

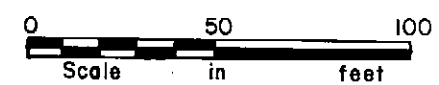
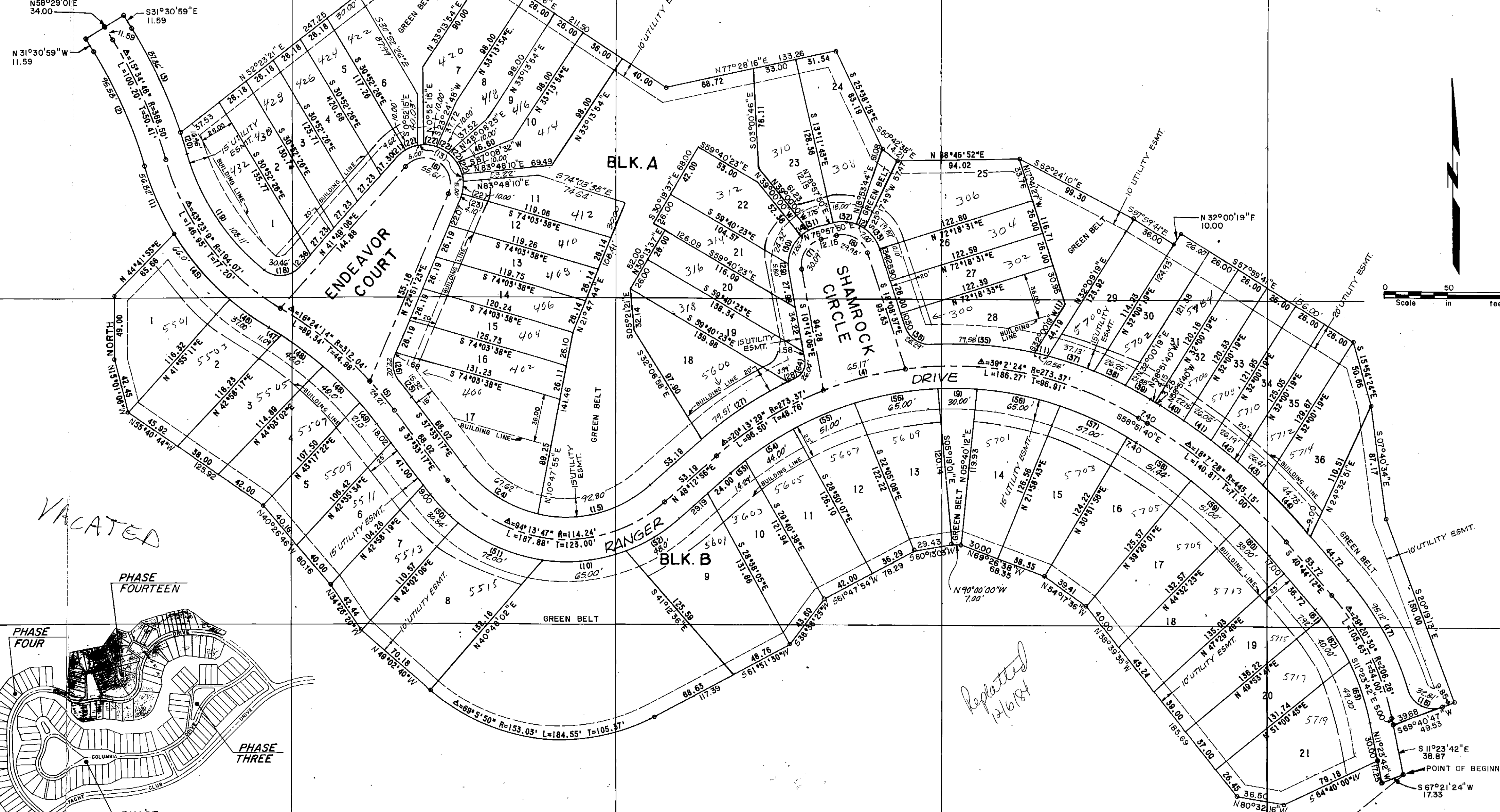
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N 3500

N 3280

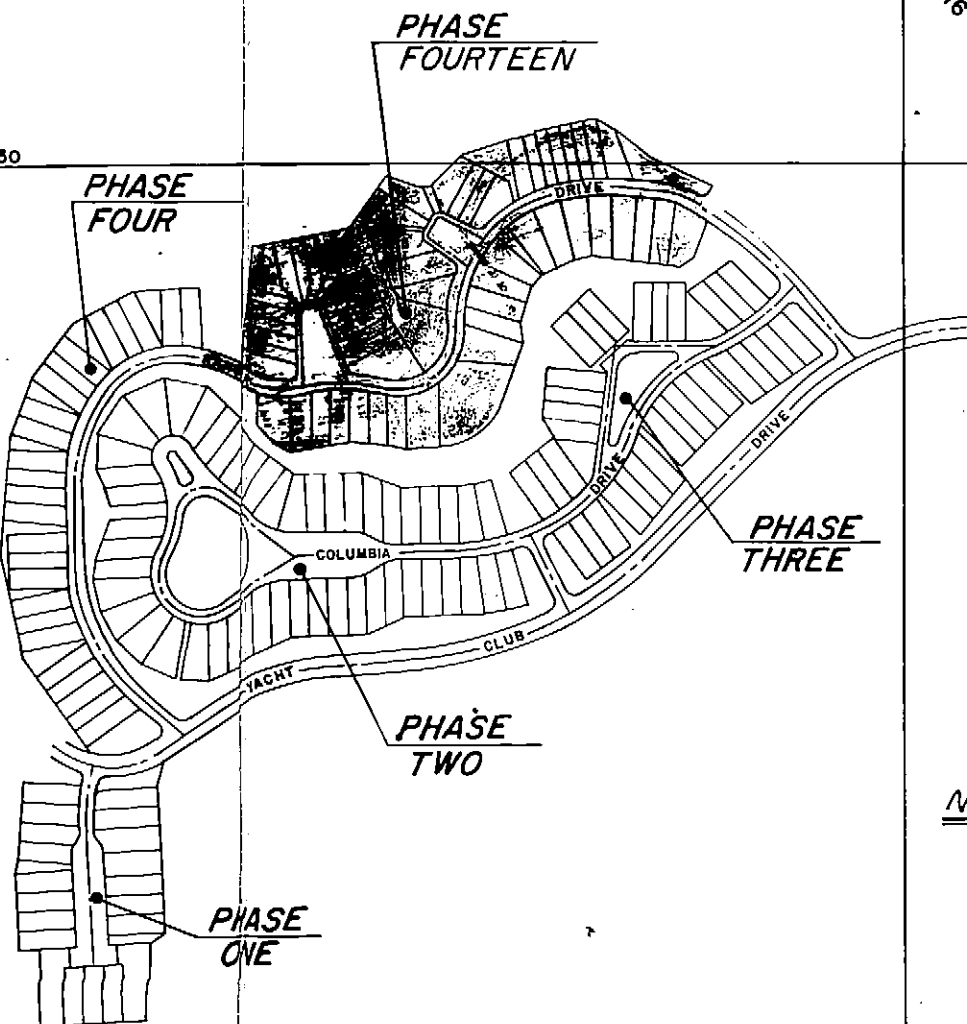
N 3000

N 58°29'01"E 34.00  
N 31°30'59"W 11.59



VACATED

Replatted  
12/6/84

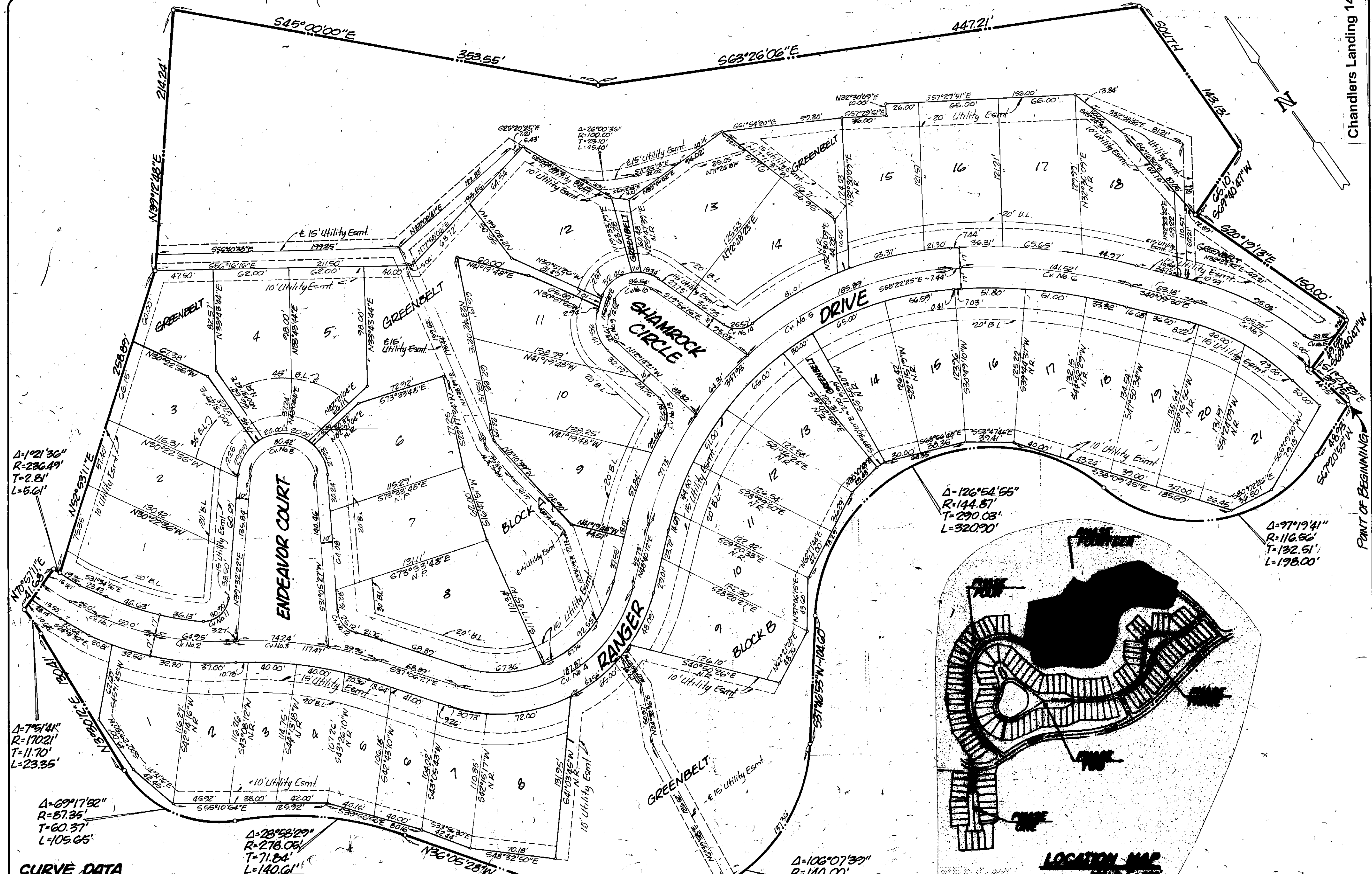


LOCATION MAP  
SCALE: 1" = 400'

NOTE: 1. Numbers in parentheses indicate curves. Curve data is tabulated on page 2 of 2 of this plat. Arc lengths are shown for each curve on this sheet.  
2. The area within 8 ft. Left & 8 ft. Right of the Centerline of the Streets shown here-on are hereby Designated as Fire Lanes.

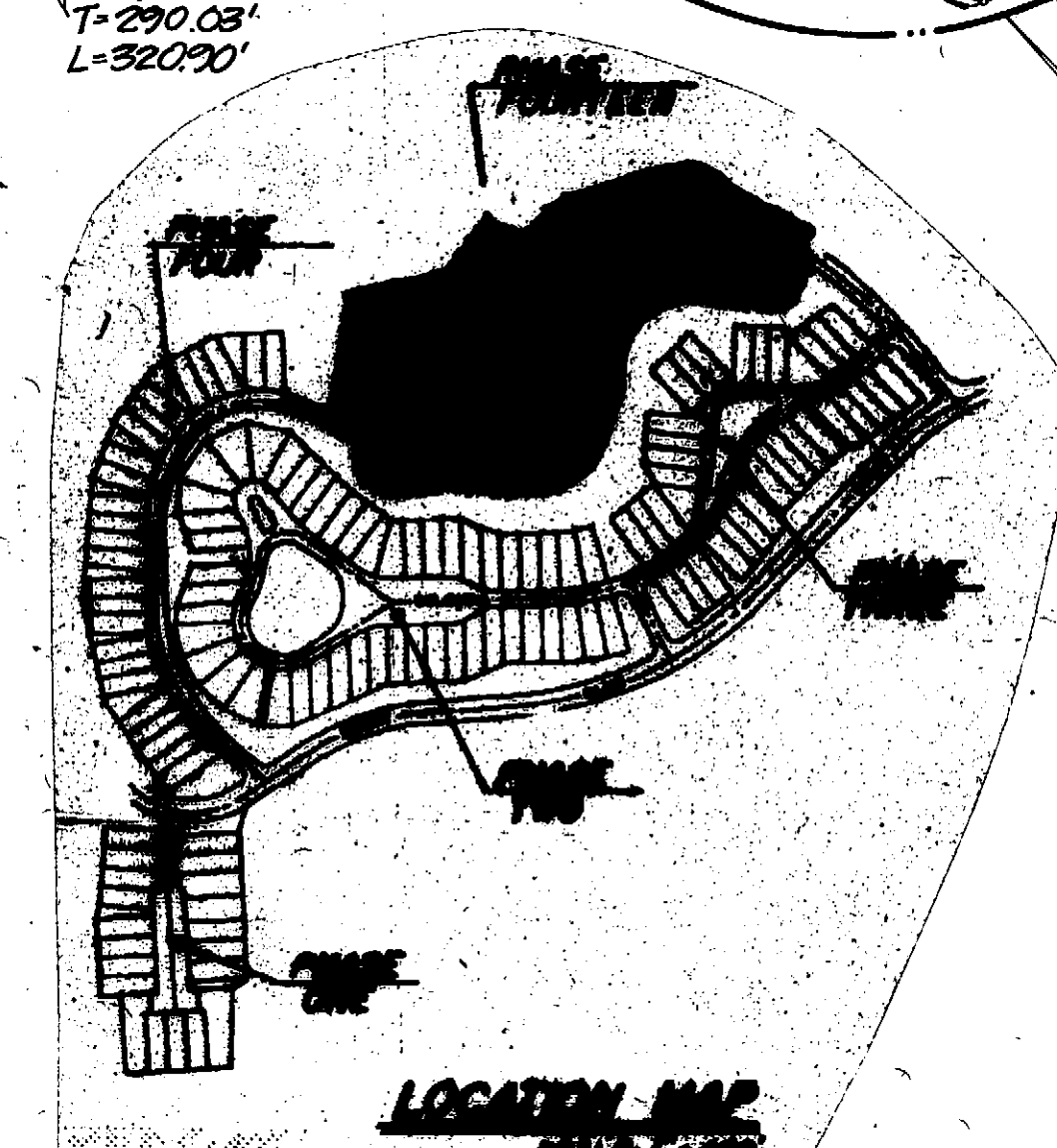
N 49°56'28"E 1767.69'  
TO CITY OF DALLAS TAKE  
LINE MONUMENT NO. T-13-1; T-11-6

FILE PLAT					CHANDLERS LANDING	
PHASE FOURTEEN					ROCKWALL COUNTY, TEXAS	
DESIGN:	DRAWN:	SCALE:	DATE:	SHEET:	POE & ASSOCIATES OF TEXAS, INC.	
R.W.S.	K.D.M.C.	1" = 50'	OCT., 1983	1 OF 2		



**CURVE DATA**

Cv. No.	Δ	R	T	L
1	23°04'46"	291.77'	51.45'	101.50'
2	16°20'28"	227.73'	32.70'	64.95'
3	21°21'36"	315.11'	97.45'	117.47'
4	92°13'21"	114.24'	122.97'	187.87'
5	72°55'24"	273.57'	202.00'	347.93'
6	18°12'55"	445.15'	71.36'	141.52'
7	28°20'07"	211.07'	54.00'	105.73'
8	171°31'05"	20.00'	303.65'	80.42'
9	67°30'01"	20.00'	73.40'	23.61'
10	104°40'00"	20.00'	20.00'	20.00'
11	88°30'34"	20.00'	19.47'	30.90'
12	71°57'10"	20.00'	14.52'	25.12'
13	72°47'32"	20.00'	18.85'	26.81'
14	73°14'27"	20.00'	14.86'	25.67'
15	94°02'12"	20.00'	21.46'	32.82'

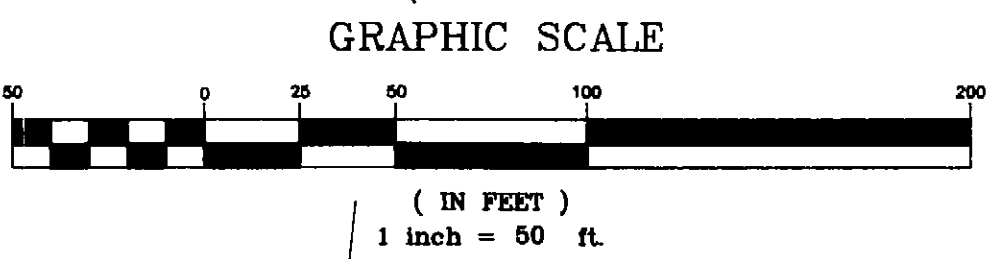


**HAROLD L. EVANS**  
 CONSULTING ENGINEER  
 2331 GUS THOMASSON RD. SUITE 102  
 DALLAS, TEXAS 75228  
 PHONE (214) 328-8133

SCALE	DATE	JOB NO
1"=50'	11-8-84	72122

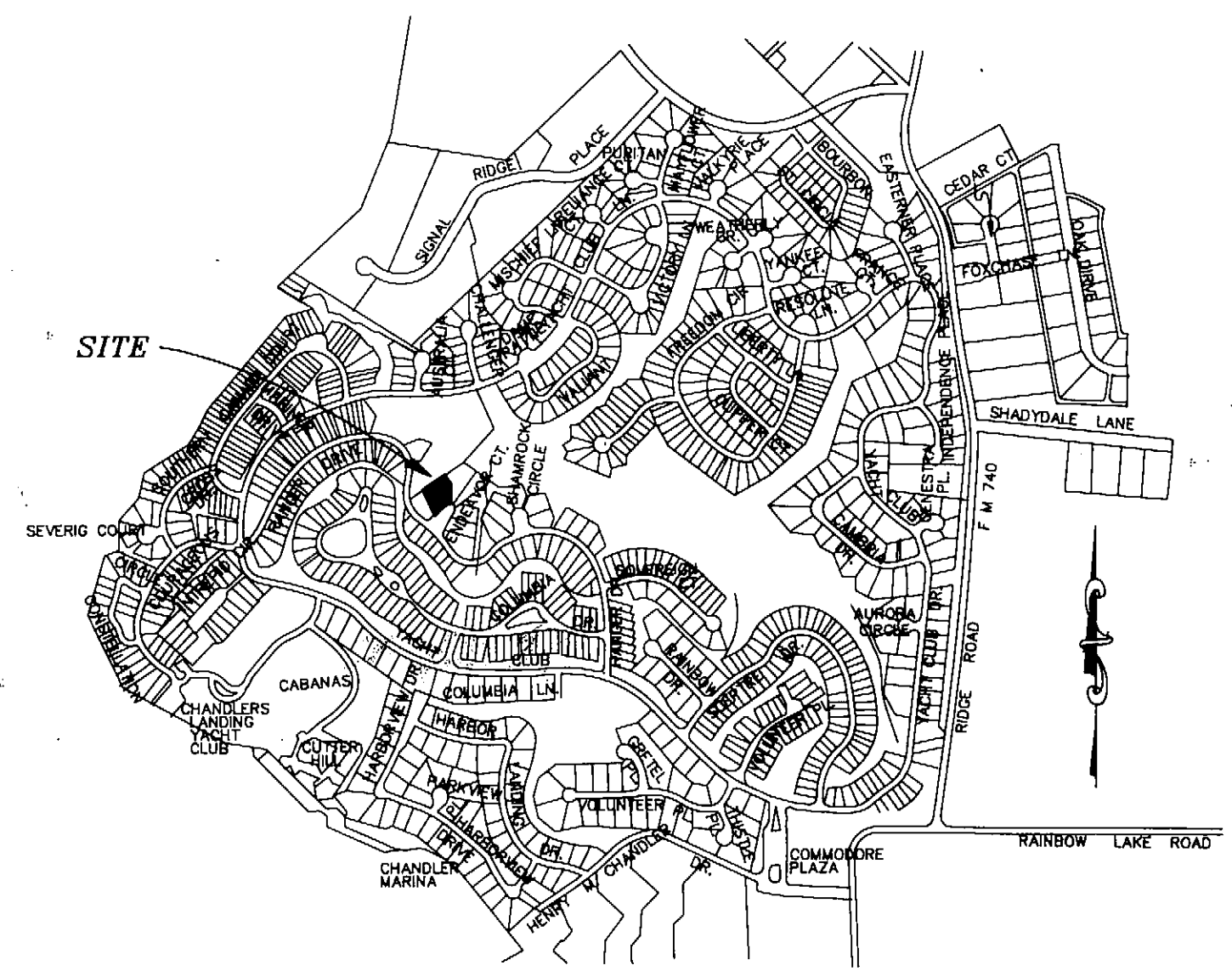
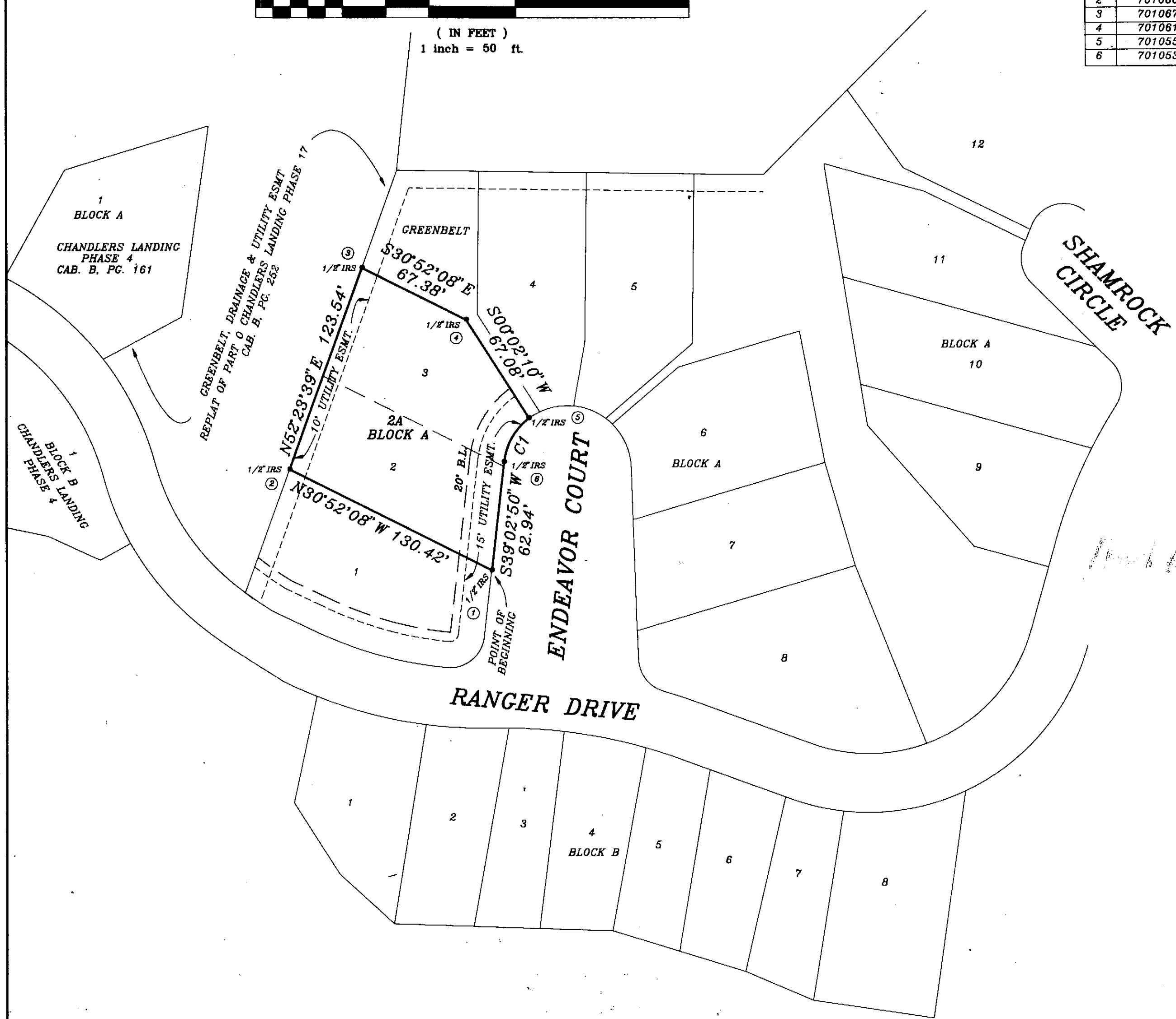
**CHANDLERS LANDING**  
 PHASE FOURTEEN  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

REPLAT OF THE REVISED FINAL PLAT OF



**SURFACE ADJUSTED COORDINATES**

	NORTHING	EASTING
1	7010490.0153084	2588859.6542157
2	7010601.9596678	2588792.7394291
3	7010677.3483807	2588890.6130532
4	7010619.5141821	2588925.1834690
5	7010552.4298614	2588925.1410432
6	7010538.8959460	2588899.3038627



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	36.86'	29.99'	15.88'	29.17'	S62°21'14" W	46°36'46"

FILED FOR RECORD  
ROCKWALL CO. TEXAS  
94 DEC 20 AM 9:48  
PAUL J. BURKS  
CO. CLERK  
BY: [Signature] DEPUTY

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 50'	10/18/94	94163

**AMENDED PLAT OF  
LOT 2 & 3, BLOCK A, OF  
REPLAT OF  
THE REVISED FINAL PLAT OF  
CHANDLERS LANDING PHASE FOURTEEN**

E. TEAL SURVEY, ABSTRACT NO. 207

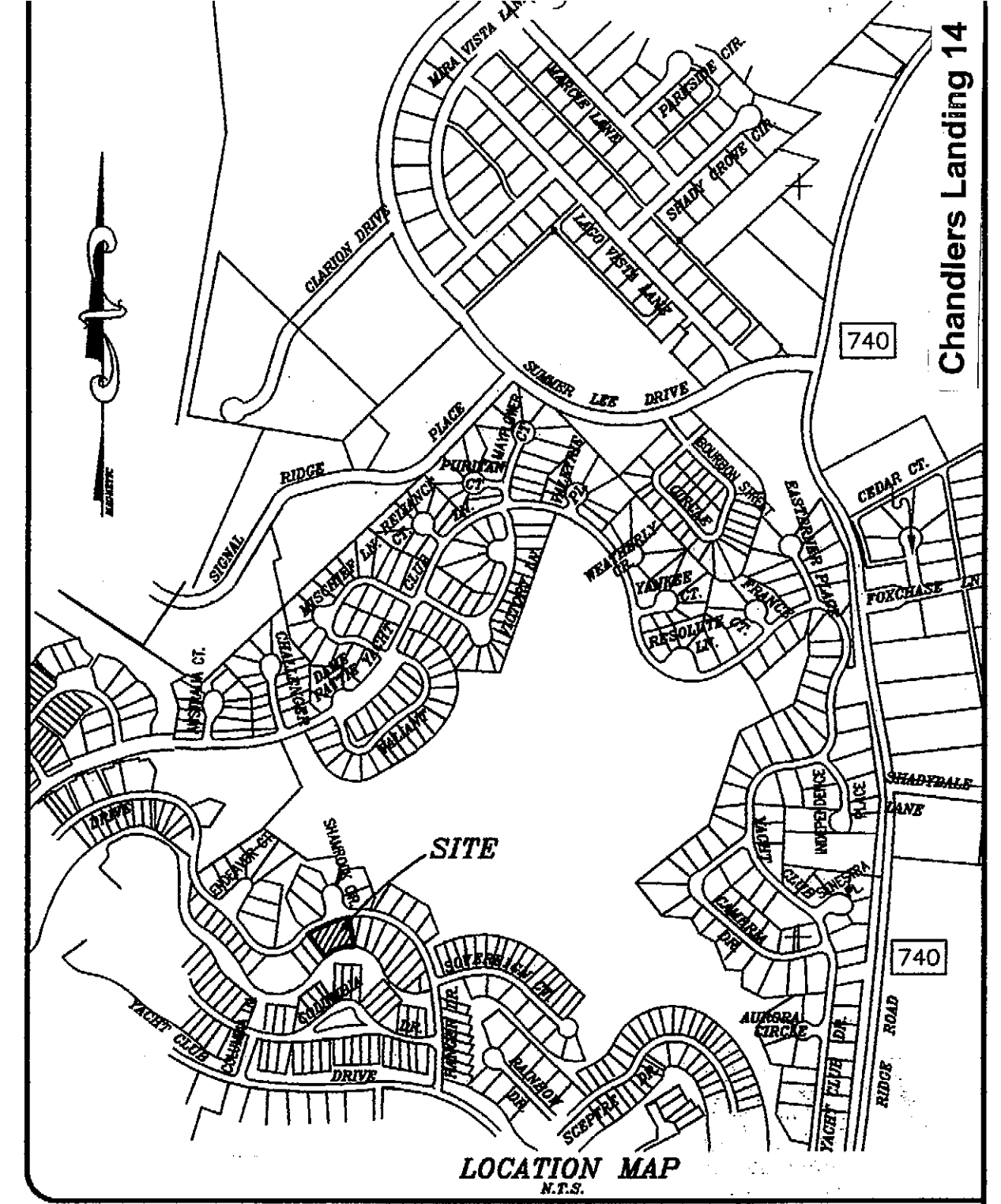
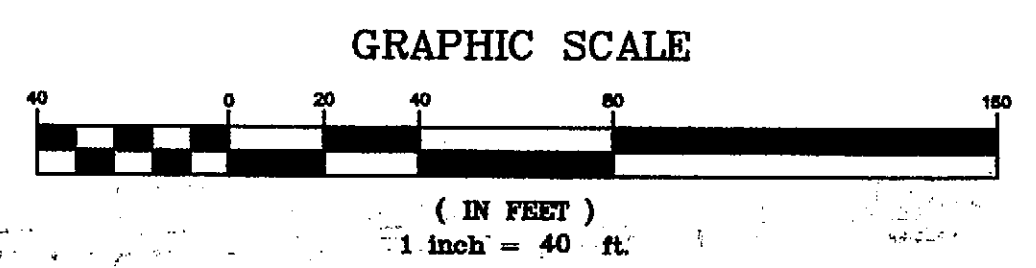
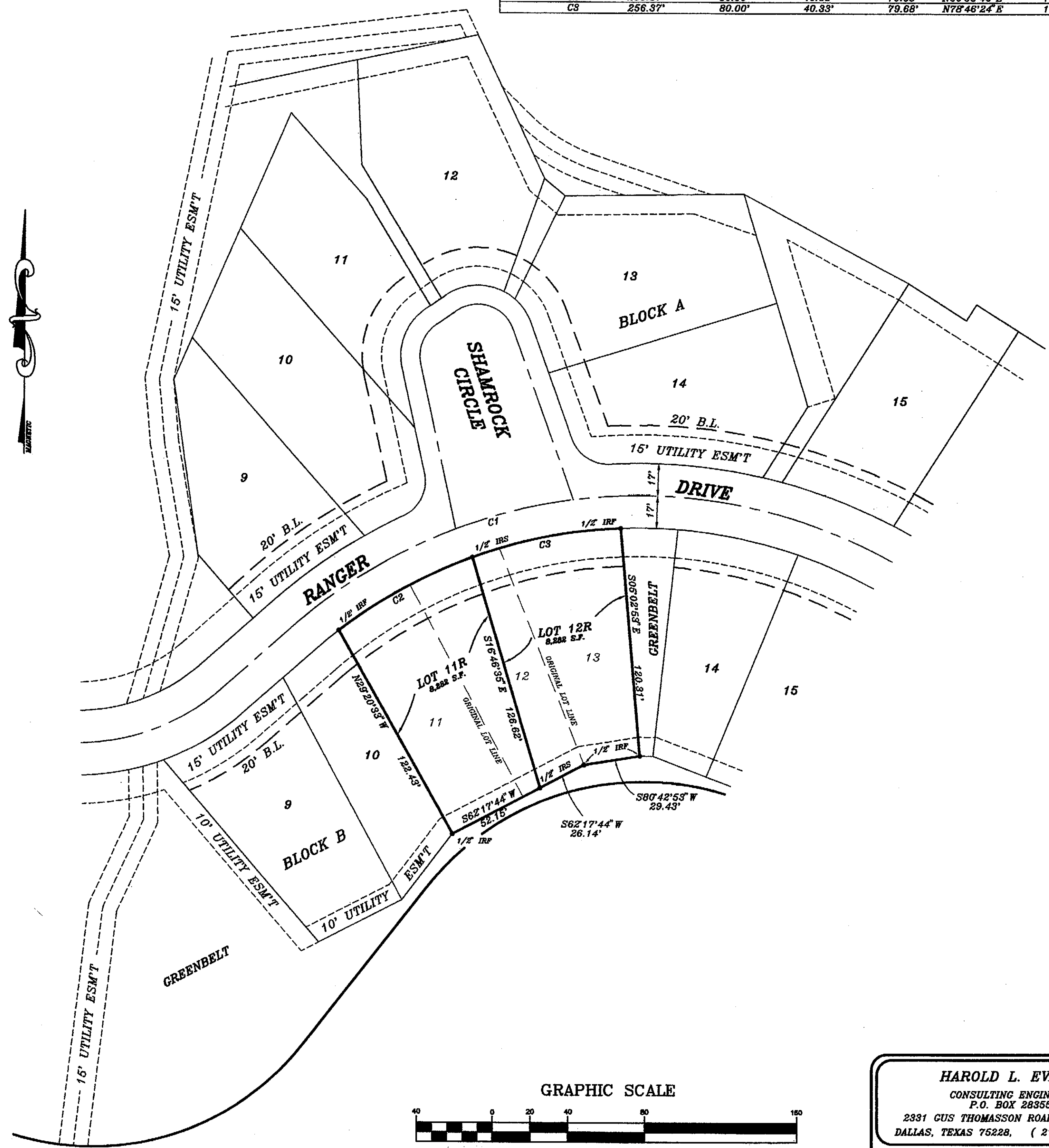
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

NELDA S. VINES  
8138 JENNIE LEE LANE, DALLAS, TEXAS 75227 (214) 381-0963



D-235 & 236

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	273.37'	335.68'	192.68'	314.98'	N83°50'51" E	70°21'17"
C2	256.37'	80.00'	40.33'	79.68'	N60°53'40" E	17°52'45"
C3	256.37'	80.00'	40.33'	79.68'	N78°46'24" E	17°52'45"



D-235-236

FILED FOR RECORD  
ROCKWALL COUNTY CLERK  
09 MAR 30 PM 1:22  
JULIE BUEKERS  
CO. CLERK  
DEPUTY

REPLAT LOT 11R & 12R, BLOCK B

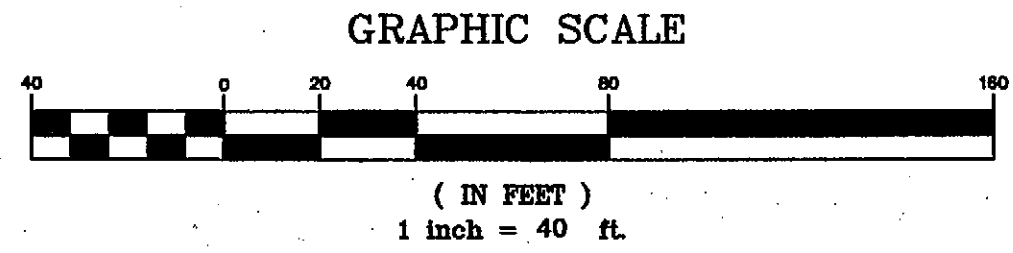
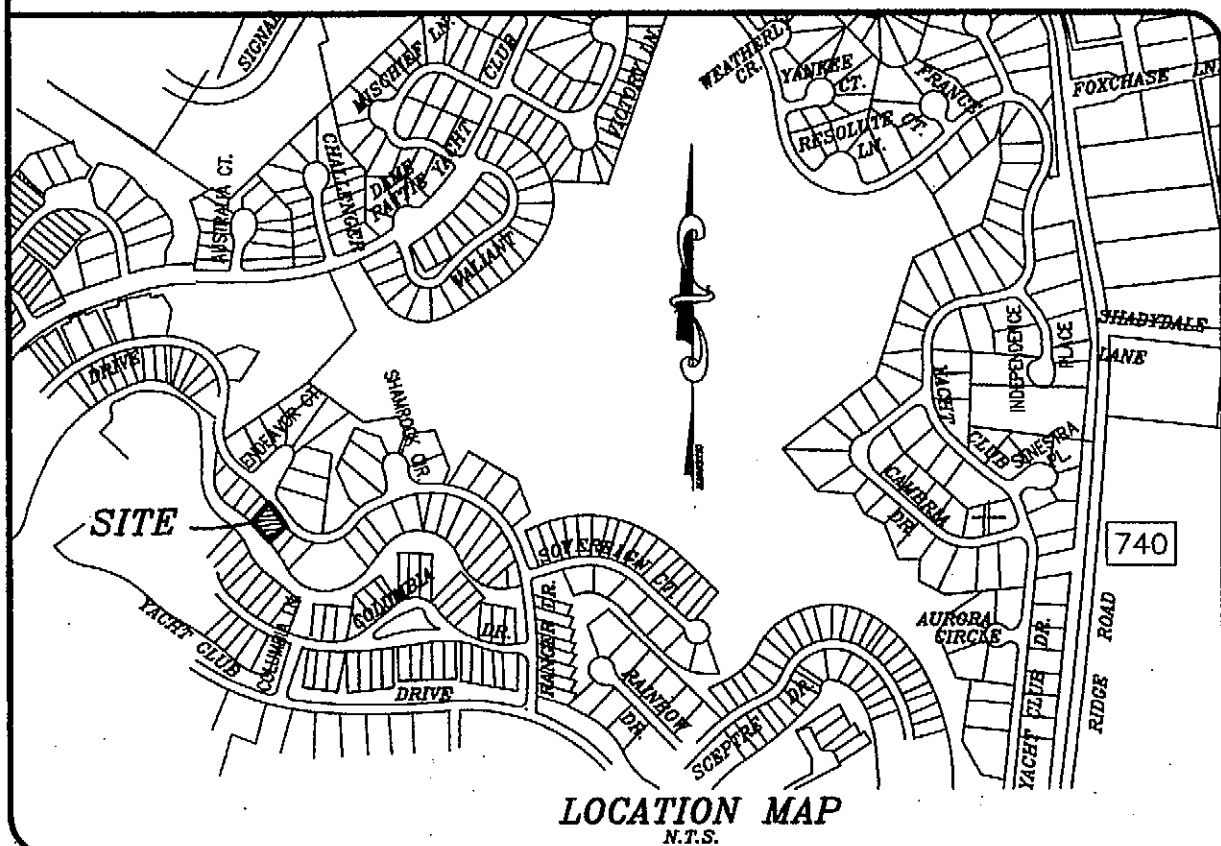
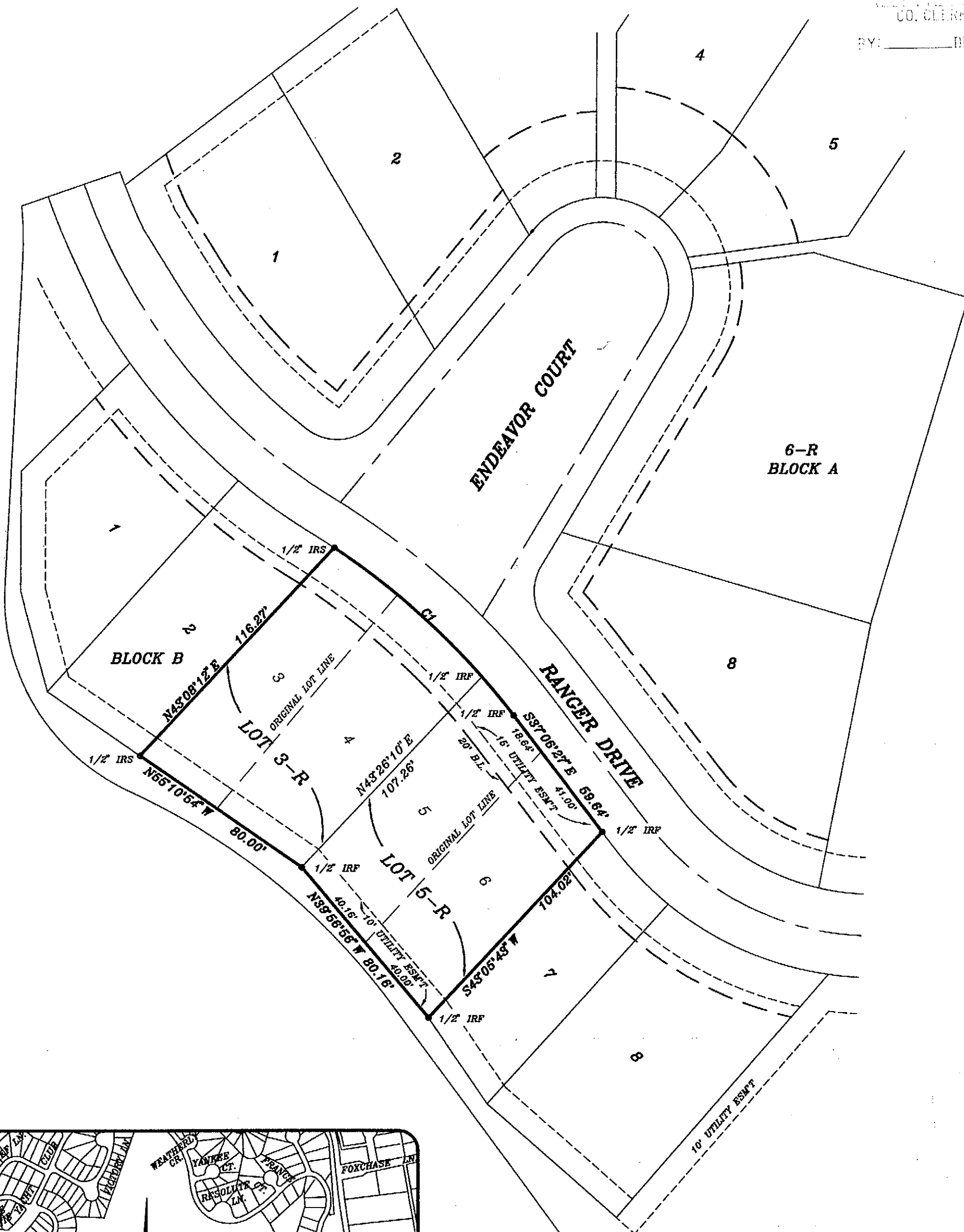
HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

LOTS 11, 12 & 13, BLOCK B  
CHANDLERS LANDING PHASE 14  
E. TEAL SURVEY, ABST. No. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE	DATE	JOB No.
1" = 40'	12-10-99	9996

GREGG & AMY VINES  
5601 RANGER, ROCKWALL, TEXAS 75082 214-676-6206

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	298.11'	100.36'	50.66'	99.89'	S46°45'08" E	19°17'21"



STATE OF TEXAS  
COUNTY OF ROCKWALL

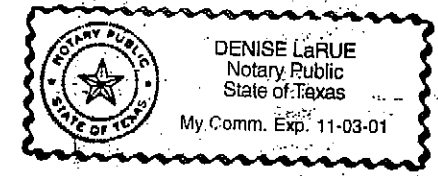
OWNER'S CERTIFICATE

WHEREAS GREGORY S. VINES is the owner of Lots 3, 4, 5 and 6, Block B, Chandlers Landing, Phase 14, an addition to the City of Rockwall, as recorded in Cabinet B, Slide 249, Map Records, Rockwall County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT GREGORY S. VINES, being the owner, do hereby replat said Lots 3, 4, 5 and 6, Block B and replat said lots as Lot 3-R and 5-R, Block B, as shown hereon, provided however all utility easements are hereby dedicated for mutual use and accommodation of all public utilities desiring to use or using the same. No buildings shall constructed or placed upon, over or across the utility as shown hereon. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All public utilities shall have the right to remove and keep removed all or any part of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance or efficiency of its respective system.

WITNESS OUR HANDS at Rockwall Texas, this 2 day of November, 2000.  
BY: Gregory S. Vines

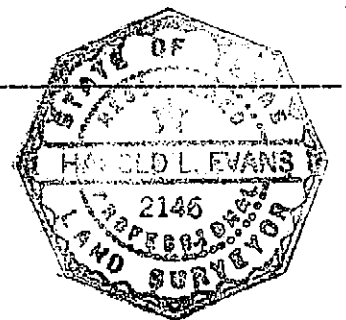
STATE OF TEXAS Rockwall  
COUNTY OF Rockwall  
This instrument was acknowledged before me on the 2 day of November, 2000, by Denise LaRue  
Notary Public



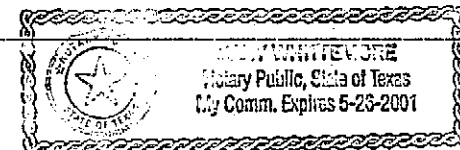
SURVEYOR'S CERTIFICATE

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 PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS  
COUNTY OF DALLAS  
This instrument was acknowledged before me on the 16 day of October, 2000 by Harold L. Evans.  
Notary Public



RECOMMENDED FOR FINAL APPROVAL

Scott L. Self  
Planning and Zoning Commission Date 11/2/00

APPROVED

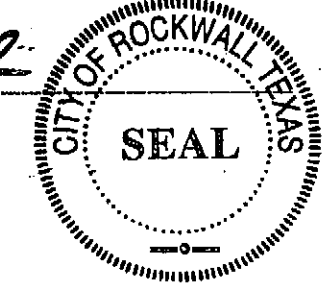
I hereby certify that the above and foregoing plat of Replat of Lots 5 and 6, Block B, Chandlers Landing Phase 14, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2 day of Nov, 2000.

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 twenty (120) 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 2nd day of November, 2000.

Scott L. Self  
Mayor, City of Rockwall



Belinda Pay  
City Secretary,  
City of Rockwall

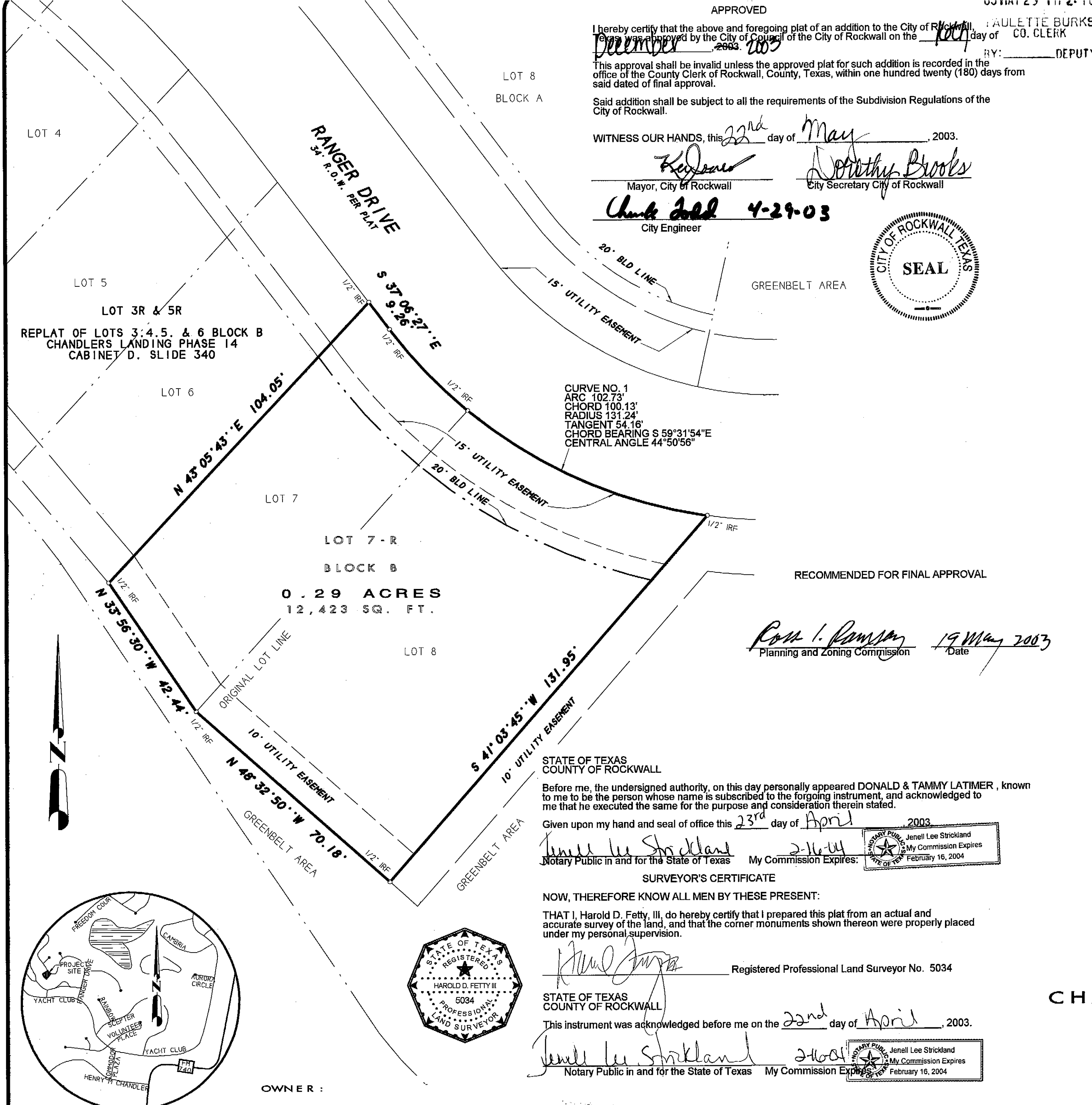
LOT 3-R AND 5-R, BLOCK B  
CHANDLERS LANDING PH. 14

CL

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 40'	8-23-00	9996

A REPLAT OF LOTS 3, 4, 5 & 6, BLOCK B  
CHANDLERS LANDING PHASE 14  
E. TEAL SURVEY, ABST. No. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
GREGORY S. VINES  
5601 RANGER DRIVE ROCKWALL, TX. 75032 (214) 676-6206



OWNER'S CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 WHEREAS, DONALD & TAMMY LATIMER, 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 7 and 8, Block B, of Chancellers Landing Phase 14, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 249 of the Plat Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 I, the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOTS 7 and 8, BLOCK B, of CHANDLERS LANDING PHASE 14, 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, water courses, drains, 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 REPLAT OF LOTS 7 and 8, BLOCK B, CHANDLERS LANDING PHASE 14 have been notified and signed this plat.

I 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. I also understand the following:

1. No building 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 building, 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 street 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 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 bound, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions 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 I may have as a result of the dedication of exactions made herein.

\_\_\_\_\_  
 DONALD LATIMER  
 \_\_\_\_\_  
 TAMMY LATIMER

REPLAT OF  
**LOTS 7 & 8, BLOCK B**  
**CHANDLERS LANDING PHASE 14**

E. TEAL SURVEY, ABST. NO. 207  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 ( COMBINE INTO 1 LOT )

VICINITY MAP  
 N. T. S.

OWNER:  
 DONALD & TAMMY LATIMER  
 5509 RANGER DRIVE  
 ROCKWALL, TX 75032  
 972-772-3057



STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned authority, on this day personally appeared DONALD & TAMMY LATIMER, known to me to be the person whose name is subscribed to the forgoing 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 23rd day of April, 2003.  
 \_\_\_\_\_  
 Notary Public in and for the State of Texas My Commission Expires: 2-16-04

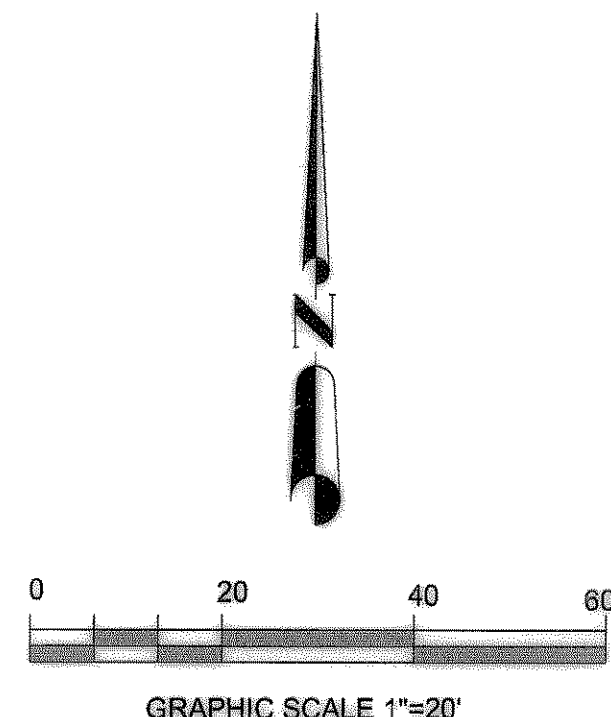
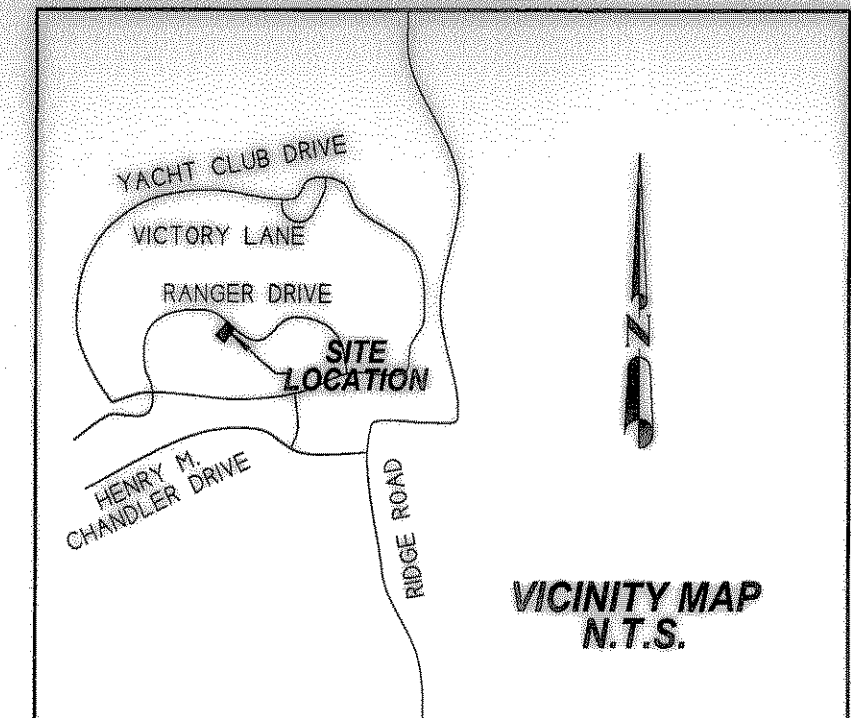
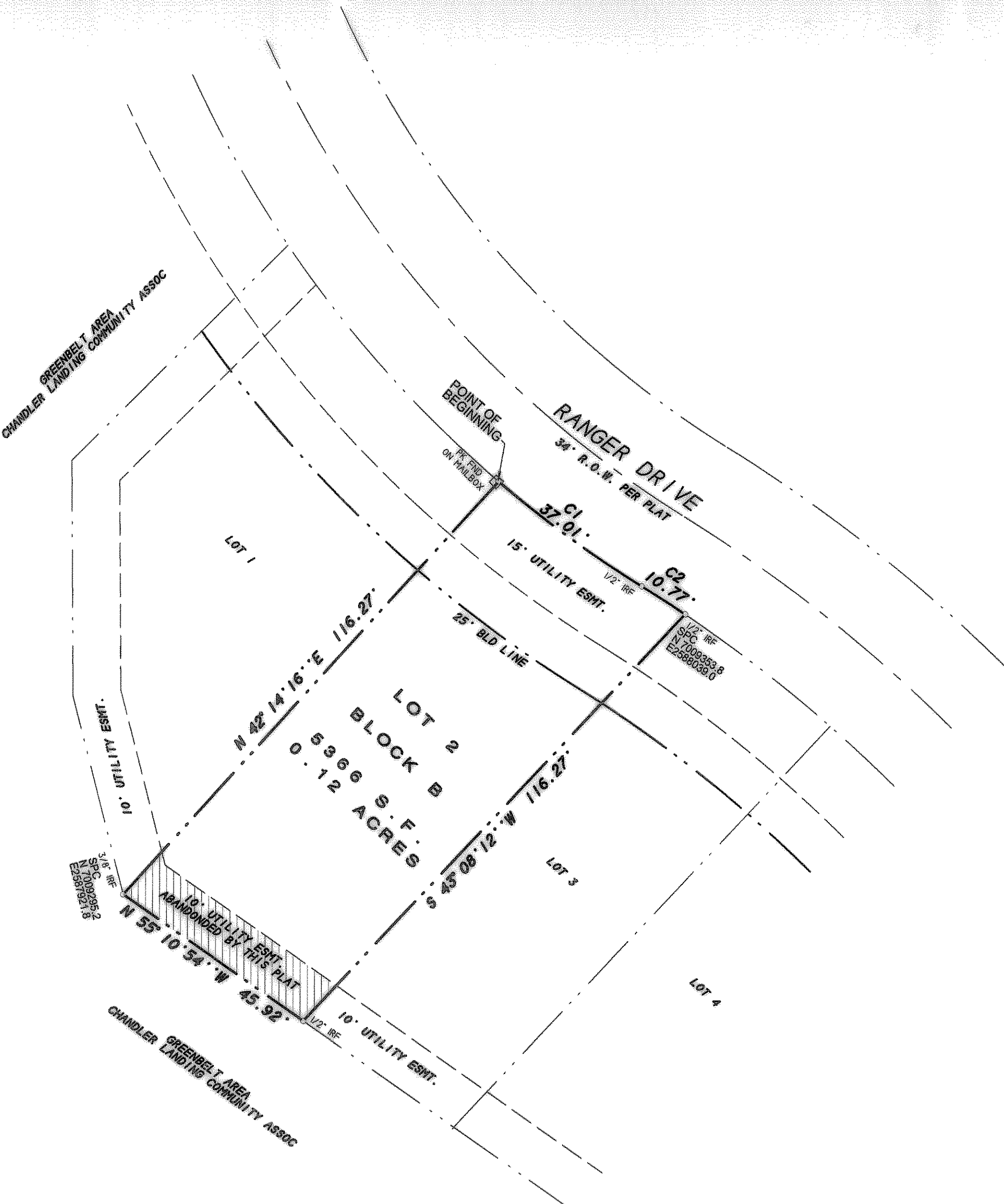
SURVEYOR'S CERTIFICATE  
 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT:  
 THAT I, Harold D. Fetty, III, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.  
 \_\_\_\_\_  
 Registered Professional Land Surveyor No. 5034  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 This instrument was acknowledged before me on the 22nd day of April, 2003.  
 \_\_\_\_\_  
 Notary Public in and for the State of Texas My Commission Expires: 2-16-04

RECOMMENDED FOR FINAL APPROVAL  
 \_\_\_\_\_  
 Planning and Zoning Commission  
 \_\_\_\_\_  
 Date

Chancellers Landing 14  
 Latimer

E-307





CURVE DATA

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	8°39'50"	244.73	37.01	18.54	36.97	S 54°08'28"E
2	2°04'12"	298.12	10.77	5.39	10.77	S 57°25'48"E

**REPLAT  
CHANDLERS LANDING PHASE 14  
LOT 2, BLOCK B  
E. TEAL SURVEY, A- 207  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS**

SHEET 1 OF 2  
SEE SHEET 2 OF 2 FOR DEDICATION

**OWNER:**  
MAMOD HOMAYOUN  
5503 RANGER DRIVE  
ROCKWALL, TX 75032  
9972-415-3250

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

**SYMBOL LEGEND**

TV	CAS	TEL	PA	SP
TELEVISION CABLE	GAS	WATER	WATER	POLE
ELEC	ELEC	WATER	WATER	POLE
ELECTRIC METER	ELECTRIC METER	WATER METER	WATER METER	POLE
WATER	WATER	WATER	WATER	POLE
WATER	WATER	WATER	WATER	POLE

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L 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: SPC ROCKWALL MONUMENT SYSTEM.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

FILED FOR RECORD  
ROCKWALL CO., TEXAS  
10 JAN 14 AM 11:24

H-97

