

For informational purposes only. Chandlers 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.

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, follows:  
BEING a tract of land out of the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part conveyed to Whilden Construction Co. by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, particularly described as follows:  
BEGINNING at a point on the centerline of Yacht Club Drive situated North 0° 59' 02" West  
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 18° 54' 19", a radius of 500 feet,  
South 60° 02' 40" East along the centerline of Yacht Club Drive an arc distance of 164.98 feet to a point for a corner;  
THENCE: South 50° 35' 30" East continuing along said centerline a distance of 183.91 feet to a point for a corner;  
THENCE: Around a circular curve to the Left having a central angle of 40° 54' 12" and a radius of 800 feet,  
line an arc distance of 571.14 feet to a point for a corner;  
THENCE: North 88° 30' 13" East continuing along said centerline a distance of 196.66 feet to a point for a corner;  
THENCE: South 1° 29' 47" East a distance of 152 feet to a point for a corner;  
THENCE: South 88° 30' 13" West a distance of 370 feet to a point for a corner;  
THENCE: North 71° 53' 32" West a distance of 300 feet to a point for a corner;  
THENCE: North 50° 35' 30" West a distance of 440 feet to a point for a corner;  
THENCE: North 65° 53' 27" West a distance of 69.81 feet to a point for a corner;  
THENCE: Around a circular curve to the Left having a central angle of 23° 48' 04", a radius of 210 feet,  
North 23° 03' 32" East an arc distance of 87.24 feet to a point for a corner;  
THENCE: North 11° 09' 30" East a distance of 57.14 feet to the Point of Beginning and Containing 3,960

NOT THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Clarke-Frates Corporation does hereby adopt this plat designating the hereinabove described property as a public utility easement and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise to Clarke-Frates Corporation, its successors and assigns, and further, reserving its private easement for itself and its successors and assigns, all times hereafter for ingress and egress to and from the hereinabove described lots. All land within the boundary of the hereinabove described lots is hereby designated utility areas. Any and all private roads constructed on the hereinabove described lots as a grant to the public, but to the contrary, as private ways reserved unto Clarke-Frates Corporation, its successors and assigns, however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and benefit of the public utilities and governmental agencies desiring to use or using same. No buildings shall be constructed on the hereinabove described lots or on the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and benefit of the public utilities and governmental agencies desiring to use or using same. All public utilities shall have the right to remove and keep removed from the utility easements any fences, trees, shrubs, or growths which may in any way endanger or interfere with the construction, maintenance, or operation of the utility easements. All public utilities shall at all times have the full right of ingress and egress to and from the utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and repairing the utility easements without the necessity of any time of preparing the permission of anyone.

The Clarke-Frates Corporation, its successors and assigns, will be responsible for maintenance of all private utility easements.

WITNESS OUR HANDS at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1975.

CLARKE-FRATES CORPORATION

By \_\_\_\_\_

Attest By: \_\_\_\_\_

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 premises shown thereon were properly placed under my personal supervision.

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 \_\_\_\_\_, 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 purposes and consideration therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1975.

Notary Public in and for Dallas County, Texas  
Commission expires \_\_\_\_\_

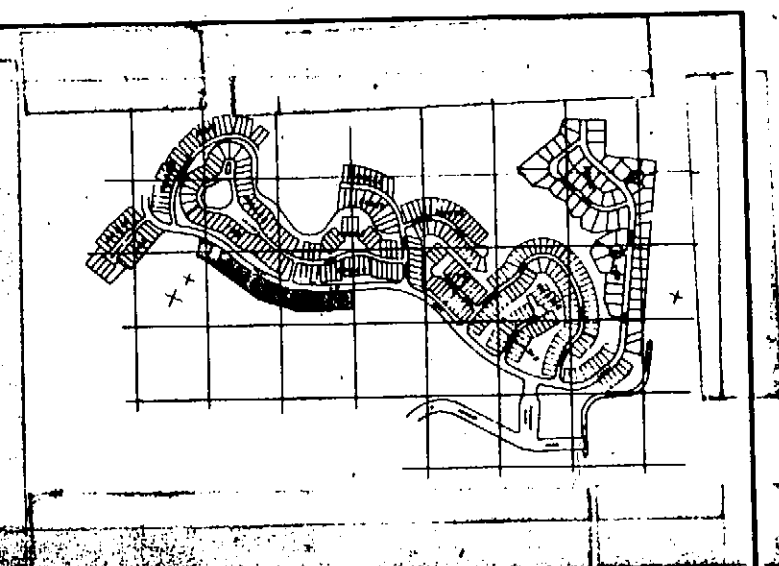
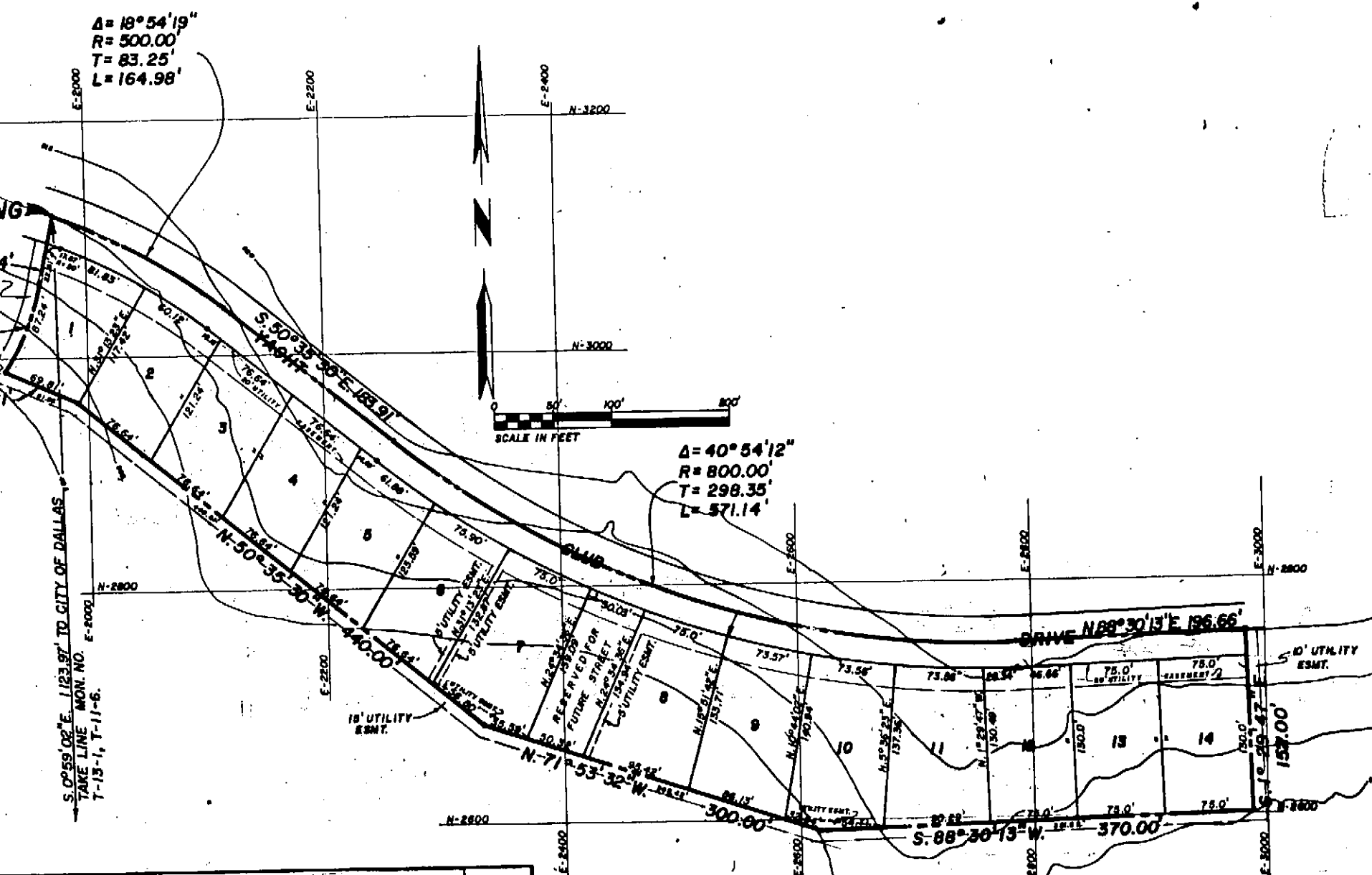
Approved by the City Council, City of Rockwall, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1975.

Attest: \_\_\_\_\_

City

Mayer

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No house, dwelling unit or other structure shall be constructed on any lot in this addition by the owner or 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.

FILE		PLAT		CHANDLERS	
PHASE NINE		SECTION ONE		ROCKWALL CO	
DESIGN:	DRAWN:	SCALE:	DATE:	DALLAS HAROLD EVANS CO	
M. L. E.	H. RAY M.	1" = 100'	APRIL, 1975		