

THE FAS Clarke-Frates Corporation is the owner of a tract of land in the County of Rockwall, State of Texas, 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 61R, Deed Record, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the West right-of-way line of F.M. Road No. 740, being the most Easterly corner of Chandlers Landing, Phase Six, an addition to the City of Rockwall recorded in Plat Book 3, Page 48 of the Plat Records, Rockwall County, Texas;

THENCE: North 62° 31' 14" West a distance of 91.17 feet to the Northeast corner of Lot 5, Block K of said Phase Six;

THENCE: Around a circular curve to the Right having a central angle of 7° 33' 23", a radius of 347.96 feet, and a chord bearing of South 42° 33' 30" West an arc distance of 45.89 feet to the Southeast corner of said Lot 5;

THENCE: North 43° 39' 46" West along the lot line between Lot 4 and Lot 5, Block K of said Phase Six a distance of 100 feet to the East line of Yacht Club Drive;

THENCE: Around a circular curve to the Left having a central angle of 35° 02' 34", a radius of 247.96 feet, and a chord bearing of North 23° 48' 57" East along the East line of Yacht Club Drive an arc distance of 151.66 feet to a point for a corner;

THENCE: North 78° 42' 19" West a distance of 44 feet to a point for a corner on the West line of Yacht Club Drive;

THENCE: Around a circular curve to the Left having a central angle of 5° 12' 20", a radius of 203.96 feet, and a chord bearing of North 8° 41' 29" East along the West line of the proposed continuation of Yacht Club Drive an arc distance of 18.53 feet to a corner;

THENCE: North 6° 05' 20" East continuing along the West line of said proposed street a distance of 182.36 feet to a point for a corner;

THENCE: North 83° 54' 40" West a distance of 75 feet to a point for a corner in a draw;

THENCE: Following drainageways as follows; North 23° 33' 25" West a distance of 111.19 feet to a point for a corner, North 6° 05' 20" East a distance of 193.36 feet to a point for a corner, North 83° 54' 40" West a distance of 40.03 feet to a point for a corner, North 24° 40' 58" West a distance of 156.59 feet to a point for a corner, North 27° 25' 05" East a distance of 90.12 feet to a point for a corner, North 63° 10' 51" East a distance of 154.33 feet to a point for a corner, South 83° 23' 00" West a distance of 150 feet to a point for a corner, North 69° 53' 03" West a distance of 95 feet to a point for a corner, North 1° 20' 34" West a distance of 65 feet to a point for a corner, West a distance of 58 feet to a point for a corner, North 22° 28' 48" West a distance of 107.46 feet to a point for a corner, North 61° 09' 13" West a distance of 84.39 feet to a point for a corner, North 47° 35' 07" West a distance of 70 feet to a point for a corner, North 79° 12' 35" West a distance of 95 feet to a point for a corner, North 42° 16' 25" West a distance of 158.88 feet to a point for a corner, North 52° 00' 00" East a distance of 370.08 feet to a point for a corner, North 18° 28' 04" East a distance of 106.23 feet to a point for a corner;

THENCE: North 89° 06' 52" East a distance of 289.23 feet to a point for a corner on the Westerly line of Lot 2, Scenic Estates;

THENCE: South 2° 06' 52" West a distance of 242.48 feet to a point for a corner;

THENCE: South 84° 34' 07" East a distance of 372.70 feet to a point for a corner of the West right-of-way line of F.M. Road No. 740;

THENCE: South 6° 05' 20" West along said right-of-way line a distance of 1484.8 feet to the Point of Beginning and Containing 16,371 Acres of Land, including Lot 5, Block K of Chandlers Landing, Phase Six, which is included in the herein described tract for the purpose of replatting said Lot 5.

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 Ten, 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 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 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 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: Deann Cole Attest By: B.L. Brown  
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.

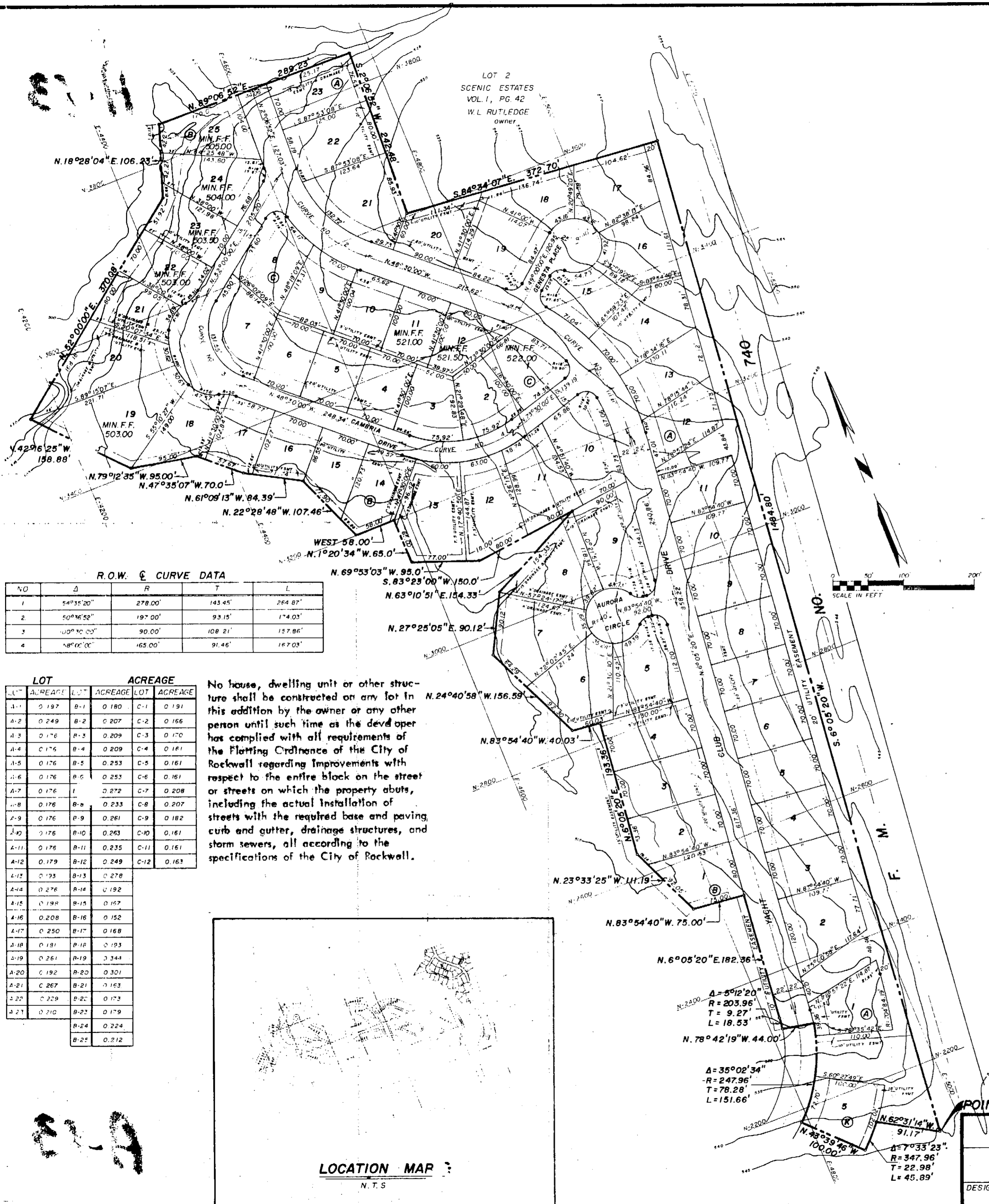
Harold L. Evans  
Harold L. Evans, Registered Professional Engineer

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.

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 6-1-77

Approved by the City Council, City of Rockwall, Texas, this 5th day of May, 1975.  
Samuel Meyer Mayor  
Attest: John Sellon City Secretary

FILE PLAT		CHANDLERS LANDING	
PHASE TEN SECTION ONE		ROCKWALL COUNTY, TEXAS	
DESIGN: H. L. E.	DRAWN: H. RAY M.	SCALE: 1"=100'	DATE: APRIL, 1975
		HAROLD EVANS CONSULTING ENGINEER 176 8713	

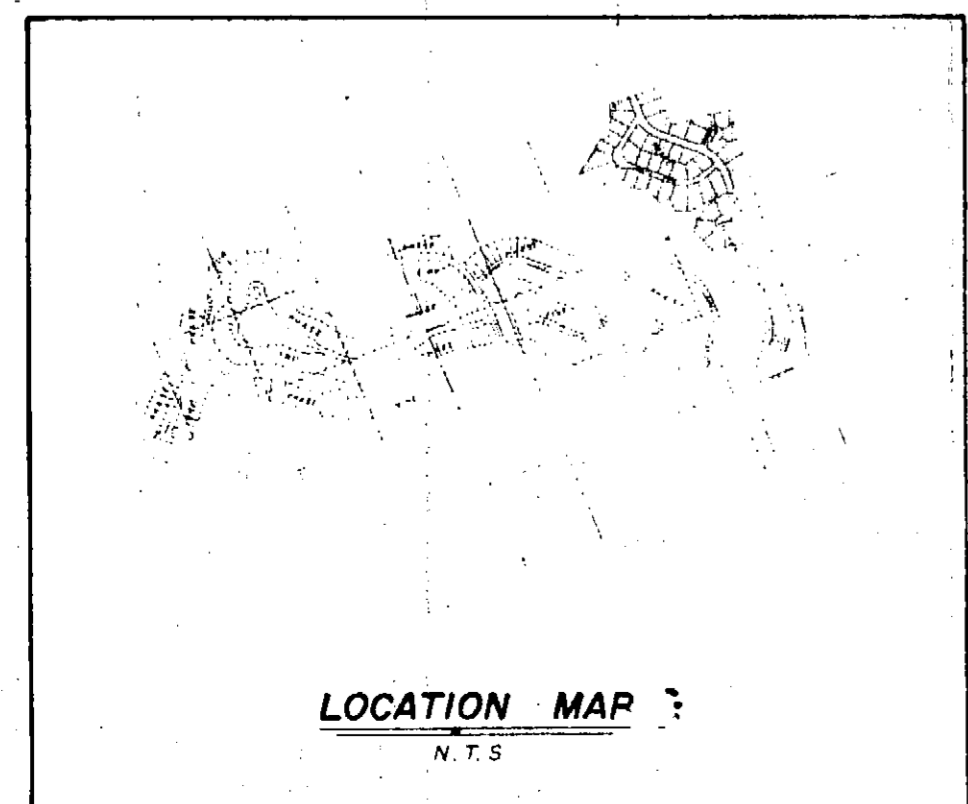


R.O.W. & CURVE DATA

NO	Δ	R	T	L
1	54°35'20"	278.00'	143.45'	264.87'
2	50°16'52"	197.00'	93.15'	174.03'
3	100°10'03"	90.00'	108.21'	157.86'
4	8°00'00"	165.00'	91.46'	167.03'

LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE
A-1	0.197	B-1	0.180	C-1	0.191
A-2	0.249	B-2	0.207	C-2	0.166
A-3	0.176	B-3	0.209	C-3	0.170
A-4	0.176	B-4	0.209	C-4	0.161
A-5	0.176	B-5	0.253	C-5	0.161
A-6	0.176	B-6	0.253	C-6	0.161
A-7	0.176	B-7	0.272	C-7	0.208
A-8	0.176	B-8	0.233	C-8	0.207
A-9	0.176	B-9	0.261	C-9	0.182
A-10	0.176	B-10	0.263	C-10	0.161
A-11	0.176	B-11	0.235	C-11	0.161
A-12	0.179	B-12	0.249	C-12	0.163
A-13	0.193	B-13	0.278		
A-14	0.276	B-14	0.192		
A-15	0.192	B-15	0.167		
A-16	0.208	B-16	0.152		
A-17	0.250	B-17	0.168		
A-18	0.181	B-18	0.193		
A-19	0.261	B-19	0.344		
A-20	0.192	B-20	0.301		
A-21	0.267	B-21	0.163		
A-22	0.229	B-22	0.173		
A-23	0.210	B-23	0.179		
A-24		B-24	0.224		
A-25		B-25	0.212		

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.



STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Robert R. Hawk and Cecelia J. Hawk being owners of a tract of land situated in the City of Rockwall, County of Rockwall, State of Texas, said tract being more particularly described as follows; BEING all of LOT 19 and 20, BLOCK B, of CHANDLERS LANDING PHASE 10 SECTION ONE, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows:  
BEGINNING at the Southwest corner of Lot 20, Block B, of Chandlers Landing Phase 10 Section One, a 1/2" iron stake for corner;  
THENCE, N.52°00'00"E., a distance of 168.16 feet to the Northwest corner of said Lot 20, a 1/2" iron stake for corner;  
THENCE, S.50°07'34"E., a distance of 118.51 feet to a point on the Westerly line of Cambria Drive, said point also being the beginning of a curve to the left having a central angle of 35°05'26" and a radius of 100.00 feet, a 1/2" iron stake for corner;  
THENCE, around said curve and along the Westerly line of Cambria Drive, a distance of 61.25 feet to the end of said curve, a 1/2" iron stake for corner;  
THENCE, S.55°10'27"W., leaving Cambria Drive, a distance of 149.00 feet to a 1/2" iron stake for corner;  
THENCE, N.42°16'25"W., a distance of 158.88 feet to the PLACE OF BEGINNING and containing 0.645 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, Robert R. Hawk and Cecelia J. Hawk, being owners, does hereby adopt this plat designating the herein above described property as FINAL PLAT OF REPLAT OF LOTS 19 & 20, BLOCK B, CHANDLERS LANDING PHASE 10 SECTION ONE, City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, the streets, and alleys shown thereon and does hereby reserve the right-of-way and 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, 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 systems on any of the right-of-way and easement strips; and any public utility shall have the right of ingress and egress to, from and upon the said right-of-way and easement strips for the purpose of construction, reconstruction, patrolling, maintaining and either adding to or removing all or part of their respective systems 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 establishments of grades of streets in this addition. A) 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. B) 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 of water for personal use and fire protection within such plat.  
WITNESS my hand at Rockwall, Texas this 10<sup>th</sup> day of October, A.D. 1991.

By: Robert R. Hawk  
Robert R. Hawk  
Cecelia J. Hawk  
Cecelia J. Hawk

State Of Texas  
County Of Rockwall  
BEFORE ME, a notary public, on this day personally appeared Robert R. Hawk and Cecelia J. Hawk, known to me to be the persons whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.  
Given under my hand and seal of office this 11<sup>th</sup> day of October, 1991.

Donna S. Rushing  
Notary Public in and for the State Of Texas

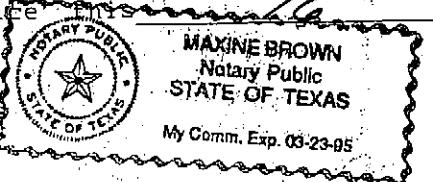
SURVEYORS CERTIFICATION

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

Kenneth E. Brown  
Kenneth E. Brown, Registered Professional Land Surveyor # 2062

State Of Texas  
County Of Rockwall  
BEFORE ME, a notary public, on this day personally appeared Kenneth E. Brown, known to me to be the persons whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that the statements therein contained are true and correct.  
Given under my hand and seal of office this 11<sup>th</sup> day of October, 1991.

Maxine Brown  
Notary Public in and for the State Of Texas



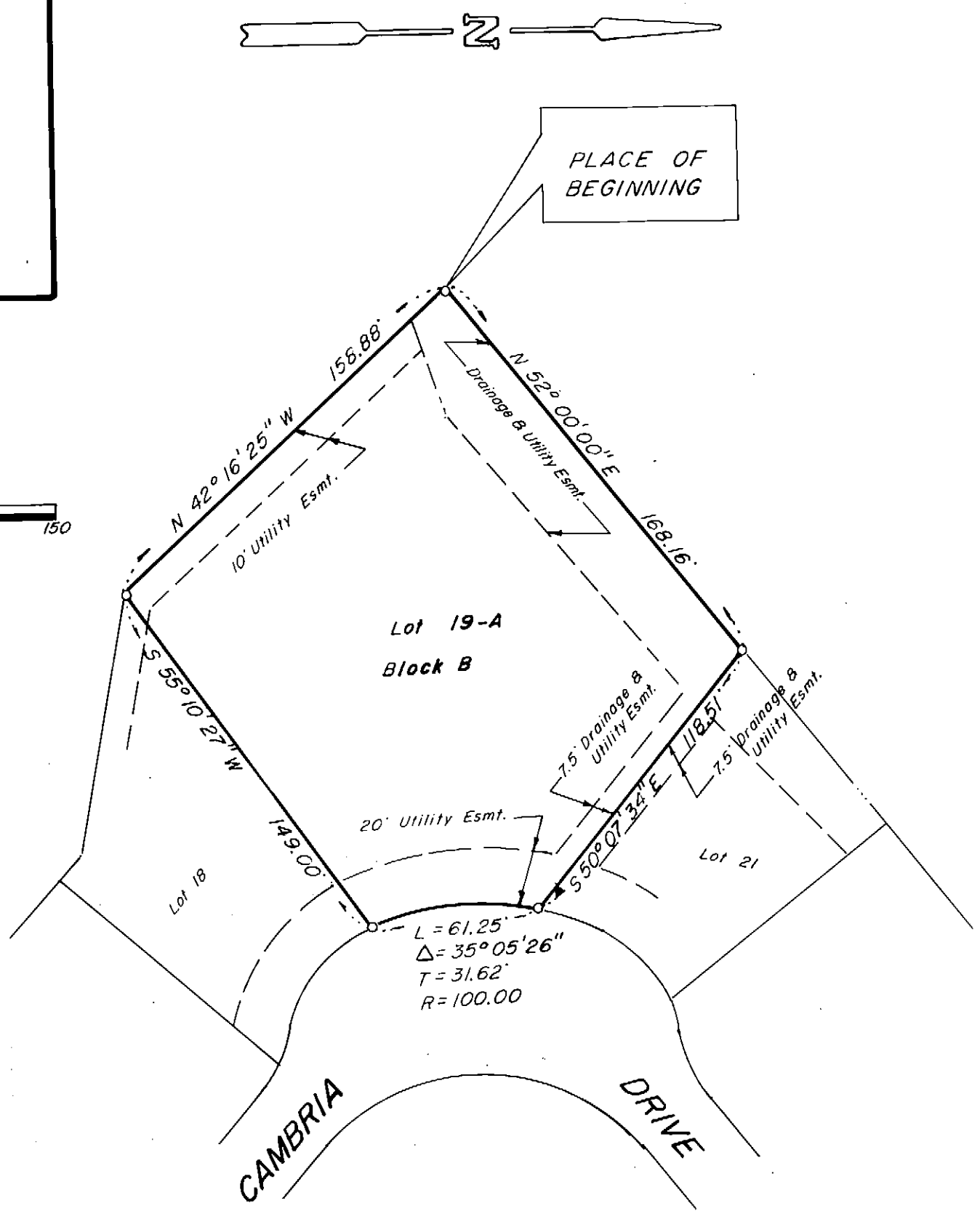
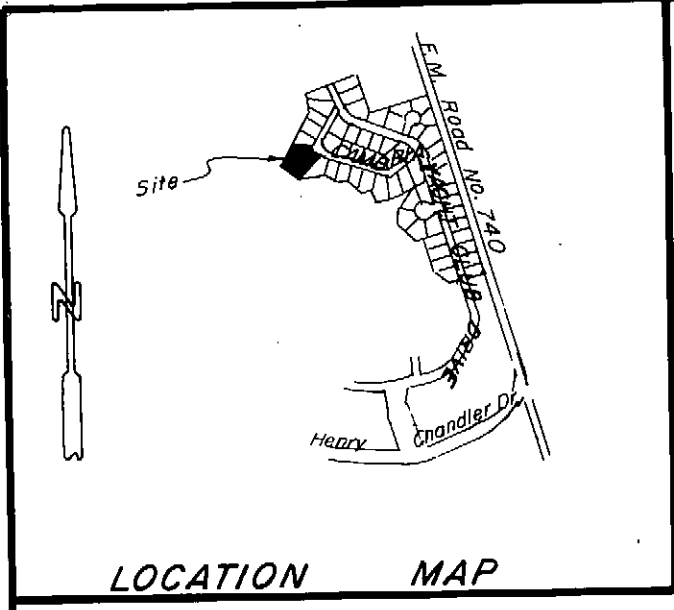
RECOMMENDED FOR FINAL APPROVAL  
William Eirin  
City Manager  
APPROVED  
Bill B. Johnson  
Chairman Planning and Zoning Commission

I hereby certify that the above foregoing Replat of Lots 19 and 20, Block B, Chandlers Landing Phase 10 Section One, to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, Texas, on the 16 day of Sept. A.D. 1991.

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 and twenty (120) days from said date of final approval.

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

WITNESS OUR HAND THIS 25 day of June A.D. 1992.  
John Meade  
Mayor, City of Rockwall, Texas  
Hilda Crangle  
City Secretary, City of Rockwall, Texas



**FINAL PLAT**  
**REPLAT OF LOTS 19 AND 20, BLOCK-B**  
**CHANDLERS LANDING PHASE TEN SECTION ONE**  
**CITY OF ROCKWALL**  
**E. TEAL SURVEY, ABSTRACT NO. 207**  
**ROCKWALL COUNTY, TEXAS**

**OWNERS**  
**ROBERT R. HAWK** **CECELIA J. HAWK**  
**5610 CAMBRIA DRIVE (214-771-3024)** **ROCKWALL, TEXAS 75087**

**B.L.S. & ASSOCIATES, INC.** **SURVEYORS**  
**965 SID'S ROAD/P.O. BOX 65 (214-771-3036)** **ROCKWALL, TEXAS 75087**

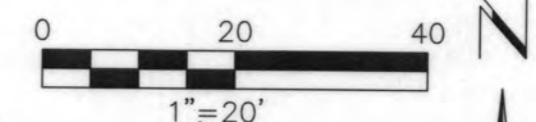
SCALE 1"=50' AUGUST 14, 1991

C-152

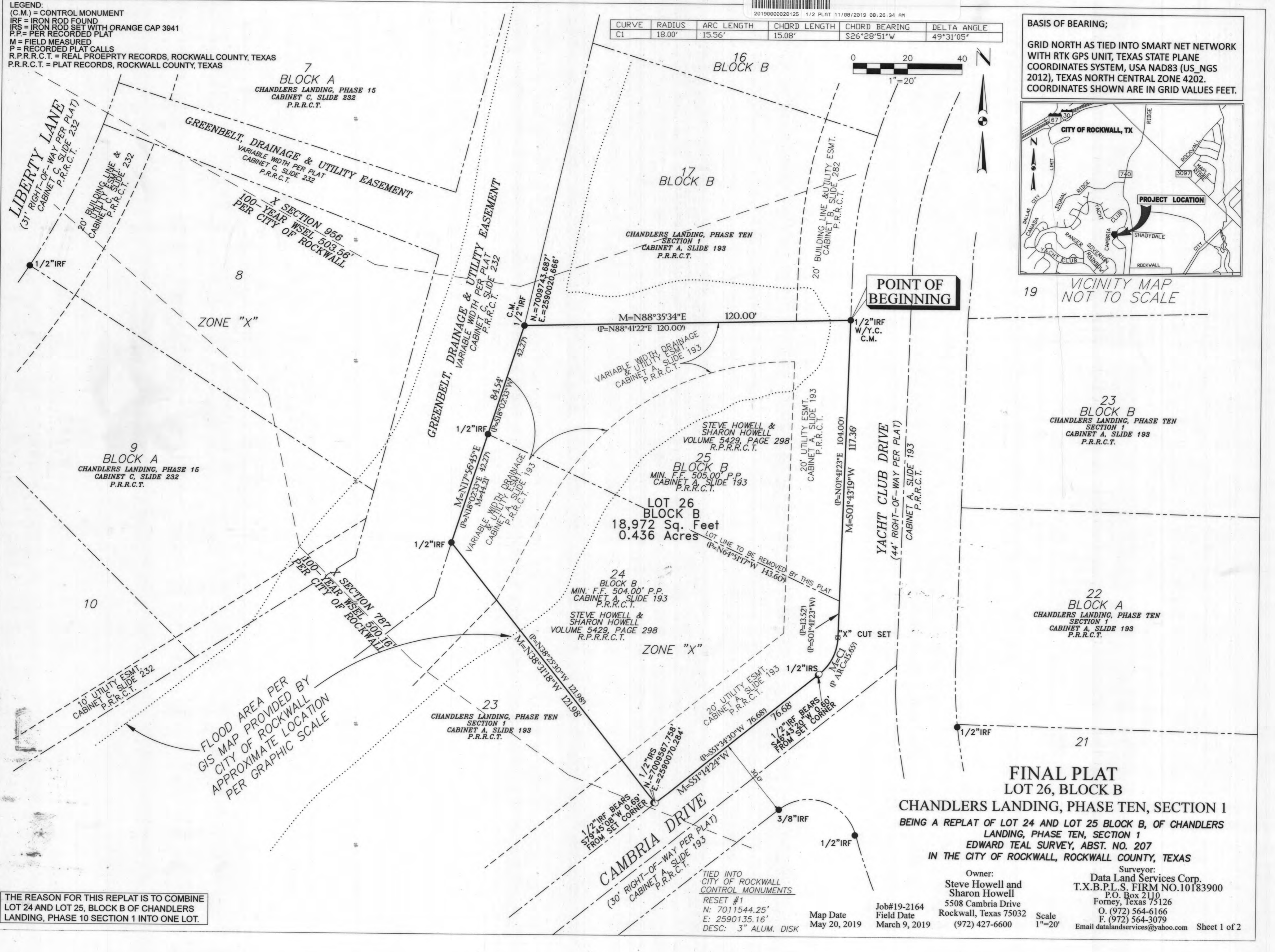
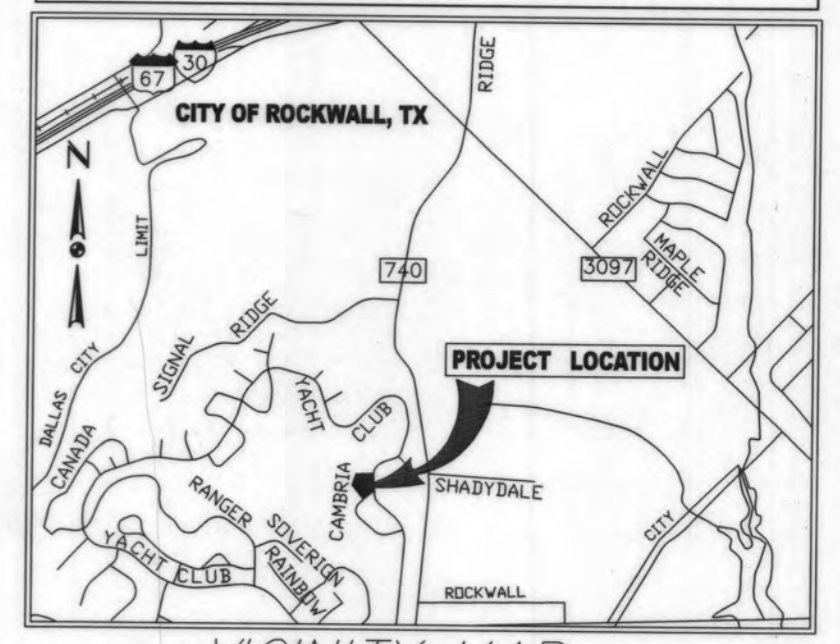
LEGEND:  
 (C.M.) = CONTROL MONUMENT  
 IRF = IRON ROD FOUND  
 IRS = IRON ROD SET WITH ORANGE CAP 3941  
 P.P. = PER RECORDED PLAT  
 M = FIELD MEASURED  
 P = RECORDED PLAT CALLS  
 R.P.R.C.T. = REAL PROEPRTY RECORDS, ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

2019000020125 1/2 PLAT 11/08/2019 08:26:34 AM

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	18.00'	15.56'	15.08'	S26°28'51"W	49°31'05"



**BASIS OF BEARING;**  
 GRID NORTH AS TIED INTO SMART NET NETWORK WITH RTK GPS UNIT, TEXAS STATE PLANE COORDINATES SYSTEM, USA NAD83 (US\_NGS 2012), TEXAS NORTH CENTRAL ZONE 4202. COORDINATES SHOWN ARE IN GRID VALUES FEET.



THE REASON FOR THIS REPLAT IS TO COMBINE LOT 24 AND LOT 25, BLOCK B OF CHANDLERS LANDING, PHASE TEN SECTION 1 INTO ONE LOT.

FLOOD AREA PER GIS MAP PROVIDED BY CITY OF ROCKWALL APPROXIMATE LOCATION PER GRAPHIC SCALE

**POINT OF BEGINNING**

**FINAL PLAT**  
**LOT 26, BLOCK B**  
**CHANDLERS LANDING, PHASE TEN, SECTION 1**  
 BEING A REPLAT OF LOT 24 AND LOT 25, BLOCK B, OF CHANDLERS LANDING, PHASE TEN, SECTION 1 EDWARD TEAL SURVEY, ABST. NO. 207 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:  
 Steve Howell and Sharon Howell  
 5508 Cambria Drive  
 Rockwall, Texas 75032  
 (972) 427-6600

Surveyor:  
 Data Land Services Corp.  
 T.X.B.P.L.S. FIRM NO.10183900  
 P.O. Box 2110  
 Forney, Texas 75126  
 O. (972) 564-6166  
 F. (972) 564-3079  
 Email datalandservices@yahoo.com

Job#19-2164  
 Field Date  
 March 9, 2019

Scale  
 1"=20'

Map Date  
 May 20, 2019

Sheet 1 of 2

TIED INTO CITY OF ROCKWALL CONTROL MONUMENTS  
 RESET #1  
 N: 7011544.25'  
 E: 2590135.16'  
 DESC: 3" ALUM. DISK

OWNERS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owners Steve Howell and Sharon Howell, of the land shown on this plat, hereby amends the plat of said Lot 24 and Lot 25, Block B and designate the replat lot to be Lot 26, Block B, of Chandlers Landing Phase Ten, Section 1 as shown hereon subdivision 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. We further certify that all other parties who have a mortgage or lien interest in the Replat of Chndlers Landing Phase Ten, Section 1 subdivision have been notified and signed this plat. I (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;

- 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 occasioned 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 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 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;

- 7. Property owner shall maintain, repair, and replace all drainage/and detention easements;
8. No building/structures/pools allowed in flood plain.

We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, at Crandall, Kaufman Co., Texas, this 9th day of September, 2019.

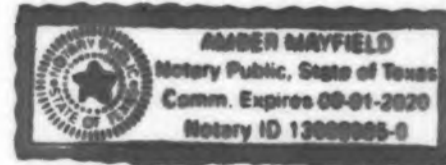
Steve Howell Sharon Howell

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Steve Howell 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 9th day of September, 2019.

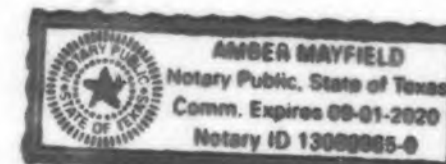
Amber Mayfield
Notary Public in and for the State of Texas



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

Given upon my hand and seal of office this 9th day of September, 2019.

Amber Mayfield
Notary Public in and for the State of Texas



THE REASON FOR THIS REPLAT IS TO COMBINE LOT 24 AND LOT 25, BLOCK B OF CHANDLERS LANDING, PHASE 10 SECTION 1 INTO ONE LOT.

LEGAL DESCRIPTION;

STATE OF TEXAS;
COUNTY OF ROCKWALL;

WHEREAS, Steve Howell & Sharon Howell, being the owners of Lots 24 and 25, Block B, Chandlers Landing, Phase Ten, Section 1, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof, recorded in Cabinet A, Slide 193, Map Records, Rockwall County, Texas, per deed recorded in Volume 5429, Page 298 of the Real Property Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Northeast corner of Lot 25 and at a Southeast corner of Lot 17 of said addition and being in the West right-of-way line of Yacht Club Drive (a 44 foot right-of-way per plat);

THENCE South 01 degrees 43 minutes 19 seconds West, with the East line of Lot 25 and Lot 24 and the West right-of-way line of Yacht Club Drive a distance of 117.36 feet to a X cut set for the beginning of a tangent curve to the right having a Radius of 18.00 feet an delta of 49 degrees 31 minutes 05 seconds a Chord bearing of South 26 degrees 28 minutes 51 seconds West, a chord distance of 15.08 feet;

THENCE with the said curve to the right and with the East line of Lot 24 and the West right-of-way line of Yacht Club Drive an arc distance of 15.56 feet to a 1/2" iron rod set with orange cap stamped 3941 set for the end of said curve and being in the Northwesterly right-of-way line of Cambria Drive (a 30 foot right-of-way per plat) from which a 1/2" iron rod found bears South 46 degrees 43 minutes 20 seconds West, a distance of 0.60 feet;

THENCE South 51 degrees 14 minutes 24 seconds West, with the Southeasterly line of Lot 24 and the Northwesterly right-of-way line of Cambria Drive a distance of 76.68 feet to a 1/2" iron rod with orange cap stamped 3941 set at the Southeasterly corner of Lot 24 and being at the Southeast corner of Lot 23 from which a 1/2" iron rod found bears South 79 degrees 45 minutes 08 seconds West, a distance of 0.69 feet;

THENCE North 38 degrees 31 minutes 18 seconds West, with the common Lot line of Lots 24 and 23 a distance of 121.98 feet to a 1/2" iron rod found for the West corner of Lot 24 and at a Northwest corner of Lot 23 and being in a Southeasterly line of a Greenbelt, Drainage and Utility Easement as shown on said addition plat;

THENCE North 17 degrees 56 minutes 45 seconds East, with the West line of Lot 24 and the East line of said Greenbelt, Drainage and Utility Easement passing a 1/2" iron rod found at the common Lot corner of Lots 24 and 25 continuing in all a total distance of 84.54 feet to a 1/2" iron rod found at the Northwest corner of said Lot 25 and at a Southwest corner of Lot 17;

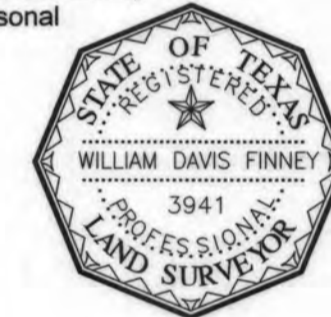
THENCE North 88 degrees 35 minutes 34 seconds East, with the North line of Lot 25 and a South line of Lot 17 a distance of 120.00 feet to the POINT OF BEGINNING containing 18,972 square feet or 0.436 acres of land.

SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, William Davis Finney, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision.

William Davis Finney, Registered Professional Land Surveyor No. 3941



APPROVED:

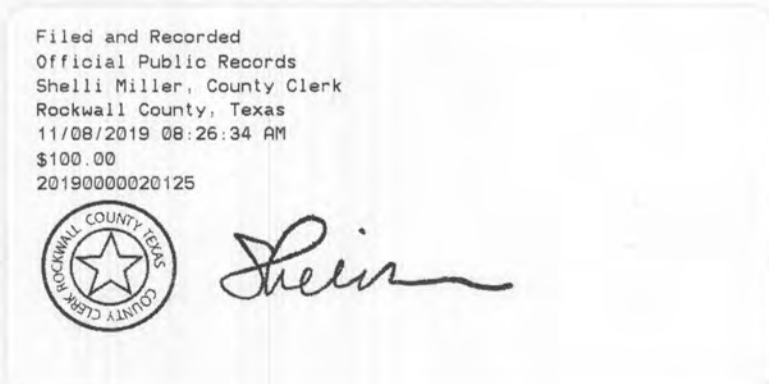
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 04 day of August, 2019.

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.

Director of Planning & Zoning

City Engineer



TIED INTO CITY OF ROCKWALL CONTROL MONUMENTS
RESET #1
N: 7011544.25'
E: 2590135.16'
DESC: 3" ALUM. DISK

Map Date: May 20, 2019
Field Date: March 9, 2019

Job#19-2164
Field Date: March 9, 2019
Scale: 1"=20'

FINAL PLAT
LOT 26, BLOCK B
CHANDLERS LANDING, PHASE TEN, SECTION 1
BEING A REPLAT OF LOT 24 AND LOT 25 BLOCK B, OF CHANDLERS LANDING, PHASE TEN, SECTION 1 EDWARD TEAL SURVEY, ABST. NO. 207 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

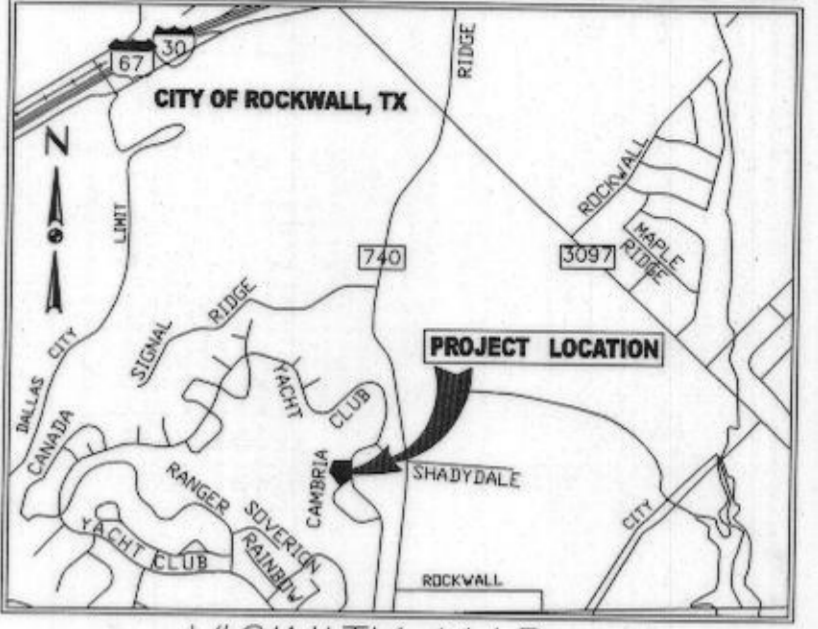
Owner: Steve Howell and Sharon Howell
5508 Cambria Drive
Rockwall, Texas 75032
(972) 427-6600
Surveyor: Data Land Services Corp.
T.X.B.P.L.S. FIRM NO.10183900
P.O. Box 2110
Forney, Texas 75126
O. (972) 564-6166
F. (972) 564-3079
Email dataandservices@yahoo.com Sheet 2 of 2

LEGEND:  
 (C.M.) = CONTROL MONUMENT  
 IRF = IRON ROD FOUND  
 IRS = IRON ROD SET WITH ORANGE CAP 3941  
 P.P. = PER RECORDED PLAT  
 M = FIELD MEASURED  
 P = RECORDED PLAT CALLS  
 R.P.R.C.T. = REAL PROEPRTY RECORDS, ROCKWALL COUNTY, TEXAS  
 P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS

2019000020125 1/2 PLAT 11/09/2019 08:26:34 AM

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	18.00'	15.56'	15.08'	S26°28'51"W	49°31'05"

BASIS OF BEARING;  
 GRID NORTH AS TIED INTO SMART NET NETWORK WITH RTK GPS UNIT, TEXAS STATE PLANE COORDINATES SYSTEM, USA NAD83 (US\_NGS 2012), TEXAS NORTH CENTRAL ZONE 4202. COORDINATES SHOWN ARE IN GRID VALUES FEET.



19 VICINITY MAP NOT TO SCALE

LIBERTY LANE  
 (31' RIGHT-OF-WAY PER PLAT)  
 CABINET C, SLIDE 232  
 P.R.R.C.T.

7  
 BLOCK A  
 CHANDLERS LANDING, PHASE 15  
 CABINET C, SLIDE 232  
 P.R.R.C.T.

GREENBELT, DRAINAGE & UTILITY EASEMENT  
 VARIABLE WIDTH PER PLAT  
 CABINET C, SLIDE 232  
 P.R.R.C.T.

X SECTION 956  
 100-YEAR WSEL 503.56'  
 PER CITY OF ROCKWALL

8  
 ZONE "X"

9  
 BLOCK A  
 CHANDLERS LANDING, PHASE 15  
 CABINET C, SLIDE 232  
 P.R.R.C.T.

X SECTION 787  
 100-YEAR WSEL 500.18'  
 PER CITY OF ROCKWALL

FLOOD AREA PER GIS MAP PROVIDED BY CITY OF ROCKWALL APPROXIMATE LOCATION PER GRAPHIC SCALE

GREENBELT, DRAINAGE & UTILITY EASEMENT  
 VARIABLE WIDTH PER PLAT  
 CABINET C, SLIDE 232  
 P.R.R.C.T.

16  
 BLOCK B  
 CHANDLERS LANDING, PHASE TEN  
 SECTION 1  
 CABINET A, SLIDE 193  
 P.R.R.C.T.

VARIABLE WIDTH DRAINAGE & UTILITY ESMT.  
 CABINET A, SLIDE 193  
 P.R.R.C.T.

STEVE HOWELL & SHARON HOWELL  
 VOLUME 5429, PAGE 298  
 R.P.R.C.T.

BLOCK B  
 MIN. F.F. 505.00' P.P.  
 CABINET A, SLIDE 193  
 P.R.R.C.T.

LOT 26  
 BLOCK B  
 18,972 Sq. Feet  
 0.436 Acres

24  
 BLOCK B  
 MIN. F.F. 504.00' P.P.  
 CABINET A, SLIDE 193  
 P.R.R.C.T.

STEVE HOWELL & SHARON HOWELL  
 VOLUME 5429, PAGE 298  
 R.P.R.C.T.

ZONE "X"

23  
 CHANDLERS LANDING, PHASE TEN  
 SECTION 1  
 CABINET A, SLIDE 193  
 P.R.R.C.T.

20' UTILITY ESMT.  
 CABINET A, SLIDE 193  
 P.R.R.C.T.

1/2" IRS BEARS FROM SET CORNER  
 N=7009743.687'  
 E.=2590020.666'

1/2" IRS BEARS FROM SET CORNER  
 N=7009743.687'  
 E.=2590020.666'

CAMBRIA DRIVE  
 (30' RIGHT-OF-WAY PER PLAT)  
 CABINET A, SLIDE 193  
 P.R.R.C.T.

TIED INTO CITY OF ROCKWALL CONTROL MONUMENTS  
 RESET #1  
 N: 7011544.25'  
 E: 2590135.16'  
 DESC: 3" ALUM. DISK

POINT OF BEGINNING

YACHT CLUB DRIVE  
 (44' RIGHT-OF-WAY PER PLAT)  
 CABINET A, SLIDE 193  
 P.R.R.C.T.

23  
 BLOCK B  
 CHANDLERS LANDING, PHASE TEN  
 SECTION 1  
 CABINET A, SLIDE 193  
 P.R.R.C.T.

22  
 BLOCK A  
 CHANDLERS LANDING, PHASE TEN  
 SECTION 1  
 CABINET A, SLIDE 193  
 P.R.R.C.T.

FINAL PLAT  
 LOT 26, BLOCK B  
 CHANDLERS LANDING, PHASE TEN, SECTION 1  
 BEING A REPLAT OF LOT 24 AND LOT 25 BLOCK B, OF CHANDLERS LANDING, PHASE TEN, SECTION 1  
 EDWARD TEAL SURVEY, ABST. NO. 207  
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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 Forney, Texas 75126  
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 F. (972) 564-3079  
 Email data Landservices@yahoo.com

Map Date May 20, 2019  
 Field Date March 9, 2019

Scale 1"=20'

Sheet 1 of 2

THE REASON FOR THIS REPLAT IS TO COMBINE LOT 24 AND LOT 25, BLOCK B OF CHANDLERS LANDING, PHASE 10 SECTION 1 INTO ONE LOT.