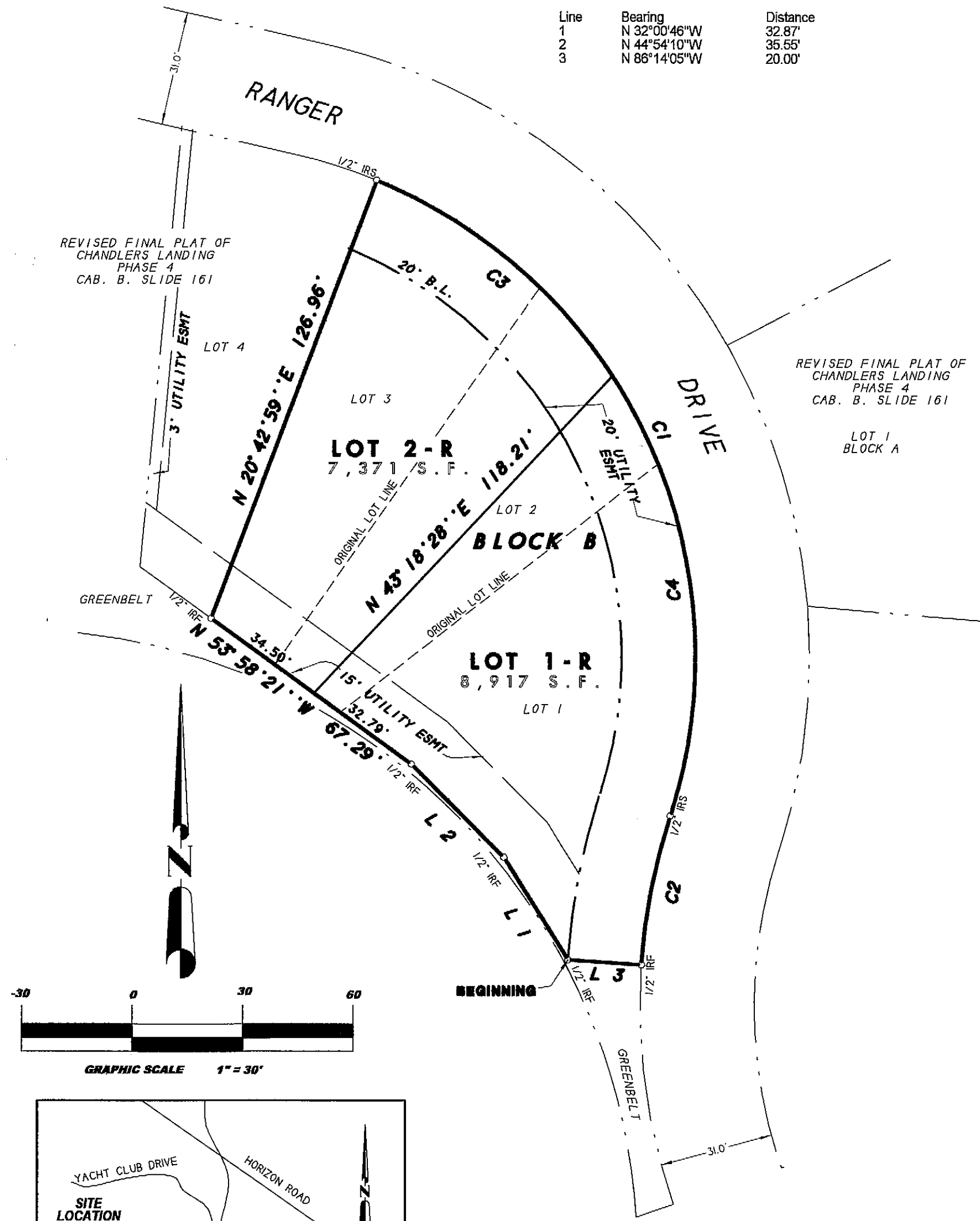
I hereby certify that the above and foregoing plat of REPLAT REVISED FINAL PLAT OF CHANDLERS LANDING, PHASE 4, LOTS 1-3, BLOCK B, an addition to the City of Rockwall, Texas was approved by the Planning and Zoning Director of the City of Rockwall on the 1st day of August, 2003


Robert Galvan
Director of Planning and Zoning

8-1-03
Date


Chuck Add
City Engineer

8-15-03
Date



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."

REPLAT
OF
REVISED FINAL PLAT OF CHANDLERS LANDING
PHASE 4, LOTS 1-3, BLOCK B

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN E. TEAL
ABSTRACT NO. 207

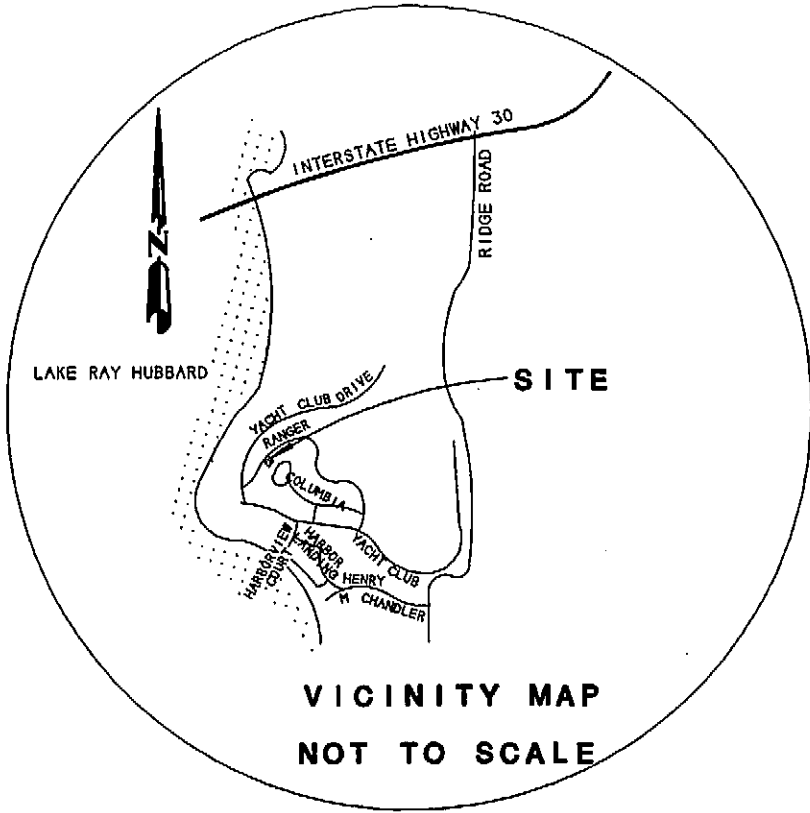
OWNER:
ERIC ADDY
P.O. BOX 870873
MESQUITE, TEXAS 75187
(972) 727-6210

RSCILAND SURVEYING
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SHEET 1 OF 1

SURVEY DATE: JULY 11, 2003
SCALE: 1" = 30' FILE # 20031367-P
CLIENT: ADDY

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
03 AUG 15 PM 2:05
PAULETTE BURKS
CLERK
DEPUTY



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Neal Jones is the owner of a tract of land situated in the EDWARD TEAL SURVEY, ABSTRACT 207, City of Rockwall, Rockwall County, Texas;

Being Lot 11 & 12, Block B of CHANDLER'S LANDING, PHASE 4, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Revised plat thereof recorded in Slide B, Page 161, of the Plat Records of Rockwall County, Texas.

RECOMMENDED FOR FINAL APPROVAL:

APPROVED [Signature] DATE July 9, 1997
Planning and Zoning Commission

APPROVED

I hereby certify that the above and forgoing plat, of CHANDLER'S LANDING PHASE 4, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 8th day of July, 1997.

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.

WITNESS OUR HANDS this 8 day of August, 1997.

[Signature] Mayor, City of Rockwall
[Signature] Cindy Kindred, City Secretary, City of Rockwall

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 a 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.



COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as CHANDLER'S LANDING PHASE 4 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 CHANDLER'S LANDING PHASE 4 have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purpose 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 their respective system on any of these easement strips, and any public utility shall at all times have a right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspection, 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 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 areas, 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 exactions made herein are proportional to the impact of the subdivision upon the Public services required in order that the development will conform 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 I may have as a result of the dedication of exactions made herein.

[Signature]
Neal Jones

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Neal Jones, known to me to be the person whose name is subscribed to the forgoing 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 11th day of September, 1997.
[Signature] Kathleen Cornel
Notary Public in and for the State of Texas. My Commission Expires: 11/25/00

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Todd B. Turner, 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] Todd B. Turner, Registered Professional Land Surveyor No. 4859

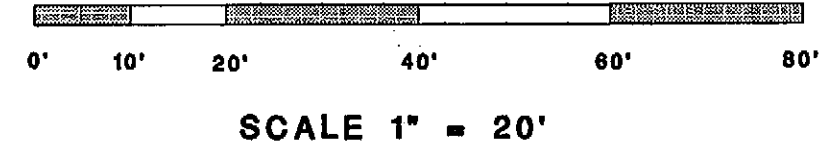
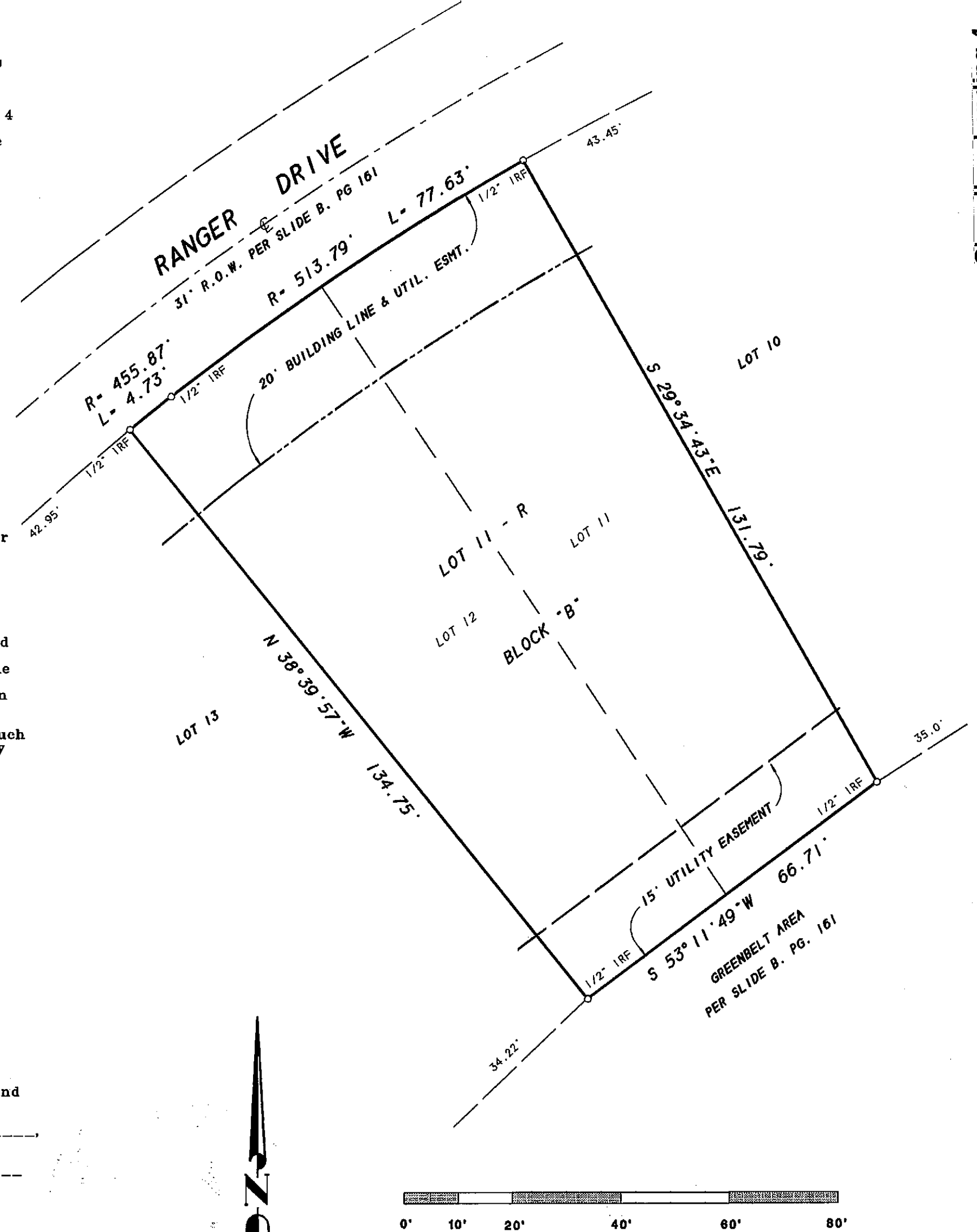
STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 8 day of September, 1997, by Todd B. Turner.

[Signature] Janet Kalka
Notary Public
Commission expires _____

[Signature] JANET KALKA
Notary Public
STATE OF TEXAS
My Comm. Exp. 12/06/99

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C, dated June 18, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE IS RECORDED PLAT RECORDED IN SLIDE B, PAGE 161.



REPLAT
CHANDLER'S LANDING PHASE 4

A REPLAT OF LOTS 11 & 12
BLOCK B
CHANDLER'S LANDING, PHASE 4
BEING A PART OF THE
E. TEAL SURVEY A-207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
JUNE 1997

OWNER: NEAL JONES
3247 BIRMINGHAM CENTER
PLANO, TEXAS 75093
(972) 772-5003

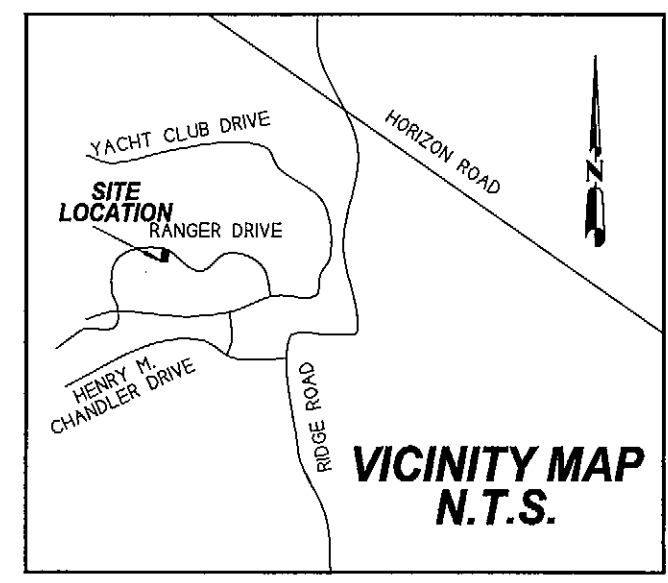
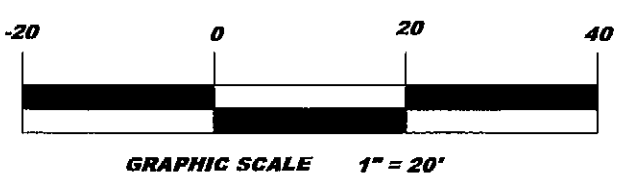
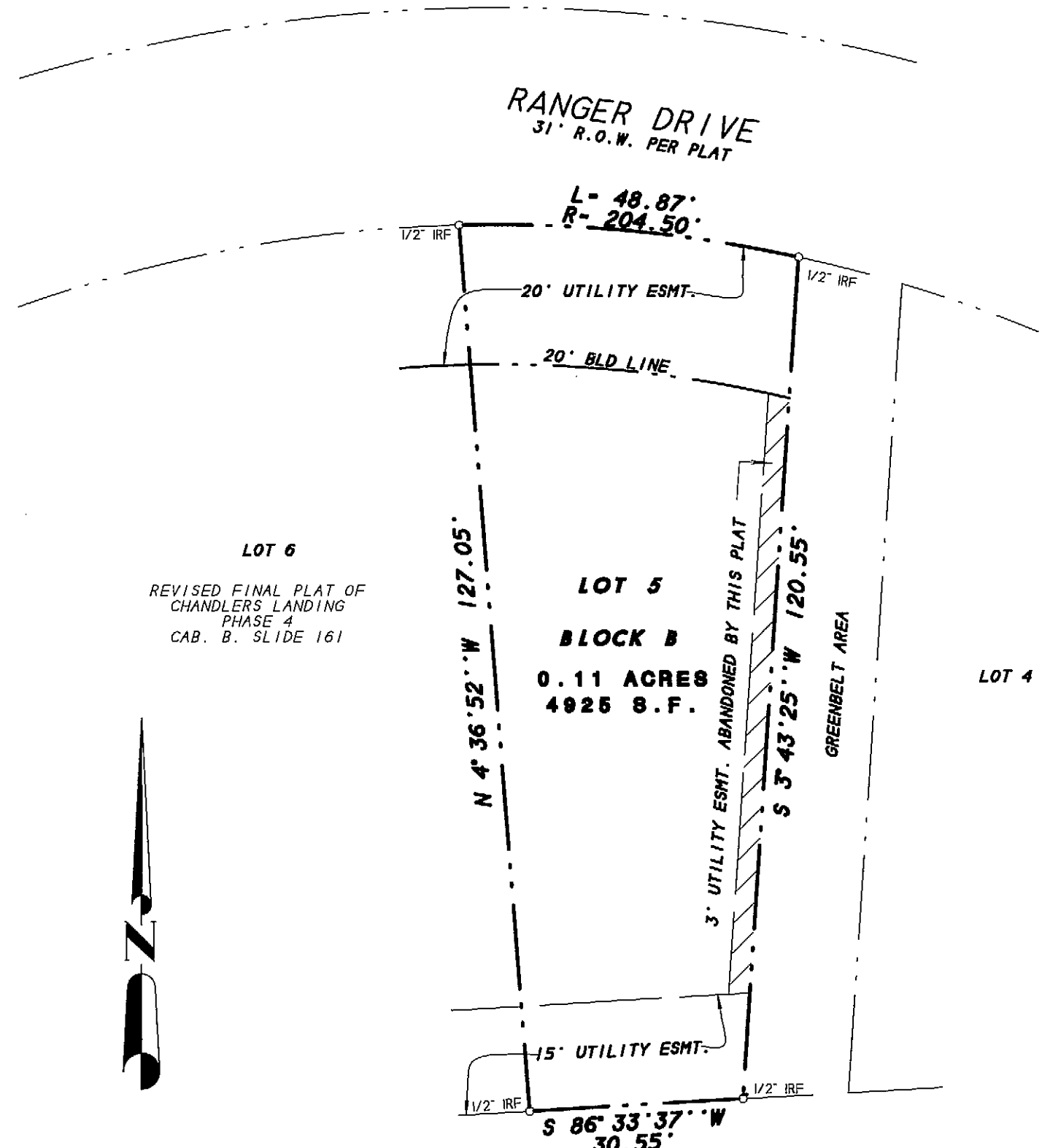
STOVALL & ASSOCIATES SURVEYORS

LEGEND		SCALE 1" = 20'	DATE: JUNE 18, 1997
● GWS	○ IRF	--- BOUNDARY LINE	--- CONCRETE
○ GAS METER	○ IRON ROD FOUND	--- BRICK WALL	--- ASPHALT
○ ELEV	○ IRON ROD SET	--- CROSS-TIE WALL	--- ROCK WALL
○ ELECTRIC METER	○ ELEC. SERVICE	--- GROSS TIE WALL	--- T.B.T.

D-48

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	13°41'32"	204.50	48.87	24.55	48.75	S 84°41'53"E

REVISED FINAL PLAT OF CHANDLERS LANDING PHASE 4 CAB. B. SLIDE 161



- NOTES
- 1) 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.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SERGIO GARCIA, BEING THE OWNER OF A TRACT OF land in the E. TEAL SURVEY, ABSTRACT NO. 207 County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 5, Block B of REVISED FINAL PLAT OF CHANDLERS LANDING, PHASE 4, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 161 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 at the Southwest corner of Lot 5;

THENCE S. 86 deg. 33 min. 37 sec. W. a distance of 30.55 feet to a 1/2" iron rod found for corner;

THENCE N. 04 deg. 36 min. 52 sec. W. a distance of 127.05 feet to a 1/2" iron rod found for corner in the Southwest right-of-way line of Ranger Drive (31' R.O.W.) at the Northwest corner of said Lot 5;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 13 deg. 41 min. 32 sec., a radius of 204.50 feet, a tangent of 24.55 feet, a chord of 48.87 feet, a central angle of 13 deg. 41 min. 32 sec., a radius of 204.50 feet, a tangent of 24.55 feet, a chord of 48.87 feet along said right-of-way line, an arc distance of 48.87 feet to a 1/2" iron rod found for corner;

THENCE S. 03 deg. 43 min. 25 sec. W. a distance of 120.55 feet to the POINT OF BEGINNING and containing 0.11 acres or 4,925 square feet of land.

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 A REPLAT OF REVISED FINAL PLAT OF CHANDLERS LANDING, PHASE 4, LOT 5, BLOCK B, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 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.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional 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 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 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 I may have as a result of the dedication of exaction's made herein.

Sergio Garcia
SERGIO GARCIA

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SERGIO GARCIA, known to person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 22nd day of June, 2005.

Harold D. Fetty III
Notary Public in and for the State of Texas

04-29-2009
My Commission Expires:

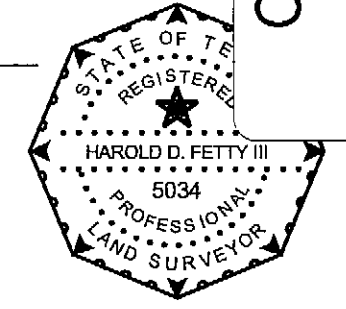
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



APPROVED

I hereby certify that the above and foregoing plat of REPLAT REVISED FINAL PLAT OF CHANDLERS LANDING, PHASE 4, LOT 5, BLOCK B, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5 day of July, 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.

WITNESS OUR HANDS, this _____ day of _____, 2005.

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

Chuck Inghel 7-19-05
City Engineer

REPLAT
OF
REVISED FINAL PLAT OF
CHANDLERS LANDING PHASE 4
LOT 5, BLOCK B
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN E. TEAL
ABSTRACT NO. 207

OWNER:
SERGIO GARCIA
9000 VANTAGE POINT DRIVE
DALLAS, TEXAS 75243
(214) 869-7199

RSCI LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TEXAS 75189 PHONE (972) 772-5434 FAX (972) 772-5443

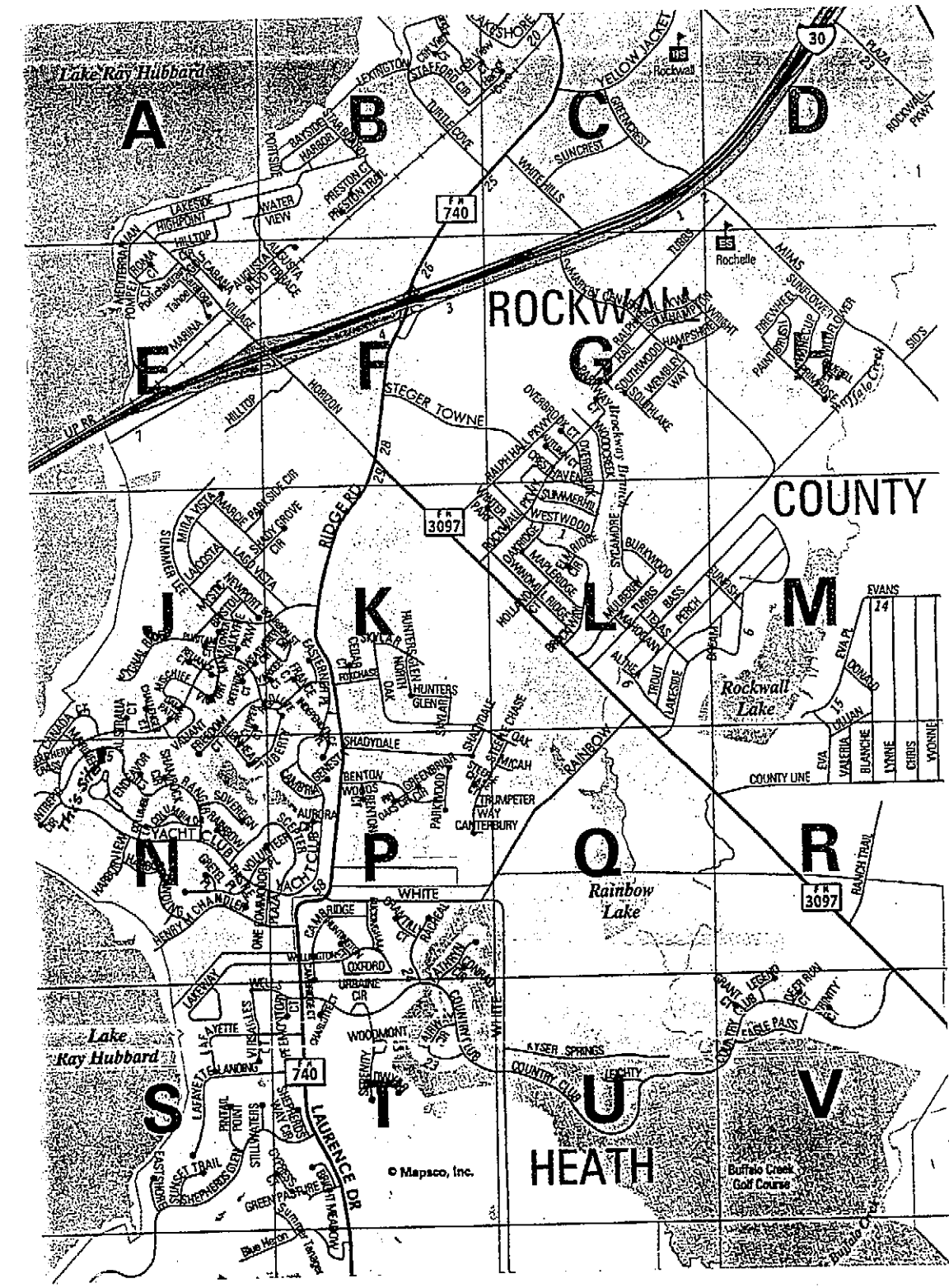
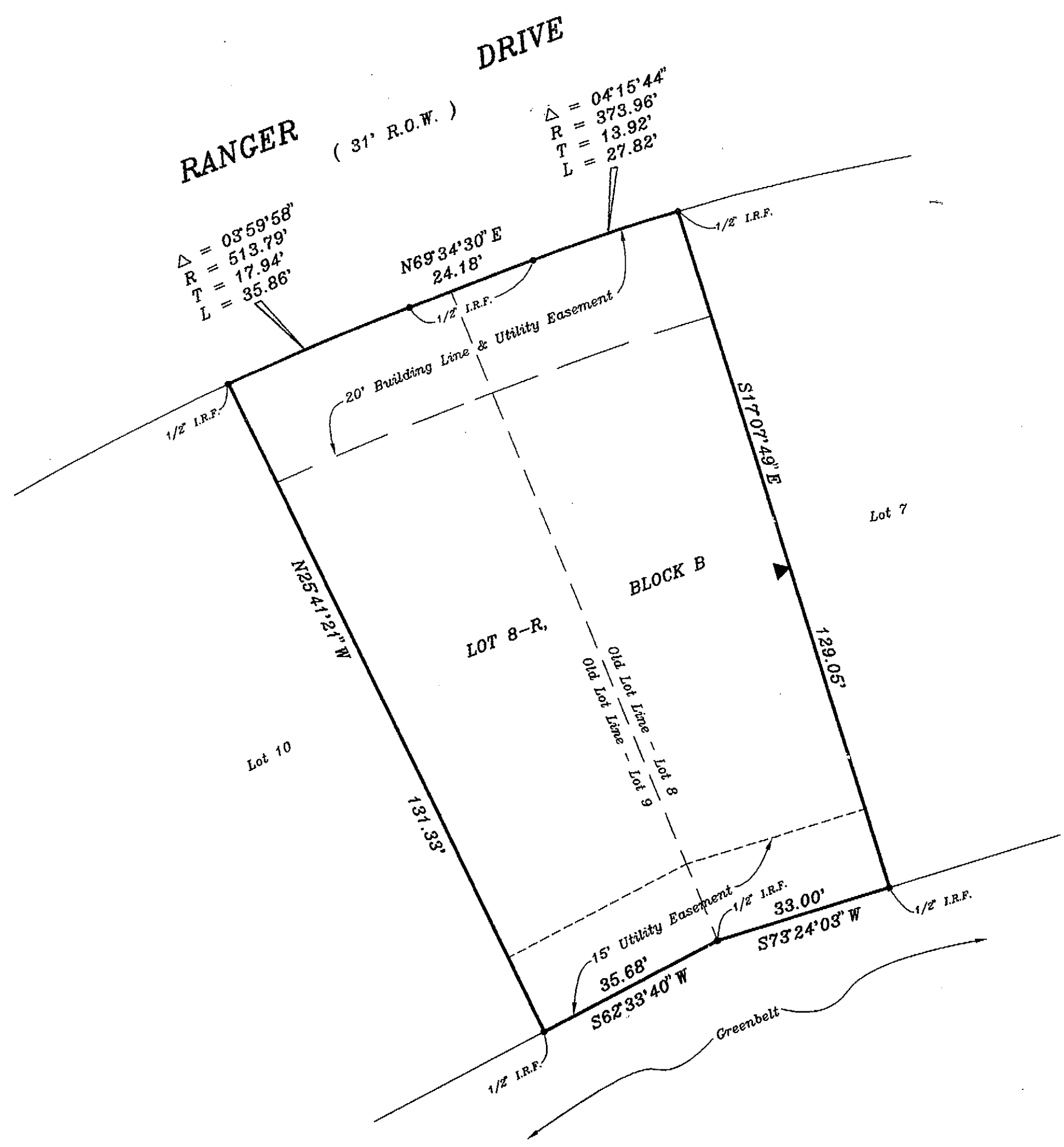
RECORDED FOR RECORD
ROCKWALL COUNTY, TEXAS
05 JUL 20 PM 1:39
TALLETT BURNS
CO. CLERK
DEPUTY

P2005-019
SHEET 1 OF 1
SURVEY DATE MAY 18, 2005
SCALE 1" = 20' FILE # 20050468RP
CLIENT GARCIA

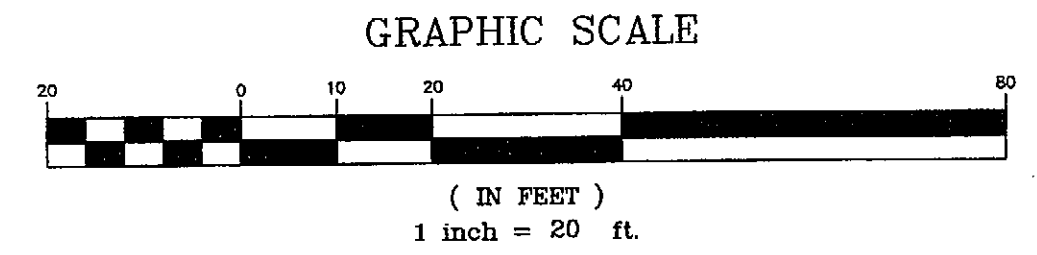
Sergio Garcia
Chandlers Landing

FILED FOR RECORD
 ROCKWALL CO. CLERK
 99 JUN -8 PM 12:37
 PAULETTE BURKS
 CO. CLERK
 BY: _____ DEPUTY

Chandlers Landing 4



LOCATION MAP



1
2

LEGEND

▶ = Indicates "0" Lot Line Side.

HAROLD L. EVANS
 CONSULTING ENGINEER
 P.O. BOX 28355
 2331 CUS THOMASSON ROAD, SUITE 102
 DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 20'	4-22-99	9933

REPLAT - LOTS 8 & 9, BLOCK B
CHANDLERS LANDING - PHASE 4

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOHN STANFORD ~ **OWNER**
 9308 VINEWOOD DRIVE DALLAS, TEXAS 75228 TEL NO.(214) 324-3424

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as CHANDLER'S LANDING PHASE 4 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 CHANDLER'S LANDING PHASE 4 have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purpose 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 their respective system on any of these easement strips, and any public utility shall at all times have a 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 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 areas, 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 exactions 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 I may have as a result of the dedication of exactions made herein.

Tommy Goodson

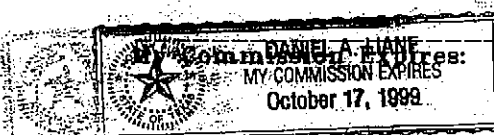
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Tommy Goodson, 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 15th day of April 1996.

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Petty, III, 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. Petty, III, Registered Professional Land Surveyor No. 5034

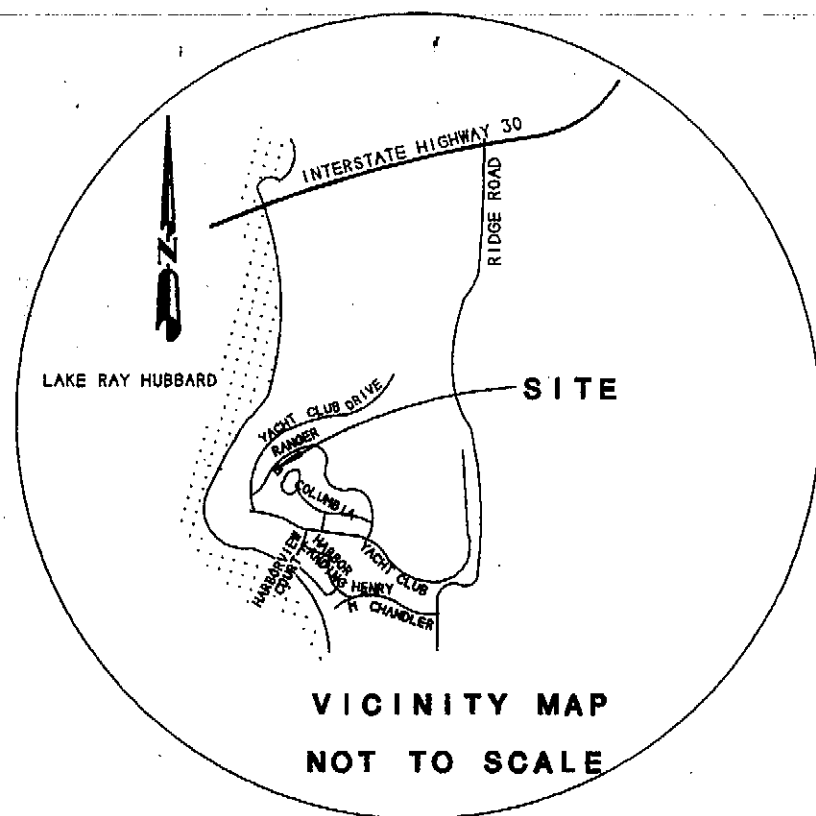
STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 15th day of April 1996, by Harold D. Petty, III.

Notary Public
Commission expires



- NOTES
- 1) 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.
 - 2) BEARING SOURCE IS RECORDED PLAT RECORDED IN SLIDE B, PAGE 161.



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Tommy Goodson is the owner of a tract of land situated in the EDWARD TEAL SURVEY, ABSTRACT 207, City of Rockwall, Rockwall County, Texas;

Being Lot 16 & 17, Block B of CHANDLER'S LANDING, PHASE 4, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Revised plat thereof recorded in Slide B, Page 161, of the Plat Records of Rockwall County, Texas.

RECOMMENDED FOR FINAL APPROVAL:

APPROVED:

A. H. Ruff
Planning and Zoning Commission

DATE 4/4/96

APPROVED

I hereby certify that the above and foregoing plat of CHANDLER'S LANDING PHASE 4, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of April 1996.

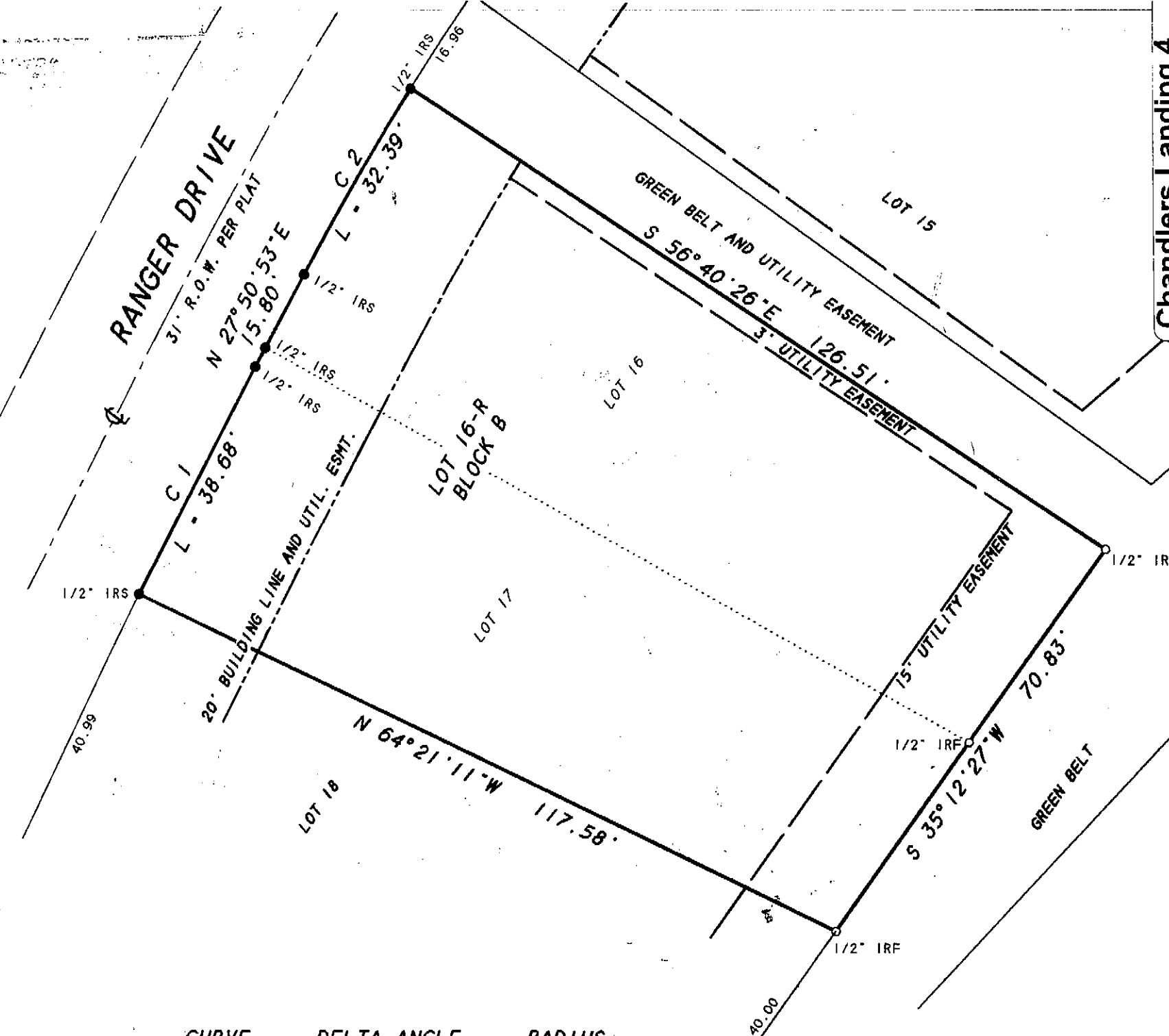
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

WITNESS OUR HANDS this 15th day of April 1996.

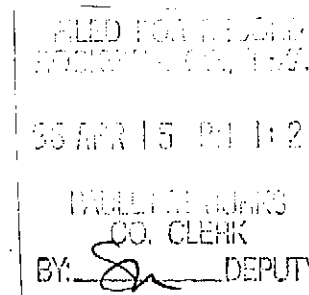
Earl V. Voss
Mayor, City of Rockwall

Emily R. Rollins
City Secretary, City of Rockwall

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 a 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.



CURVE	DELTA ANGLE	RADIUS
C 1	1° 31' 30"	1453.38'
C 2	4° 04' 15"	455.87'



SCALE 1" = 20'

REPLAT

CHANDLER'S LANDING PHASE 4

A REPLAT OF LOTS 16 & 17
BLOCK B
CHANDLER'S LANDING, PHASE 4
BEING A PART OF THE
E. TEAL SURVEY A-207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MARCH 1996

OWNER: TOMMY GOODSON
8714 DELIVER
ROWLETT, TEXAS
(214) 483-0066

STOVALL & ASSOCIATES

SURVEYORS

LEGEND		SCALE 1" = 20'	DATE FEB 1996
● GAS METER	○ IRP	— BOUNDARY LINE	JOB NO 860072-E OF NO. J. GOODSON
○ IRP	○ IRP	— CONCRETE	
○ IRP	○ IRP	— ROCK WALL	INT. W.G.K.
○ IRP	○ IRP	— ASPHALT	H.D.E.

POST OFFICE BOX 280538 • DALLAS, TEXAS 75228 • PHONE (214) 407-1044

Tab. C, Pg. 310

Chandler's Landing 4

REVISED FINAL PLAT OF
CHANDLERS LANDING
PHASE 4
CAB. B. SLIDE 161

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS HOUSER HOLDINGS, LLC, BEING THE OWNER OF A TRACT OF land in the E. TEAL SURVEY, ABSTRACT NO. 207 County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 6 & 7, Block B of REVISED FINAL PLAT OF CHANDLERS LANDING, PHASE 4, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 161 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 at the southeast corner of Lot 6 and southwest corner of Lot 5;

THENCE S. 86 deg. 33 min. 37 sec. W. a distance of 30.00 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 6 and southeast corner of Lot 7;

THENCE S. 73 deg. 24 min. 03 sec. W. a distance of 32.63 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 7;

THENCE N. 17 deg. 07 min. 49 sec. W. a distance of 129.05 feet to a 1/2" iron rod found for corner in the Southwest right-of-way line of Ranger Drive (31' R.O.W.) at the Northwest corner of said Lot 7;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 12 deg. 58 min. 05 sec., a radius of 373.96 feet, a tangent of 42.50 feet, a chord of N. 80 deg. 19 min. 19 sec. E., 84.46 feet along said right-of-way line, an arc distance of 84.64 feet to a 1/2" iron rod found for corner;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 01 deg. 36 min. 42 sec., a radius of 204.50 feet, a tangent of 2.88 feet, a chord of N. 87 deg. 39 min. 00 sec. E., 5.75 feet along said right-of-way line, an arc distance of 5.75 feet to a 1/2" iron rod found for corner;

THENCE S. 04 deg. 36 min. 52 sec. E. a distance of 127.05 feet to the POINT OF BEGINNING and containing 0.22 acres or 9,750 square feet of land.

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 CHANDLERS LANDING, PHASE 4, LOT 25, BLOCK B, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 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.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional 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 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 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 I may have as a result of the dedication of exaction's made herein.

for HOUSER HOLDINGS, LLC

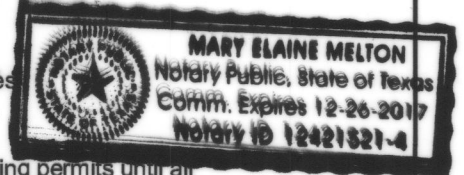
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared *Paul Houser* 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 23rd day of June 2016

Mary Elaine Melton
Notary Public in and for the State of Texas

My Commission Expires



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 CHANDLERS LANDING, PHASE 4, LOT 25, BLOCK B, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 6 day of June, 2016.

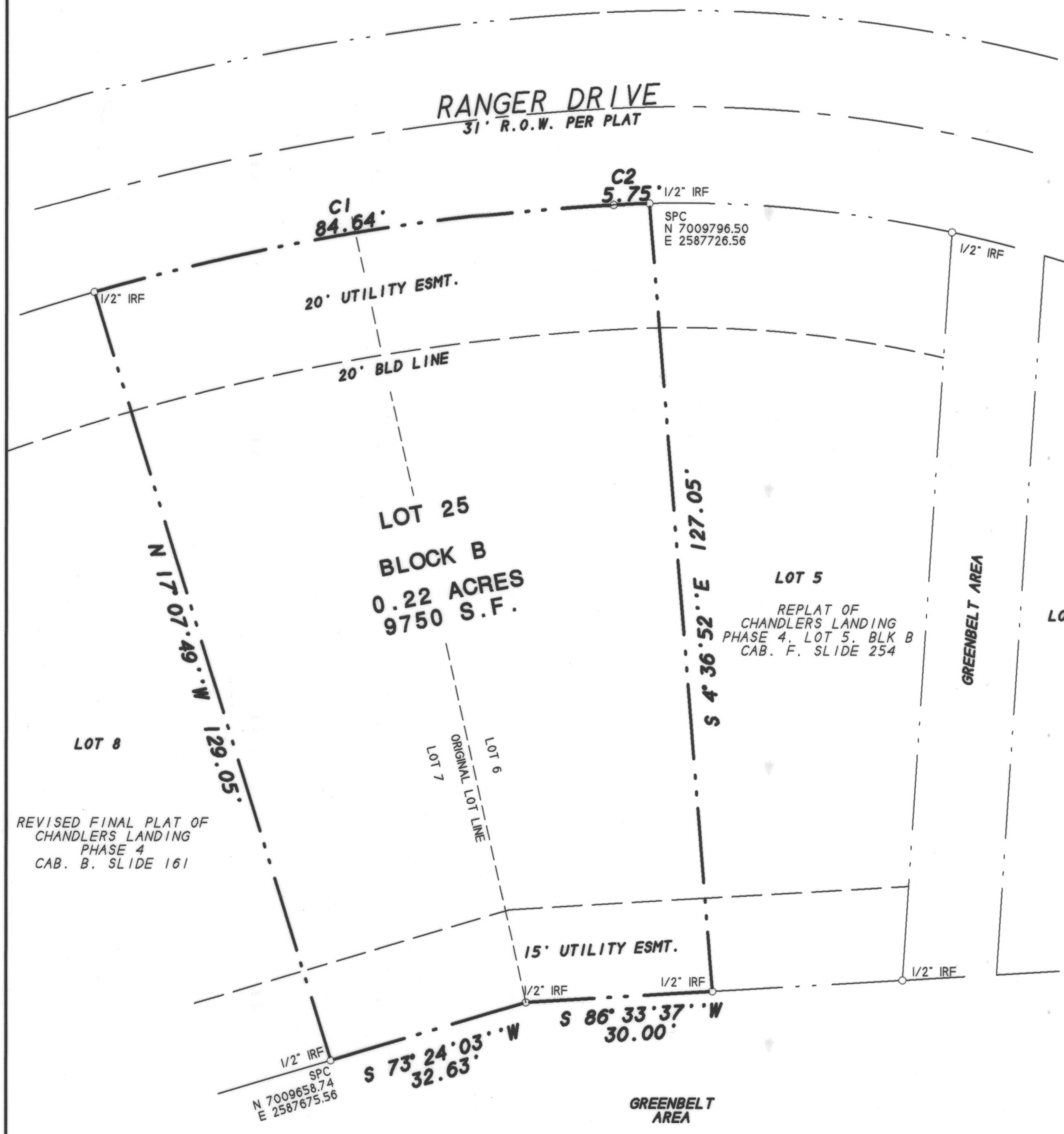
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 13th day of July, 2016.

Gregory J. Galt
Director of Planning & Zoning

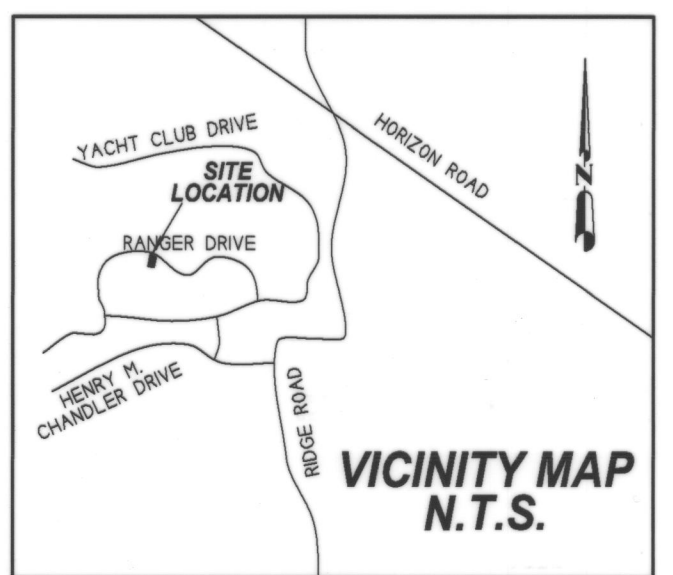
Amy Williams
City Engineer



REVISED FINAL PLAT OF
CHANDLERS LANDING
PHASE 4
CAB. B. SLIDE 161

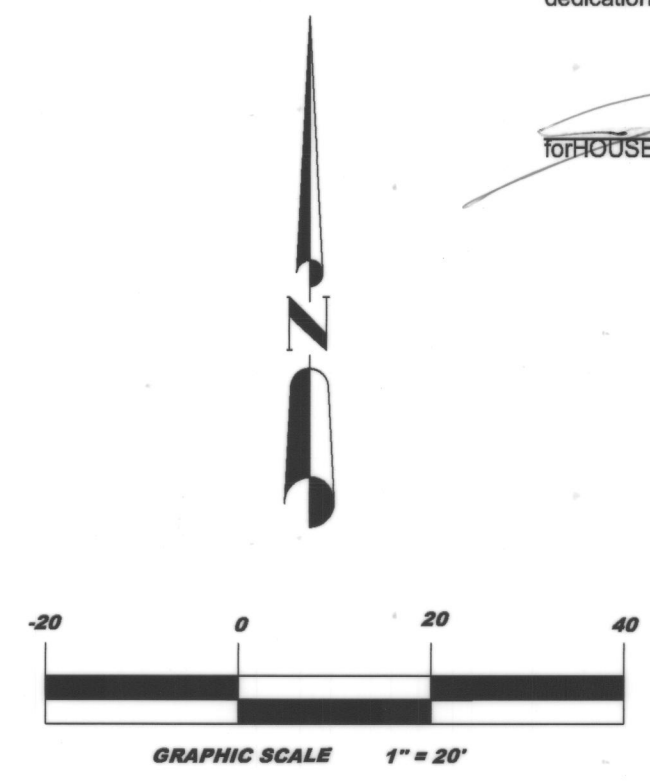
CURVE DATA TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	12°58'05"	373.96	84.64	42.50	84.46	N 80°19'19"E
2	1°36'42"	204.50	5.75	2.88	5.75	N 87°39'00"E



NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L 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: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
07/21/2016 03:35:41 PM
\$50.00
2016000012388

COPY



Shelli Miller

OWNER:
HOUSER HOLDINGS, LLC
2931 RIDGE ROAD
SUITE 101 PMB 197
ROCKWALL, TEXAS 75032

1364
FINAL PLAT
CHANDLERS LANDING PHASE 4
LOT 25, BLOCK B
BEING A REPLAT
OF LOT 6 & 7, BLOCK B
CHANDLERS LANDING PHASE 4
BEING 0.22 ACRES
E. TEAL ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1

SURVEY DATE APRIL 15, 2016
SCALE 1" = 20' FILE # 20002147-RP
CLIENT HOUSER

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

Chandlers Landing Ph4
Lots 25, Block B
Final Plat