

LOT ACREAGES

LOT	ACREAGE
A-1	0.2689
A-2	0.2642
B-1	0.2891
B-2	0.2369
B-3	0.2355
B-4	0.2368
B-5	0.2382
B-6	0.2363

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That CHAS. P. HOFFMAN
Wm V. HANNIGAN, being the owner of lot 5+6
 Block B, Concur in revising this plat for the purpose of
 establishing additional utility easements;

Chas. P. Hoffman
Wm V. Hannigan

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 being a part of the same tract of land conveyed to Whilden Construction Co. by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING at a point for a corner on the centerline of Yacht Club Drive situated North 70° 08' 28" East 1707.90 feet from the City of Dallas Take Line Monument of Lake Ray Hubbard marked T-13-1, T-11-6;
 THENCE: Around a circular curve to the Right having a central angle of 2° 35' 01", a radius of 548.6 feet, and a chord bearing of South 41° 47' 18" East along the centerline of Yacht Club Drive an arc distance of 24.74 feet to a point for a corner;
 THENCE: South 40° 29' 47" East continuing along said centerline a distance of 129.67 feet to a point for a corner;
 THENCE: Around a circular curve to the Left having a central angle of 26° 21' 01" and a radius of 1200 feet, continuing along said centerline an arc distance of 551.88 feet to a point for a corner;
 THENCE: South 12° 04' 11" East a distance of 149.83 feet to a point for a corner;
 THENCE: North 62° 21' 07" West a distance of 223.77 feet to a point for a corner on a curve to the Right, having a central angle of 14° 05' 58" and a radius of 18';
 THENCE: Along the arc of said curve an arc distance of 4.43 feet to a point on a curve to the Left, having a central angle of 5° 44' 00" and a radius of 165 feet;
 THENCE: Along the arc of said curve an arc distance of 16.51 feet to a point for a corner;
 THENCE: North 51° 01' 10" West a distance of 30.0 feet to a point for a corner on a curve to the Right, having a central angle of 24° 36' 57" and a radius of 135 feet;
 THENCE: Along the arc of said curve an arc distance of 58.00 feet to a point for a corner;
 THENCE: North 19° 05' 13" West a distance of 106.17 feet to a point for a corner;
 THENCE: North 76° 21' 44" West a distance of 70.35 feet to a point for a corner;
 THENCE: North 50° 16' 05" West a distance of 122.40 feet to a point for a corner;
 THENCE: North 40° 29' 47" West a distance of 259.54 feet to a point for a corner;
 THENCE: North 49° 30' 13" East a distance of 142.58 feet to the Place of Beginning and Containing 2.44 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 Seven, Installation One and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Clarke-Frates Corporation, its successors and assigns, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the hereinabove described lots. All land within the boundary of the above described tract that is not included within lot lines is hereby designated utility areas. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Clarke-Frates Corporation, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. 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 20th day of Nov, 1976.

CLARKE-FRATES CORPORATION

By *Juan Clark*

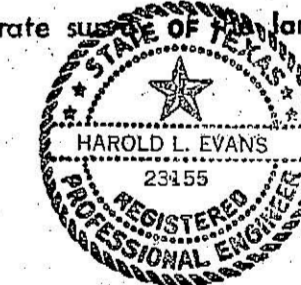
Attest By: *John P. ...*
 Secretary

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
 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.

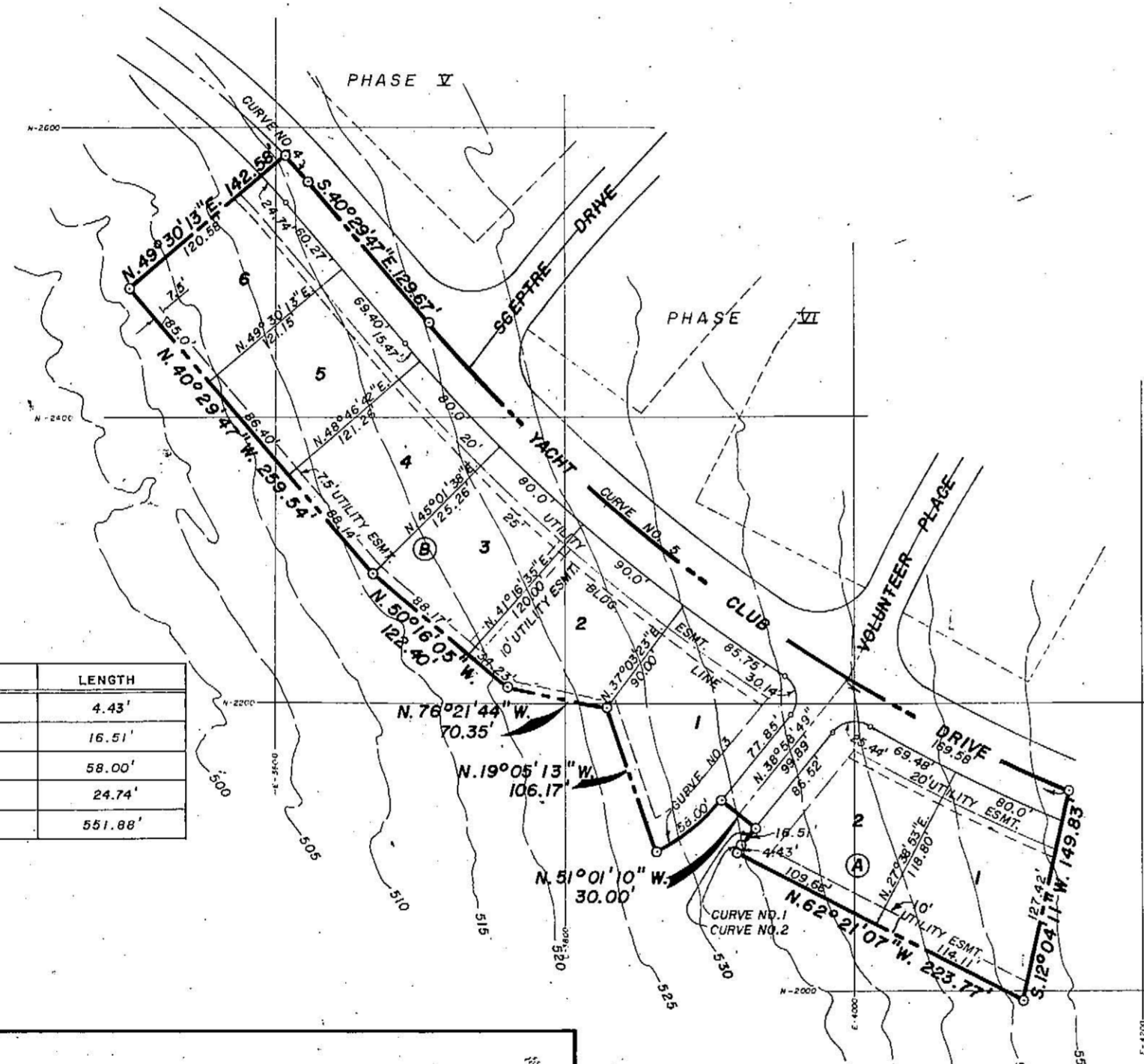
Donald ...
 Notary Public in and for Dallas County, Texas
 Commission expires 6-1-77

GIVEN under my hand and seal of office,
 this 20th day of Nov, A.D., 1976

Approved by the City Council, City of Rockwall, Texas, this 7 day of June, 1976

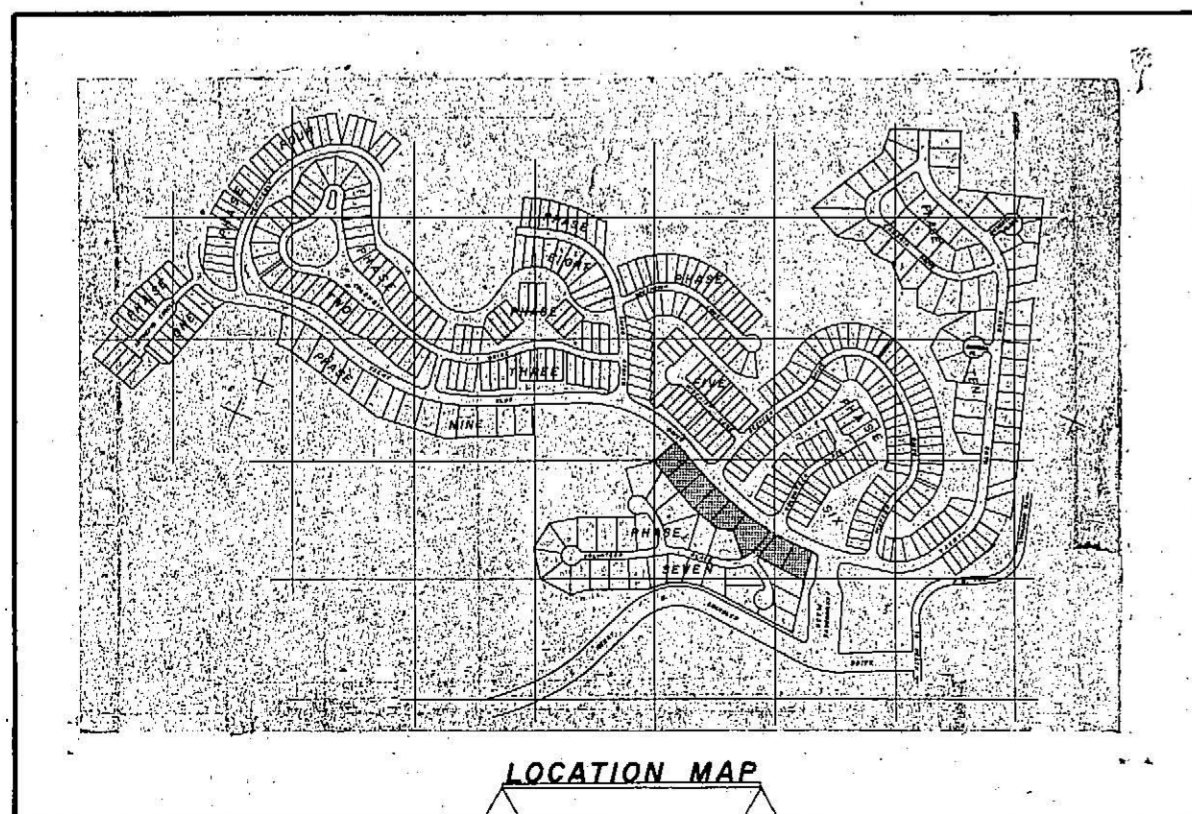
Harry ...
 Mayor

Attest by: *John ...*
 City Secretary



CURVE DATA

NO.	ANGLE	RADIUS	TANGENT	LENGTH
1	14°05'58"	18.00'	2.23'	4.43'
2	5°44'00"	165.00'	8.26'	16.51'
3	24°36'57"	135.00'	29.45'	58.00'
4	2°35'01"	548.60'	12.37'	24.74'
5	26°21'01"	1200.00'	280.91'	551.88'



REVISED

FILE PLAT

PHASE SEVEN INSTALLMENT ONE

DESIGN: R. L. L. DRAWN: H. RAY M. DATE: APRIL 1976 SCALE: 1" = 100'

**CHANDLERS LANDING
 ROCKWALL, TEXAS**

328-8133 HAROLD EVANS — CONSULTING ENGINEER DALLAS

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 being a part of the same tract of land conveyed to Whilden Construction Co. by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a point for a corner situated North 70° 08' 28" East a distance of 1707.90 feet and South 49° 30' 13" West a distance of 142.58 feet from the City of Dallas Take Line Monument of Lake Ray Hubbard marked T-13-1, T-11-6, said point also being the West corner of the First Installment of Phase Seven;
THENCE: Along said First Installment; South 40° 29' 47" East a distance of 259.54 feet, South 50° 16' 05" East a distance of 122.40 feet, South 76° 21' 44" East a distance of 70.35 feet, South 19° 05' 13" East a distance of 106.17 feet to the beginning of a curve to the left having a central angle of 24° 36' 57" and a radius of 165.0 feet, along the arc of said curve an arc distance of 58.0 feet, South 51° 01' 10" East a distance of 30.0 feet to a point on a curve to the left having a central angle of 5° 44' and a radius of 165.0 feet, along said curve an arc distance of 16.51 feet to a point of compound curve having a central angle of 14° 05' 58" and a radius of 18 feet, along said curve an arc distance of 4.43 feet, and South 62° 21' 07" East a distance of 223.77 feet to a point for a corner;
THENCE: Leaving said First Installment South 12° 04' 11" West a distance of 236.28 feet to a point for a corner;
THENCE: North 62° 21' 07" West a distance of 363.60 feet to a point for a corner on a curve to the left having a central angle of 39° 58' 54" and a radius of 315.0 feet;
THENCE: Along the arc of said curve an arc distance of 152.0 feet to a point for a corner;
THENCE: West a distance of 363.76 feet to a point for a corner;
THENCE: South 78° 18' 07" West a distance of 131.55 feet to a point for a corner;
THENCE: North 45° 39' 11" West a distance of 112.59 feet to a point for a corner;
THENCE: North 14° 14' 26" West a distance of 89.64 feet to a point for a corner;
THENCE: North 16° 57' 45" East a distance of 89.98 feet to a point for a corner;
THENCE: North 48° 45' 03" East a distance of 101.64 feet to a point for a corner;
THENCE: East a distance of 319.22 feet to a point for a corner;
THENCE: North 17° 25' 40" East a distance of 11.98 feet to a point for a corner on a curve to the right having a central angle of 110° 04' 33" and a radius of 40.0 feet;
THENCE: Along the arc of said curve an arc distance of 76.85 feet to a point for a corner;
THENCE: North 12° 19' 39" West a distance of 127.34 feet to a point for a corner;
THENCE: North 75° 07' 22" East a distance of 120.0 feet to the Place of Beginning and Containing 7.989 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 Seven, Installment 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 hereinabove described lots. All land within the boundary of the above described tract that is not included within lot lines is hereby designated utility areas. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Clarke-Frates Corporation, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. The Clarke-Frates Corporation, its successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this subdivision.

WITNESS OUR HANDS at Dallas, Texas, this 20th day of Nov., 1976.

CLARKE-FRATES CORPORATION

By: *Deva Clark*

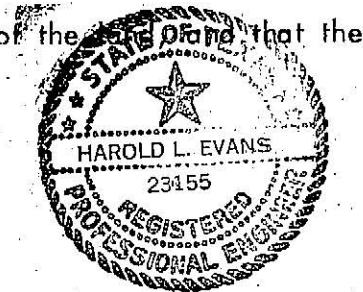
Attest By: *John Stou*
Secretary

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 shown thereon that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans
Harold L. Evans, Registered Professional Engineer



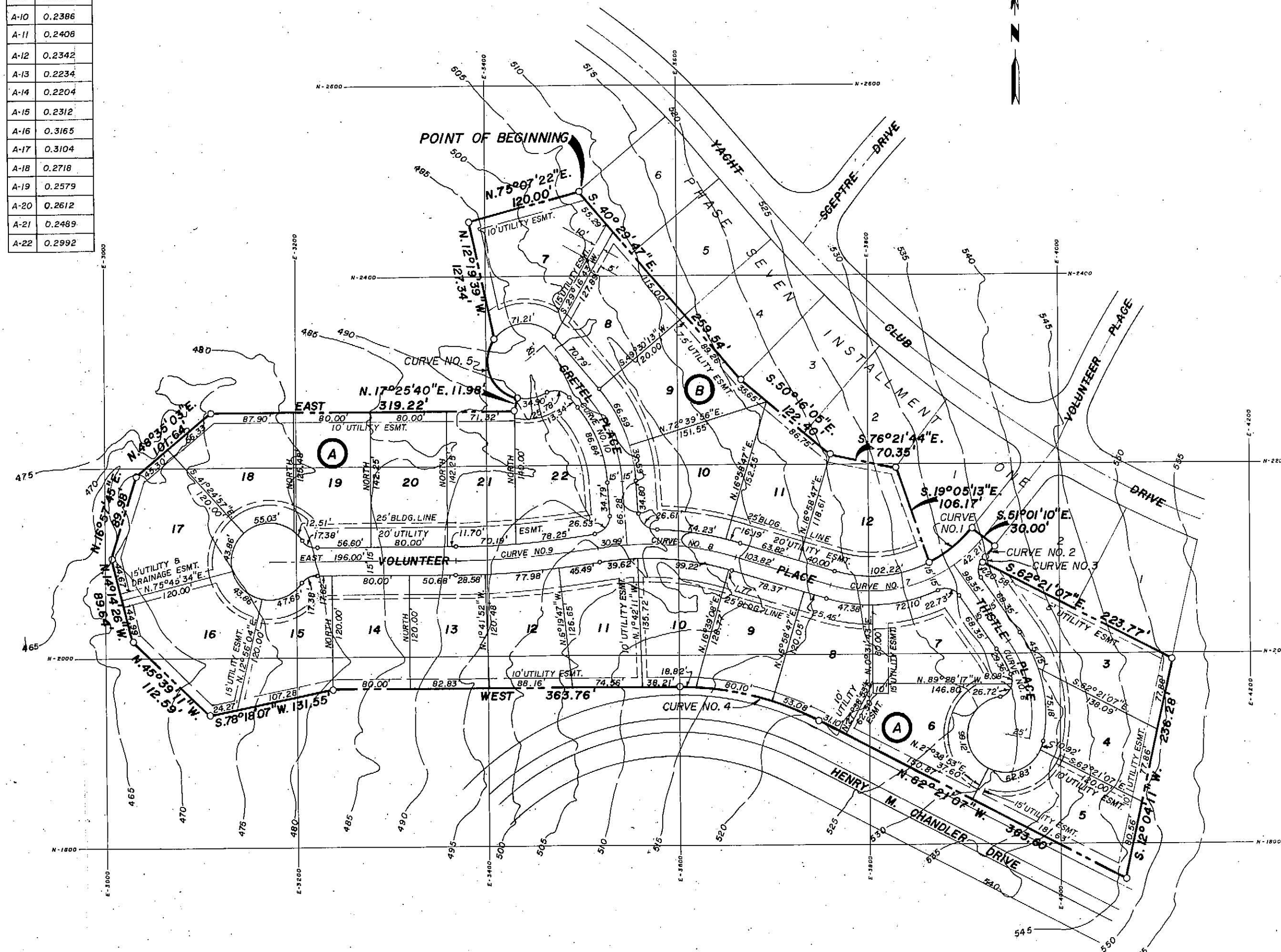
STATE OF TEXAS
COUNTY OF DALLAS

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.

Ernie Caldwell
Notary Public in and for Dallas County, Texas
Commission expires 6-1-77

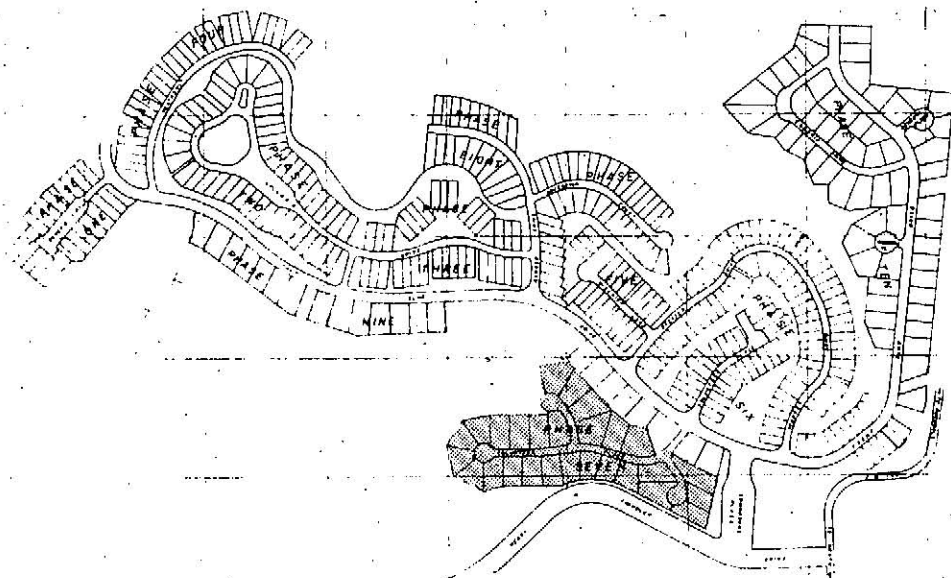
GIVEN under my hand and seal of office, this 20th day of Nov., A.D., 1976

LOT	ACREAGE	LOT	ACREAGE
A-3	0.3182	B-7	0.3457
A-4	0.2131	B-8	0.2559
A-5	0.2755	B-9	0.2745
A-6	0.2860	B-10	0.3020
A-7	0.2420	B-11	0.2487
A-8	0.2503	B-12	0.2342
A-9	0.2248		
A-10	0.2386		
A-11	0.2408		
A-12	0.2342		
A-13	0.2234		
A-14	0.2204		
A-15	0.2312		
A-16	0.3165		
A-17	0.3104		
A-18	0.2718		
A-19	0.2579		
A-20	0.2612		
A-21	0.2489		
A-22	0.2992		



CURVE DATA

NO.	ANGLE	RADIUS	TANGENT	LENGTH
1	24° 36' 57"	135.00'	29.45'	58.00'
2	5° 44' 00"	165.00'	8.26'	16.51'
3	14° 05' 58"	18.00'	2.23'	4.43'
4	39° 58' 54"	315.00'	77.51'	152.00'
5	110° 04' 33"	40.00'	57.21'	76.85'
6	46° 54' 00"	132.00'	57.26'	108.05'
7	68° 00' 10"	150.00'	101.18'	178.03'
8	26° 00' 42"	324.71'	75.00'	147.42'
9	9° 01' 54"	949.60'	75.00'	149.69'
10	36° 56' 03"	149.72'	50.00'	96.51'



LOCATION MAP

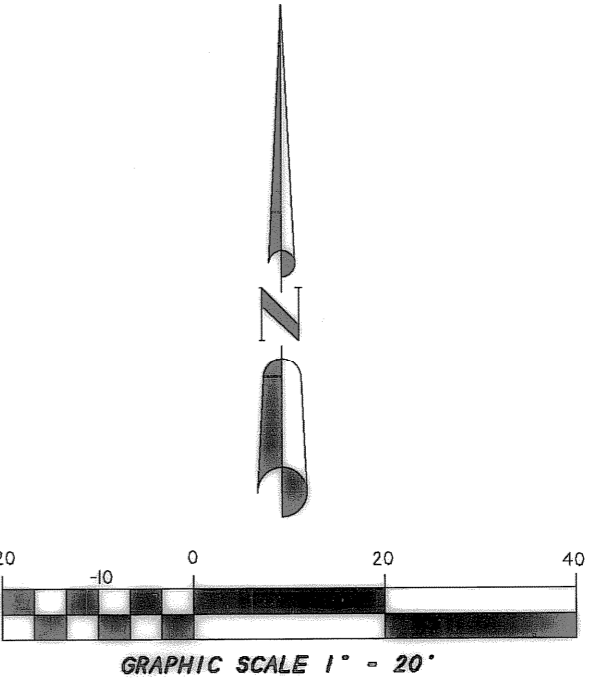
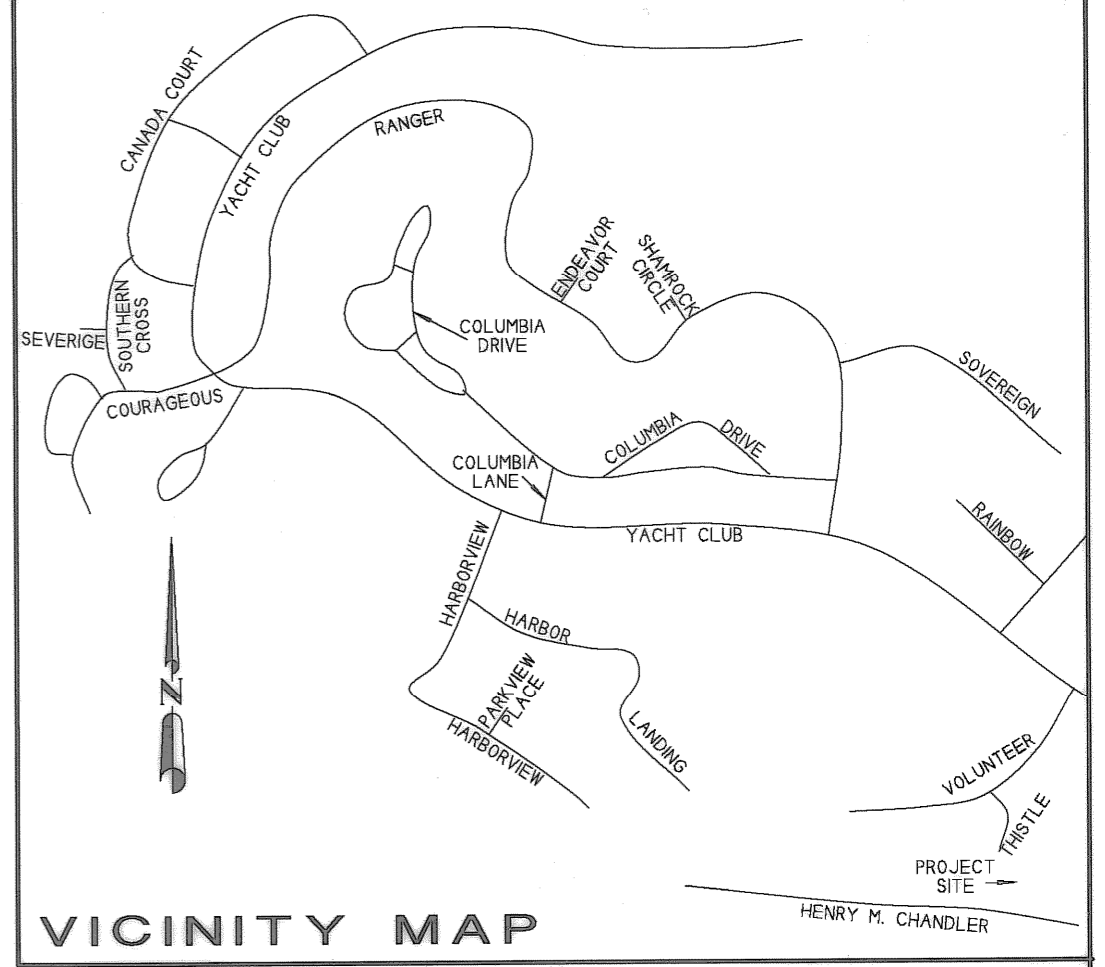
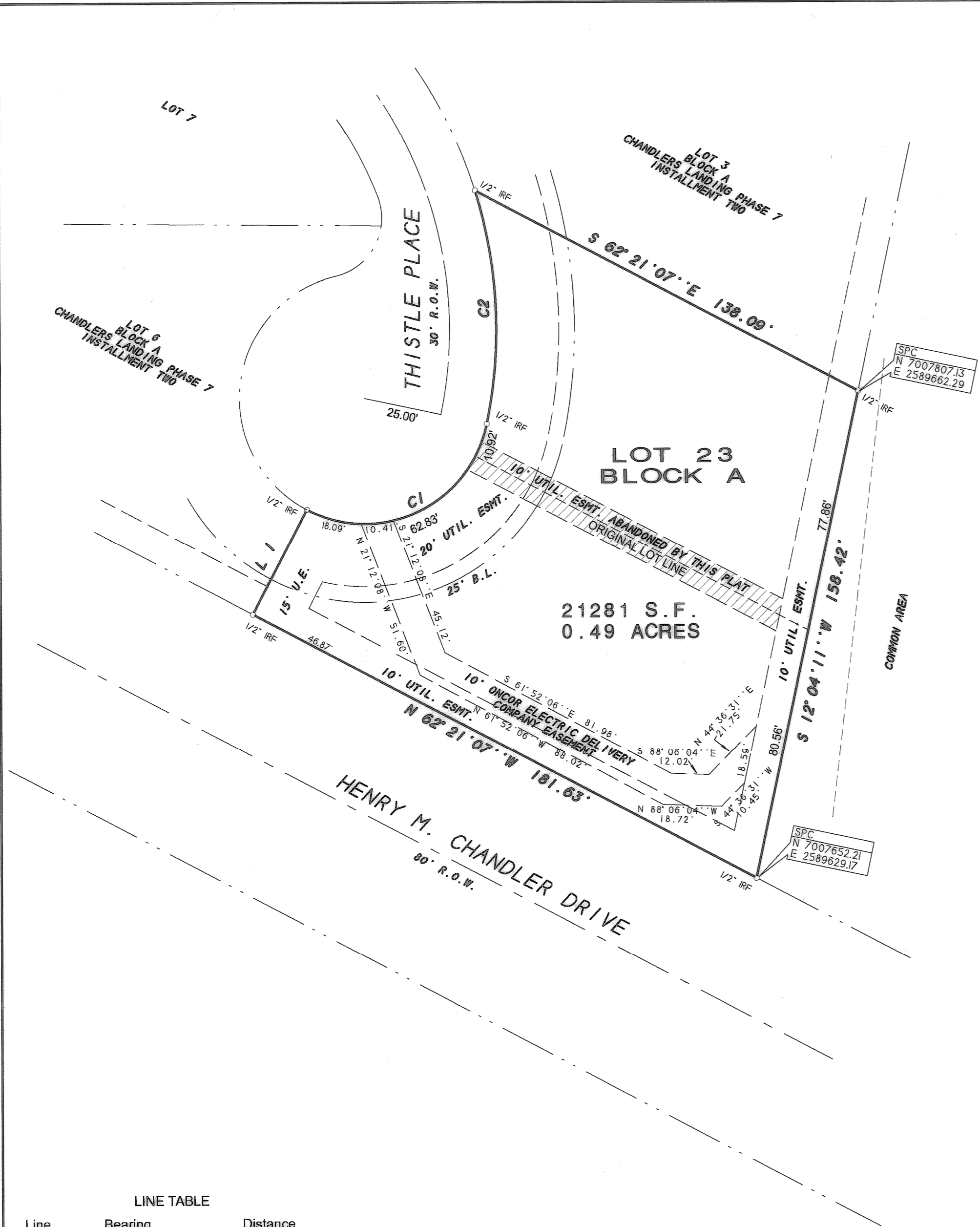
Recommended for Final Approval: *John Bellon*
City Administrator Date: June 4, 1976

I hereby certify that the above and foregoing plat of Chandlers Landing, Phase Seven, Installment Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 7 day of June, 1976.

Witness our hand this 30 day of Nov., 1976.
Randy Myers Mayor
John Bellon Secretary, City of Rockwall

REVISED FILE PLAT				CHANDLERS LANDING	
PHASE SEVEN INSTALLMENT TWO				ROCKWALL, TEXAS	
DESIGN: R. L. L.	DRAWN: H. RAY M.	DATE: MAY, 1976	SCALE: 1" = 100'	328-8133 HAROLD EVANS — CONSULTING ENGINEER DALLAS	

2013000501453 1/2 PLAT 12/18/2013 02:33:08 PM



FINAL PLAT
LOT 23, BLOCK A
CHANDLERS LANDING PHASE 7
INSTALLMENT TWO

BEING A REPLAT OF LOTS 4 & 5, BLOCK A
 CHANDLERS LANDING PHASE 7
 INSTALLMENT TWO

0.49 ACRES OR 21,281 S.F.
 (1 LOT)

E. TEAL SURVEY, A-207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
 TODD PARKS
 DENISE PARKS
 2861 RIDGE ROAD
 SUITE 111
 ROCKWALL, TEXAS 75032

SYMBOL LEGEND	
	GAS
	TEL
	FH
	PP
	CABLE TV
	ELEC METER
	ELEC BOX
	ELEC JUNCTION BOX
	WATER METER
	SEWER PIPE
	SEWER MH
	STORM DRAIN
	SURVEY LINE
	PROPERTY LINE

LINE TABLE

Line	Bearing	Distance
1	N 27°38'53"E	37.60'

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	105°38'37"	40.00	73.75	52.74	63.74	N 64°49'24"E
2	29°18'22"	147.00	75.19	38.44	74.37	N 2°38'53"W

- 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."

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

CITY CASE NO. P2013--026

H365

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, TODD PARKS and DENISE PARKS, 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 Lots 4 and 5, Block A, CHANDLERS LANDING, PHASE 7, INSTALLMENT TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 234, 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 curving right-of-way line of Thistle Place, a 40 foot radius right-of-way, said point being at the northwest corner of said Lot 4, Block A;

THENCE S. 62 deg. 21 min. 07 sec. E. along the north boundary line of Lot 4, a distance of 138.09 feet to a 1/2" iron rod found for corner;

THENCE S. 12 deg. 04 min. 11 sec. W. along southeast line of Lot 4 and Lot 5, a distance of 158.42 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 5;

THENCE S. 62 deg. 21 min. 07 sec. W. along the south line of Lot 5, a distance of 181.63 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 5;

THENCE N. 27 deg. 38 min. 53 sec. E. a distance of 37.60 feet to a 1/2" iron rod found for corner in the curving south right-of-way line of Thistle Place;

THENCE in a northeasterly direction along a curve to the left having a central angle of 105 deg. 38 min. 37 sec., a radius of 40.00 feet, a tangent of 52.74 feet, a chord of N. 64 deg. 49 min. 24 sec. E., 63.74 feet, along said right-of-way line, an arc distance of 73.75 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along a curve to the right having a central angle of 29 deg. 18 min. 22 sec., a radius of 147.00 feet, a tangent of 38.44 feet, a chord of N. 02 deg. 38 min. 53 sec. W., 74.37 feet, along said right-of-way line, an arc distance of 75.19 feet to the POINT OF BEGINNING and containing 21,281 square feet or 0.49 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 FINAL PLAT LOT 23, BLOCK A, CHANDLERS LANDING PHASE 7, INSTALLMENT TWO, 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:

- 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, maintenance, 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, curbs 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.

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, 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.

TODD PARKS
DENISE PARKS

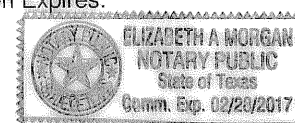
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared TODD PARKS 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 27 day of November, 2013.

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

02-23-2017
My Commission Expires:



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DENISE PARKS 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 27 day of November, 2013.

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

02-23-2017
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



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission
Date 9/10/2013

APPROVED

I hereby certify that the above and foregoing plat of FINAL PLAT LOT 23, BLOCK A, CHANDLERS LANDING PHASE 7, INSTALLMENT TWO, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 10th day of December, 2013.

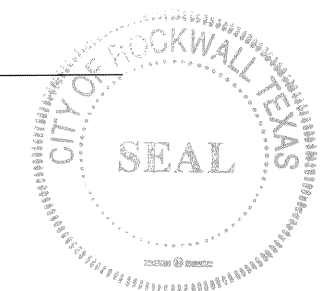
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

WITNESS OUR HANDS, this 10th day of December, 2013.

Paul Sweet
Mayor, City of Rockwall

Kristy Adamey
City Secretary, City of Rockwall



Ann Williams
City Engineer

12-2-13
Date

FINAL PLAT
LOT 23, BLOCK A
CHANDLERS LANDING PHASE 7
INSTALLMENT TWO

BEING A REPLAT OF LOTS 4 & 5, BLOCK A
CHANDLERS LANDING PHASE 7
INSTALLMENT TWO

0.49 ACRES OR 21,281 S.F.
(1 LOT)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
TODD PARKS
DENISE PARKS
2861 RIDGE ROAD
SUITE 111
ROCKWALL, TEXAS 75032

SYMBOL LEGEND									
[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]	[Symbol]
1/2" IRON ROD	1/4" IRON ROD	1" IRON ROD	2" IRON ROD	4" IRON ROD	6" IRON ROD	8" IRON ROD	10" IRON ROD	12" IRON ROD	14" IRON ROD
1/2" IRON ROD	1/4" IRON ROD	1" IRON ROD	2" IRON ROD	4" IRON ROD	6" IRON ROD	8" IRON ROD	10" IRON ROD	12" IRON ROD	14" IRON ROD

SURVEY DATE AUGUST 16, 2013
SCALE 1" = 30' FILE # 20130173-RP
CLIENT TONOLI

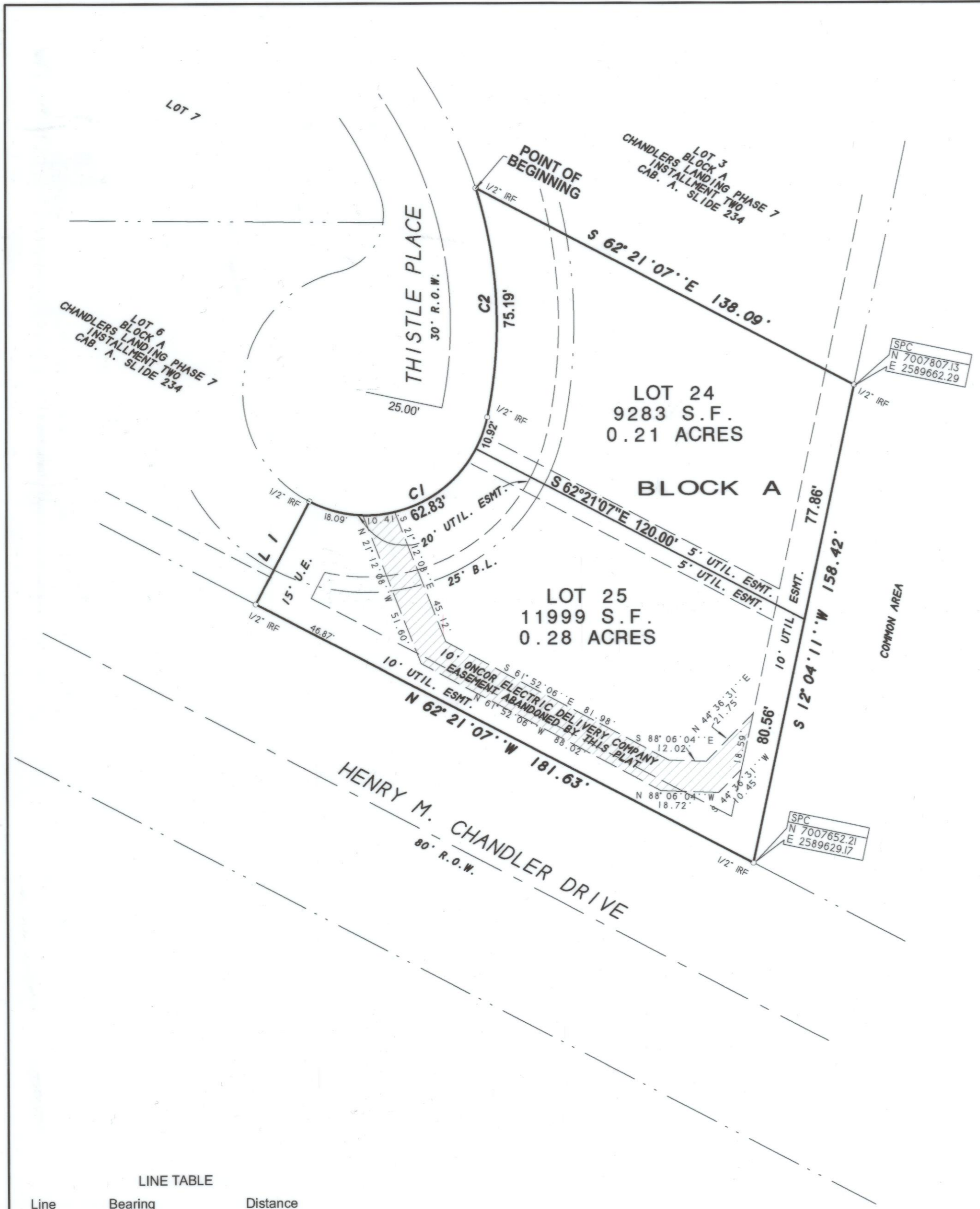
H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/18/2013 02:33:08 PM
\$100.00
20130000501453



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.

H366



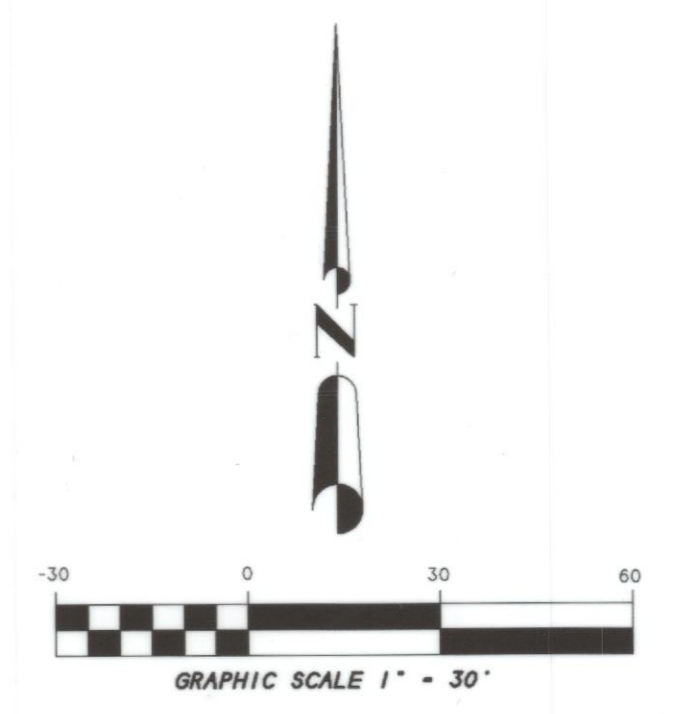
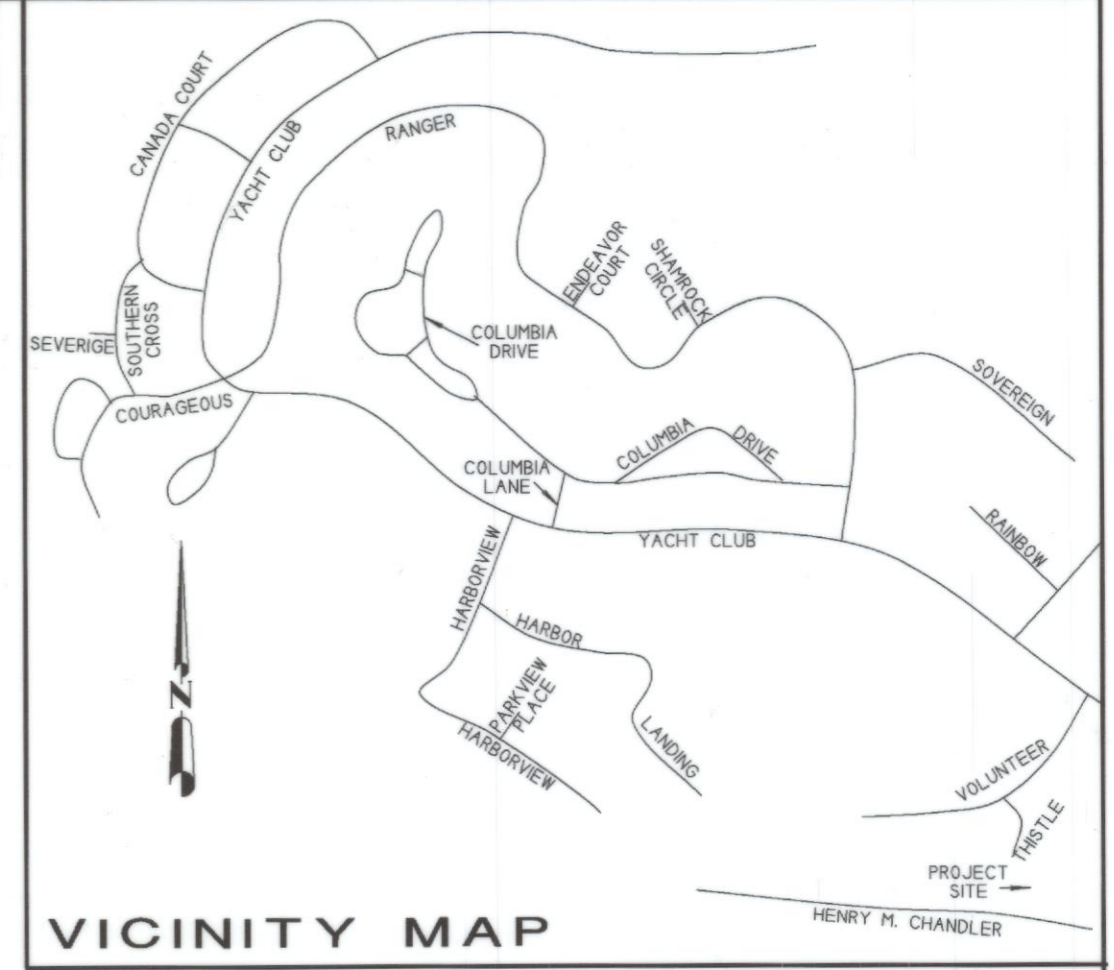
LINE TABLE

Line	Bearing	Distance
1	N 27°38'53"E	37.60'

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	105°38'37"	40.00	73.75	52.74	63.74	N 64°49'24"E
2	29°18'22"	147.00	75.19	38.44	74.37	N 2°38'53"W

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."



FINAL PLAT

LOTS 24 & 25, BLOCK A

CHANDLERS LANDING PHASE 7

INSTALLMENT TWO

BEING A REPLAT OF LOT 23, BLOCK A
 CHANDLERS LANDING PHASE 7
 INSTALLMENT TWO
 0.49 ACRES OR 21,281 S.F.
 (2 LOTS)
 E. TEAL SURVEY, A-207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 1 OF 2

OWNER:
 INNER URBAN HOMES, INC
 JOE ALLMAN, PRESIDENT
 519 IH 30
 SUITE 110
 ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TELEVISION	GAS	TEL	FIRE	PIPE
CROSS	PUMP	METER	METER	METER
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC
ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC	ELECTRIC

H.D. Fetty Land Surveyor, LLC
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

I-97

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, INNER URBAN HOMES, INC. 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 23, Block A, CHANDLERS LANDING, PHASE 7, INSTALLMENT TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 365, 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 curving right-of-way line of Thistle Place, a 40 foot radius right-of-way, said point being at the northwest corner of said Lot 23, Block A;

THENCE S. 62 deg. 21 min. 07 sec. E. along the north boundary line of Lot 23, a distance of 138.09 feet to a 1/2" iron rod found for corner;

THENCE S. 12 deg. 04 min. 11 sec. W. along southeast line of Lot 23, a distance of 158.42 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 23;

THENCE S. 62 deg. 21 min. 07 sec. W. along the south line of Lot 23, a distance of 181.63 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 23;

THENCE N. 27 deg. 38 min. 53 sec. E. a distance of 37.60 feet to a 1/2" iron rod found for corner in the curving south right-of-way line of Thistle Place;

THENCE in a northeasterly direction along a curve to the left having a central angle of 105 deg. 38 min. 37 sec., a radius of 40.00 feet, a tangent of 52.74 feet, a chord of N. 64 deg. 49 min. 24 sec. E., 63.74 feet, along said right-of-way line, an arc distance of 73.75 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along a curve to the right having a central angle of 29 deg. 18 min. 22 sec., a radius of 147.00 feet, a tangent of 38.44 feet, a chord of N. 02 deg. 38 min. 53 sec. W. 74.37 feet, along said right-of-way line, an arc distance of 75.19 feet to the POINT OF BEGINNING and containing 21,281 square feet or 0.49 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 FINAL PLAT LOTS 24 & 25, BLOCK A, CHANDLERS LANDING PHASE 7, INSTALLMENT TWO 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:

- 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 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.

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, 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.

Joe Allman, Pres.
FOR INNER URBAN HOMES, INC
JOE ALLMAN, PRESIDENT

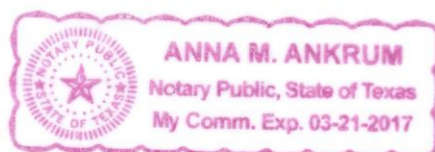
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOE ALLMAN 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 24 day of September, 2014

Anna Ankrum
Notary Public in and for the State of Texas

03-21-2017
My Commission Expires:



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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



RECOMMENDED FOR FINAL APPROVAL

Paul Sweet 9/9/2014
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of FINAL PLAT LOTS 24 & 25, BLOCK A CHANDLERS LANDING PHASE 7, INSTALLMENT TWO, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of Sept, 2014.

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 18th day of October, 2014

Paul Sweet
Mayor, City of Rockwall

Kristy Ashberry
City Secretary, City of Rockwall



Amy Williams
City Engineer

10/23/2014
Date

FINAL PLAT LOTS 24 & 25, BLOCK A CHANDLERS LANDING PHASE 7 INSTALLMENT TWO

BEING A REPLAT OF LOT 23, BLOCK A
CHANDLERS LANDING PHASE 7
INSTALLMENT TWO

0.49 ACRES OR 21,281 S.F.
(2 LOTS)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
INNER URBAN HOMES, INC
JOE ALLMAN, PRESIDENT
519 IH 30
SUITE 110
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
TV	TEL
TELEPHONE	TEL
CABLE BOX	TEL
ETC	ETC
ELECTRIC	ELECTRIC
METER	METER
JUNCTION BOX	JUNCTION BOX
BASEMENT LINE	BASEMENT LINE
AP	AP
PROPANE	PROPANE
TANK	TANK

SURVEY DATE AUGUST 1, 2014
SCALE 1" = 30' FILE # 20130173-RP2
CLIENT INNER URBAN

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

I-98