

$\Delta: 104^{\circ} 27' 46''$
 $R: 56.50$
 $T: 72.92$
 $L: 103.01$

$\Delta: 31^{\circ} 33' 41''$
 $R: 190.46$
 $T: 53.83$
 $L: 104.91$

REVISED FINAL PLAN
 CHANDLERS LANDING
 PHASE 4

TEXAS FRATES CORPORATION

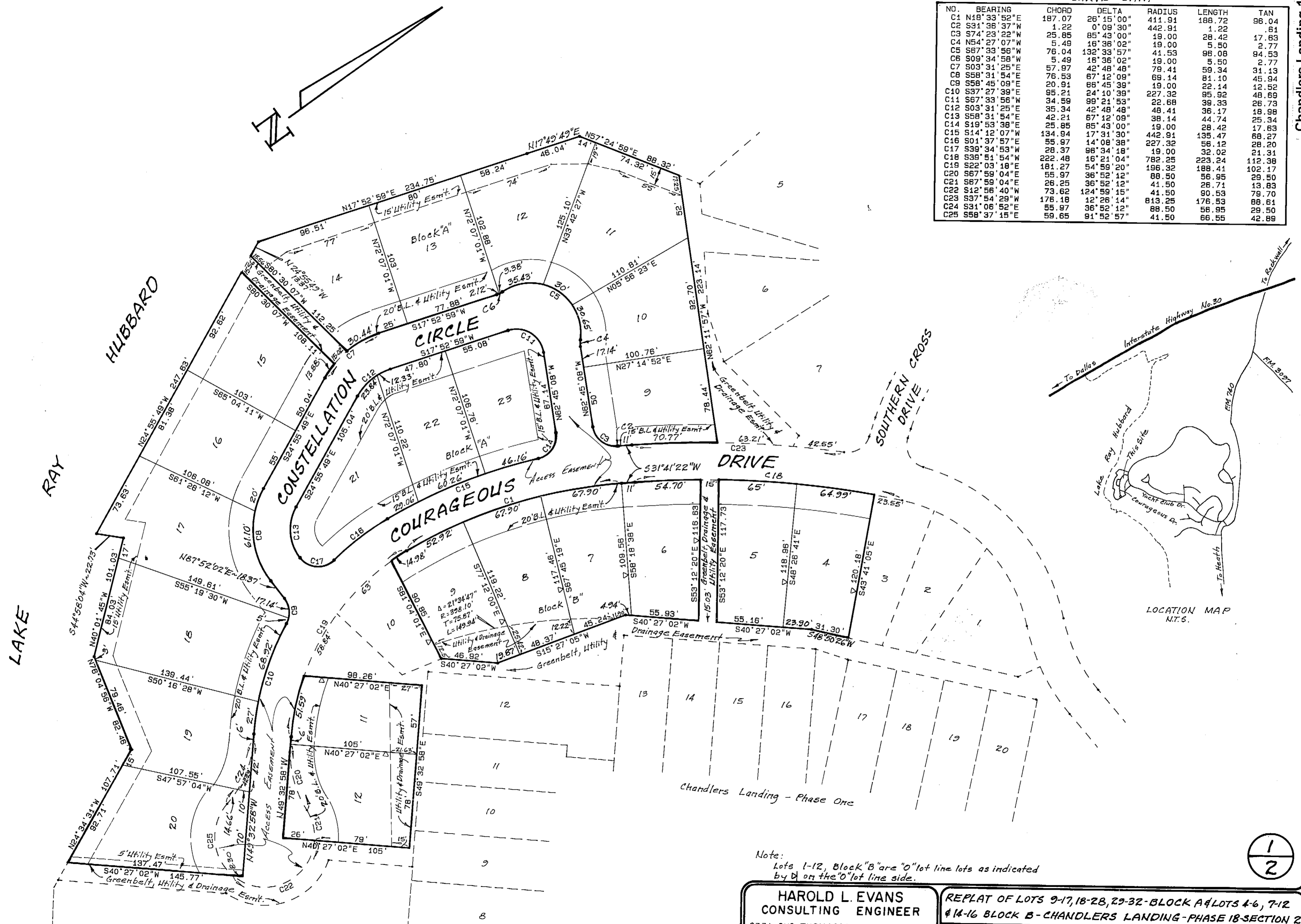
HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	1-23-85	72122

CHANDLERS LANDING PHASE 18 SECTION 2
 E. TEAL SURVEY ABSTRACT No. 207
 City of ROCKWALL Rockwall County, TEXAS
 Texas Frates Corporation
 214 Commodore Area
 Rockwall, TX 75087

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N18°33'52"E	187.07	26°15'00"	411.91	188.72	96.04
C2	S31°36'37"W	1.22	0°09'30"	442.91	1.22	.61
C3	S74°23'22"W	25.85	85°43'00"	19.00	28.42	17.63
C4	N54°27'07"W	5.49	16°36'02"	19.00	5.50	2.77
C5	S67°33'56"W	76.04	132°33'57"	41.53	96.08	94.53
C6	S09°34'58"W	5.49	16°36'02"	19.00	5.50	2.77
C7	S03°31'25"E	57.97	42°48'48"	79.41	59.34	31.13
C8	S58°31'54"E	76.53	67°12'09"	69.14	81.10	45.94
C9	S58°45'09"E	20.91	66°45'39"	19.00	22.14	12.52
C10	S37°27'39"E	95.21	24°10'39"	227.32	95.92	48.69
C11	S67°33'56"W	34.59	99°21'53"	22.68	39.33	26.73
C12	S03°31'25"E	35.34	42°48'48"	48.41	36.17	18.98
C13	S58°31'54"E	42.21	67°12'09"	38.14	44.74	25.34
C14	S19°53'38"E	25.85	85°43'00"	19.00	28.42	17.63
C15	S14°12'07"W	134.94	17°31'30"	442.91	135.47	68.27
C16	S01°37'57"E	55.97	14°08'38"	227.32	56.12	28.20
C17	S39°34'53"W	28.37	96°34'18"	19.00	32.02	21.31
C18	S39°34'53"W	222.48	16°21'04"	782.25	223.24	112.38
C19	S22°03'18"E	181.27	54°59'20"	196.32	188.41	102.17
C20	S67°59'04"E	55.97	36°52'12"	88.50	56.95	29.50
C21	S67°59'04"E	26.25	36°52'12"	41.50	26.71	13.83
C22	S12°56'40"W	73.62	124°59'15"	41.50	90.53	79.70
C23	S37°54'29"W	176.18	12°26'14"	813.25	176.53	88.61
C24	S31°06'52"E	55.97	36°52'12"	88.50	56.95	29.50
C25	S58°37'15"E	59.65	91°52'57"	41.50	66.55	42.89



LOCATION MAP N.T.S.

Note:
Lots 1-12, Block "B" are "0" lot line lots as indicated by 0 on the "0" lot line side.

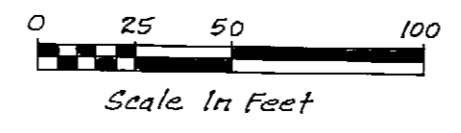
1
2

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

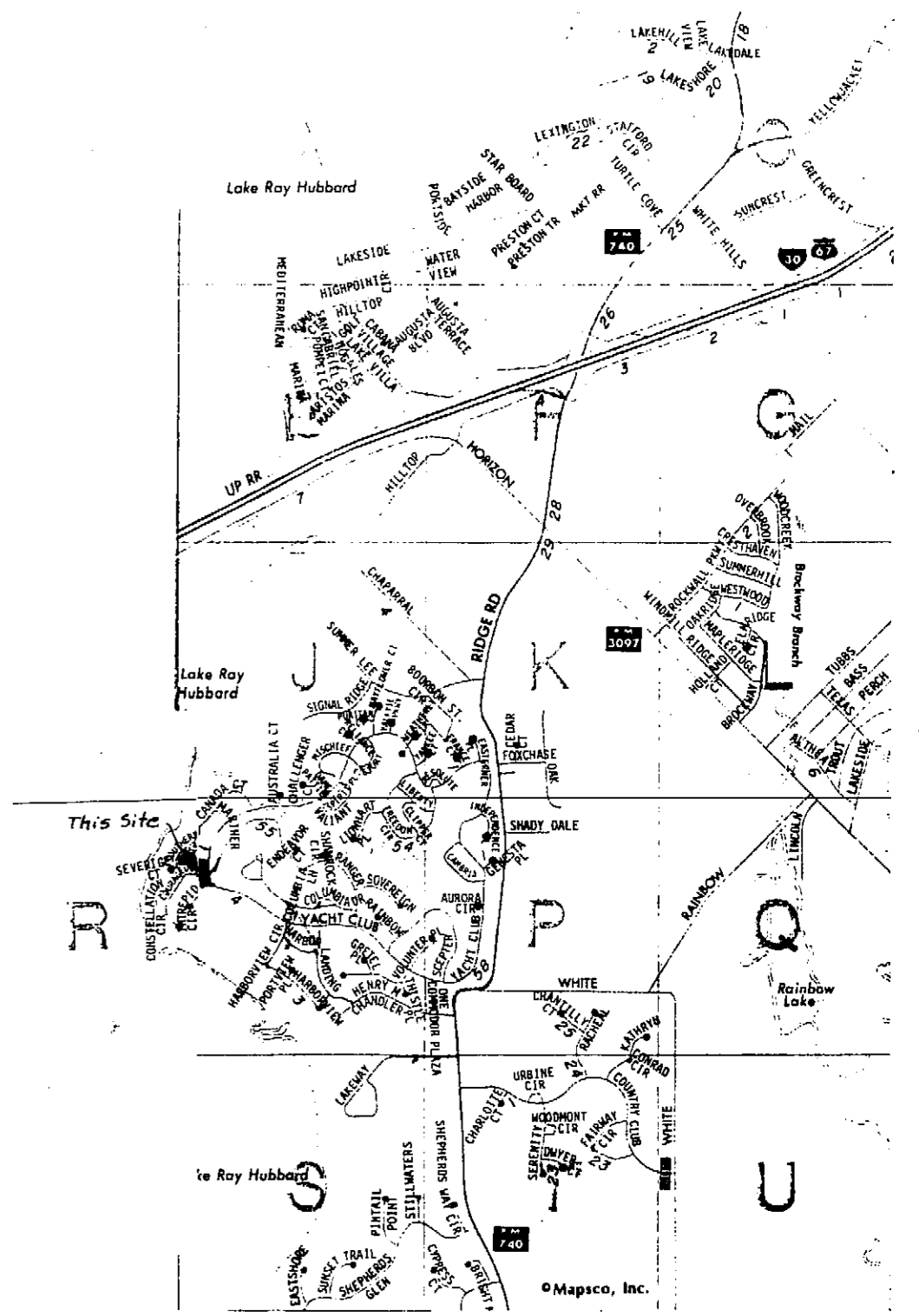
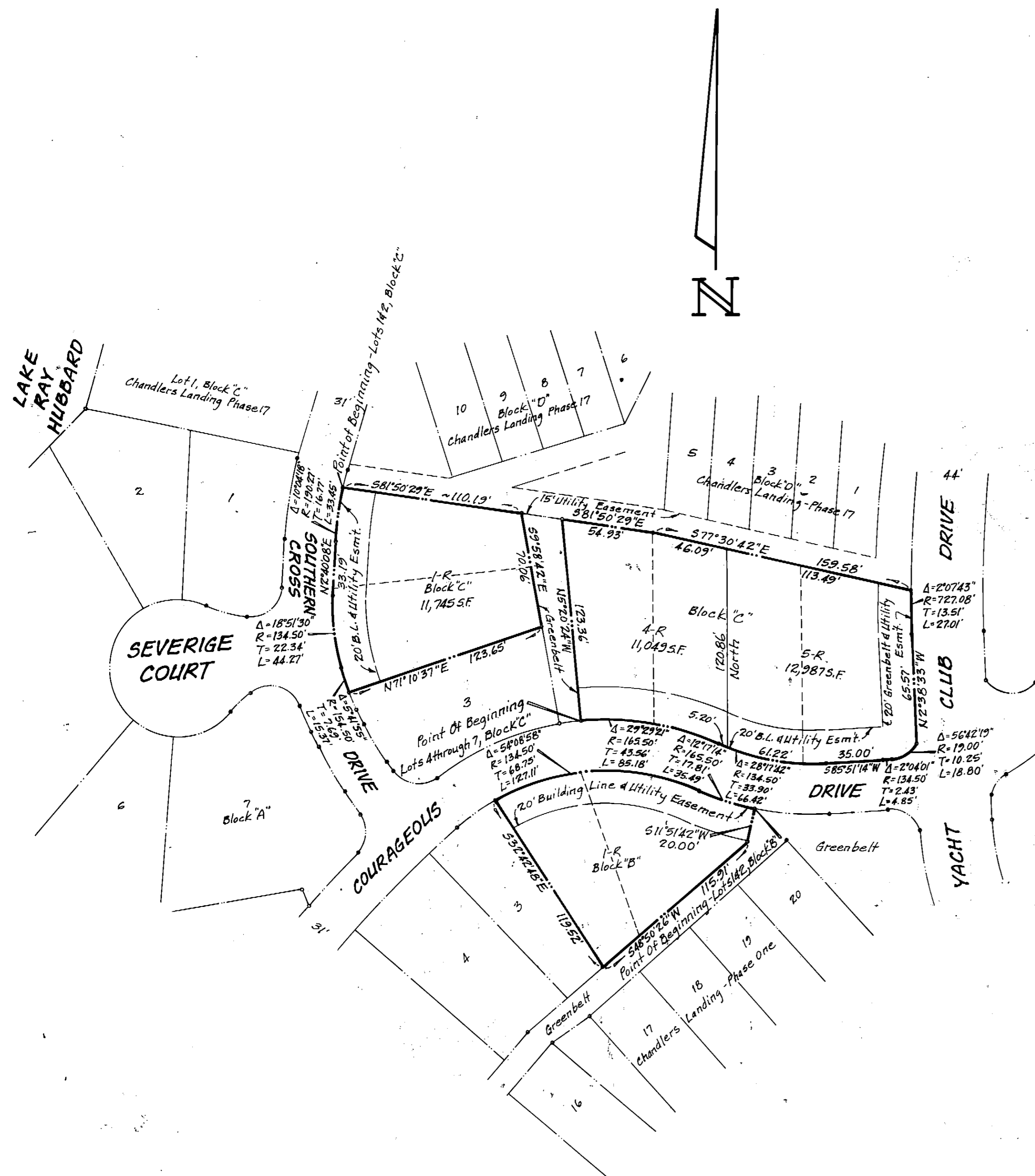
REPLAT OF LOTS 9-17, 18-28, 29-32 - BLOCK A & LOTS 4-6, 7-12
#14-16 BLOCK B - CHANDLERS LANDING - PHASE 1B - SECTION 2

E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FRATES DEVELOPMENT COMPANY ~ OWNER
ONE COMMODORE PLAZA ~ ROCKWALL TEXAS, 75087

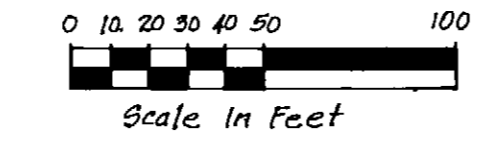
SCALE	DATE	JOB NO.
1"=50'	6-27-88	72122



Frates Development Co.



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.

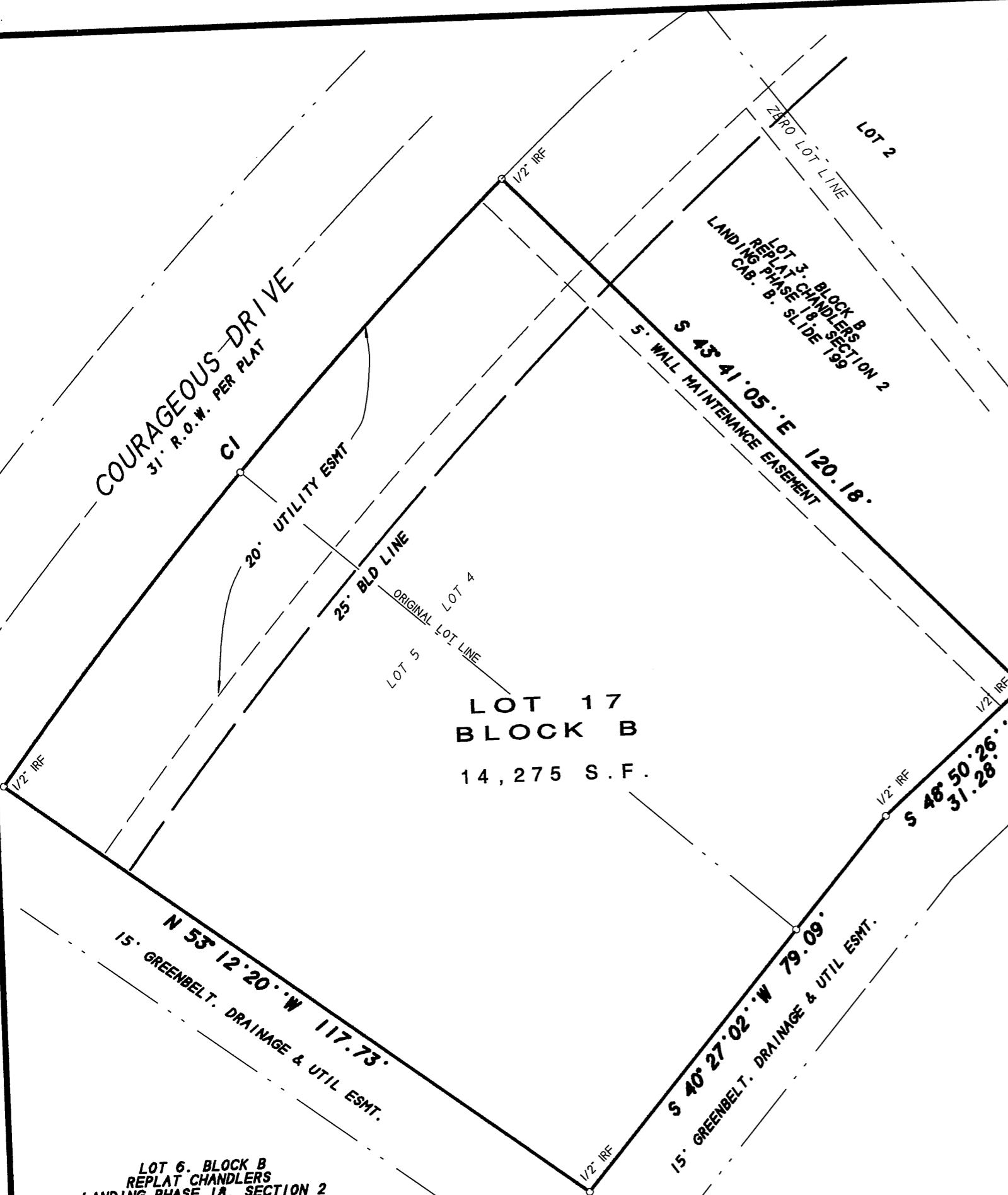
1
2

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

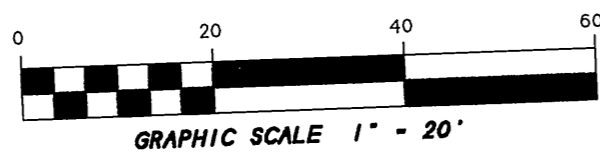
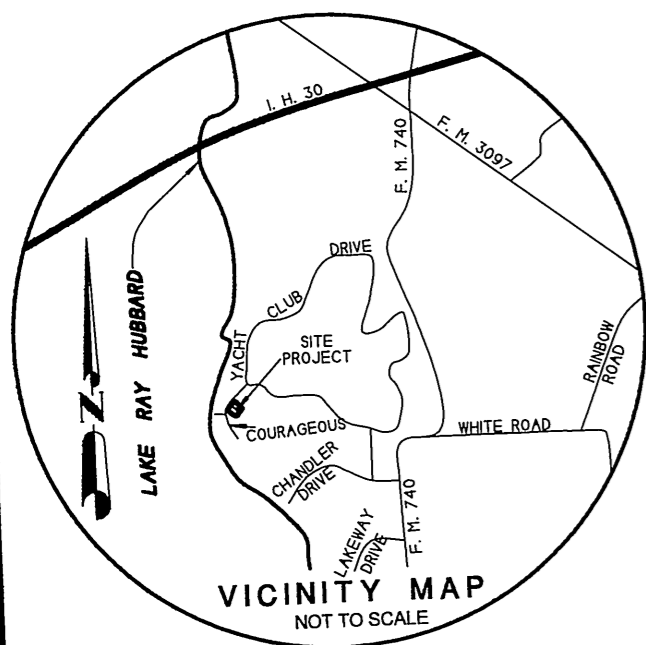
SCALE	DATE	JOB NO.
1"=50'	7-18-91	9154

REPLAT OF LOTS 1&2, BLOCK "B" and LOTS 1,2,4,5,6 and 7 BLOCK "C" CHANDLERS LANDING-PHASE 18, SECTION 2
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



LOT 6, BLOCK B
REPLAT CHANDLERS
LANDING PHASE 18, SECTION 2
CAB. C. SLIDE 46



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	9°31'16"	782.25	129.99	65.14	129.84	N 41°33'19"E

- NOTES
- 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 flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
 - 4) THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 4 AND 5 INTO A SINGLE NEW LOT NO. 13.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, PATON FAMILY CHARITABLE TRUST, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Lot 4 and Lot 5, Block B, REPLAT CHANDLER'S LANDING, PHASE 18, SECTION 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 46, Plat Records, 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 REPLAT OF CHANDLERS LANDING PHASE 18, SECTION 2, LOT 17, BLOCK B BEING A REPLAT OF LOTS 4 AND 5, BLOCK B 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:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; 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.

Bruce Paton
BRUCE PATON
FOR PATON FAMILY CHARITABLE TRUST

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRUCE PATON and 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 7th day of July, 2006.

Melodie Manuel
Notary Public in and for the State of Texas



OWNERS:
PATON FAMILY CHARITABLE TRUST
BRUCE PATON
10 INTREPID
ROCKWALL, TX 75032
972-771-1656

REPLAT
CHANDLERS LANDING PHASE 18
SECTION 2
LOT 17, BLOCK B
BEING A REPLAT OF
LOTS 4 AND 5, BLOCK B

14,275 S.F. OR 0.33 ACRES (1 LOT)
EDWARD TEAL SURVEY, A-207
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE: JUNE 12, 2006
SCALE: 1" = 20' FILE# 20061113
CLIENT: PATON GF# NONE

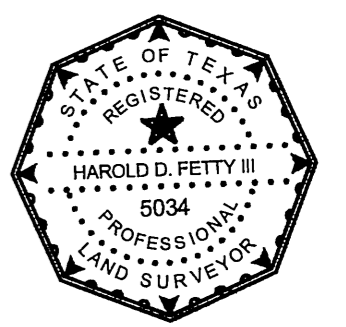
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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
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 18, SECTION 2, LOT 17, BLOCK B BEING A REPLAT OF LOTS 4 AND 5, BLOCK B, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 5th day of July, 2006.

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.

Robert Lewis 7-10-06
Director of Planning

Chuck Todd 7-10-06
City Engineer

FILED FOR RECORD
ROCKWALL CO., TEXAS
06 JUL 25 AM 10:01

PAULETTE BURKS
CO. CLERK
DEPUTY

Phase 18, Section 2
Lot 17, Block B
Replat of Lots 4 & 5

F 398

STATE OF TEXAS
COUNTY OF ROCKWALL
OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, DANNY INMAN and CAROL INMAN, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:
BEING all of Lots 10 and 11, Block A, REPLAT CHANDLERS LANDING, PHASE 18, SECTION 2 an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 46, of the 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 curving right-of-way line of Constellation Circle, a 41.55 foot radius right-of-way, said point being at the southwest corner of said Lot 11, Block A;

THENCE N. 33 deg. 42 min. 27 sec. W. along the west boundary line of Lot 11 a distance of 125.10 feet to a 1/2" iron rod found for corner in the take line of the City of Dallas for Lake Ray Hubbard and being the northwest corner of said Lot ;11

THENCE N. 57 deg. 24 min. 59 sec. E. along said take line and the northwest line of Lot 11, a distance of 74.32 feet to a 1/2" iron rod found for corner;

THENCE S. 62 deg. 11 min. 57 sec. E. along said take line and the north line of Lots 11 and 10, a distance of 144.70 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 10 and the northwest corner of Lot 9;

THENCE S. 27 deg. 14 min. 52 sec. W. along the east line of Lot 10, a distance of 100.76 feet to a 1/2" iron rod found for corner in the north right-of-way line of Constellation Circle;

THENCE N. 62 deg. 45 min. 08 sec. W. a distance of 17.14 feet to a 1/2" iron rod found for corner;

THENCE in a northwesterly direction along a curve to the right having a central angle of 15 deg. 45 min. 44 sec., a radius of 20.00 feet, a tangent of 2.77 feet, a chord of N. 54 deg. 16 min. 49 sec. W., 5.48 feet, along said right-of-way line, an arc distance of 5.50 feet to a 1/2" iron rod found for corner;

THENCE in a northwesterly direction along a curve to the left having a central angle of 83 deg. 37 min. 56 sec., a radius of 41.55 feet, a tangent of 37.17 feet, a chord of N. 88 deg. 00 min. 29 sec. W., 55.41 feet, along said right-of-way line, an arc distance of 60.65 feet to the POINT OF BEGINNING and containing 16,620 square feet or 0.38 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 FINAL PLAT LOT 34, BLOCK A, CHANDLERS LANDING, PHASE 18, SECTION 2, 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, 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.

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:

- 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 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my 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.

Danny Inman
DANNY INMAN

Carol Inman
CAROL INMAN

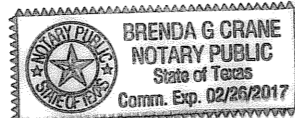
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DANNY INMAN 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 13th day of November, 2014.

Brenda Crane
Notary Public in and for the State of Texas

2/26/17
My Commission Expires:



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.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/18/2014 12:30:13 PM
\$100.00
20140000016795



Shelli Miller

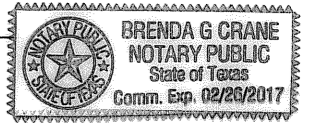
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CAROL INMAN 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 13th day of November, 2014.

Brenda Crane
Notary Public in and for the State of Texas

2/26/17
My Commission Expires:



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



APPROVED

I hereby certify that the above and foregoing plat of FINAL PLAT LOT 34, BLOCK A, CHANDLERS LANDING, PHASE 18, SECTION 2, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 30th day of October, 2014.

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 17th day of November, 2014.

Robert LaGrone
Director of Planning & Zoning

Amy Williams
City Engineer

FINAL PLAT
LOT 34, BLOCK A
CHANDLERS LANDING
PHASE 18 SECTION 2

BEING A REPLAT OF LOTS 10 & 11, BLOCK A
CHANDLERS LANDING PHASE 18, SECTION 2

0.38 ACRES OR 16,620 S.F.
(1 LOT)

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

SHEET 2 OF 2

OWNER:
DANNY INMAN
CAROL INMAN
4 SIGNATURE COURT
HEATH, TEXAS 75032
214-738-9354

SYMBOL LEGEND

TV	GAS	TEL	EH	ES
TELEVISION	PIPE	PHONE	HYDRANT	POLE
CABLE	PIPE	PIPE	PIPE	POLE
ELEC	ELEC	WATER	1/2" IRON	1/2" IRON
ELECTRIC	ELECTRIC	SUBSURFACE	PIPE	ROD FOUND
PIPE	PIPE	PIPE	PIPE	CORNER
PIPE	PIPE	PIPE	PIPE	PIPE
PIPE	PIPE	PIPE	PIPE	PIPE
PIPE	PIPE	PIPE	PIPE	PIPE

SURVEY DATE SEPTEMBER 19, 2014
SCALE 1" = 20'
CLIENT INMAN FILE # 20130074-RP

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

T100

STATE OF TEXAS
COUNTY OF ROCKWALL
OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, KEITH M. TONOLI and ROSEMARY E. TONOLI, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lots 2 and 3, Block A, CHANDLERS LANDING, PHASE 18, SECTION 2 an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 198, of the 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 curving right-of-way line of Severige Court, a 41.5 foot radius right-of-way, said point being at the southwest corner of said Lot 3, Block A;

THENCE N. 62 deg. 33 min. 06 sec. W. along the west boundary line of Lot 3, a distance of 115.18 feet to a 1/2" iron rod found for corner in the take line of the City of Dallas for Lake Ray Hubbard and being the northwest corner of said Lot 3;

THENCE N. 44 deg. 14 min. 02 sec. E. along said take line and the northwest line of Lot 3 and Lot 2, a distance of 119.13 feet to a 1/2" iron rod found for corner;

THENCE S. 78 deg. 07 min. 39 sec. E. along said take line and the north line of Lot 2, a distance of 64.04 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 2 and the northwest corner of Lot 1;

THENCE S. 02 deg. 40 min. 08 sec. W. along the east line of Lot 2, a distance of 103.06 feet to a 1/2" iron rod found for corner in the curving north right-of-way line of Severige Court;

THENCE in a southwesterly direction along a curve to the left having a central angle of 65 deg. 13 min. 14 sec., a radius of 41.50 feet, a tangent of 26.55 feet, a chord of S. 60 deg. 03 min. 31 sec. W., 44.73 feet, along said right-of-way line, an arc distance of 47.24 feet to the POINT OF BEGINNING and containing 12,523 square feet or 0.29 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 FINAL PLAT LOT 33, BLOCK A, CHANDLERS LANDING, PHASE 18, SECTION 2, 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, 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.

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:

- 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 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my 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.

Keith M. Tonoli
KEITH M. TONOLI

Rosemary E. Tonoli
ROSEMARY E. TONOLI

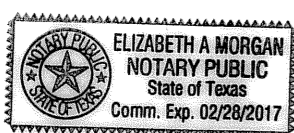
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KEITH M. TONOLI 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 6th day of May, 2013.

Elizabeth A. Morgan
Notary Public in and for the State of Texas

02-28-17
My Commission Expires:



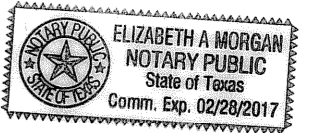
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROSEMARY E. TONOLI 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 6th day of May, 2013.

Elizabeth A. Morgan
Notary Public in and for the State of Texas

02-28-17
My Commission Expires:



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



RECOMMENDED FOR FINAL APPROVAL

Cheryl M. ...
Planning and Zoning Commission Date 4/9/2013

APPROVED

I hereby certify that the above and foregoing plat of FINAL PLAT LOT 33, BLOCK A, CHANDLERS LANDING, PHASE 18, SECTION 2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of April, 2013.

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.

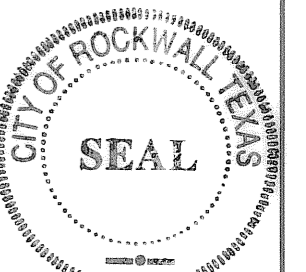
WITNESS OUR HANDS, this 21st day of MAY, 2013.

Paul Sweet
Mayor, City of Rockwall

Kristy ...
City Secretary City of Rockwall

Amy Williams
City Engineer

5-15-13
Date



FINAL PLAT
LOT 33, BLOCK A
CHANDLERS LANDING PHASE 18
SECTION 2

BEING A REPLAT OF LOTS 2 & 3, BLOCK A
CHANDLERS LANDING PHASE 18
SECTION 2

0.29 ACRES OR 12,523 S.F.
(1 LOT)

E. TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHEET 2 OF 2

OWNER:
KEITH M. TONOLI
ROSEMARY E. TONOLI
1205 SKYLAR DRIVE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND	
TV TELEVISION CABLE RISER	PP POWER POLE
GAS GAS	PHI FIRE HYDRANT
HTB HIGH TENSION BURIED	WATER WATER
ELEC ELECTRIC	LP LIGHT POLE
ELECTR METER	U-2 R.C. (CORNER)
TRANSFORMER BOX	U-1 R.C. (CORNER)
SEWER SEWER	PROPANE PROPANE
EASEMENT LINE	PROPERTY LINES

SURVEY DATE MARCH 15, 2013
SCALE 1" = 20' FILE # 20130074-RP
CLIENT TONOLI

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

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.

H-314