

SCALE IN FEET

PHONE (214) 328-8133

DATE

1-23-85

SCALE

JOB NO.

72/22

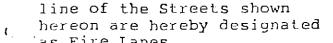
City of ROCKWALL

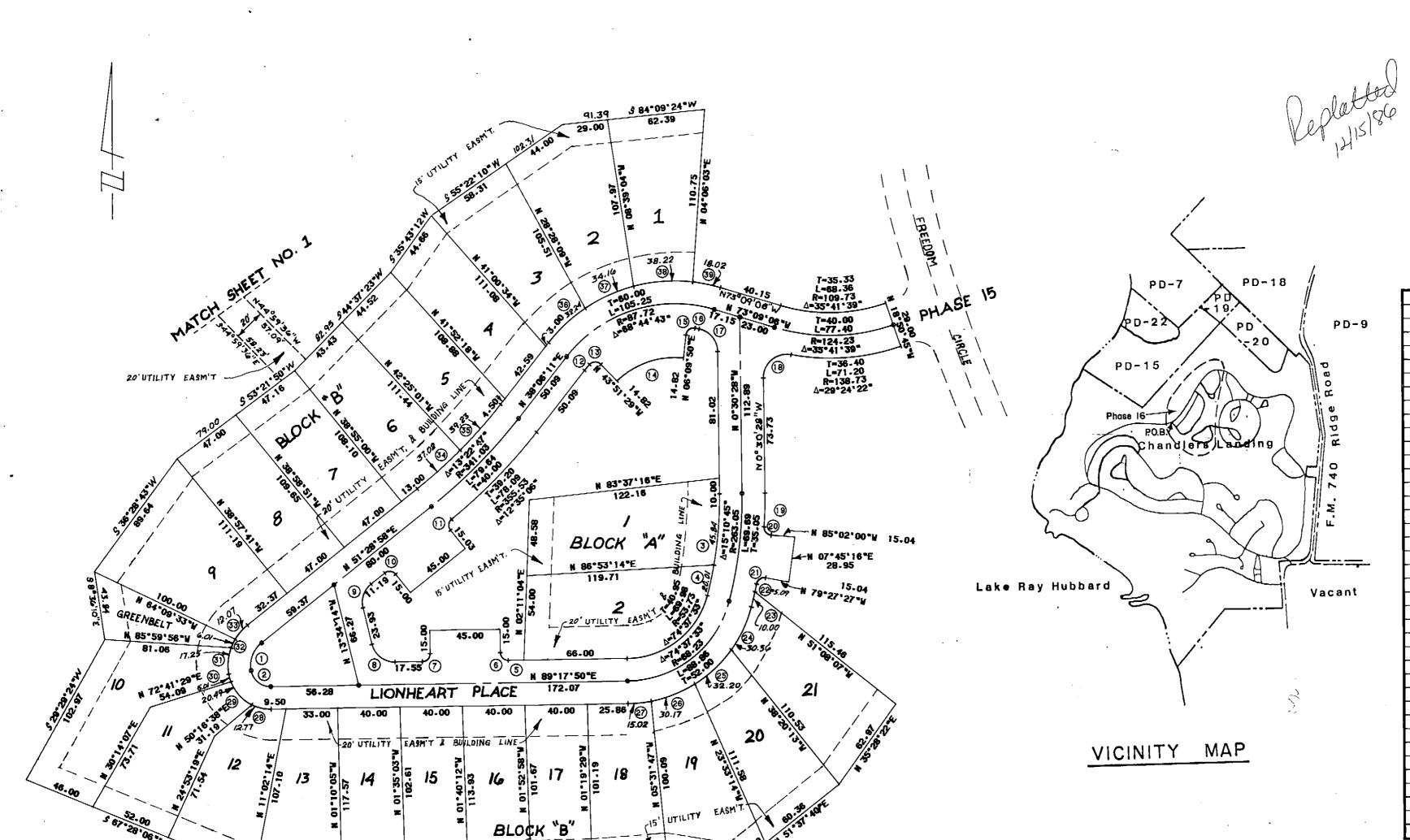
CHE COMMODIAE PLAZA

ROCKMALL COUNTY, TEXAS

ROCKWALL, TX. 75087

- NOIE: 1. Numbers in circles indicate curves. Curve data is tabu-lated on pages 1, 2, & 3 of this plat. Arc lengths are shown for each curve on this sheet.
 - 2. The area within 10 ft. Left & 10 ft. Right of the center-line of the Streets shown hereon are hereby designated as Fire Lanes.

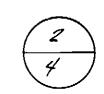




15.00 43.29 S 75.02.19.5

SCALE IN FEET

		DATA		
0	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
0	61*03'31"	18-65	19.88	11-00
2	81 * 07 * 37 *	12.52	17-73	10.72
3	10*34*03*	248.55	45.84	22.99
(04*36'42*	248.55	20.01	10.01
③	N 89*17'50"E		10.00	
®	90.00,00	5.00	7.85	5.00
0	90,00,00	5.00	7 - 85	5,00
0	77*07`56*	15.00	20-19	11.96
0	65*03'12"	15-00	17-03	9.57
0	90*00*00*	5.00	7-85	5.00
0	89*12'19"	5.00	7.78	4.93
13	03*50'09"	73.22	4.90	2.45
(3)	94*12*12*	5-00	8.22	5.38
(50*01'19"	53.22	46-46	24.63
(3)	94*12'12*	5.00	8.22	5.38
10	02*03'37*	73.22	2.63	1.32
0	77*03'53*	15.00	20.18	11-95
18	101*04'05*	15-00	26.46	18.22
(19)	04*27'38*	277.55	21-61	10-81
<u> </u>	88*59'10"	5.00	7.77	4-91
(1)	88*59'10"	5.00	7.77	4-91
<u>@</u>	01*03'02*	277 - 55	5.09	2.54
②	02*03'52*	277.55	10.00	5.00
29	21 * 01 ' 36 *	82.73	30.36	15.35
3	22*18'11"	82.73	32.20	16-31
28	20*53'35"	82.73	30-17	15.25
Ø	10*24'11"	82.73	15.02	7.53
29	27*04'12*	27.02	12.77	6.50
29	43*26'24*	27.02	20.49	10.76
®	10*37'01"	27.02	5.01	2.51
(1)	29*49'15"	33-15	17.25	8.83
32	10*23*01*	33-15	6-01	3.01
<u> </u>	20*51*14*	33-15	12.07	6-10
(34)	06*29'45"	326.53	37.02	18.53
③	06*53'02"	326.53	39.23	19-64
(38)	18*04'16*	102.22	32-24	16.25
37	19*08'49*	102-22	34-16	17-24
<u> </u>	21 *25 * 29 *	102-22	38-22	19-34
39	10*06*09*	102.22	18-02	9-04



HAROLD L.	EVANS
CONSULTING	ENGINEER


2331 GUS THOMASSON RD. SUITE 102 DALLAS , TEXAS 75228
PHONE (214) 328-8133

PHON	E (214) 328	1-8133
SCALE	DATE	JOB NO.
1:50'	1-23-85	72122

CHANDLERS	LANDING	Phase 16	

E. TEAL	SURNEY	ABSTRACT No.	207

_	City of ROCKWALL	ROCKWACE COUNTY, TETAS
J	TEXAS-FRAJES CORPORATION ONE COMMODORE PLAZA	ROCKWALL, TX. 15087



OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

the special property where the transfer designs in the

WHEREAS, TEXAS-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. Teel Survey, Abstract No. 207, Rockwall 'County, Texas, and further being a part of the same tract of land conveyed to ' the Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed of Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point which is N 21°49'16" E a distance of 2351.41 feet from the City of Dallas take line monument T-13-1, T-11-6: thence S 23°37'02" E a distance of 22 feet to the PC of a curve; thence along a curve to the left having a radius of 661.81 feet and central angle of 0°36'09" a distance of 6.96 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 87°30'07" a distance of 22.91 feet; thence S 26°43'04" E a distance of 4.99 feet; thence S 66°37'59" W a distance of 104.43 feet; thence S 27°11'25" E a distance of 86.78 feet; thence S 34°38' 16" E a distance of 81.68 feet; thence S 58°15'35" E a distance of 75.53 feet; thence S 77°49'22" E a distance of 78.96 feet; thence N 67°59'46" E a distance of 77.57 feet; thence N 48°43'19" E a distance of 69.66 feet; thence N 57°39'16" E a distance of 17.42 feet; thence N 54°23'21" E a distance of 75.80 feet; thence S 44°59'36" E a distance of 58.23 feet; thence S 53°21'50" W a distance of 79.00 feet; thence S 36°28'43" W a distance of 89.64 feet; thence S 08°36'10" E a distance of 43.84 feet; thence S 29°29'24" W a distance of 102.97 feet; thence S 67°28'06" E a distance of 203.35 feet; thence N 69°04'05" E a distance of 58.29 feet; thence S 75°02'19" E a distance of 41.9 feet: thence N 72°19'24" E a distance of 42.00 feet; thence N 88°36'46" E a distance of 39.01 feet; thence N 85°57'21" E a distance of 48.20 feet; thence S 80°36'13" E a distance 43.83 feet; thence N 51°37'40" E a distance of 85.36 feet; thence N 35°28'22" E a distance of 62.97 feet; thence N 51°08'07" W a distance of 115.46 feet to the PC of a curve; thence along a curve to the left having a radius of 277.55 feet and a central angle of 1°03'02" a distance of 5.09 feet to the PC of a curve; thence along a curve to the right having a radius of 5 feet and a central angle of 88°59'10" a distance pf 7.77 feet; thence N '79°27'27" W a distance of 15.04 feet; thence N 07°45'16" E a distance of 28.95 feet; thence N 85°02'00" Wa-distance of 15.04 feet to the PC of a curve; thence along a curve to the right having a radius of 5 feet and a central angle of 88°59' 10" a distance of 7.77 feet to the PC of a curve; thence along a curve to the left having a radius of 277.55 feet and a central angle of 04°27'38" a distance of 21.61 feet; thence N 0°30'28" W a distance of 73.73 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 101°04'05" a distance of 26.46 feet to the PC of a curve; thence along a curve to the left having a radius of 138.73 feet and a delta angle of 29°24'22" a distance of 71.20 feet; thence N 18°50'45" W a distance of 29.00 feet to the PC of a curve; thence along a curve to the right having a radius of 109.73 feet and a central angle of 35°41'39" a distance of 68.36 feet; thence N 73°09'06" W a distance of '40.15 feet to the PC-of a curve; thence along a curve to the left having a radius of 102.22 feet and a central angle of 10° '06'09" a distance of 18.02 feet; thence N 04°06'03" E a dis-.tance of 110.75 feet; thence S 84°09'24" W a distance of 91.39 feet; thence S 55°22'10" W a distance of 58.31 feet; thence S 35°43'12" W a distance of 44.66 feet; thence S 44°37' '23" W a distance of 82.95 feet; thence N 44°59'36" W a distance of 57.09 feet; thence N 54°23'21" E a distance of 95.44 feet; thence N 32°35'03" E a distance of 133.02 feet; thence N. 5°52'19" E a distance of 70.77 feet; thence N 02°13'18" W a distance of 65.07 feet; thence N 24°58'21" W a distance of 60.63 feet; thence N 38°34'20" W a distance of 123.78 feet; thence N 64°36'42" W a distance of 61.61 feet; thence S 26°36' 22" W a distance of 106.80 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 87°30'07" a distance of 22.91 feet to the PC of a curve; thence along a curve to the left having a radius of 661.81 feet and a central angle of 03°52'56" a distance of 44.84 feet; thence N 24°09'51" E a distance of 167.70 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 90°00' 00" a distance of 23.56 feet; thence S 65°50'09" E a distance of 8.00 feet; thence S 27°34'11" W a distance of 116.14 feet; thence S 55°00'31" E a distance 103.00 feet; thence S 49°16'24" E a distance of 12.98 feet; thence S 38°47'53" E a distance of 106.54 feet; thence S 50°24'00" E a distance of 26.00 feet; thence S 61°18'59" E a distance of 60.92 feet; thence N 38°39' 45" E a distance of 130.00 feet; thence S 79°42'32" E a distance of 49.35 feet; thence N 43°14'37" E a distance of 35.00 feet; thence N 46°45'23" W a distance of 30.95 feet; thence N 43°14'37" E a distance of 26.00 feet; thence N 46°45'23" W a distance of 30.00 feet; thence N 43°14'37" E a distance of 52.00 feet; thence N 18°59'32" W a distance of 30.04 feet; thence N 43°14'37" E a distance of 26.00 feet; thence N 46° 45'23" W a distance of 5.00 feet; thence N 43°14'37" E a distance of 26.00 feet; thence N 46°45'23" W a distance of 5.00 feet; thence N 43°14'37" E a distance of 26.00 feet: thence N 46°45'23" W a distance of 10.00 feet; thence N 43°14'37" E

a distance of 26.00 feet; thence N.46°45'23" W a distance of 25.00 feet: thence N 43°14'37" E a distance of 44.39 feet; thence N 46°45'23" W a distance of 101.01 feet; thence N 48° 17'43" E a distance of 103.81 feet; thence N 41°42'17" W a distance of 154.00 feet; thence S 65°40'21" W a distance of 120.92 feet to the PC of a curve; thence along a curve to the right having a radius of 15 feet and a central angle of 95° 52'30" a distance of 25.10 feet to the PC of a curve; thence along a curve to the right having a radius of 303.21 feet and a central angle of 51°30'45" a distance of 272.60 feet: thence S 74°19'02" E to the PC of a curve; thence along a curve to the right having a radius of 382.98 feet and a central angle of 27°44'26" a distance of 185.43 feet; thence N 43°25'24" E a distance of 44.00 feet to the PC of a curve; thence along a curve to the left having a radius of 426.98 feet and a central angle of 27°44'26" a distance of 206.73 feet; thence N 74°19'02" W a distance of 34.06 feet to the PC of a curve; thence along a curve to the left having a radius of 347.21 feet and a central angle of 57°23'15" a distance of 347.76 feet; thence S 48°17'43" W a distance of 43.75 feet to the PC of a curve; thence along a curve to the left having a radius of 536.61 feet and a central angle of 24°07'52" a distance of 226.00 feet; thence S 24°09'51" W a distance of 277.20 feet to the PC of a curve; thence along a curve to the right having a radius of 617.81 feet and a central angle of 42°13'07" a distance of 455.23 feet; thence S 23°37'02" E a distance of 22.00 feet to the POINT OF BEGINNING.

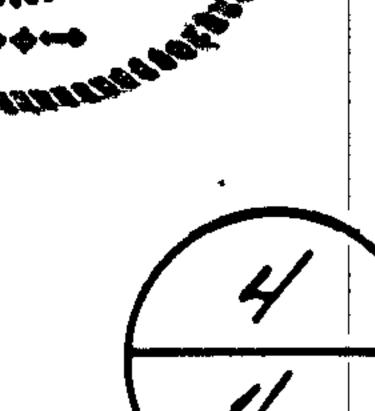
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT TEXAS - FRATES CORPORATION does hereby adopt this plat designating the hereinabove described property as CHANDLERS LANDING PHASE 16 does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to THE TEXAS - 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 tract. 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 CORPORATION, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government 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 buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with 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. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. TEXAS - FRATES CORPORATION, its successors or assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

WITNESS OUR HANDS at Rockwall, Texas, this 38 day of <u>Aanuary</u>, 1986.

TEXAS-FRATES CORPORATION

arrical of a right by the City does not constitute ory representation, accurate or guarantee that any Litte within such pat shall be expected, sutherized er primit therefor issued, nor stall such approval constitute any representa ion, ascurance or guerantee by the City of the adequacy and everyon of weigh for pe semal use and fin protocolor. The cush fict, as required under Ordinance 83—54.

STATE OF CONTRACTOR OF THE STATE OF CONTRACTOR OF THE STATE OF THE STA	<u></u>	}	•
COUNTY OF COUNTY OF BEFORE ME, the undersigned authority, in and for said State,	on thi	s day]
personally appeared Oun (Manager of the person (s) and officer(s) whose name(s)	is (ar	e) sub-	ļ
scribed to the foregoing instrument and acknowledged to me that	at the	same wa	as
the act of the said TEXAS - FRATES CORPORATION, a corporation (they) executed the same as the act of such corporation for the	, and he pur	that he	nd
consideration therein expressed, and in the capacity therein	stated		
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS day of	Ω	1101	16
1985	,	* 1 4	1
Derrie Ann Butler	S	S/IC ***	(2)
Notary Public in and for the State of Wood Commission expires // 28 - 88	Q بر		* Artis
Commission expires // \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	C.		, "** !
SURVEYORS CERTIFICATE	0,		
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:		1 5	\ '
That I. Halos / Espais do hereby certify that	Ipref	parèd	
this plat from an actual and accurate survey of the land, and corner monuments shown thereon were properly placed under my	persor	tal.	•
supervision.	E OF	TEN	•
Registered Public Surveyor	ITACLD L.	*****	
STATE OF TEXAS	214	E350:10 1	
COUNTY OF DALLAS	C'S!	UR STATE OF THE ST	
BEFORE ME, the undersigned Notary Public, in and for said Stapersonally appeared HAROLO LEVANS, known to m	te, or	n this d be the	ay
person whose name is subscribed to the foregoing instrument a	nd		
acknowledged to me that he executed the same for the purpose consideration therein expressed.	and		#4
	1		
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this <u>Zo</u> day of A.D., 1985.	leve.		
		} •	
Motary Public in and for the State of Texas Commission expires: 1-26-85			
Commission expires: $\int -26-85$			
RECOMMENDED FOR FINAL APPROVALE	A Transfer	I •	
		101	
City Administrator	Date	151	<u></u>
APPROVED			
1 wowe 20 5	10	184	
Chairman, Planning and Zoning Commission	Date	, 	
	4 A 1 C 7 A 1	- 	
I hereby certify that the above foregoing plat of CHANDLERS L /// an addition to the City of Rockwall, Texas, was appr	oveq	by the	
City Council of the City of Rockwall on the/_ day of)	<u>e</u> ,	
1984.			
Said addition shall be subject to all the requirements of the nances of the City of Rockwall.	Plat	ting Ord	! i -
WITNESS MY HAND this 6 day of February, 1989	 		
Die July U	200	Dackwall	·
Mayor, City of Rockwall City Secretary, Cit	,y UT	NUCKWAII	•
	Salara Salara		
	SE	AL	



DONER

HAROLD L. EVANS CONSULTING ENGINEER

2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133

JOB NO SCALE 1-23-85

C HANDLERS ABSTRACT NO. 201 E. TEAE SURVEY

ROCKWALL COUNTY, TEXAS TEXAS-FRATES CORDORATION ROCKWALL, TX 75087 ONE COMMODORE PLAZA

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, Robert C. Williams, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being Lot 10 & 11, Block E of CHANDLER'S LANDING, PHASE 16, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Revised plat thereof recorded in Slide B, Page 270, 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 CHANDLER'S LANDING PHASE 16 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. I further certify that all other parties who have a mortgage or lien interest in CHANDLER'S LANDING PHASE 16 have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purpose 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 a 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 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 areas, 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.

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 comform 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.

Robert C. Williams

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert C. Williams, 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_____ day of ______19____.

Notary Public in and for the State of Texas

My Commission Expires:

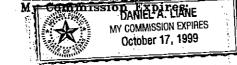
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared by this bishop 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 day of

Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Todd B. Turner, 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.

Todd B. Turner, Registered Professional Land Surveyor No. 4859

STATE OF TEXAS COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, 19___, by Todd B. Turner.

Notary Public Commission expires_____

JANET KALKA

Notary Public

STATE OF TEXAS

My Comm. Exp. 12/06/99

4

TOOD 8, TURNER

≠£\$6

SEAL

9.50=

RECOMMENDED FOR FINAL APPROVAL:

PROVED:

anning and Zoning Commission

DATE__

APPROVED

I hereby certify that the above and forgoing plat of CHANDLERS LANDING PHASE 16, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _______, 19_____.

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.

WITNESS OUR HANDS this _____ day of ______

day of ____/_

Marine I and the second of the

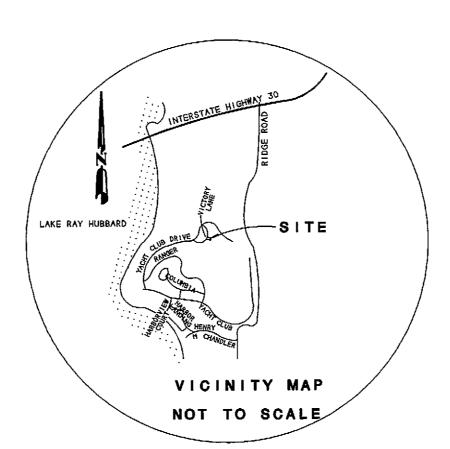
Mayor, City of Rockwall

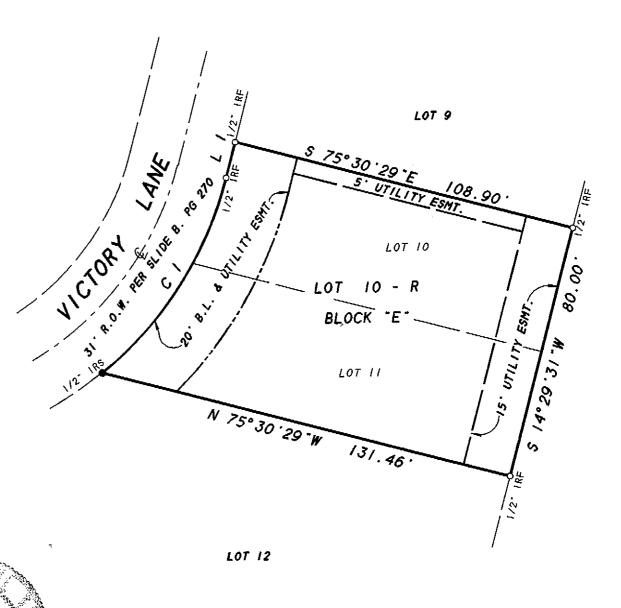
City Secretary, City of Rockwall

NOTE: 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. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such a 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 for water for personal use and fire protection within such plat, as required under Ordinance 63-54.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C, dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE IS RECORDED PLAT RECORDED IN SLIDE B, PAGE 270.





0. 120. SCALE 1. = 30.

CURVE DELTA ANGLE RADIUS ARC TANGENT CHORD CHORD BEARING
C I 36°23'01" 115.50' 73.34' 37.96' 72.12' N 32°43'03"E

FILED FOR RECORD ROCKWALL CO. TEXAS

98 MAY 14 PM 3: 16

FAULETTE BURKS
CO. CLERK

BY: CA DEPUTY

LINE BEARING LI N 14°29'31'E

DISTANCE 11.50 16

Landing

Chandlers

CHANDLER'S LANDING PHASE 16

A REPLAT OF LOTS 10 & 11 BLOCK E CHANDLER'S LANDING, PHASE 16

CITY OF ROCKWALL, ROCKWALL COUN: FEB. 1998

OWNER: ROBERT C. WILLIAMS 281 VICTORY LANE ROCKWALL, TEXAS, 75087 (972) 772-4111

D-86

STOVALL & ASSOCIATES

	, , <u>, , , , , , , , , , , , , , , , , </u>		10000			, ,
			LEG	END		
■ QAS GAS METER	O IRF. RON ROD FOUND	X X FENCE	BRICK VALL	BOUNDARY LINE	CONCRETE	SCALE: ["= 30" DATE: FEB. 8
▼ELEC ELECTRIC METER	● IRS. RON ROD SET	ELEC. SERVICE	CROSS TE VALL	ROCK VALL	ASPHALT	JOB NO 980052 GF NO

WHEREAS ROBERT C. WILLIAMS, BEING THE OWNER OF A TRACT OF land in the E. TEAL SURVEY, ABSTRACT NO. 207 County of Rockwall, State of Texas, said tract being described as follows:

BEING LOT 9R, BLOCK E OF CHANDLERS LANDING PHASE 16 REPLAT OF PART OF BLOCK E AND F, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 263 of the Plat Records of Rockwall County, Texas, and LOT 10R, BLOCK E OF CHANDLERS LANDING PHASE 16 REPLAT OF LOT 10 AND 11, BLOCK E, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 86 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 CHANDLER'S LANDING, PHASE 16, A REPLAT OF LOTS 9R & 10R, BLOCK E, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks 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 subdivision 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 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such 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.

I 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the

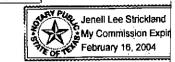
YACHT CEUB DRIVE VICTORY LANE RANGER DRIVE LOCATION **VICINITY MAP** N.T.S.

OWNER: ROBERT C. WIL, Log AMS 281 VICTORY LANE ROCKWALL! TEXAS 75032 972-772-4111

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert C. Williams, 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 20 14



16

Landing 9R-10R BIK Williams

Chandlers | Replat Lots 9

HAROLD D. FETTY III

5034 POFESSION

NOTE: 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. 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 for water for personal useand fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown the reof were properly placed under my personal supervision.

Hakold D. Fetty, III Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

APPROVED

I hereby certify that the above and foregoing plat of CHANDLER'S LANDING PHASE 16. A REPLAT OF LOTS 9R & 10R, BLOCK E, an addition to the City Rockwall Deval paper by the City Council of the City of Rockwall on the

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

2-6-04

SEAL FILED FOR RECORD ROCKWALL CO., TEXA 04 FEB TTE BURKS CLERK ġ AM 10:

FINAL PLAT

CHANDLER'S LANDING PHASE A REPLAT OF LOTS 9R & 10R BLOCK E

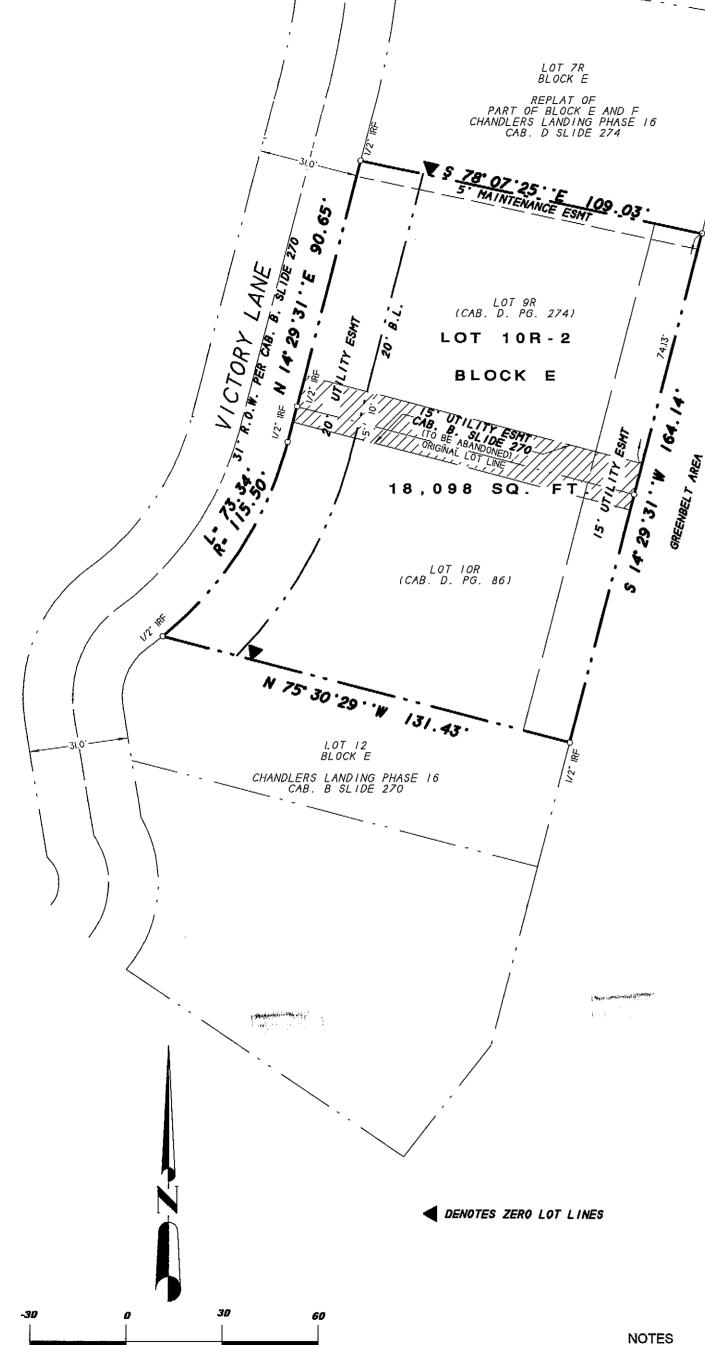
> CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS E. TEAL SURVEY, A- 207

j jî

ROCKWALL SURVEYING CO., INC. LAND SURVEYING CLIENT WILL IAMS

SURVEY DATE DECEMBER 15. 2003 SCALE 1 - 30 FILE # 20030941-P

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

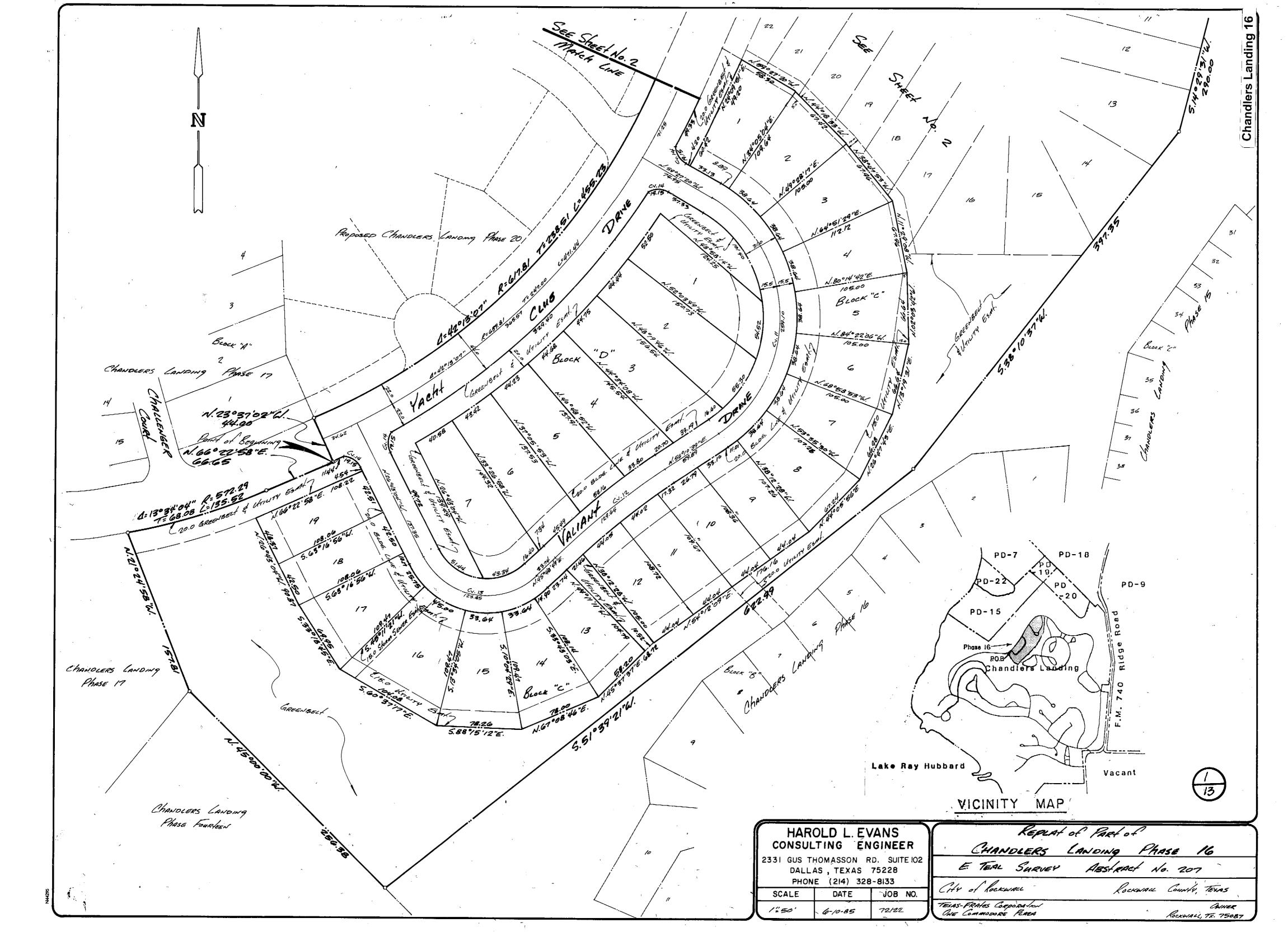


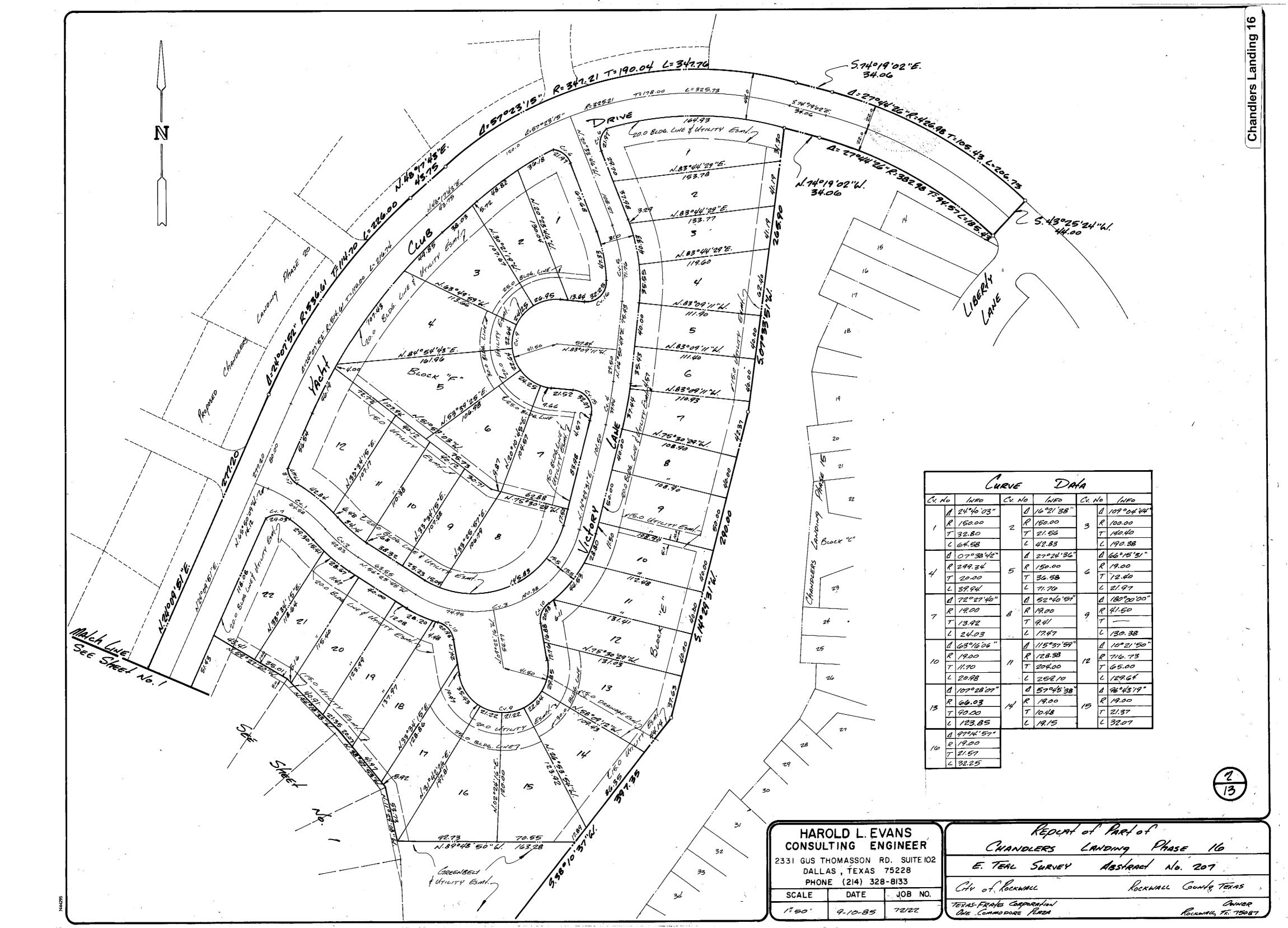
1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year

2) BEARING SOURCE: RECORDED PLAT

GRAPHIC SCALE 1" = 30'

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."





STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, TEXAS-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 that same tract of land conveyed to the Whilden Construction Company by deed recorded in Volume 44, Page 618, Deed Records, Rockwall County, Texas, and being All of Block C, All of Block D, All of Block E, All of Block F, Valiant Drive, Spirit Place, Victory Lane, Yacht Club Drive, and a portion of the green belts and utility easements of Chandlers Landing Phase 16, an addition to the City of Rockwall, recorded in Slide B, Page 191, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an Iron rod on the South line of Yacht Club Drive at the most Easterly corner of Chandlers Landing Phase 17, as recorded in Slide B, Page 194, Plat Records, Rockwall County, Texas;

THENCE: North 23° 37' 02" West a distance of 44.00 feet along the East line of Phase 17 to an iron rod for a corner on the Northerly line of Yacht Club Drive, and the Northerly line of said Phase 16, and on a circular curve to the right having a central angle of 42° 13' 07", a radius of 617.81 feet, and a chord that bears North 45° 16' 25" East a distance of 445.00 feet; THENCE: Along the Northerly line of Phase 16 and Yacht Club Drive as follows: Along said curve an arc distance of 455.23 feet to an iron rod for a corner; North 24° 09' 51" East a distance of 277.20 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 24° 07'/52" and a radius of 536.61 feet; Along said curve an arc distance of a circular curve to the right having a central angle of 57° 23' 15" and a radius of 347.21 feet; Along said curve an arc distance of 347.76 feet to an iron rod for a corner; South 74° 19' 02" East a distance of 34.06 feet to an iron rod at the point of curvature of a circular curve to the right having a central angle of 27° 44' 26" and a radius of 426.98 feet; Along said curve an arc distance of 206.73 feet to an iron rod at the East corner of Yacht Club Drive;

THENCE: South 43° 25' 24" West a distance of 44.00 feet along the East end of Yacht Club Drive to an iron rod for a corner; THENCE: Leaving said Phase 16 and traversing said Whilden tract as follows: South 7° 33' 51" West a distance of 265.90 feet to an iron rod for a corner; South 14° 29' 31" West a distance of 290.00 feet to an iron rod for a corner; South 38° 10' 37" West a distance of 397.35 feet to an iron rod for a corner; and South 51° 39' 21" West a distance of 622.99 feet to an iron rod for a corner on the most Northerly Northeast line of Chandlers Landing Phase Fourteen, as recorded in Slide B, Page 168, Plat Records, Rockwall County, Texas;

THENCE: North 45° 00' 00" West a distance of 256.38 feet along said Northeast line to an iron rod at the North corner of Phase Fourteen and a corner of the previously mentioned Phase 17;

THENCE: North 21° 24' 58" East a distance of 157.81 feet along an Easterly line of said Phase 17 to an iron rod for a corner on the Southerly line of Yacht Club Drive, said iron rod being on a circular curve to the left having a central angle of 13° 34' 04", a radius of 572.29 feet, and a chord that bears North 73° 10' 00" East a distance of 135.20 feet;

THENCE: Along said Southerly line of Yacht Club Drive as follows: Along said curve an arc distance of 135.52 feet to an iron rod for a corner; and North 66° 22' 58" East a distance of 66.65 feet to the Point of Beginning and Containing 13.113 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT TEXAS-FRATES CORPORATION, being owner, does hereby vacate All of Block C, All of Block D, All of Block E, All of Block F, Valiant Drive, Spirit Place, Victory Lane, Yacht Club Drive, and a portion of the greenbelts and utility easements of Chandlers Landing Phase 16, including any lots, easements or streets as recorded in Cabinet B, Slide 191 of the Map Records of Rockwall County, Texas, and does hereby adopt this plat designating the hereinabove described property as a Replat of Part of Chandlers Landing Phase 16, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to THE TEXAS-FRATES CORPORATION, its successors and assigns, and further, reserving sits private easement for itself, its successors and assigns, at all times hereafter for ingress or egress to and from the herein

described tract. 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 CORPORATION, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government 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 buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with 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 of, at any time, procuring the permission of anyone. Any public utility shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. TEXAS-FRATES CORPORATION, its successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

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 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;

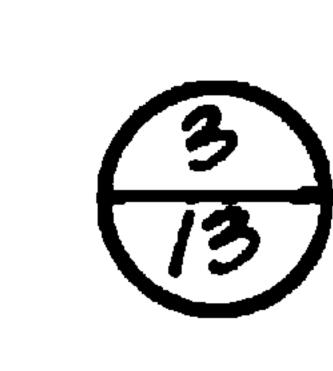
It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such 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, as required under Ordinance 83-54.

WITNESS OUR HANDS, at MOCK	Cold Texas, this	s day of	1)CM(1/1/2/2)	1985
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1 i		TEXAS-FRATES CORPORATION
BY:	gr. S. S.	ATTEST:
Danny McCoy,	Vice-President	

STATE OF TEXAS COUNTY OF BUILDING COUNTY OF BUILDIN	
This instrument was acknowledged before me on the	day of Molemble 1985, by Danny McCoy, the orporation, on behalf of said corporation.
	•
Alle Ann Butler Notary Public My commission expires 1/5 2 8 88	
My commission expires 1/28	
SUR	EVEYOR'S CERTIFICATE
NOW THEREFORE KNOW ALL MEN BY THESE PRESENT THAT I, Harold L. Evans, do hereby certify that I protected the corner monuments shown thereon were properly plant.	epared this plat from an actual and accurate survey of the land, and that
Harold L. Evans, P.E., Registered Public Surveyor No	2146
STATE OF TEXAS	
COUNTY OF DALLAS	
This instrument was acknowledged before me on the	21th day of Novimber, 19 FV, by Harold L. Evans.
Ruin a. Som	
Notary Public	· · · · · · · · · · · · · · · · · · ·
My commission expires 4^{-}	
RECOM!	MENDED FOR FINAL APPROVAL
	Date: 1 100 bon 14, 1985
City Manager	APPROVED
Sold Dispoint and Joning Commission	Date:
Chairman, Planning and Zoning Commission	
i hereby certify that the above and foregoing plat of a	a Replat of Part of Chandlers Landing Phase 16, an addition to the City of the City of Chandlers the City of day of humber, 198
ROCKWAII, 1 exas, was approved by the City Council of	the City of Rockwall off the form day of formation is
This approval shall be invalid unless the approval Plat County, Texas, within one hundred twenty (120) days	for such Addition is recorded in the office of the County Clerk of Rockwa from said date of final approval.
Said Addition shall be subject to all the requirements of	of the Platting Ordinance of the City of Rockwall.
WITNESS MY HAND this Jahday of Much	
	(bille /nil
	City Formatary City of Bookwall
Mayor, City of Rockwall	City Secretary, City of Rockwall

B 272



HAR	OLD L.E'	VANS	REQUAL	of Aural of
CONSULTING ENGINEER			CHANDLERS	LANDMY PHISE 16
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228				
	•		CH+ of REKAMEL	ROCKMEN COUNTY, TEXAS
SCALE	DATE	JOB NO.		
1:50	6-10-85	72/22	Are Commone Rose	ROCKMEN, Tr. 7808

1/3

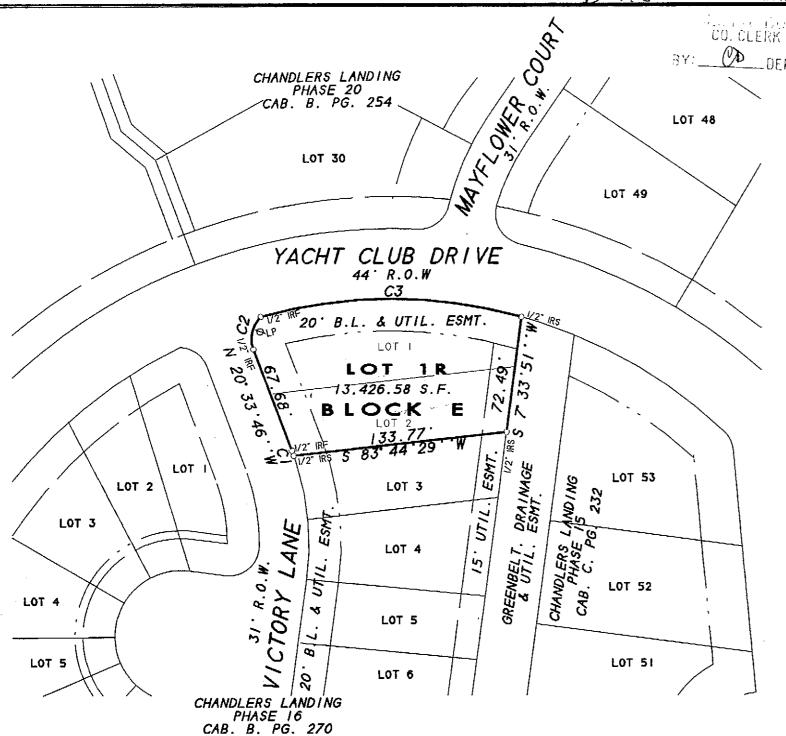
CARLA DETRICK.

COMMISSION EXPIRES

October 8, 2002

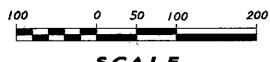
HARRIED FETT

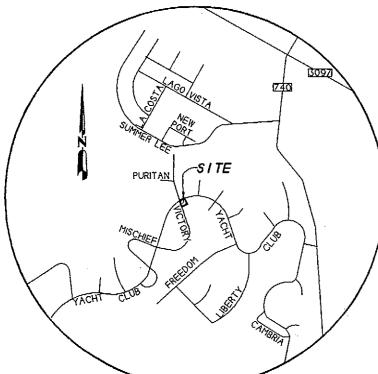
5034



CURVE DATA

T= 1.64 ' CB= N 19 59 49 'W L= 3.27'
T= 12.40 ' CB= N 12 33 47 'E L= 21.97'
T= 84.55 ' CB= \$ 89 54 21 'E L= 164.91' R= 165.50 R= 19.00°





FINAL PLAT

GOODSON RESUBDIVISION

A REPLAT OF LOTS 1 and 2 BLOCK E CHANDLERS LANDING PHASE SIXTEEN

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, TOMMY GOODSON, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lots 1 and 2, Block E. of a REPLAT OF PART OF CHANDLERS LANDING PHASE 16, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 270, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the Northeast corner of said Lot 1, in the Southerly right-of-way line of Yacht Club Drive (44 foot R.O.W.);

THENCE S. 07 deg. 33 min. 51 sec. W. along the East line of said Lots 1 and 2, a distance of 72.49 feet to a 1/2" iron rod set for corner;

THENCE S. 83 deg. 44 min. 29 sec. W. along the South line of Lot 2 and North line of Lot 3, a distance of 133.77 feet to a 1/2" iron rod set for corner at the Southwest corner of Lot 2 in the East right-of-way line of Victory Lane (31 foot

THENCE in a Northwesterly direction along a curve to the left having a central angle of 01 deg. 07 min. 55 sec., a radius of 165.50 feet, a chord of N. 19 deg. 59 min. 49 sec. W., 3.27 feet along said right-of-way line an arc distance of 3.27 feet to a 1/2" iron rod set for corner;

THENCE N. 20 deg. 33 min. 46 sec. W. along said right-of-way line a distance of 67.68 feet to a 1/2" iron rod found for corner;

THENCE in a Northeasterly direction along a curve to the right having a central angle of 66 deg. 15 min. 07 sec., a radius of 19.00 feet, a chord of N. 12 deg. 33 min. 47 sec. E., 20.77 feet along said right-of-way line an arc distance of 21.97 feet to a 1/2" iron rod found for corner in the South line of Yacht Club

THENCE in a Northeasterly direction along a curve to the right having a central angle of 31 deg. 09 min. 46 sec., a radius of 303.21 feet, a chord of S. 89 deg. 54 min. 21 sec. E., 162.89 feet along said right-of-way line an arc distance of 162.91 feet to the POINT OF BEGINNING and containing 13426.58 square feet or 0.31 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the GOODSON RESUBDIVISION, 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, alleys, parks, 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 GOODSON RESUBDIVISION 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
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

the establishment of grade of streets in the subdivision.

- 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
- 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.

Tommy Goodson

STATE OF TEXAS COUNTY OF ROCK WALL

Before me, the undersigned authority, on this day personally appeared Tommy Goodson, known to me to be the person whose name is subscribed to the forest instrument, and acknowledged to me that he executed the same for the pu consideration therein stated

Given upon my hand and seal of office this day of

My Commission Expires: Notary Public in and for the State of Texas

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.

SURVEYOR'S CERTIFICATE

Registered Professional Land Surveyor No: 5034

STATE OF TEXAS COUNTY OF ROCKWALL

This instrument was acknowledged before me on the

Notary Public in and for the State of Texas My Commission Expires:

Planning and Zoning Commission

CARLA DETRICK COMMISSION EXPIRES October 6, 2002 :

> 1,12 14, 40

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City of Council of the City of Rockwall on the _____day of ______, 1999.

This approval shall be invalid unless the approved plat for such addition as recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said dated 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 3rd day of June 1999. Mayor, City of Rockwall

City Secretary gity of Rockwall

- 1) According to F.E.M.A Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100 - year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) The following easements do not lie on this lot: (i) Vol. 44, Pg. 78 (ii) Vol. 118, Pg 337 (iii) Vol. 118, Pg. 60 (iv) Vol. 169, Pg. 175.

OWNER:

TOMMY GOODSON 25 SHADY DALE LANE ROCKWALL, TEXAS 75032 (972) 771 - 9444

SURVEY DATE FEB. 23, 1999 SCALE - 60 FILE # 990310-2 CLIENT GOODSON OF A NONE

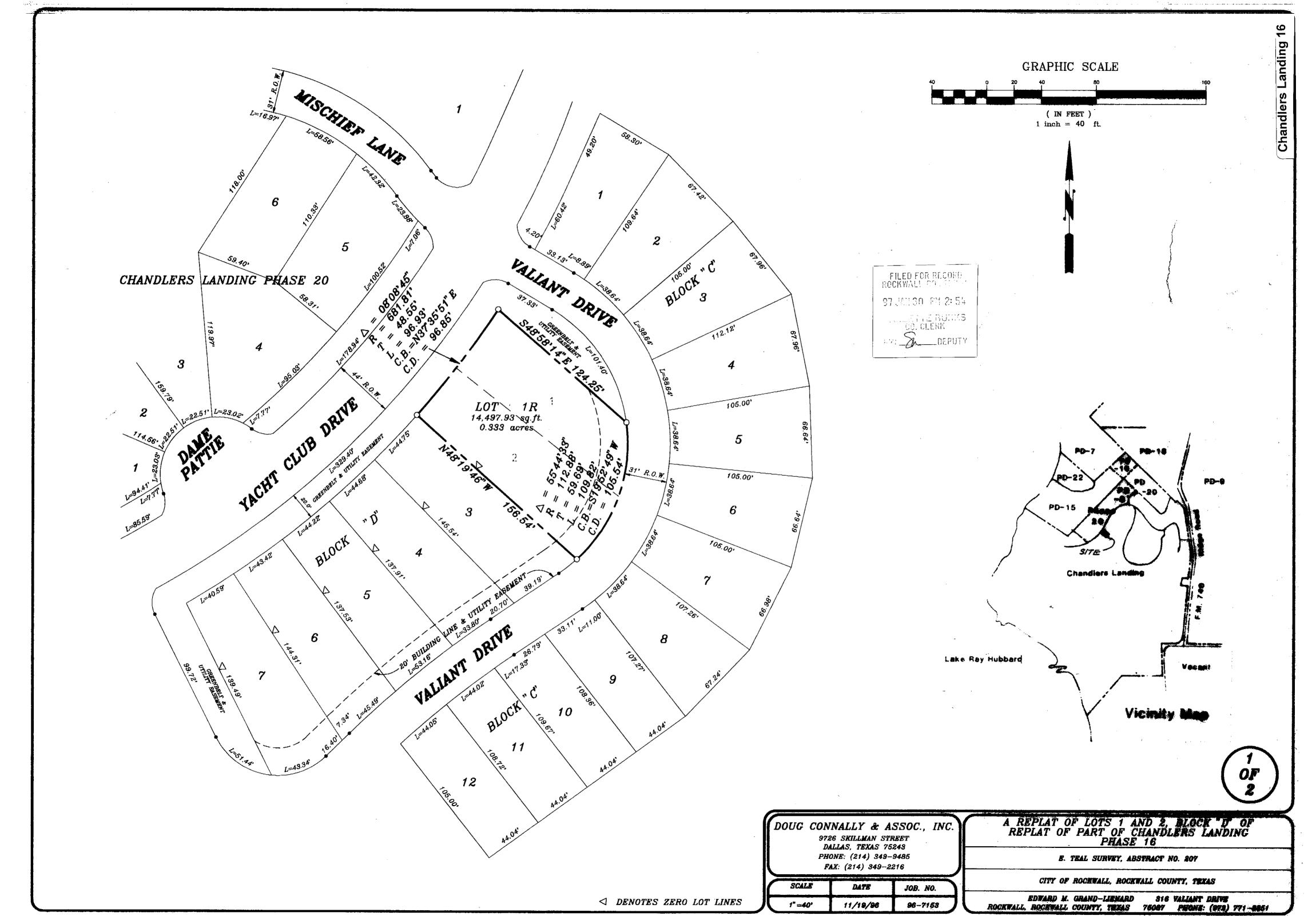
ROCKWALL SURVEYING COMPANY, INC.

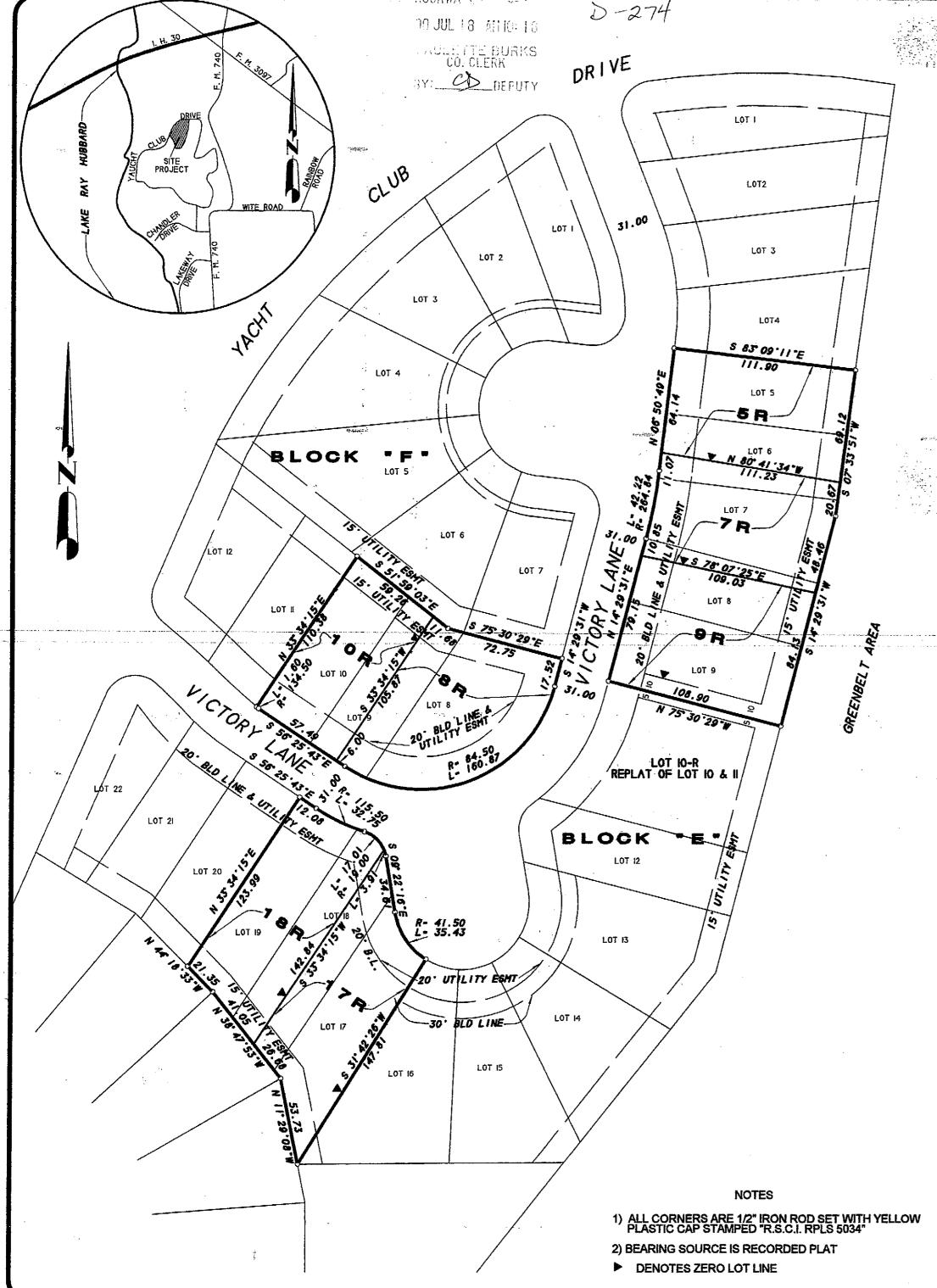
N.T.S.

306 E. WASHINGTON, SUITE C. ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SCALE

VICINITY MAP





OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, Neil Jones, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lots 5, 6, 7, 8, 17, 18 and 19, Block E, and Lots 8, 9, and 10, Block F of CHANDLERS LANDING, PHASE 16, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet B, Slide 270 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 Part of Block E and F, Chandlers Landing Phase 16, 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, alleys, parks, 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 said REPLAT 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.
- 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
- 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
- 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

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Neil Jones, 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 911 day of

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 thereby were properly placed under my personal supervision.

Registered Professional Land Surveyor No. 5034

Jenell Lee Strickland

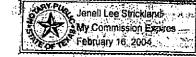
Chan

My Commission Expires

February 16, 2004

STATE OF TEXAS COUNTY OF ROCKWALL This instrument was acknowledged before me on the of 2000.

Notary Public in and for the State of Texas My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City of Council of the City of Rockwall on the ______, 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 dated 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 13th day of July

Mayor, City of Rockwall City Secretary City of Rockwall



REPLAT OF PART OF BLOCK E AND F CHANDLERS LANDING PHASE 16

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROCKWALL SURVEYING COMPANY, INC.

SURVEY DATE FEB. 17. 2000 SCALE 1 - 50 FILE # 20000318

OWNER'S CERTIFICATE (Public Dedication)

LOT I. BLOCK F REPLAT CHANDLERS LANDING PHASE 16 CAB. B. SLIDE 270

1/2" IRF

VICTORY LANE R.O.W. VARIES

GRAPHIC SCALE I - 20'

N 83 17 18 · W 8.48 ·

- 31 /53.E

LOT 3

N 63. 49.59.W 1/3.63.

LOT 4. BLOCK F REPLAT CHANDLERS LANDING PHASE 16 CAB. B. SLIDE 270

VICINITY MAP

2) BEARING SOURCE: RECORDED PLAT.

NOT TO SCALE

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated JUNE 6, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year

4) THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 2 AND 3 INTO A SINGLE NEW LOT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

LOT 13

BLOCK F

11,005 S.F.

- 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, maint aining, 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.

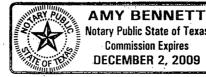
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire 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, sto rm 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 an d/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 p rogress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

CANDA DUNN

12.2.09

My Commission Expires:



112 CEDAR VIEW DRIVE ROCKWALL, TX 75087 972-412-5071

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, RICHARD AND CANDA DUNN, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Lot 2 and Lot 3, Block F, CHANDLER'S LANDING, PHASE 16, an addition in Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 270, Plat Records, Rockwall

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 REPLAT OF CHANDLERS LANDING PHASE 16, LOTS 2 AND 3, BLOCK F 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, alleys, parks, 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 subdivision 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:

- 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
- 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.

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RICHARD DUNN 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 ______

OWNERS: RICHARD AND CANDA DUNN STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CANDA DUNN 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 _____day of

My Commission Expires



Notary Public, State of Texas My Commission Expires February 28, 2009

STEPHANIE MODLIN

NOTE: 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. 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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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/D. Fetty, III Registered Professional Land Surveyor No. 5034



APPROVED

I hereby certify that the above and foregoing plat of REPLAT CHANDLERS LANDING PHASE 16, LOTS 2 AND 3, BLOCK F, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the Thanks of The City of Rockwall on the City of Rockwa

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

Director of Planning

Chuck John 7-7-06

REPLAT

CHANDLERS LANDING PHASE 15 BLOCK F LOTS 2 AND 3,

0.26 ACRES (1 LOT) EDWARD TEAL SURVEY, A-207 AN ADDITION TO THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

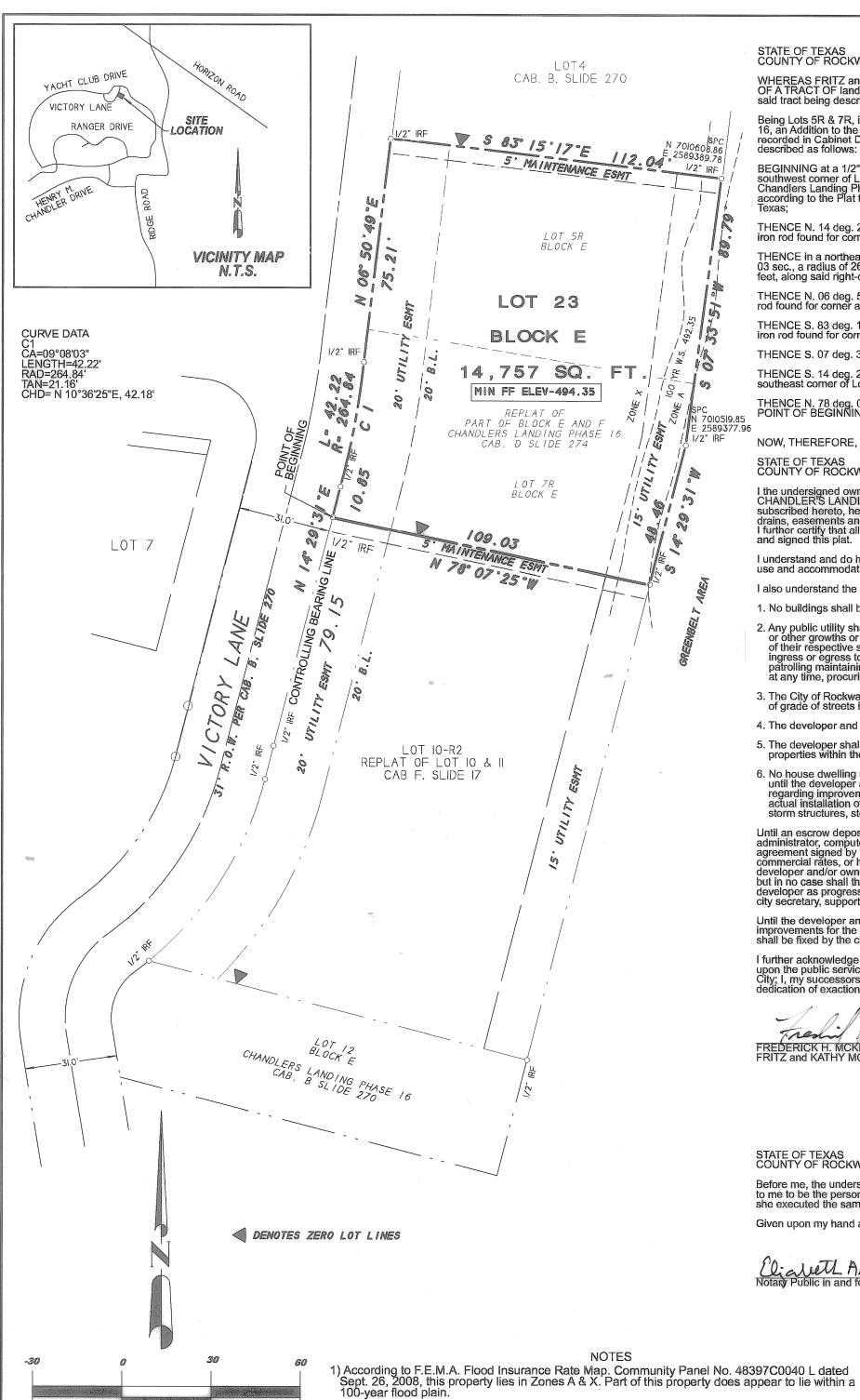
ROCKWALL SURVEYING CO., INC. LAND SURVEYING CLIENT DUNN GF# NONE

SURVEY DATE MARCH 29. 2006 SCALE 1 - 20 FILE# 20051564RP

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

handler Landing

ots



2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

GRAPHIC SCALE

1" = 30"

OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS FRITZ and KATHY MCKINSTRY LIVING TRUST and amendments thereto, BEING THE OWNERS OF A TRACT OF land in the E. TEAL SURVEY, ABSTRACT NO. 207 County of Rockwall, State of Texas, said tract being described as follows:

Being Lots 5R & 7R, in Block E of REPLAT OF PART OF BLOCK E & F, CHANDLERS LANDING PHASE 16, an Addition to the City of ROCKWALL, ROCKWALL County, Texas, according to the plat thereof recorded in Cabinet D, Slide 274, Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way line of Victory Lane, at the southwest corner of Lot 7R, Block E and at the Northeast corner of Lot 10-R2, Block E, of Replat of Chandlers Landing Phase 16, Lots 10 and 11, Block E, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet F, Slide 17 of the Plat Records of Rockwall County,

THENCE N. 14 deg. 29 min. 31 sec. E. along said right-of-way line, a distance of 10.85 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along a curve to the left having a central angle of 09 deg. 08 min. 03 sec., a radius of 264.84 feet, a tangent of 21.16 feet, a chord of N. 10 deg. 36 min. 25 sec. E., 42.18 feet, along said right-of-way line, an arc distance of 42.22 feet to a 1/2" iron rod found for corner;

THENCE N. 06 deg. 50 min. 49 sec. E. along said right-of-way line, a distance of 75.21 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 5R, Block E;

THENCE S. 83 deg. 15 min. 17 sec. E. along the north line of Lot 5R, a distance of 112.04 feet to a 1/2"

THENCE S. 07 deg. 33 min. 51 sec. W. a distance of 89.79 feet to a 1/2" iron rod found for corner; THENCE S. 14 deg. 29 min. 31 sec. W. a distance of 48.46 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 7R;

THENCE N. 78 deg. 07 min. 25 sec. W. along the south line of Lot 7R, a distance of 109.03 feet to the POINT OF BEGINNING and containing 14,757 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I the undersigned owner of the land shown on this plat, and designated herein as LOT 23, BLOCK E, CHANDLER'S LANDING, PHASE 16, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks 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 subdivision 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 buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional 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 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.

I 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the

FREDERICK H. MCKINSTRY, Trustee for FRITZ and KATHY MCKINSTRY LIVING TRUST and amendments thereto

STATE OF TEXAS COUNTY OF ROCKWALL

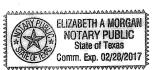
Before me, the undersigned authority, on this day personally appeared FREDERICK H. MCKINSTRY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this

day of //ov

well AMogu-ublic in and for the State of Texas

02-28-17 y Commission Expires:





20130000501063 1/1 PLAT 12/11/2013 07:57:39 AM

NOTE: 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. 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 for water for personal useand fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

arold D. Fetty, II ed Professional Land Surveyor No. 5034 HAROLD D. FETTY III 5034 N

RECOMMENDED FOR FINAL APPROVAL

APPROVED

I hereby certify that the above and foregoing plat of LOT 23, BLOCK E, CHANDLERS LANDING PHASE 16, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the

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.

WITNESS OUR HANDS, this 2nd day of Wellember, 2013.

City Secretary City of Rockwall

Official Public Records Shelli Miller, County Clerk

Rockwall County, Texas 12/11/2013 07:57:39 AM \$50.00

Filed and Recorded



SEAL

FINAL PLAT

LOT 23, BLOCK E CHANDLER'S LANDING PHASE 16

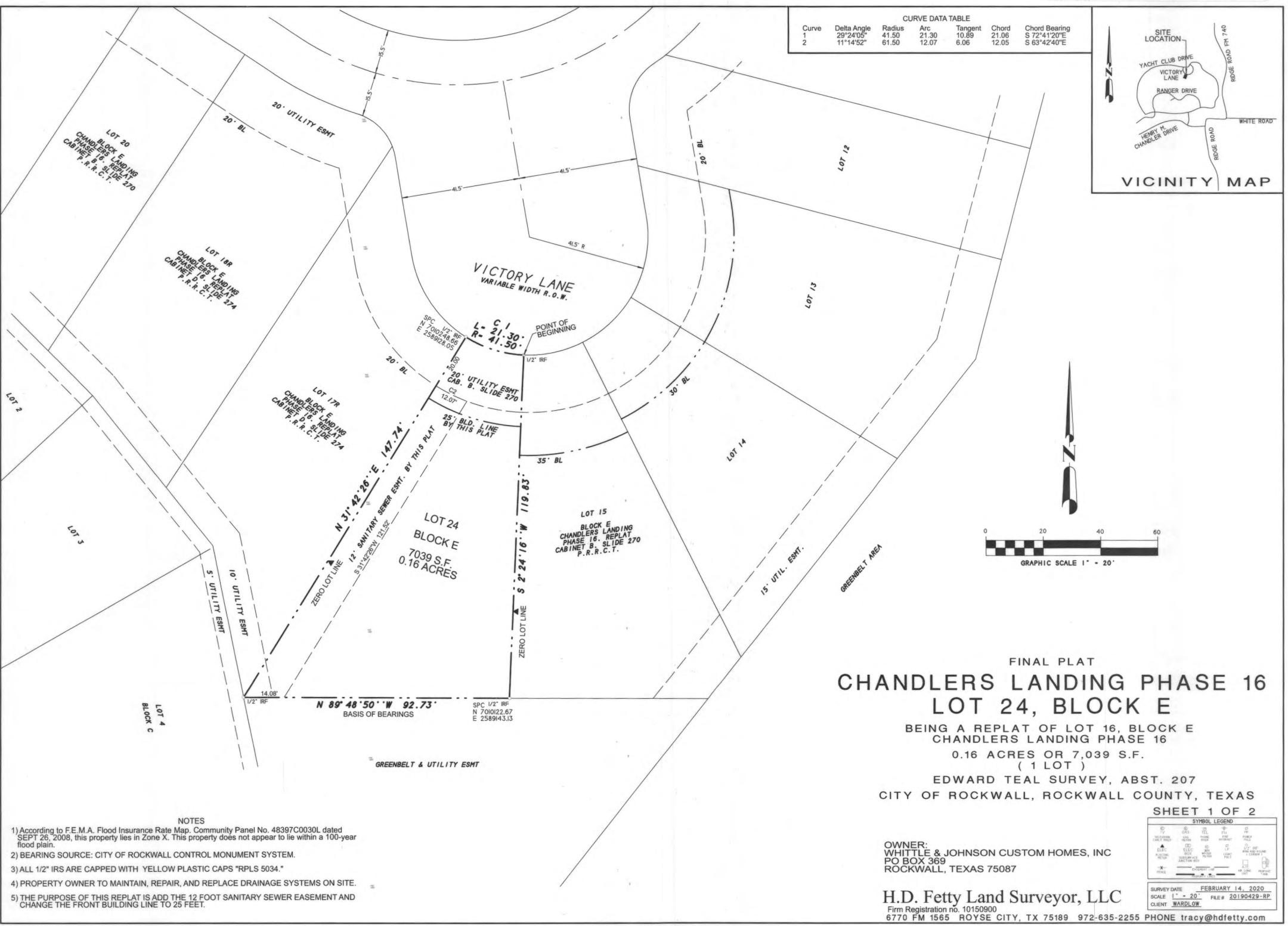
> BEING A REPLAT OF LOTS 5R & 7R BLOCK E CHANDLERS LANDING PHASE 16

14,757 SQ. FT. OR 0.34 ACRES CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS E. TEAL SURVEY, A- 207

FRITZ and KATHY MCKINSTRY LIVING TRUST 438 COLUMBIA DRIVE ROCKWALL, TEXAS 75032

SYMBOL LEGEND -©-FH FIRE HYDRANT POWER POLE GAS PHONE METER RISER TELEVISION CABLE RISER ⊗ WM WATER METER OCTOBER 17, 2013 SURVEY DATE SCALE <u>I " = 30'</u> FILE# <u>20000318-RP</u> CLIENT MCKINSTRY

H.D. Fetty Land Surveyor, LLC



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS WHITTLE & JOHNSON CUSTOM HOMES, INC, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas, and being Lot 16, Block E, Replat of Part of Chandlers Landing Phase 16, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 270, Plat Records, Rockwall County, Texas. and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the curving south right-of-way line of Victory Lane, at the northeast corner of Lot 16 and the northwest corner of Lot 15, Block E;

THENCE S. 02 deg. 24 min. 16 sec. W. along the common line between Lot 15 and Lot 16, a distance of 119.83 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 48 min. 50 sec. W. a distance of 92.73 feet to a 1/2" iron rod found for corner at the southeast corner of Lot 17R, Block E, Replat Chandlers Landing Phase 16, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D, Slide 274 of the Plat Records of Rockwall County, Texas;

THENCE N. 31 deg. 42 min. 26 sec. E. along the southeast boundary of Lot 17R, Block E, a distance of 147.74 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 17R and northwest corner of Lot 16, Block E and in the curving south right-of-way line of Victory Lane;

THENCE in a southeasterly direction along a curve to the left having a central angle of 29°24'05", a radius of 41.50 feet, a tangent of 10.89 feet, a chord of S 72°41'20"E, 21.06 feet and along said right-of-way line, an arc distance of 21.30 feet to the POINT OF BEGINNING and containing 7,039 square feet or 0.16 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We, the undersigned owner of the land shown on this plat, and designated herein as CHANDLERS LANDING PHASE 16, LOT 24, BLOCK E, 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, 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 CHANDLERS LANDING PHASE 16, LOT 24, BLOCK E, have been notified and signed this plat.

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
- 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, maint aining, 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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 Roc kwall 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 an d/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 p rogress 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 Pockwall

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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

AARON JOHNSON CUSTOM HOMES, INC.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared AARON JOHNSON 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 30 day of Aplants

Notary Public, State of Texas Comm. Expires 03-06-2022 Notary ID 13147825-7 NOTE: 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. 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, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, IV Registered Professional Land Surveyor No. 5034 HAROLD D. FETTY III

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of CHANDLERS LANDING PHASE 16, LOT 24, BLOCK E, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day

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.

WITNESS OUR HANDS, this The day of Ortober . 2020

Mayor, City of Rockwall

SEAL

City Engine

Date

Filed and Recorded Official Public Records Shelli Miller, County Clerk Rockwall County, Texas 10/15/2020 02:55:58 PM \$100.00

20200000024799

RECOUNTY OF SHEETINGS SHEETINGS

FINAL PLAT

CHANDLERS LANDING PHASE 16 LOT 24, BLOCK E

BEING A REPLAT OF LOT 16, BLOCK E CHANDLERS LANDING PHASE 16

0.16 ACRES OR 7,039 S.F.

(1 LOT)

EDWARD TEAL SURVEY, ABST. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

OWNER: WHITTLE & JOHNSON CUSTOM HOMES, INC PO BOX 369 ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

