

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

SCALE	DATE	JOB NO.
1"=50'	10-1-84	72122

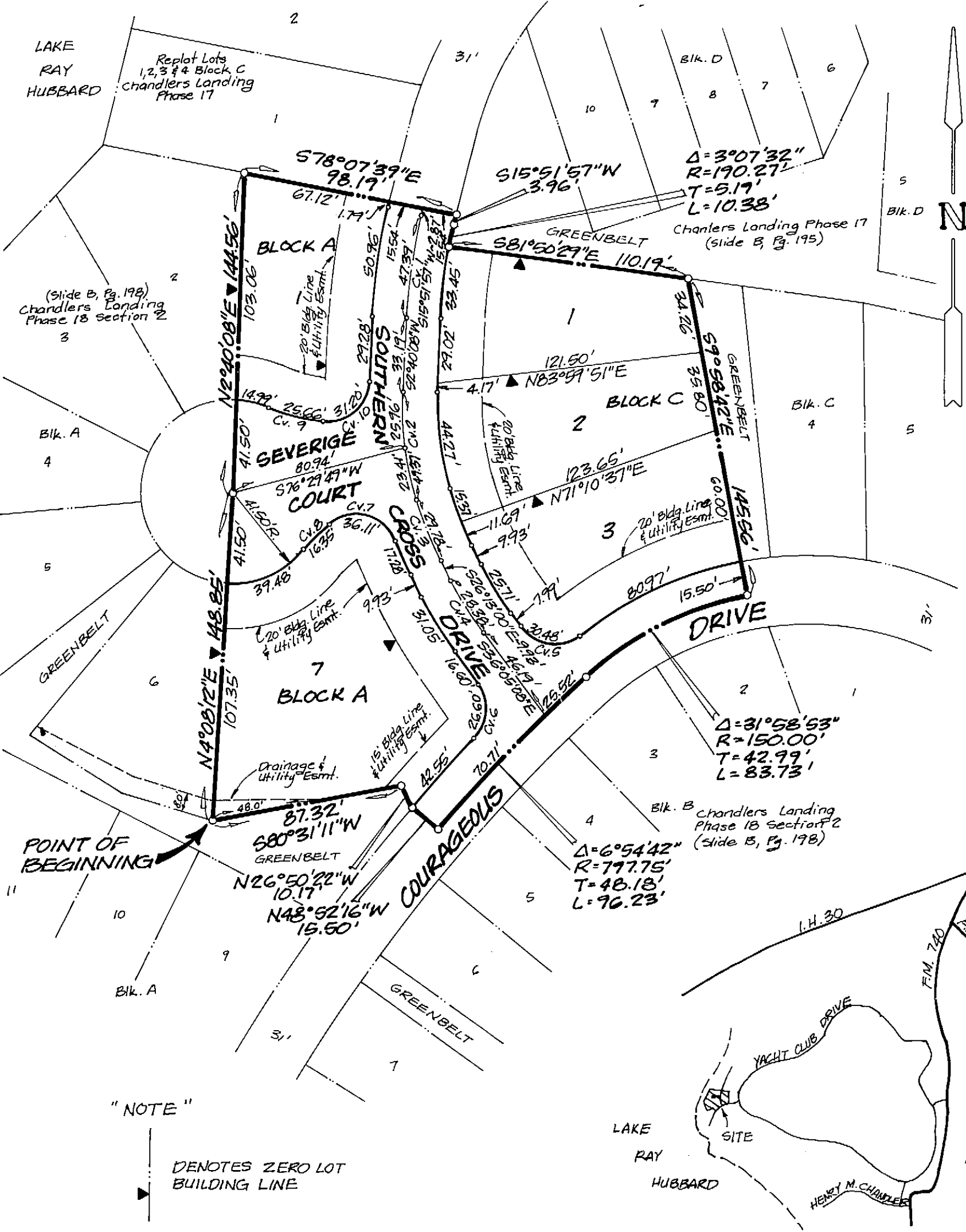
CHANDLERS LANDING PHASE 18 SECTION 1
 E. TEAL SURVEY ABSTRACT NO. 207
 City of Rockwall Rockwall County, Texas
 Texas - Frank's Corporation
 One Commodore Plaza
 Rockwall, TX 75087
 OWNER

OWNERS CERTIFICATE

WHEREAS, Frates Development Company and Chandlers Landing Development Company are the owners of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being All of Lots 1, 7, & 8, Block A; All of Lots 1, 2, & 3, Block C; All of Southern Cross Drive; a Portion of Severige Court; and a Portion of Courageous Drive; of Chandlers Landing Phase 18, Section 2, an addition to the City of Rockwall, recorded in Slide B, Page 198, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Southwest corner of Lot 7 and the Southeast corner of Lot 6, of said Block A;
 THENCE: North 4° 18' 12" East, passing at 107.35 feet the Northwest corner of said Lot 7 and the Northeast corner of said Lot 6 and continuing a total distance of 148.85 feet to the existing radius point of Severige Court;
 THENCE: North 2° 40' 08" East, passing at 41.50 feet the Southwest corner of Lot 1 and the Southeast corner of Lot 2, of said Block A, and continuing a total distance of 144.56 feet to an iron rod at the Northwest corner of said Lot 1 and the Northeast corner of said Lot 2;
 THENCE: South 78° 07' 39" East, passing at 67.12 feet the West line of Southern Cross Drive and continuing a total distance of 98.19 feet to an iron rod on East line of Southern Cross Drive;
 THENCE: South 15° 51' 57" West a distance of 3.96 feet with said East line to an iron rod at the point of curvature of a circular curve to the left having a central angle of 3° 07' 32" and a radius of 190.27 feet;
 THENCE: Along said curve and with said East line an arc distance of 10.38 feet to an iron rod at the Northwest corner of Lot 1, Block C;
 THENCE: South 81° 50' 29" East a distance of 110.19 feet to an iron rod at the Northeast corner of said Lot 1, Block C;
 THENCE: South 9° 58' 42" East with the East line of Lots 1, 2, & 3, Block C, passing at 130.06 feet the Northerly line of Courageous Drive, and continuing a total distance of 145.56 feet to a point for a corner on the centerline of Courageous Drive, said point being on a circular curve to the left having a central angle of 31° 58' 53", a radius of 150.00 feet, and a chord that bears South 64° 01' 52" West a distance of 82.64 feet;
 THENCE: Along said curve and with said centerline an arc distance of 83.73 feet to the point of compound curvature of a circular curve to the left having a central angle of 6° 54' 42", and a radius of 797.75 feet;
 THENCE: Along said curve and with said centerline, passing at an arc distance of 25.52 feet the existing centerline intersection of Southern Cross Drive and Courageous Drive, and continuing a total arc distance of 96.23 feet to a point for a corner;
 THENCE: North 48° 52' 16" West a distance of 15.50 feet to the Southwest corner of Lot 8, Block A;
 THENCE: North 26° 50' 22" West a distance of 10.17 feet to the Southeast corner of Lot 7, Block A;
 THENCE: South 80° 31' 11" West a distance of 87.32 feet to the Point of Beginning and Containing 51,050 Square Feet or 1.1719 Acres of Land.

CURVE DATA	
Cv. 1	Cv. 2
Δ 13° 11' 49"	18° 51' 30"
R 209.77'	150.00'
T 23.20'	24.91'
L 47.39'	49.37'
CB 69° 16' 02" W	66° 45' 38" E
C 47.27'	49.16'
Cv. 3	Cv. 4
Δ 10° 02' 07"	9° 51' 33"
R 170.00'	164.90'
T 14.93'	14.22'
L 29.78'	28.38'
CB 62° 12' 26" E	63° 07' 19" E
C 29.74'	28.34'
Cv. 5	Cv. 6
Δ 11° 56' 24"	80° 12' 44"
R 19.00'	19.00'
T 19.65'	16.00'
L 30.48'	26.60'
CB 582° 02' 50" E	64° 01' 14" W
C 27.32'	24.48'
Cv. 7	Cv. 8
Δ 108° 54' 02"	10° 35' 10"
R 19.00'	88.50'
T 26.89'	8.20'
L 36.11'	16.35'
CB N 75° 20' 13" W	644° 56' 12" W
C 30.92'	16.33'
Cv. 9	Cv. 10
Δ 16° 36' 55"	94° 04' 58"
R 88.50'	19.00'
T 12.92'	20.40'
L 25.66'	31.20'
CB N 74° 56' 27" W	547° 42' 36" W
C 26.57'	27.81'



"NOTE"
DENOTES ZERO LOT BUILDING LINE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, Frates Development Company, Chandlers Landing Development Company, and the Owners of Lots 2 and 3, Block C of Chandlers Landing, Phase 18, Section 2, being owners, do hereby adopt this plat, designating the hereinabove described property as Replat of Lots 1, 7, & 8, Block A, and Lots 1, 2, & 3, Block C, of Chandlers Landing Phase 18, Section 2, and do hereby reserve all rights of premises to the exclusion of the public, except as described otherwise herein, reserving such rights to the Frates Development Company, its successors and assigns, and further reserving its private easement for itself, its successors and assigns, at all times hereafter for ingress and egress to and from the herein described 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 Frates Development Company, its successors and assigns. Provided, however, all private roads, common area, 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 systems 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, 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. Frates Development Company, 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.

WITNESS OUR HANDS, at Tulsa, Oklahoma, this 14 day of November, 1988.

FRATES DEVELOPMENT COMPANY
By Stephen W. Mills, President
CHANDLERS LANDING DEVELOPMENT COMPANY
By Stephen W. Mills, President
Attorney-in-Fact for Owners of Lots 2 and 3, Block C, Chandlers Landing Phase 18, Section 2

STATE OF TEXAS OKLAHOMA
COUNTY OF TULSA
This instrument was acknowledged before me on the 14 day of November, 1988, by Stephen W. Mills, Pres. of Frates Development Company, on behalf of said company.

Linda Redwine
Notary Public
My Commission Expires 8-1-90

STATE OF TEXAS OKLAHOMA
COUNTY OF TULSA
This instrument was acknowledged before me on the 14 day of November, 1988, by Stephen W. Mills, Pres. of Frates Development Company, Managing General Partner of Chandlers Landing Development Company, on behalf of said company.

Linda Redwine
Notary Public
My Commission Expires 8-1-90

STATE OF TEXAS
COUNTY OF _____
This instrument was acknowledged before me on the _____ day of _____, 1988, by _____ as attorney-in-fact on behalf of the owners of Lots 2 and 3, Block C, Chandlers Landing Phase 18, Section 2.

Notary Public
My Commission Expires _____

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
Harold L. Evans, P.E., Registered Public Surveyor No. 2146

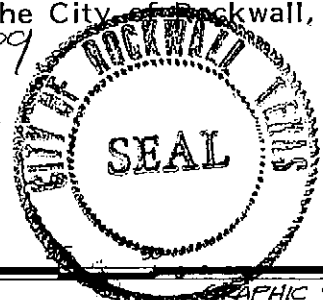
STATE OF TEXAS
COUNTY OF DALLAS - ROCKWALL
This instrument was acknowledged before me on the 8 day of November, 1988, by Harold L. Evans.

Shirley Ann Butler
Notary Public
My Commission Expires 11-28-88

RECOMMENDED FOR FINAL APPROVAL

William Evin City Manager
Wm. Smiter Chairman, Planning and Zoning Commission
APPROVED _____ Date _____

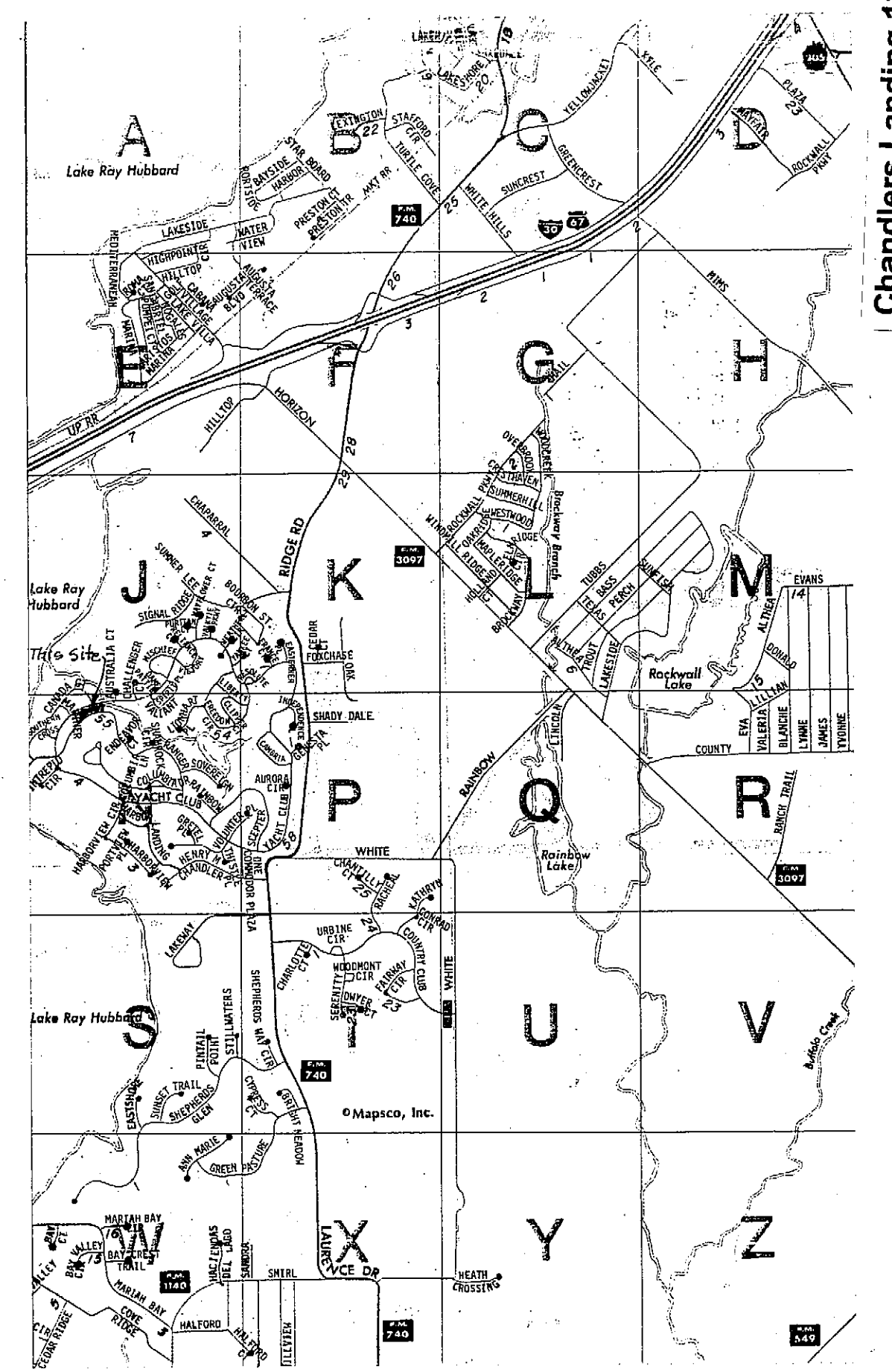
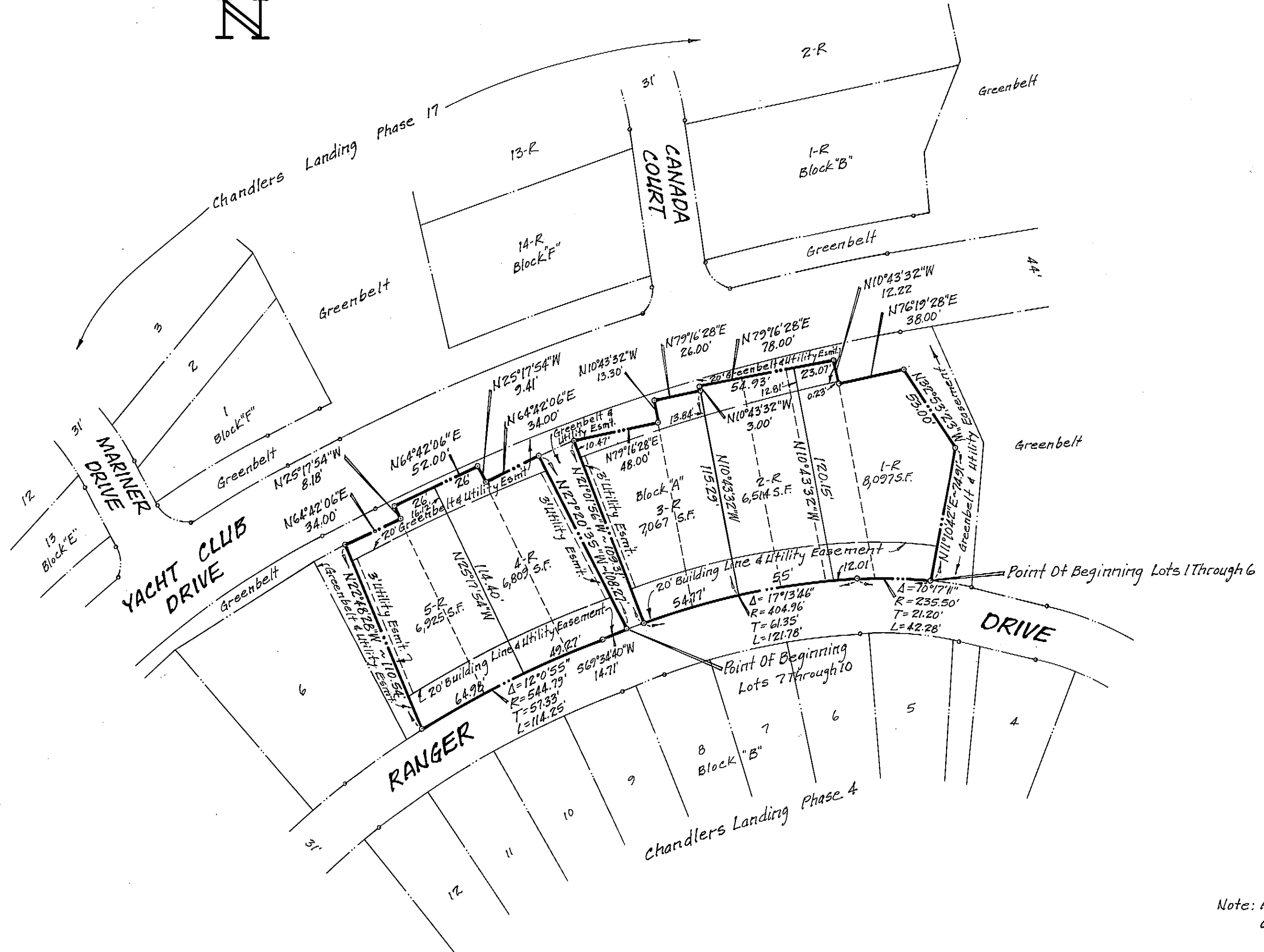
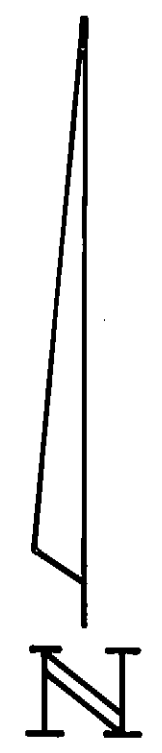
I hereby certify that the above and foregoing plat of a Replat of Lots 1, 7, & 8, Block A, and Lots 1, 2, & 3, Block C, of Chandlers Landing Phase 18, Section 2, an addition to the City of Rockwall, Texas, was approved by the City Council of Rockwall on the 20th day of March, 1988/1989.
John R. Meeker Mayor, City of Rockwall
Julie St City Secretary, City of Rockwall



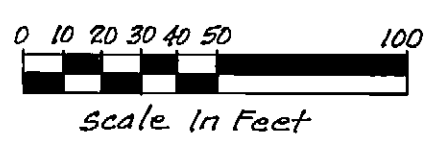
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1" = 50'	1-26-88	72122

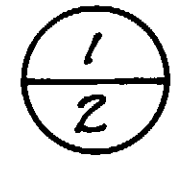
REPLAT OF LOTS 1, 7, & 8, BLOCK A, AND LOTS 1, 2, & 3, BLOCK C, CHANDLERS LANDING PHASE 18, SECTION 2
E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FRATES DEVELOPMENT COMPANY - OWNER
ONE COMMODORE PLAZA - ROCKWALL, TEXAS 75087



LOCATION MAP
Scale: 1"=2,000'



Note: All property corners, point of curvatures, and point of tangency are 1/2" iron rod set unless otherwise noted on plan.

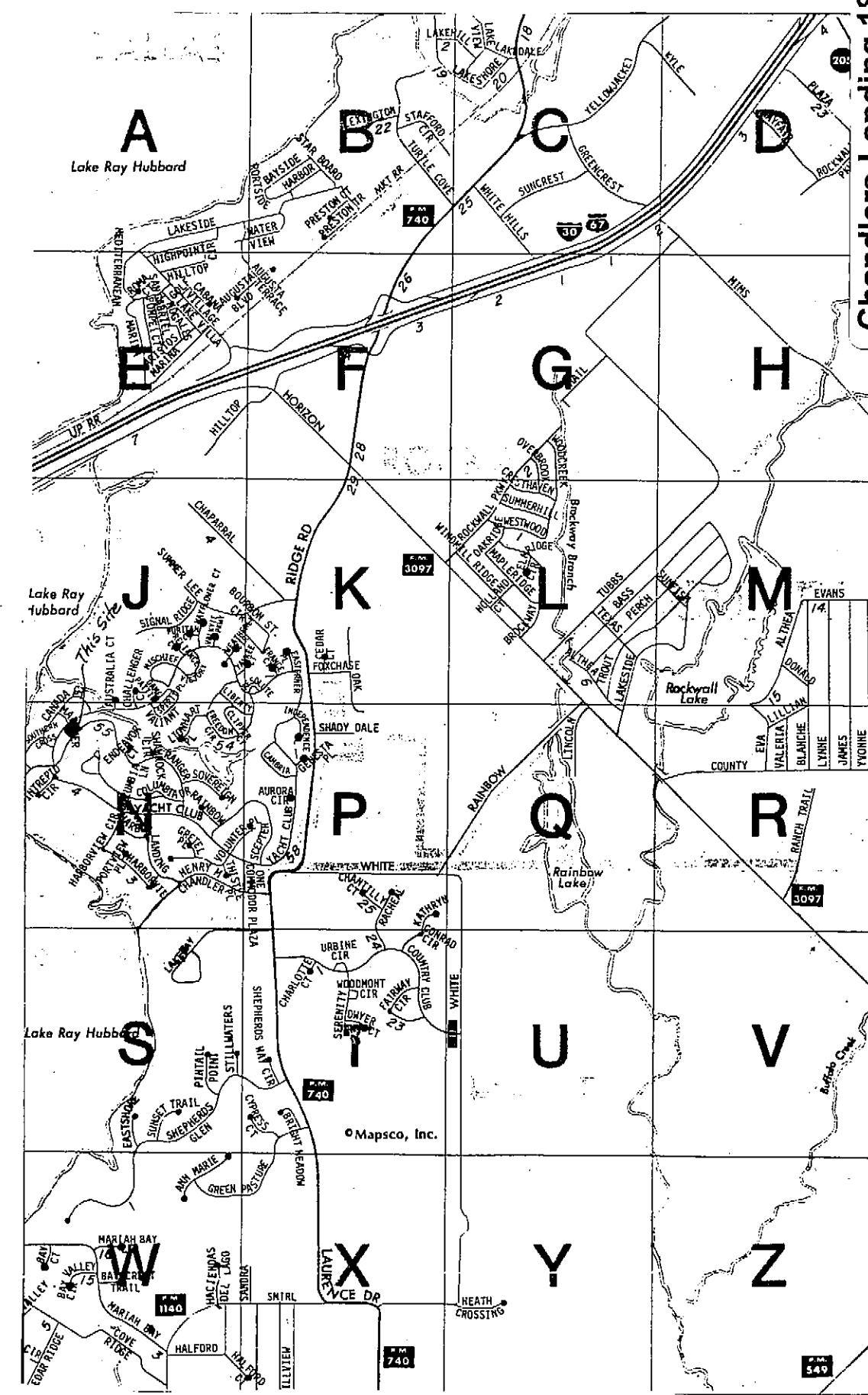
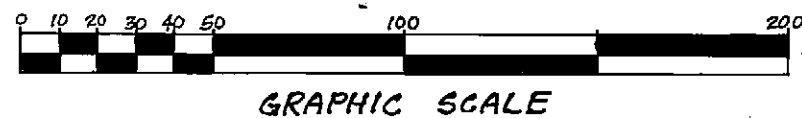
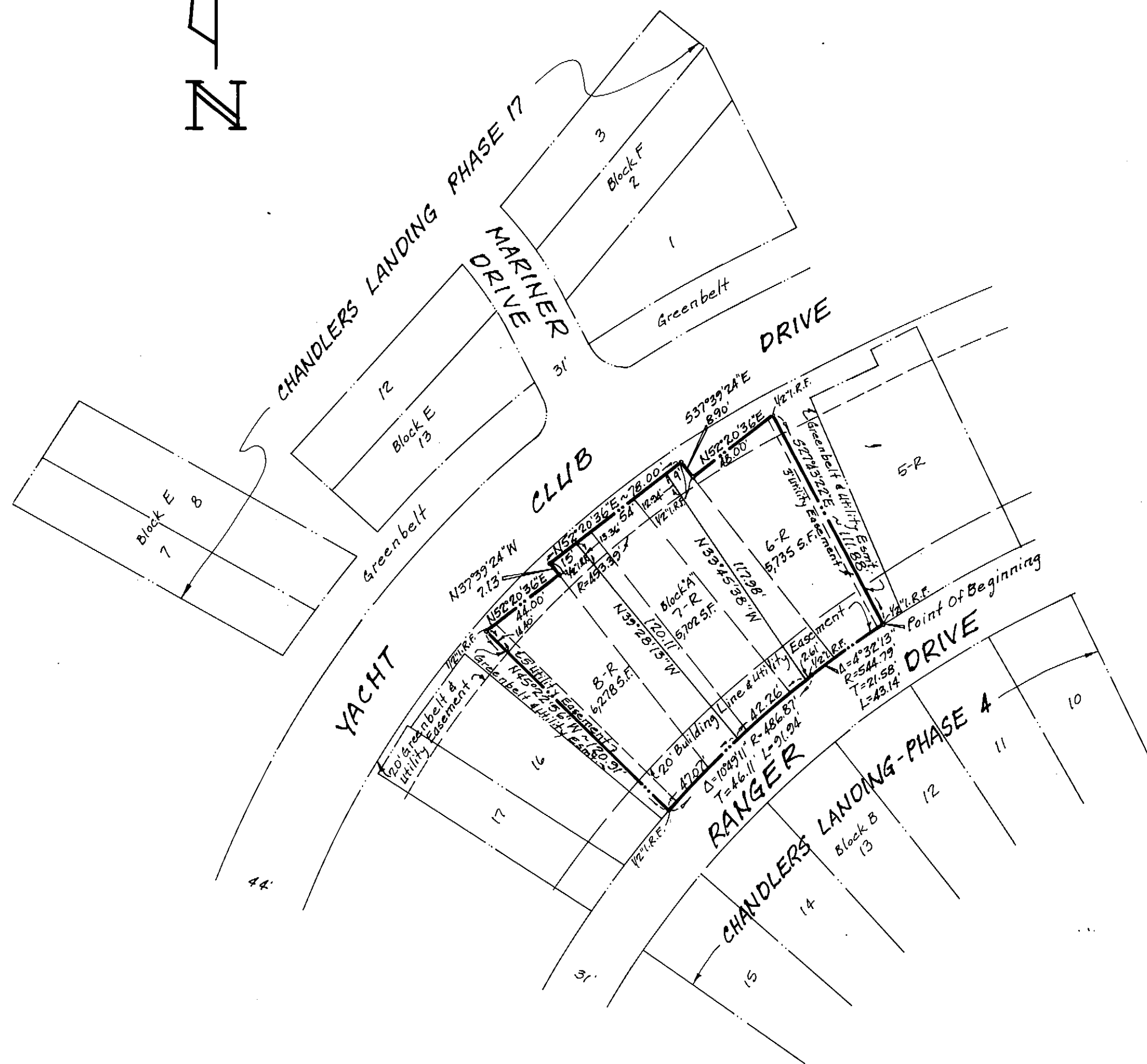
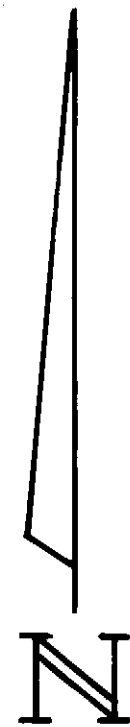


HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	7-19-91	9154

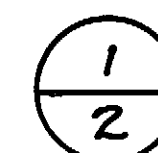
REPLAT OF LOTS 1 THROUGH 10, BLOCK "A"
CHANDLERS LANDING - PHASE 1B, SECTION 1
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

J.S.P.P. Corporation Owner
1323 E. 71st ST., Suite 102 - Tulsa, Oklahoma 74136 Tel. No. AC.918-492-3001



LOCATION MAP
Scale: 1"=2,000'

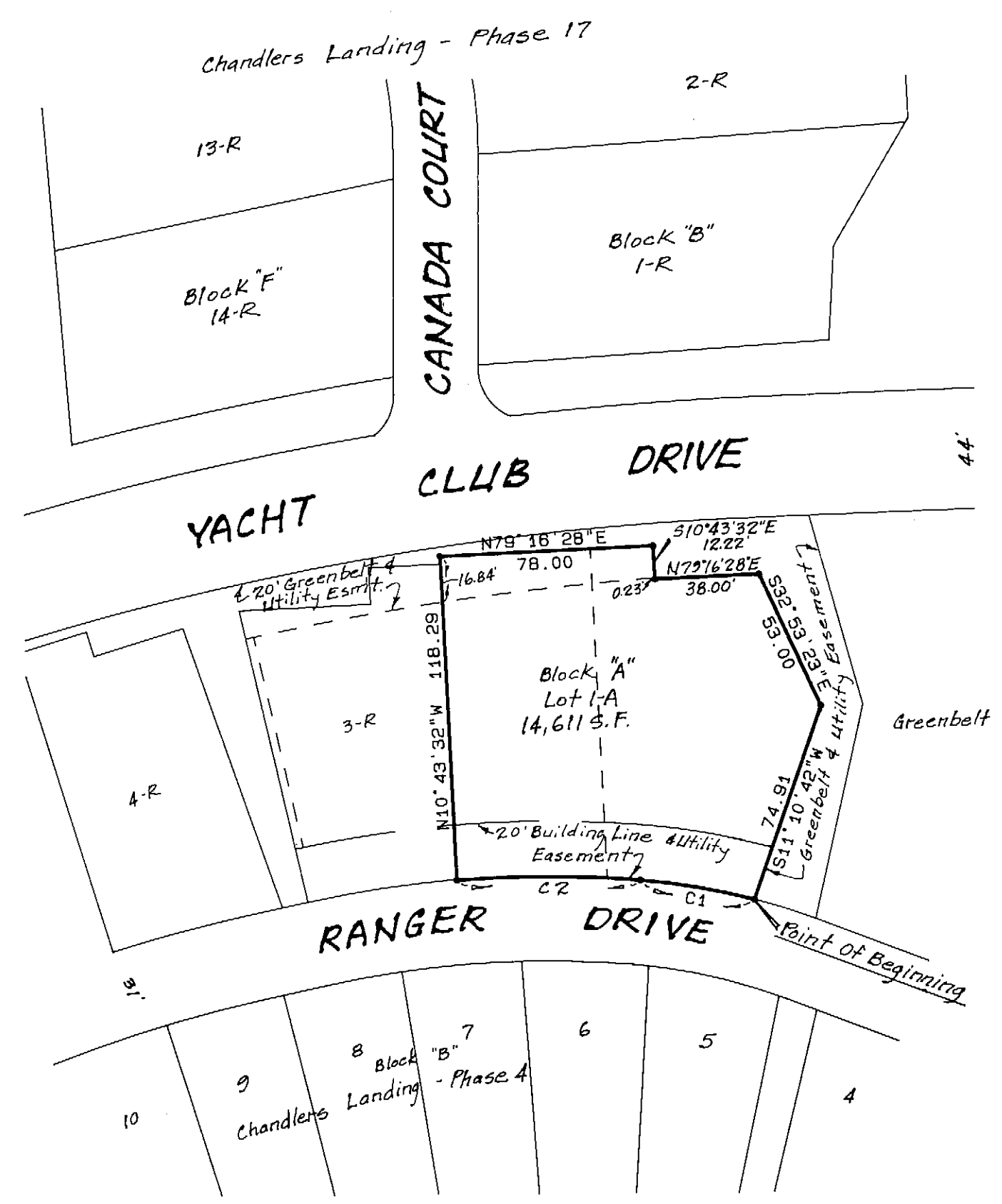
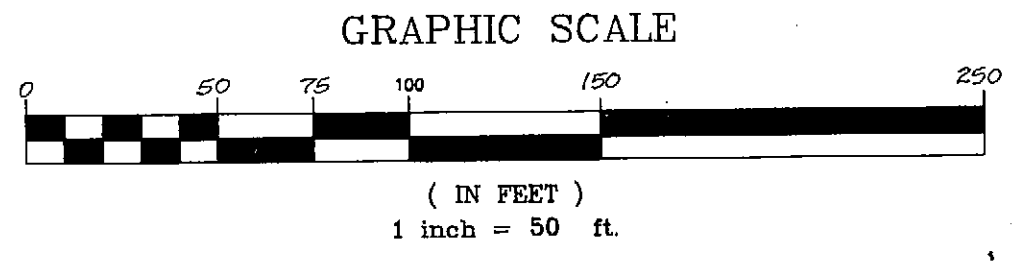
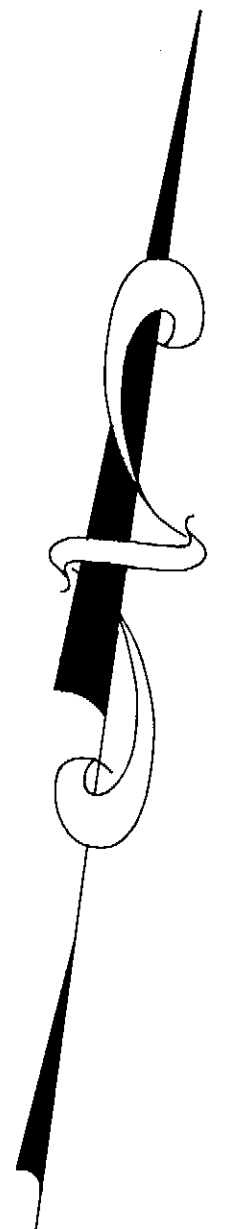
C-168
C-169



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

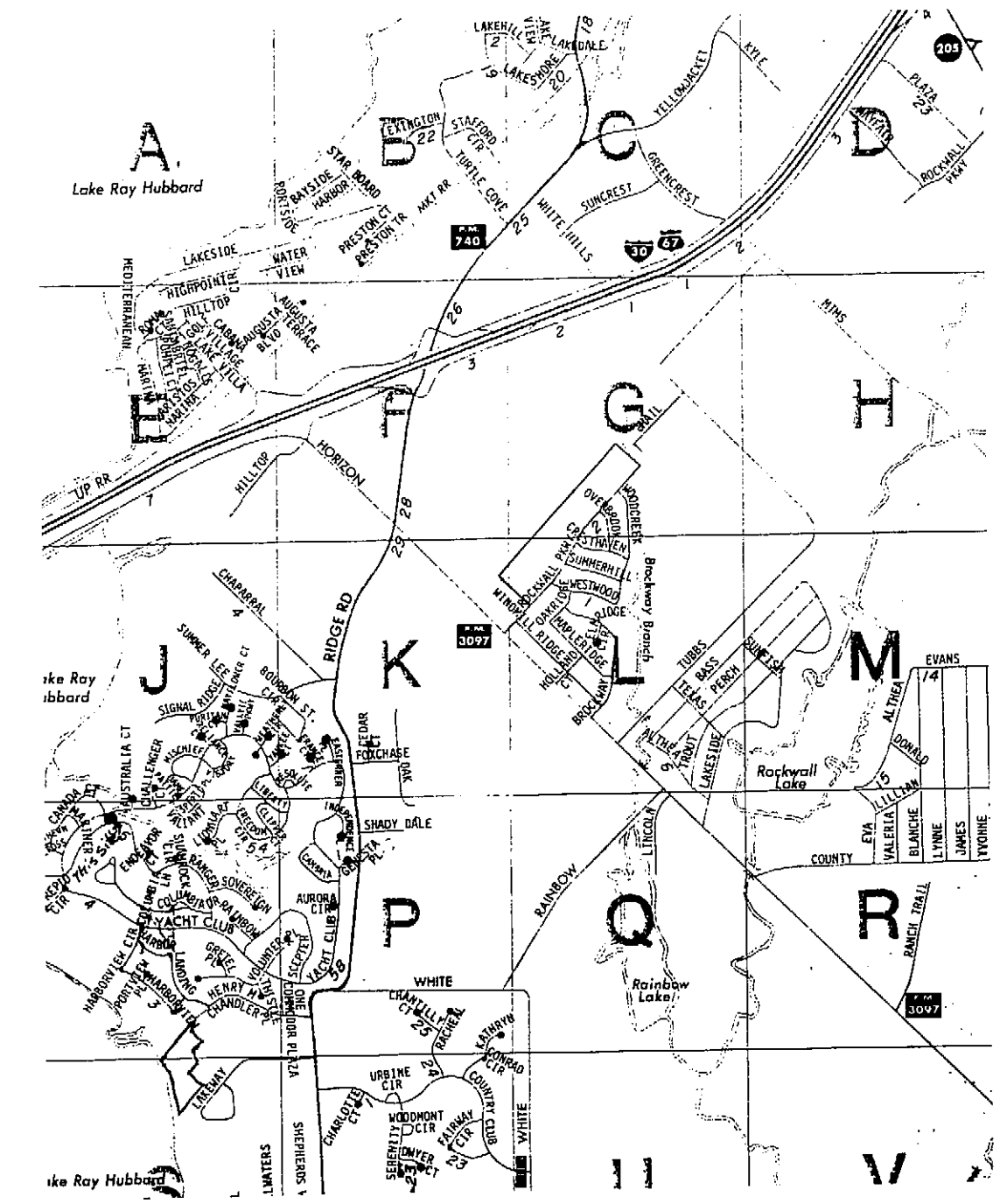
SCALE	DATE	JOB NO.
1"=50'	10-12-92	92102

REPLAT OF LOTS 11 THROUGH 15, BLOCK "A"
CHANDLERS LANDING-PHASE 18, SECTION 1
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
C.B.N. Development Corporation ~ Owner
2323 Bryan St. Lock Box 135 - Dallas, Texas 75201 Tel. No.



CURVE TABLE

DELTA	RADIUS	TAN.	LENGTH	CHORD
C1 10 Deg. 17' 11"	235.50'	21.20'	42.28'	N. 88 Deg. 03' 08" W. 42.22'
C2 09 Deg. 28' 51"	404.96'	33.58'	67.01'	S. 82 Deg. 03' 51" W. 66.93'



LOCATION MAP
Scale: 1" = 2,000'

NOTE: ALL PROPERTY CORNERS, POINTS OF CURVATURE, AND POINTS OF TANGENCY ARE ALL 1/2" IRON RODS FOUND.

1
2

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28365
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228. (214) 328-8133

SCALE	DATE	JOB No.
1" = 50'	2/7/94	9413

REPLAT OF LOTS 1-R & 2-R, BLOCK A OF REPLAT OF LOT 1 THROUGH 10, BLOCK A, CHANDLERS LANDING-PHASE 18, SECTION 1

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: DUNCAN CURRIE & JOETTA WELCH
5578 CANADA COURT, ROCKWALL, TEXAS 75087, PHONE- 771-2138

Cab. C Pg. 204

BY: _____
DEPUTY

STATE OF TEXAS:
COUNTY OF ROCKWALL:

Being a tract of land in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being part of the "Replat of Lots 11 through 15, Block A, Chandlers Landing, Phase 18, Section 1" an addition to the City of Rockwall as recorded in Cabinet C, Slide 168-169, Plat Records of Rockwall County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner on the Northwest line of Ranger Drive (31 feet wide) and being the Southwest corner of Lot 6-R, Block A and the Southeast corner of Lot 7-R, Block A and being on a non-tangent curve to the Left having a Central Angle of 10°30'47", a Radius of 486.87 feet and a Long Chord bearing South 46°24'05" West 89.21 feet;

THENCE in a Southwesterly direction with the Northwest line of Ranger Drive and with said curve 89.33 feet to a 1/2" iron rod found for corner, said corner being the Southwest corner of Lot 8-R, Block A;

THENCE: North 45°22'56" West with the Southwest line of Lot 8-R 120.91 feet to a 1/2" iron rod found for corner on the Southeast line of Yacht Club Drive (44 feet wide), said corner being the Northwest corner of Lot 8-R;

THENCE: North 52°20'36" East 44.00 feet to a 1/2" iron rod found for corner;

THENCE: North 37°39'24" West 7.13 feet to a 1/2" iron rod found for corner;

THENCE: 52°20'36" East 78.00 feet to a 1/2" iron rod found for corner, said corner being the Northeast corner of Lot 7-R;

THENCE: South 33°45'38" East with the common line between Lots 7-R and 6-R 117.98 feet to the Point of Beginning and containing 11,980 Square Feet of land.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF ROCKWALL:

WHEREAS REBA A. MANSELL is the owner of Lots 7-R and 8-R, Block A, of the Replat of Lots 11 through 15, Chandlers Landing, Phase 18, Section 1, an addition to the City of Rockwall, as recorded in Cabinet C, Slide 168-169, Plat Records, Rockwall County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT REBA A. MANSELL, being owner, does hereby replat Lots 7-R and 8-R, Block A and replat of said lots to be Lot 7RA, Block A, 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 be constructed or placed upon, over or across the utility easements 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.

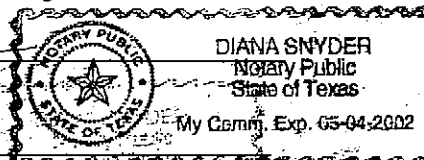
WITNESS MY HAND, at Rockwall, Texas, this 10th day of March, 1999.

By: Reba A. Mansell

STATE OF TEXAS:
COUNTY OF

This instrument was acknowledged before me on the 10th day of March, 1999

By: Diana Snyder



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.

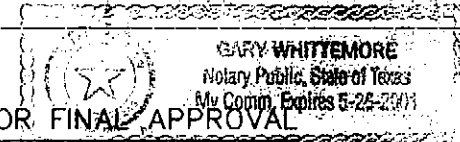
Harold L. Evans
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 16 day of February, 1999

Sally Whitmore

Notary Public



RECOMMENDED FOR FINAL APPROVAL

Carl Jackson
Chairman Planning & Zoning Commission

DATE: March 3, 1999

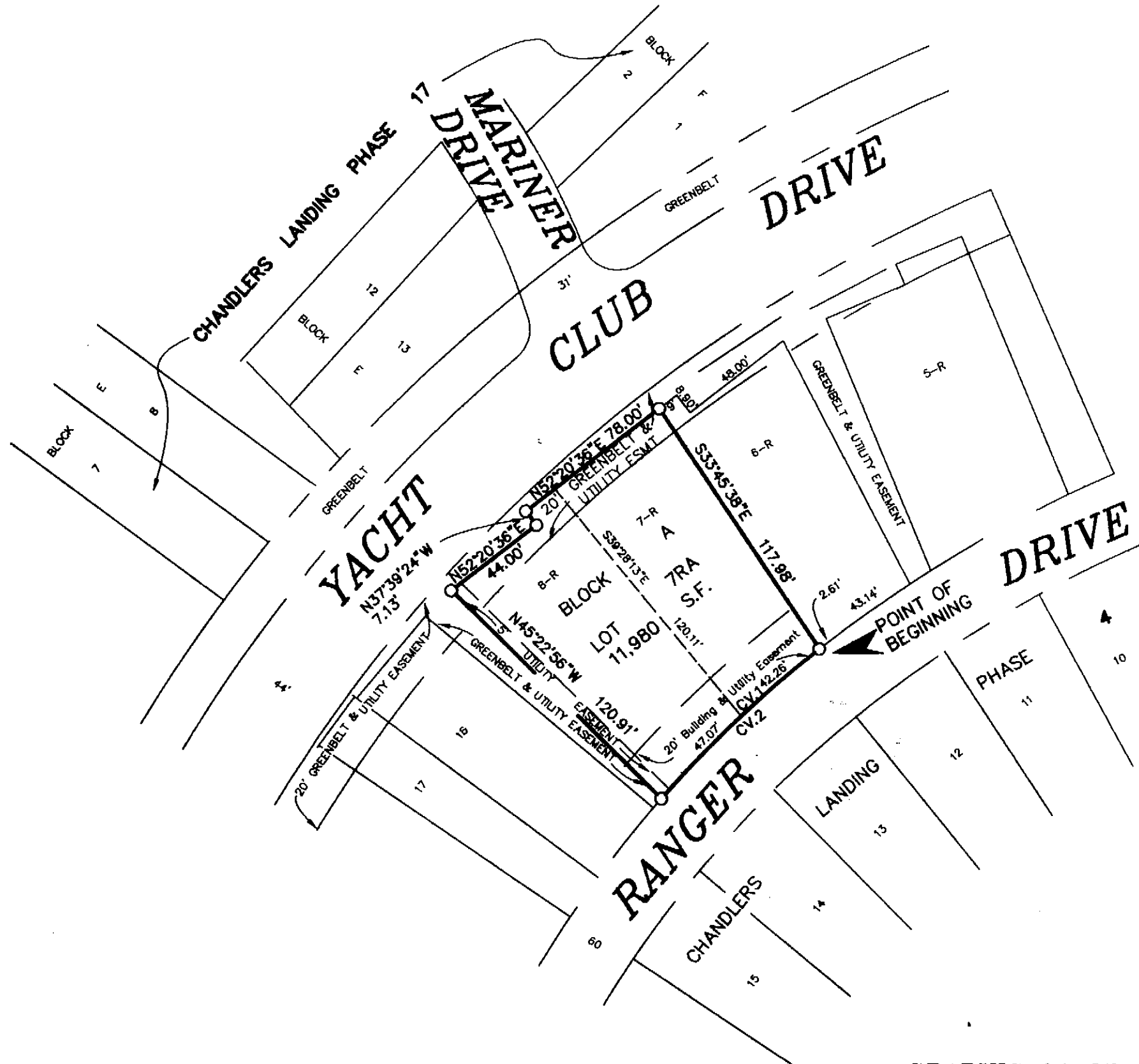
APPROVED

I hereby certify that the above and foregoing Replat of Lots 7-R and 8-R of the "Replat of Lots 11 Through 15, Block A, Chandlers Landing-Phase 18, Section 1", an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2nd day of March, 1999.

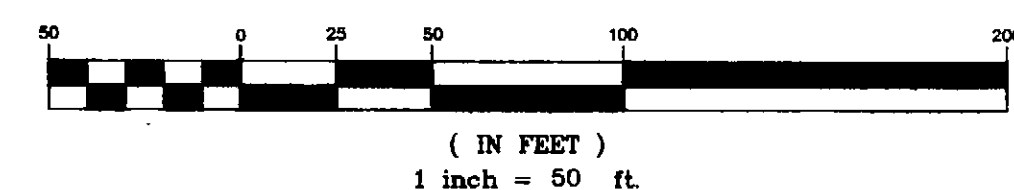
Alvin
Mayor, City of Rockwall

Cindy Kendrick
City Secretary, City of Rockwall

THAT REBA A. MANSELL, being owner, does hereby replat Lots 7-R and 8-R, Block A and replat of said lots to be Lot 7RA, Block A, as shown hereon, provided however all utility easements are hereby dedicated for mutual use and



LEGEND
○ Fnd. 1/2" Iron rod



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CV.1	486.87'	89.33'	44.79'	89.21'	S46°24'05" W	10°30'47"
CV.2	486.87'	91.94'	46.11'	91.80'	N46°33'17" E	10°49'11"

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2931 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

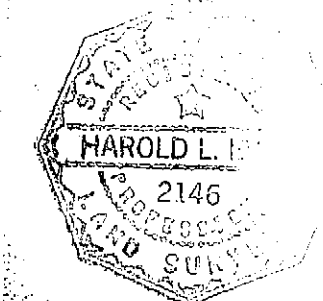
CHANDLERS LANDING
PHASE 18, SECTION 1
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE	DATE	JOB No.
1" = 50'	1/19/98	9907

REBA A. MANSELL
405 YACHT CLUB DRIVE, ROCKWALL, TEXAS 75032 (972) 771-0464

Chandlers Landing 18

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
99 MAR 22 PM 3:09
JULIETTE BURKS
CO. CLERK
BY: [Signature] DEPUTY



D-148 FINAL PLAT
LOT 7RA BLOCK A