

LOCATION MAP
N. T. S.

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS Texas Frates Company 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 in the center of Yacht Club Drive, said point also being the Northeast corner of Chandler's Landing, Phase Nine, Section One, a subdivision to the City of Rockwall, Rockwall County, Texas;
THENCE: North 88° 30' 13" East with the center of Yacht Club Drive a distance of 137.00 feet to a point for a corner;
THENCE: South 1° 29' 47" East a distance of 22.00 feet to a point for a corner;
THENCE: South 1° 10' 49" East a distance of 145.00 feet to a point for a corner;
THENCE: South 88° 30' 13" West a distance of 136.20 feet to a point for a corner;
THENCE: North 1° 29' 47" West passing at 15.00 feet the Southeast corner of Lot 14 of said Phase Nine, Section One, and passing at 145.00 feet the Northeast corner of said Lot 14, and continuing a total distance of 167.00 feet to the Point of Beginning and Containing 22,821 Square Feet or 0.5239 Acres of Land.

Chandler's Landing 9

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That Texas Frates Company does hereby adopt this plat designating the hereinabove described property as Chandler's Landing, Phase Nine, Section One-A, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Texas Frates Company, its successors and assigns, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the herein described lots. All land within the boundary of the above described tract that is not included within lot lines is hereby designated utility areas. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Texas Frates Company, 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 Texas Frates Company, its successors and assigns, will be responsible for maintenance of all private streets and drives.

WITNESS OUR HANDS at _____, this _____ day of _____, 1981.

TEXAS FRATES COMPANY

By: _____ Attest By: _____
Secretary

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Public Surveyor

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for said 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 _____ day of _____ A.D., 1981

Notary Public in and for the State of Texas
Commission expires _____

Recommended for Final Approval:

City Administrator _____ Date _____

Approved: _____

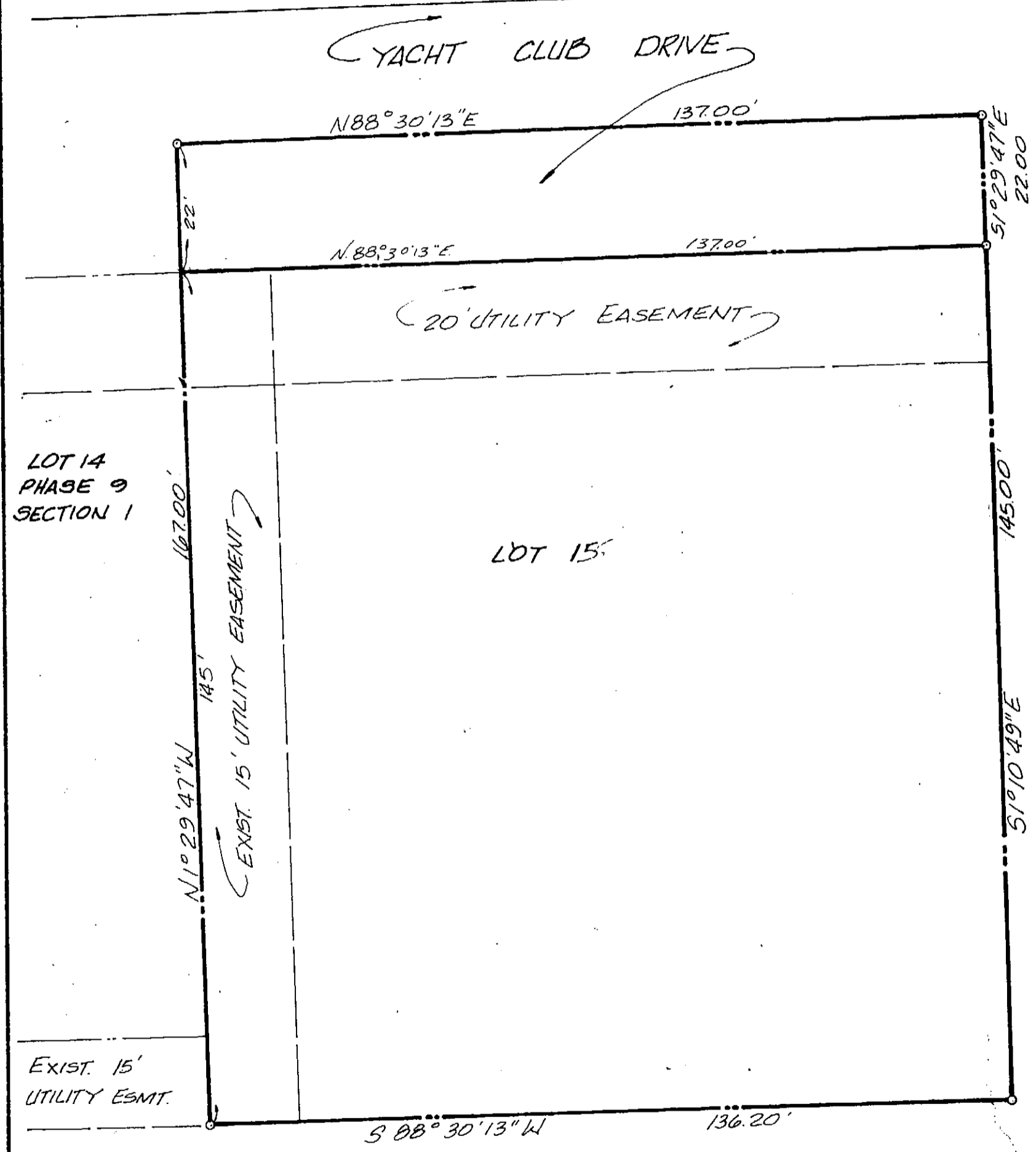
Chairman, Planning & Zoning Commission _____ Date _____

I hereby certify that the above and foregoing plat of Chandler's Landing, Phase Nine, Section One-A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1981.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS MY HAND this _____ day of _____, 1981.

Leon Tuttle, Mayor, City of Rockwall, Texas _____ City Secretary, City of Rockwall, Texas



LOT 14
PHASE 9
SECTION 1

LOT 15

EXIST. 15'
UTILITY ESMT.

For informational purposes only. Chandler's Landing, its employees and agents, make no representation or warranty as to the accuracy of information shown hereon. Reference should be made to the Map and Plat Records of Rockwall County, Texas for the actual map or plat and related information filed of record. The property may further be subject to any recorded and unrecorded easements, restrictions or other encumbrances not shown. Recorded plats and/or subdivision plans are subject to vacation or modification at any time pursuant to the terms thereof and any applicable laws and/or ordinances.

FILE PLAT				ROCKWALL COUNTY, TEXAS	
CHANDLERS LANDING PHASE NINE, SECTION ONE-A					
PREPARED BY G.C.W.	DRAWN BY T.L.B.	SCALE 1" = 20'	DATE 9-30-81	328-9133	HAROLD L. EVANS CONSULTING ENGINEER DALLAS

8-22, 8-30