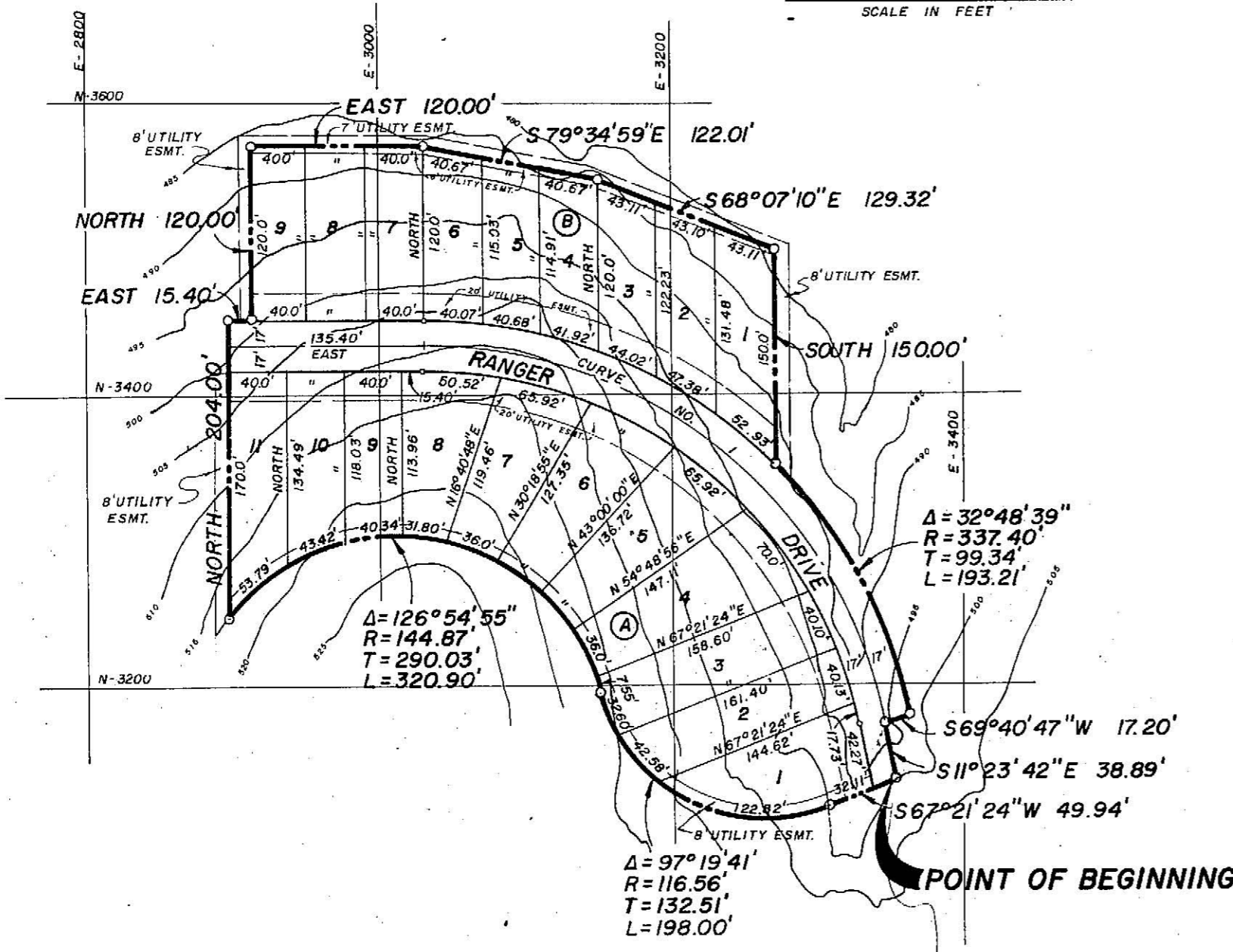
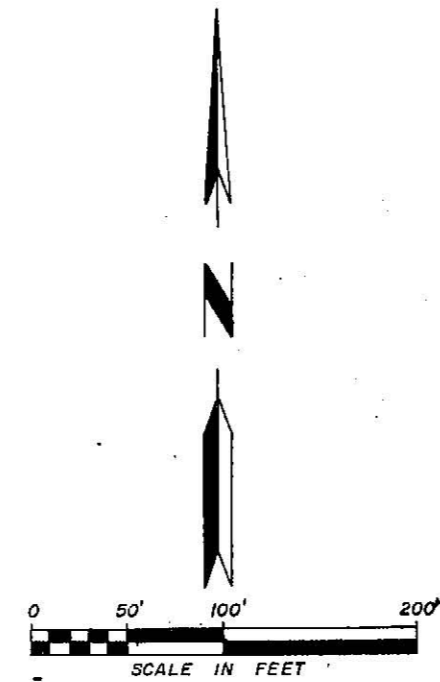


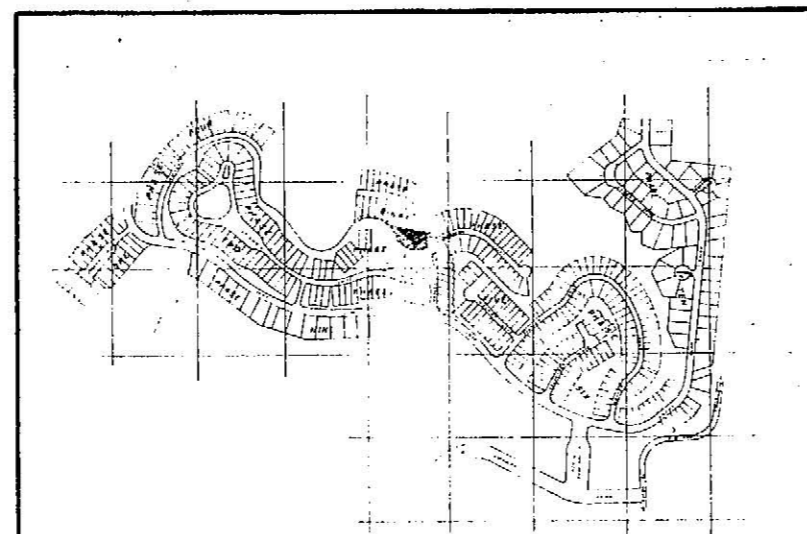
**LOT ACREAGES**

LOT	ACREAGE	LOT	ACREAGE
A-1	0.149	A-11	0.138
A-2	0.142	B-1	0.128
A-3	0.148	B-2	0.116
A-4	0.185	B-3	0.111
A-5	0.165	B-4	0.107
A-6	0.153	B-5	0.105
A-7	0.143	B-6	0.108
A-8	0.130	B-7	0.110
A-9	0.106	B-8	0.110
A-10	0.115	B-9	0.110



**CURVE DATA**

CURVE NO.	INT.	E	EXT.
1	$\Delta = 78^\circ 36' 20''$	$78^\circ 36' 20''$	$78^\circ 09' 12''$
	R = 303.40'	320.40'	337.40'
	T = 248.35'	262.27'	273.97'
	L = 416.24'	439.56'	460.22'



**LOCATION MAP**

N. T. S.

No house, dwelling unit or other structure shall be constructed on any lot in this addition by the owner of any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which the property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

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 in the center of Ranger Drive on the Northeast corner of Chandlers Landing, Phase Three, an addition to the City of Rockwall recorded in the Plat Records of Rockwall County, Texas;  
THENCE: South  $67^\circ 21' 24''$  West along the North line of Phase Three a distance of 49.94 feet;  
THENCE: Around a circular curve to the Right having a central angle of  $97^\circ 19' 41''$  and a radius of 116.56 feet, continuing along the North line of Phase Three an arc distance of 198 feet;  
THENCE: Around a circular curve to the Left having a central angle of  $126^\circ 54' 55''$  and a radius of 144.87 feet, continuing along the North line of Phase Three an arc distance of 320.9 feet;  
THENCE: North a distance of 204 feet to the North line of proposed Ranger Drive;  
THENCE: East along said North line a distance of 15.4 feet to a point for a corner;  
THENCE: North a distance of 120 feet to a point for a corner;  
THENCE: East a distance of 120 feet to a point for a corner;  
THENCE: South  $79^\circ 34' 59''$  East a distance of 122.01 feet to a point for a corner;  
THENCE: South  $68^\circ 07' 10''$  East a distance of 129.32 feet to a point for a corner;  
THENCE: South a distance of 150 feet to the North line of proposed Ranger Drive;  
THENCE: Around a circular curve to the Right having a central angle of  $32^\circ 48' 39''$ , a radius of 337.4 feet, and a chord bearing of South  $28^\circ 13' 07''$  East along the North line of proposed Ranger Drive an arc distance of 193.21 feet to the North line of Sovereign Court;  
THENCE: South  $69^\circ 40' 47''$  West a distance of 17.2 feet to the most Southerly Northeast corner of Chandlers Landing, Phase Five in the center of Ranger Drive;  
THENCE: South  $11^\circ 23' 42''$  East along the centerline of Ranger Drive a distance of 38.89 feet to the Point of Beginning and Containing 3.043 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 Eight, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Clarke-Frates Corporation, its successors and assigns, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the hereindescribed lots. All land within the boundary of the above described tract that is not included within lot lines is hereby designated utility areas. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Clarke-Frates Corporation, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, 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 1st day of August, 1975.

CLARKE-FRATES CORPORATION

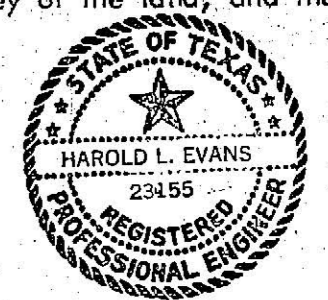
By: James Clark

Attest By: [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 30 day of July, A.D., 1975.

Raymond L. Lowrey  
Notary Public in and for Dallas County, Texas  
Commission expires 6-1-78

Approved by the City Council, City of Rockwall, Texas, this 5th day of May, 1975.

[Signature]  
Mayor

Attest: [Signature]  
City Secretary

FILE		PLAT		CHANDLERS LANDING	
PHASE EIGHT SECTION ONE				ROCKWALL COUNTY, TEXAS	
DESIGN:	DRAWN:	SCALE:	DATE:	DALLAS HAROLD EVANS CONSULTING ENGINEER 328-8135	
H. L. E.	A. P. N.	1" = 100'	APRIL, 1975		