

MATCH LINE SEE SHEET 2

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S36°13'47"W	224.34	24°07'52"	536.61	226.00	114.70
C2	S45°18'25"W	445.00	42°13'07"	617.81	455.23	238.51
C3	N04°40'54"E	15.75	48°57'29"	19.00	16.24	8.65
C4	N53°47'32"E	79.62	147°10'45"	41.50	106.60	140.91
C5	S77°05'49"E	15.75	48°57'29"	19.00	16.24	8.65
C6	N21°57'15"W	16.19	50°25'44"	19.00	15.72	8.95
C7	N41°48'44"W	30.90	10°42'48"	165.90	30.95	15.52
C8	N57°37'20"W	115.19	42°20'00"	159.50	117.85	61.76
C9	N57°19'58"W	62.55	42°54'44"	85.50	64.04	33.60
C10	N63°11'18"W	17.44	54°37'24"	19.00	18.11	9.81
C11	N0°30'00"W	83.00	180°00'00"	41.50	130.38	—
C12	N81°08'20"E	18.07	56°47'20"	19.00	18.83	10.27
C13	N74°17'18"E	153.30	83°09'12"	115.50	167.63	102.46
C14	N84°52'38"E	19.58	81°58'34"	19.00	20.55	11.41
C15	N81°14'21"W	25.43	84°01'53"	18.00	27.87	17.12
C16	N37°50'22"W	6.50	2°48'05"	134.50	6.50	3.25
C17	N57°37'20"W	137.57	42°20'00"	190.50	140.75	73.76
C18	N23°02'20"W	90.10	111°30'00"	54.50	106.08	80.04
C19	N74°17'18"E	112.15	83°09'12"	84.50	122.84	74.96
C20	S34°50'52"E	18.50	58°34'31"	19.00	18.42	10.88
C21	N22°51'58"W	19.08	80°18'05"	19.00	19.89	11.03
C22	N71°47'57"W	57.04	37°35'54"	88.50	58.07	30.13
C23	N37°00'00"E	65.78	255°41'48"	41.50	184.84	—
C24	S80°09'23"E	17.34	54°18'45"	19.00	18.01	9.75
C25	N81°32'22"E	100.94	9°41'11"	597.81	101.07	50.85
C26	N41°09'33"E	200.43	18°18'03"	597.81	201.38	101.85
C27	N28°15'43"E	43.76	4°11'44"	597.81	43.77	21.90
C28	N31°18'43"E	138.52	14°17'44"	558.61	138.88	69.80

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C29	N44°52'20"E	86.47	8°50'46"	556.61	86.51	33.29
C30	N43°44'18"W	38.03	14°33'55"	150.00	38.13	19.17
C31	N57°37'20"W	126.38	42°20'00"	175.00	129.30	67.76
C32	N23°02'20"W	115.72	111°30'00"	70.00	136.22	102.81
C33	N50°59'19"W	65.30	55°36'03"	70.00	67.93	36.91
C34	N11°50'39"W	27.54	22°41'17"	70.00	27.72	14.04
C35	N10°50'39"E	27.54	22°41'17"	70.00	27.72	14.04
C36	N27°26'59"E	12.84	10°31'23"	70.00	12.86	6.45
C37	N0°30'00"W	54.00	180°00'00"	27.00	84.82	—
C38	N74°17'18"E	132.72	83°09'12"	100.00	145.13	88.71
C39	S66°11'49"E	177.68	31°14'04"	330.00	179.90	92.24
C40	N10°12'07"W	259.08	43°48'49"	347.21	265.51	139.62
C41	N10°12'07"W	15.91	49°30'00"	19.00	16.41	8.76
C42	N10°12'07"W	75.92	26°41'00"	184.50	76.61	39.01
C43	N00°47'51"W	26.87	90°00'00"	19.00	29.85	19.00
C44	N32°27'22"W	75.92	3°53'34"	414.50	28.16	14.09
C45	N14°29'26"W	28.16	32°48'59"	88.50	50.69	26.06
C46	N00°01'43"E	50.00	32°48'59"	41.50	184.30	54.83
C47	S69°09'28"E	86.09	254°26'37"	88.50	89.04	38.38
C48	S35°42'57"W	87.30	44°41'48"	88.50	5.54	2.77
C49	S12°57'21"W	5.54	0°48'24"	385.50	54.81	27.88
C50	S00°59'50"W	54.25	23°05'37"	135.50	54.81	12.22
C51	S43°17'12"E	20.55	65°28'28"	19.00	21.71	12.45
C52	N57°53'13"E	122.37	19°11'00"	367.21	122.95	62.05
C53	N82°05'15"E	127.80	20°02'35"	367.21	128.45	64.89
C54	N02°57'51"W	80.21	31°01'00"	150.00	81.20	41.82
C55	N19°33'48"E	97.78	14°02'15"	400.00	98.00	48.25

LEGEND: ■ 10x10' Transformer, File no B-254, 255, 256

1 OF 10

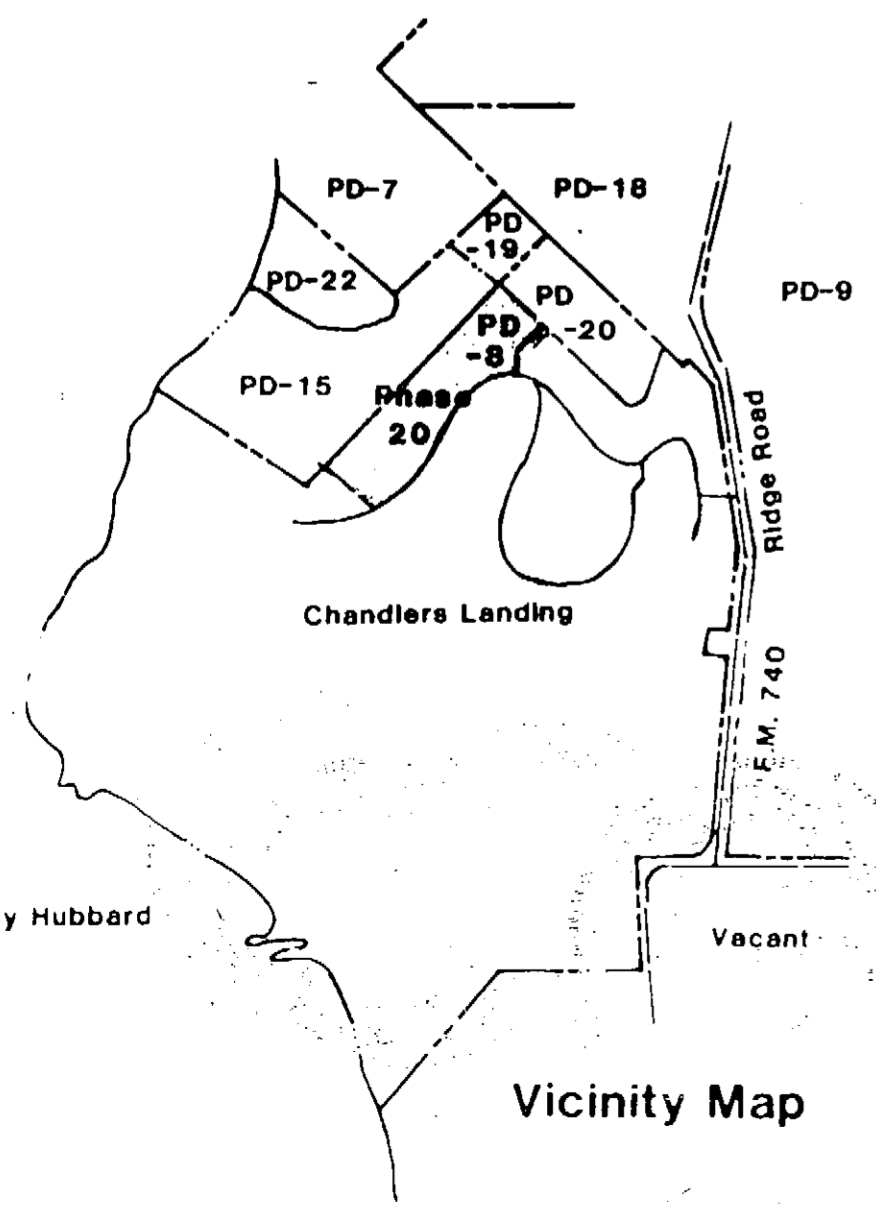
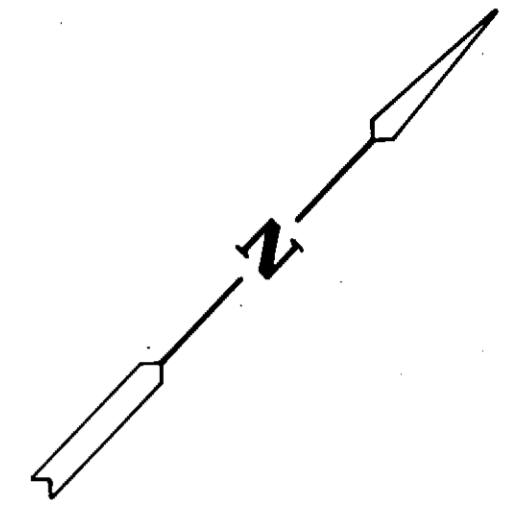
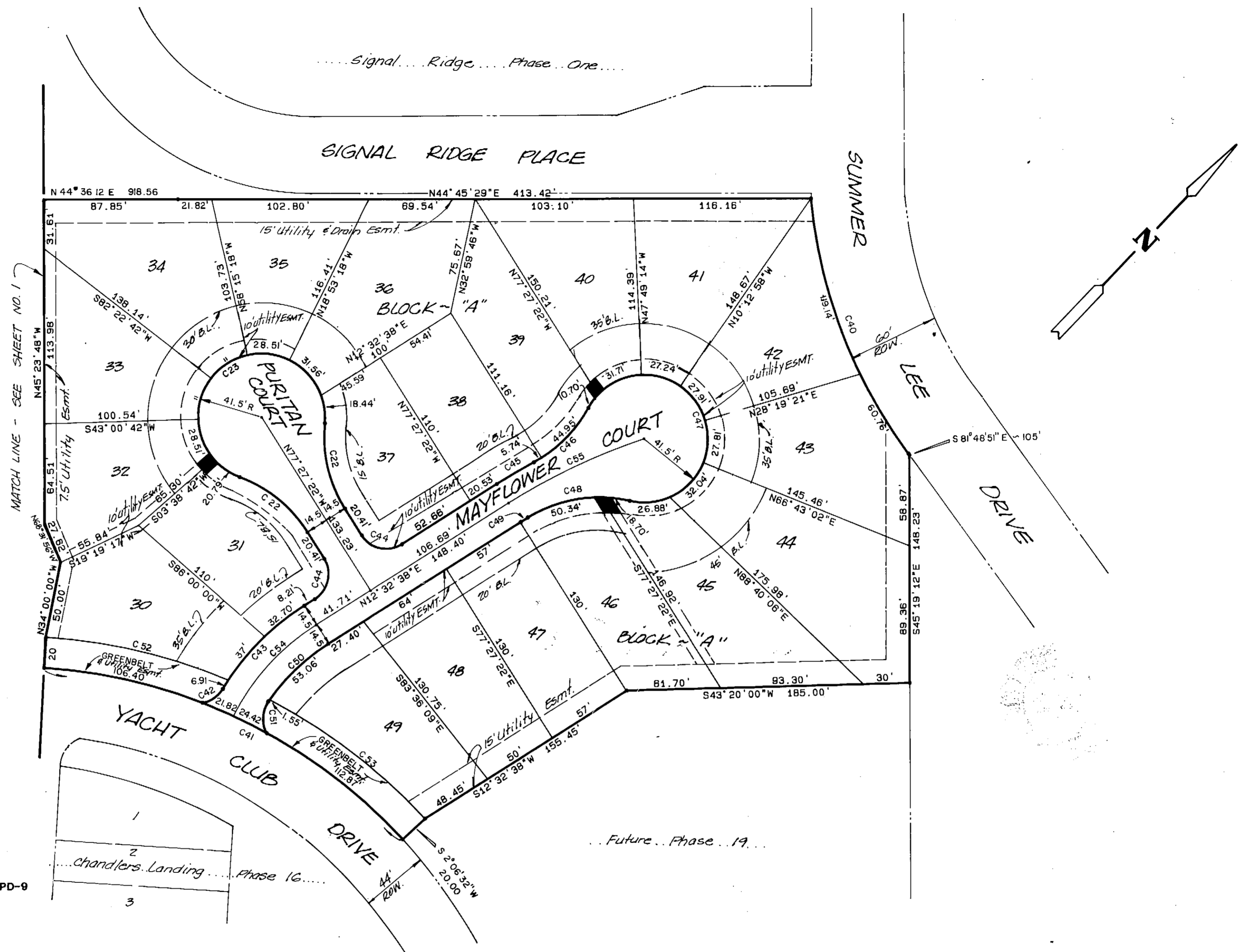
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

CHANDLERS LANDING PHASE 20
E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
TEXAS FRATES CORPORATION
ONE COMMODORE PLAZA
ROCKWALL, TEXAS 75087

SCALE	DATE	JOB NO.
1"=50'	6-7-85	72122

LOT AREAS

BLOCK	LOT	LOT AREAS	BLOCK	LOT	LOT AREAS
A	1	= 6,996 s.f.	A	30	= 7,892 s.f.
A	2	= 7,086 s.f.	A	31	= 7,545 s.f.
A	3	= 7,922 s.f.	A	32	= 6,968 s.f.
A	4	= 7,256 s.f.	A	33	= 7,501 s.f.
A	5	= 6,658 s.f.	A	34	= 9,418 s.f.
A	6	= 6,726 s.f.	A	35	= 6,681 s.f.
A	7	= 7,278 s.f.	A	36	= 8,729 s.f.
A	8	= 8,304 s.f.	A	37	= 7,109 s.f.
A	9	= 8,134 s.f.	A	38	= 6,000 s.f.
A	10	= 7,972 s.f.	A	39	= 7,035 s.f.
A	11	= 14,373 s.f.	A	40	= 8,131 s.f.
A	12	= 6,657 s.f.	A	41	= 8,480 s.f.
A	13	= 6,786 s.f.	A	42	= 7,716 s.f.
A	14	= 6,801 s.f.	A	43	= 8,853 s.f.
A	15	= 6,789 s.f.	A	44	= 10,916 s.f.
A	16	= 10,266 s.f.	A	45	= 8,542 s.f.
A	17	= 8,098 s.f.	A	46	= 7,496 s.f.
A	18	= 6,083 s.f.	A	47	= 7,410 s.f.
A	19	= 6,000 s.f.	A	48	= 7,410 s.f.
A	20	= 6,011 s.f.	A	49	= 7,869 s.f.
A	21	= 6,579 s.f.	B	1	= 6,770 s.f.
A	22	= 6,584 s.f.	B	2	= 6,044 s.f.
A	23	= 7,029 s.f.	B	3	= 6,065 s.f.
A	24	= 14,069 s.f.	B	4	= 8,246 s.f.
A	25	= 7,567 s.f.	B	5	= 7,273 s.f.
A	26	= 10,391 s.f.	B	6	= 6,146 s.f.
A	27	= 6,625 s.f.	B	7	= 6,044 s.f.
A	28	= 6,731 s.f.	B	8	= 6,296 s.f.
A	29	= 7,662 s.f.			



LEGEND: ■ 10x10 Transformer

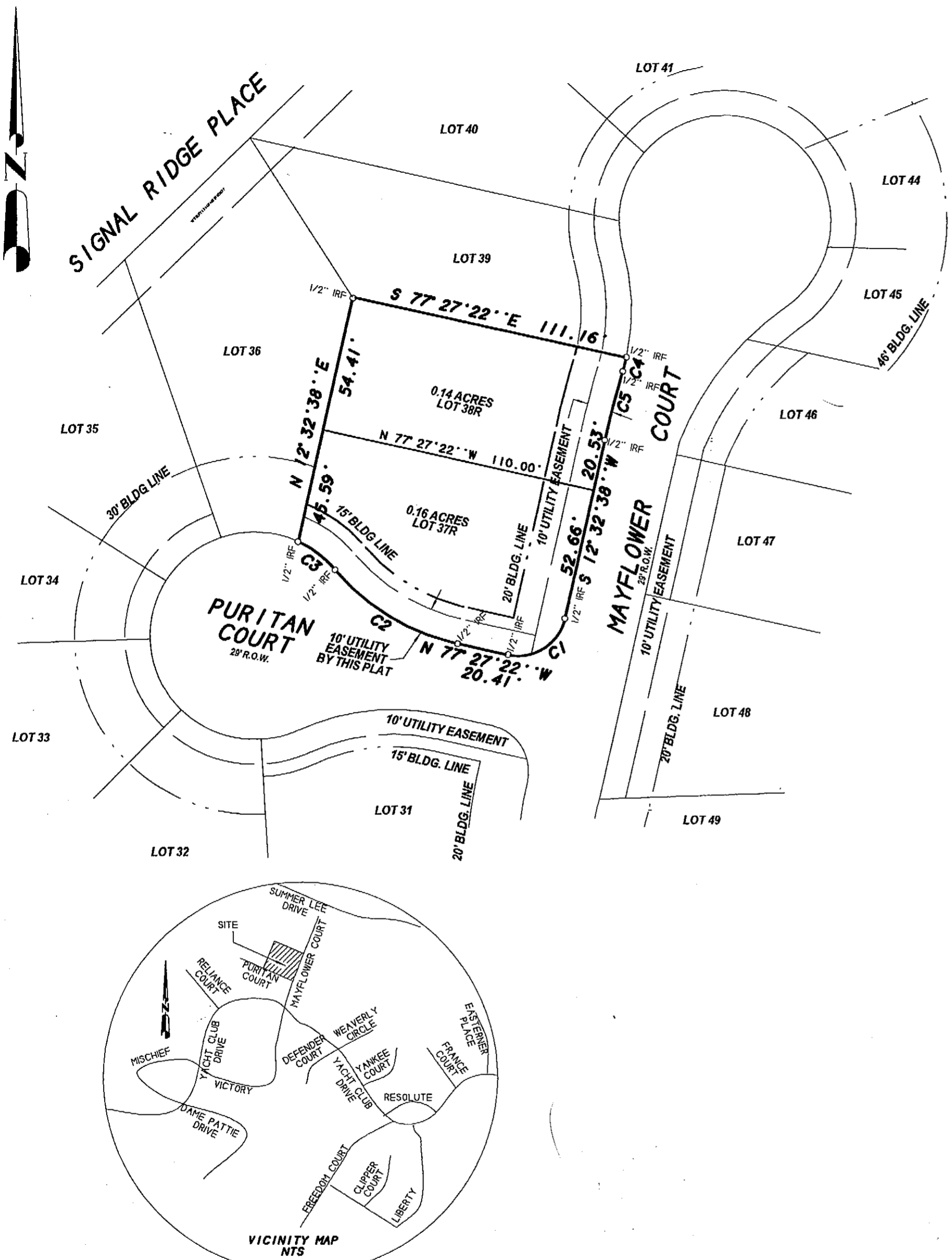
2 of 10

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

SCALE	DATE	JOB NO.
1" = 50'	6-7-85	72122

CHANDLERS LANDING PHASE 20
E. TEAL SURVEY - ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
TEXAS FRATES CORPORATION
ONE COMMODORE PLAZA
ROCKWALL, TEXAS 75087

OWNER



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: RECORDED PLAT.

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

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	90°00'00"	19.00	29.85	19.00	26.87	S 57°32'38"W
2	37°35'42"	88.50	58.07	30.12	57.03	N 58°39'31"W
3	25°28'41"	41.50	18.45	9.38	18.30	N 52°32'04"W
4	3°43'13"	88.50	5.75	2.87	5.75	S 14°34'35"W
5	3°53'33"	414.50	28.16	14.09	28.15	S 13°57'07"W

NOTE
THE PURPOSE OF THIS REPLAT IS TO MAKE ONE LOT INTO TWO LOTS

OWNER:
MARK E. ADDY
 ADDY & SON, LTD
 P.O. BOX 870873
 MESQUITE, TEXAS - 75187-0873
 (214)-394-4504, (214)-537-4635

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
 COUNTY OF ROCKWALL

WHEREAS ADDY & SONS, LTD. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING LOT 37A, BLOCK A, of CHANDLERS LANDING / MILEY, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 242, 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 REPLAT OF 37A, CHANDLERS LANDING / MILEY 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 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:

- 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 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 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 dedication of exaction's made herein.

Mark Addy
 MARK E. ADDY
 for Addy & Sons, Ltd.
 STATE OF TEXAS
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared *Mark Addy* 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 28th day of May, 2002

Jenell Lee Strickland
 Notary Public in and for the State of Texas

2-16-04
 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, 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

STATE OF TEXAS
 COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 28th day of May, 2002

By *Harold D. Fetty III*

Jenell Lee Strickland
 Notary Public in and for the State of Texas

2-16-04
 My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Paul L. Ramsey 28 May 02
 Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT LOT 37A, CHANDLERS LANDING / MILEY, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 28 day of May, 2002.

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 30th day of May, 2002

Ken Jones
 Mayor, City of Rockwall

Strothy Brooks
 City Secretary City of Rockwall

Chuck Todd 5-30-2002
 CITY ENGINEER

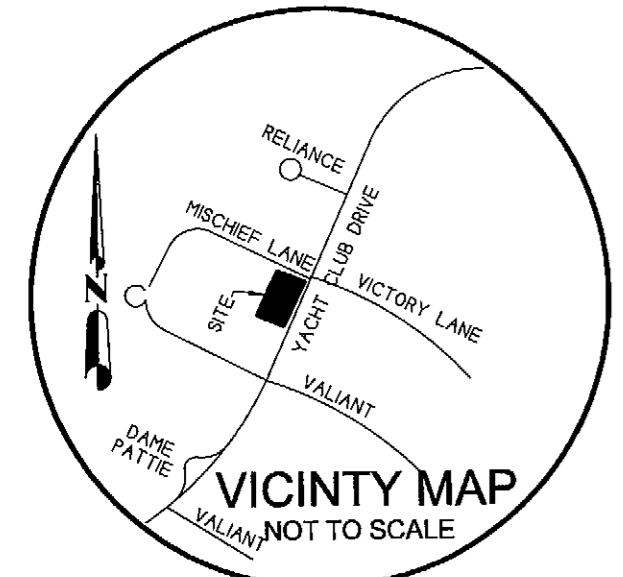
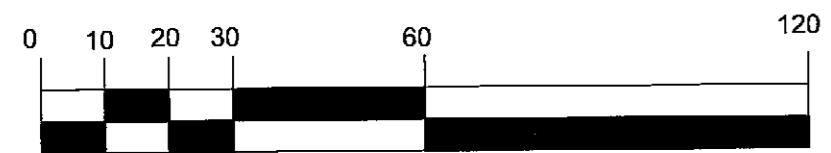
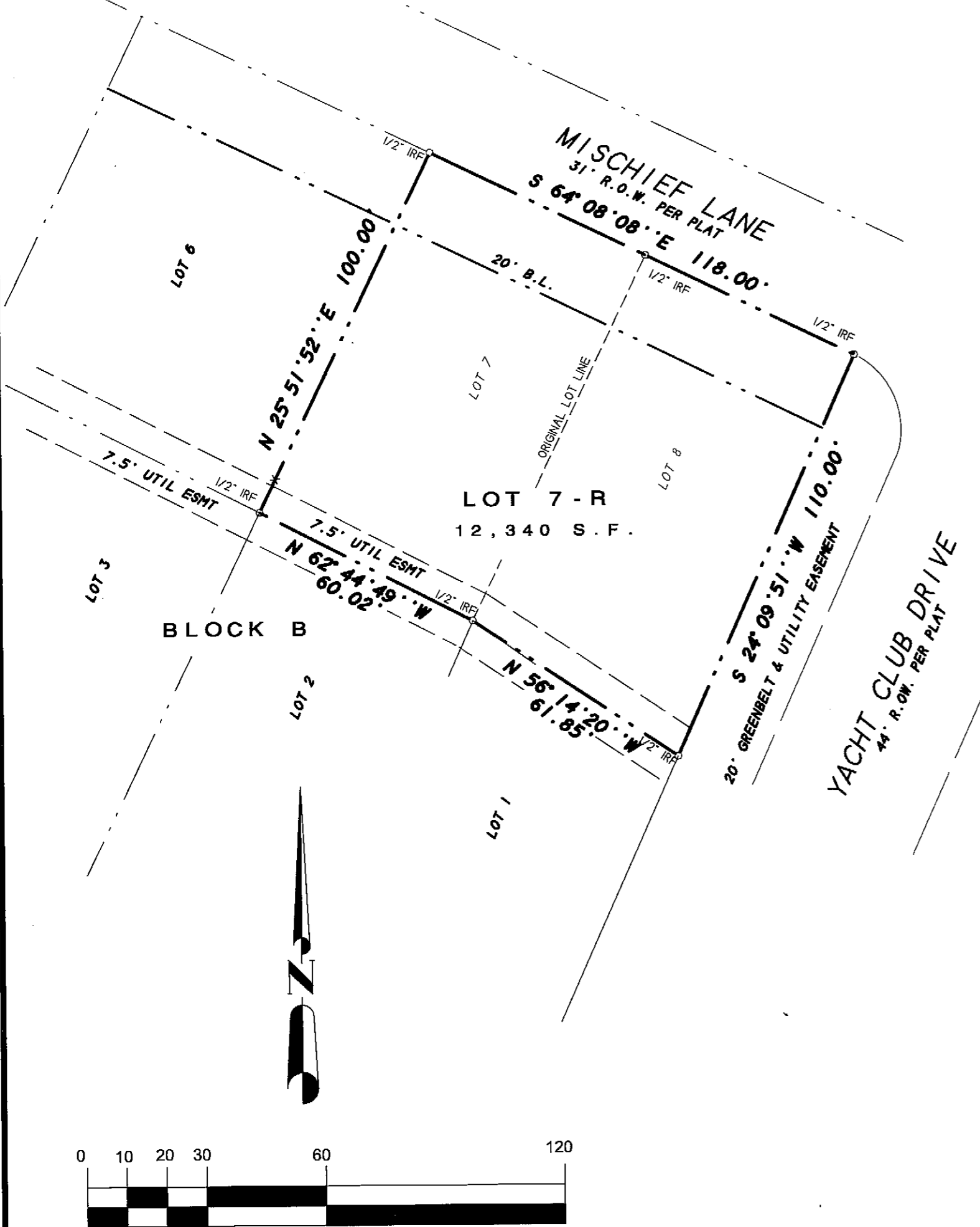
FILED FOR RECORD
 ROCKWALL CO., TEXAS
 02 JUN 17 AM 9:49
 PAULETTE BURKS
 CO. CLERK
 BY: _____ DEPUTY



REPLAT
LOT 37A, CHANDLERS LANDING / MILEY
 BEING A REPLAT OF
 LOTS 37R & 38R OF CHANDLERS LANDING, PHASE 20
 OUT OF
 THE
 E. TEAL SURVEY, ABSTRACT NO. 207
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

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

SURVEY DATE 20020332
 SCALE 1" = 40' FILE # 20020332
 CLIENT Addy & Son, LTD



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

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

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

BEING LOT 7 and LOT 8, BLOCK B, of CHANDLERS LANDING PHASE 20, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet B, Slide 254, 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 REPLAT CHANDLERS LANDING, PHASE 20, LOT 7 AND LOT 8, 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 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 dedication of exaction's made herein.

Alan J. Rubenstein
ALAN J. RUBENSTEIN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ALAN J. RUBENSTEIN 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 2nd day of June, 2004

Jenell Lee Strickland
Notary Public in and for the State of Texas

My Commission Expires 2-16-08
JENELL LEE STRICKLAND
MY COMMISSION EXPIRES
February 16, 2008

OWNER: ALAN J. RUBENSTEIN
4501 YACHT CLUB DRIVE
ROCKWALL, TEXAS 75032

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 PH 20, LOTS 7 & 8, BLK B, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 30 day of June 2004.

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 Lohmeyer 6-30-04
Director of Planning

Chuck Todd 6-24-04
City Engineer

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
04 JUL -6 PM 12:42
JULIETTE BURKS
CO. CLERK
DEPUTY

REPLAT
CHANDLERS LANDING PHASE 20
LOTS 7 & 8, BLOCK B
COMBINE TWO LOTS INTO 1 LOT
12,340 SQ. FT.
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SURVEY DATE JULY 12, 2002
SCALE 1" = 30' FILE # 20020671P
CLIENT RUBENSTEIN

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

Chandlers Landing 20
Lots 7 & 8

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Sandy & Wendy Petersen, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 25 and Lot 26, Block A, CHANDLERS LANDING PHASE 20, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 254 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 REPLAT CHANDLERS LANDING PHASE 20, LOTS 25 AND 26, BLOCK A, 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:

- 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. 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.

Sandy Petersen
SANDY PETERSEN
Wendy Petersen
WENDY PETERSEN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared SANDY PETERSEN 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 20th day of December, 2004

Jenell Lee Strickland
Notary Public in and for the State of Texas

2-16-08
My Commission Expires

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared WENDY PETERSEN 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 20th day of December, 2004

Jenell Lee Strickland
Notary Public in and for the State of Texas

2-16-08
My Commission Expires

OWNER:
SANDY & WENDY PETERSEN
108 RELIANCE COURT
ROCKWALL, TX 75087
972-771-7690

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

2004-064

SURVEY DATE NOVEMBER 15, 2004
SCALE 1" = 30' FILE # 20042065RP
CLIENT PETERSEN

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 20 LOTS 25 AND 26, BLOCK A, an Addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 20th day of January, 2005.

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.

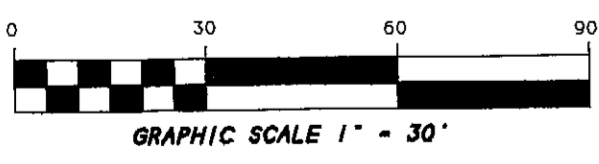
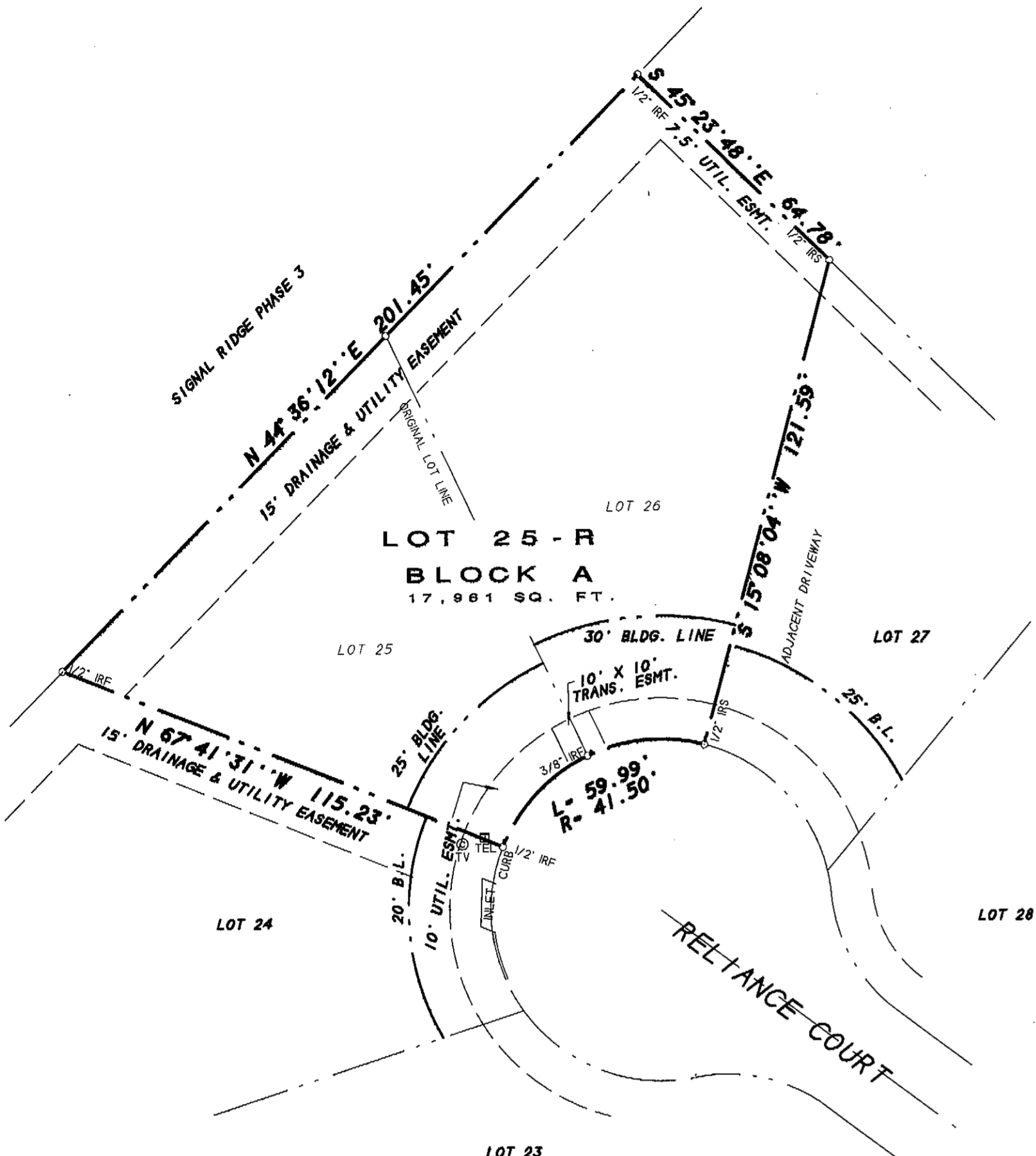
Robert Labovis 1-7-05
Director of Planning

Chuck Todd 1-6-05
City Engineer

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
05 JAN - 7 AM 10:49
MADETTIE BURKS
CO. CLERK
DEPUTY

REPLAT
CHANDLERS LANDING PHASE 20
LOTS 25 AND 26, BLOCK A

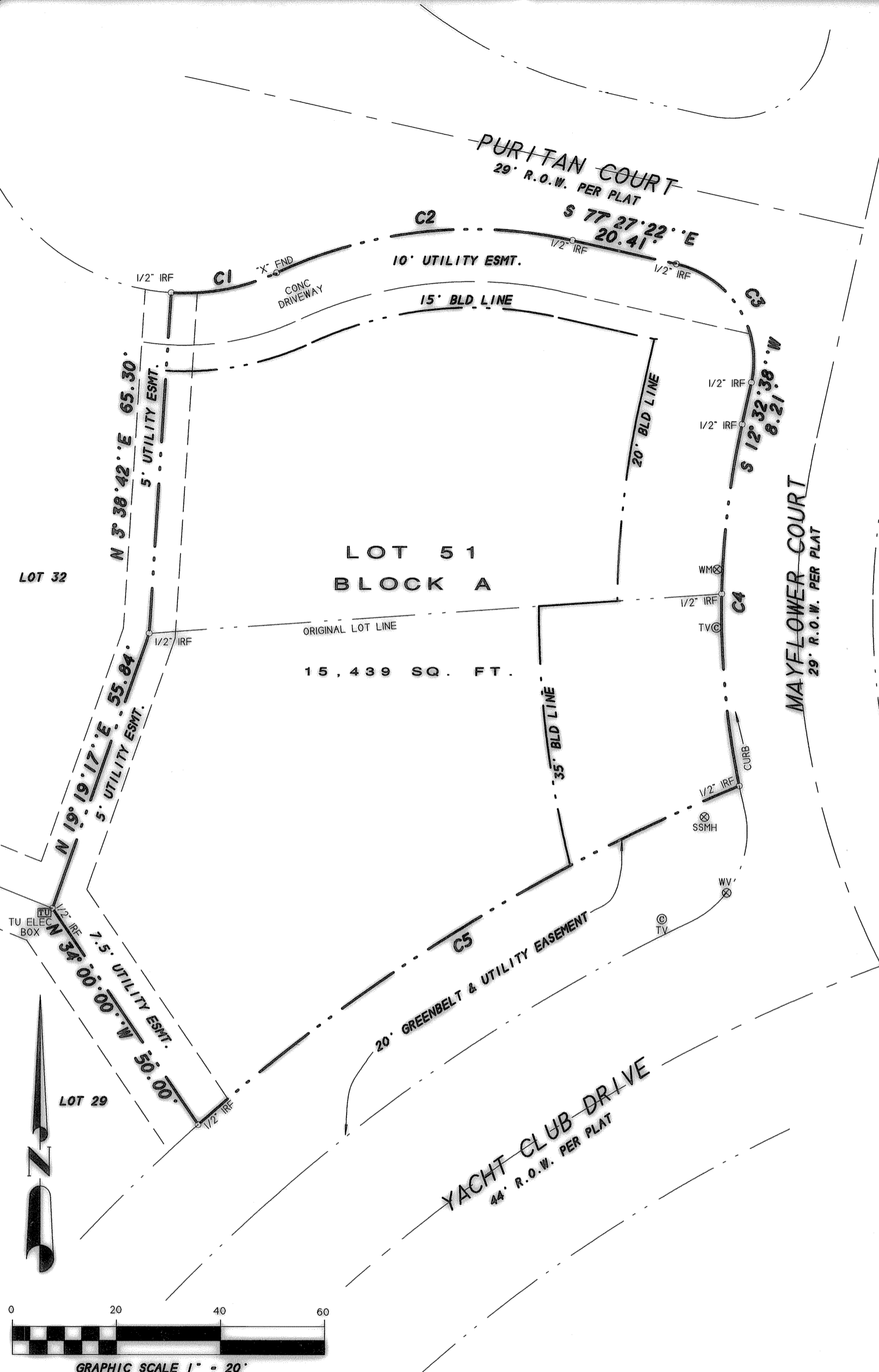
0.41 ACRES (1 LOT)
E. TEAL SURVEY, A-201
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



NOTES

- 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.
- BEARING SOURCE: RECORDED PLAT.
- ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

F 155



NOTES

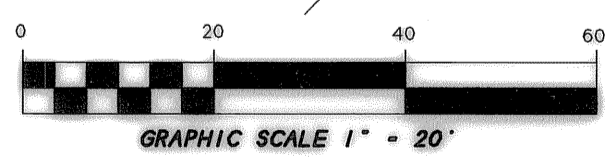
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED PLAT.

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

CURVE DATA TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	28°42'22"	41.50	20.79	10.62	20.58	N 79°17'50"E
2	37°35'59"	88.50	58.08	30.13	57.04	N 83°44'47"E
3	90°00'00"	19.00	29.85	19.00	26.87	S 32°27'22"E
4	24°16'31"	164.50	69.70	35.38	69.18	S 0°24'23"W
5	19°11'04"	367.21	122.95	62.06	122.38	S 57°53'14"W



OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS TROY & PATRICIA MACKIN, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 30 and Lot 31, Block A, CHANDLERS LANDING PHASE 20, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 254 of the Plat Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as REPLAT CHANDLERS LANDING PHASE 20, LOT 51, BLOCK A, 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 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; 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.

Troy D. Mackin
TROY MACKIN

Patricia Mackin
PATRICIA MACKIN

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared TROY MACKIN 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 24th day of July 2007

Jenell Lee Strickland
Notary Public in and for the State of Texas

2-16-08
My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared PATRICIA MACKIN 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 24th day of July 2007

Jenell Lee Strickland
Notary Public in and for the State of Texas

2-16-08
My Commission Expires:

OWNER:
TROY & PATRICIA MACKIN
103 MAYFLOWER COURT
ROCKWALL, TX 75087
214-293-7219

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 20 LOT 51, BLOCK A, an Addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 26th day of July, 2007.

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 Salvo
Director of Planning

Chuck Todd 7-26-07
City Engineer

FILED FOR RECORD
ROCKWALL COUNTY CLERK
LISA CONSTANT
COUNTY CLERK
DEPUTY
07 AUG 29 PM 12:48

REPLAT
CHANDLERS LANDING PHASE 20
LOT 51, BLOCK A

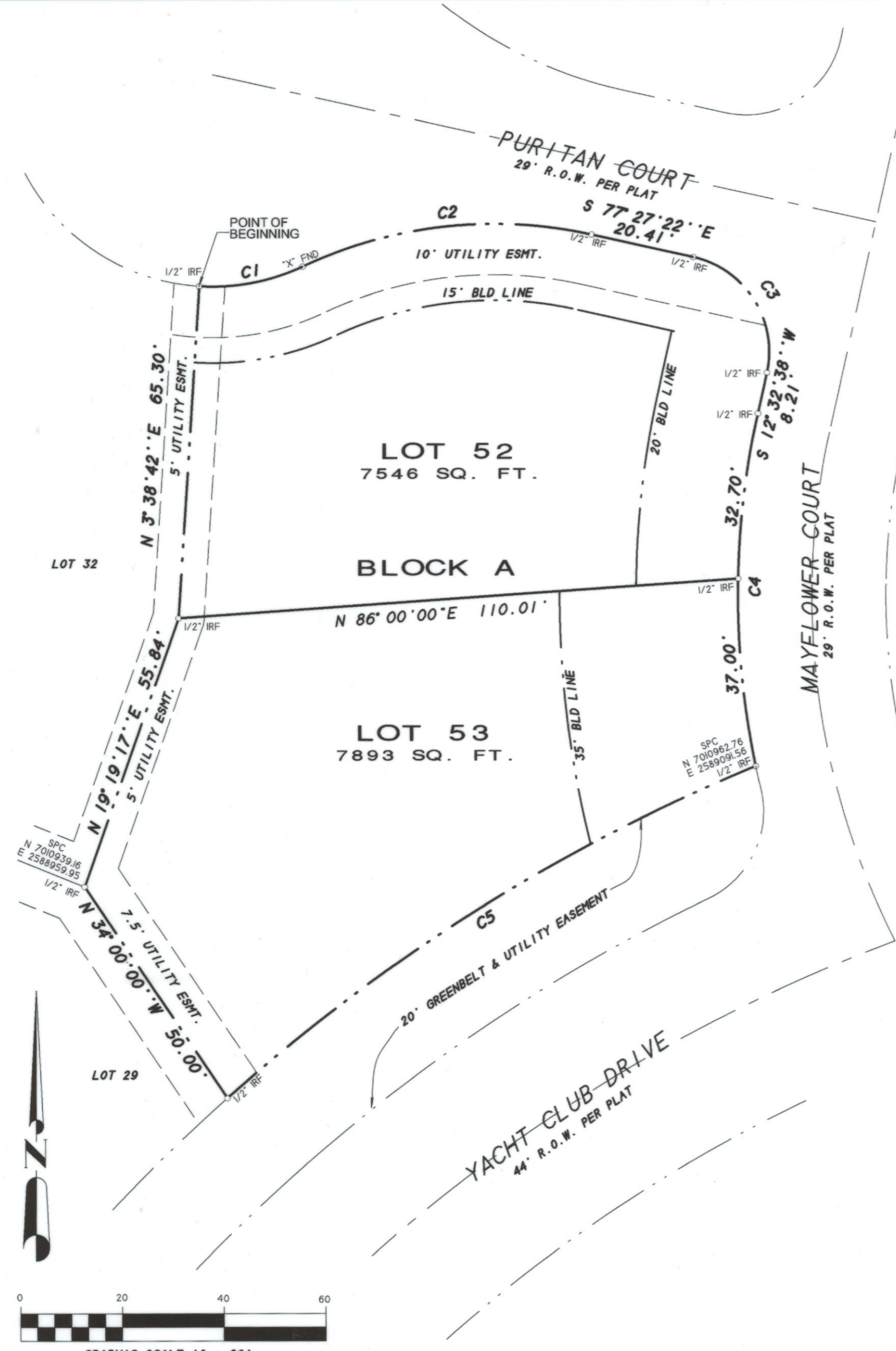
0.35 ACRES (1 LOT)
BEING A REPLAT OF LOTS 30 AND 31, BLOCK A
CHANDLERS LANDING PHASE 20
E. TEAL SURVEY, A-201

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 5, 2007
SCALE: 1" = 20' FILE# 20070821-RP
CLIENT: MACKIN



OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS EDWARD E. CAMPBELL and RUTH E. CAMPBELL, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 51, Block A, REPLAT CHANDLERS LANDING PHASE 20, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 192 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 south line of Puritan Court, at the northwest corner of Lot 51, Block A;

THENCE in an easterly direction along a curve to the left having a central angle of 28°42'22", a radius of 41.50 feet, a tangent of 10.62 feet, a chord of N. 79 deg. 17 min. 50 sec. E., 20.58 feet along said right-of-way line, an arc distance of 20.79 feet to an "X" found chiseled in concrete for corner;

THENCE in an easterly direction along a curve to the right having a central angle of 37°35'59", a radius of 88.50 feet, a tangent of 30.13 feet, a chord of N. 83 deg. 44 min. 47 sec. E., 57.04 feet along said right-of-way line, an arc distance of 58.08 feet to a 1/2" iron rod found for corner;

THENCE S. 77 deg. 27 min. 22 sec. E. along said right-of-way line, a distance of 20.41 feet;

THENCE in an southeasterly direction along a curve to the right having a central angle of 90°00'00", a radius of 19.00 feet, a tangent of 19.00 feet, a chord of S. 32 deg. 27 min. 22 sec. E., 26.87 feet along said right-of-way line, an arc distance of 29.85 feet to a 1/2" iron rod found for corner in the west right-of-way line of Mayflower Court;

THENCE S. 12 deg. 32 min. 38 sec. W. along said right-of-way line, a distance of 8.21 feet to a 1/2" iron rod found for corner;

THENCE in an southerly direction along a curve to the left having a central angle of 24°16'31", a radius of 164.50 feet, a tangent of 35.38 feet, a chord of S. 00 deg. 24 min. 23 sec. W., 69.18 feet along said right-of-way line, an arc distance of 69.70 feet to a 1/2" iron rod found for corner;

THENCE in a westerly direction along a curve to the left having a central angle of 19°11'04", a radius of 367.21 feet, a tangent of 62.06 feet, a chord of S. 57 deg. 53 min. 14 sec. W., 122.38 feet along said right-of-way line, an arc distance of 122.95 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 51, Block A;

THENCE N. 34 deg. 00 min. 00 sec. W. a distance of 50.00 feet to a 1/2" iron rod found for corner;

THENCE N. 19 deg. 19 min. 17 sec. E. a distance of 55.84 feet to a 1/2" iron rod found for corner;

THENCE N. 03 deg. 38 min. 42 sec. E. a distance of 65.30 feet to the POINT OF BEGINNING and containing 15,439 square feet or 0.35 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as REPLAT CHANDLERS LANDING PHASE 20, LOTS 52 & 53, BLOCK A, 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 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 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; 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.

Edward E. Campbell III
EDWARD E. CAMPBELL

Ruth E. Campbell
RUTH E. CAMPBELL
BY ATTORNEY IN FACT EDWARD E. CAMPBELL

OWNER:
EDWARD E. CAMPBELL
RUTH E. CAMPBELL
103 MAYFLOWER COURT
ROCKWALL, TX 75087
469-264-7414

STATE OF TEXAS
COUNTY OF ROCKWALL

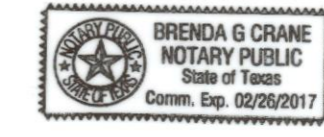
2014000015638 1/1 PLAT 10/27/2014 02:50:36 PM

Before me, the undersigned authority, on this day personally appeared EDWARD E. CAMPBELL and also EDWARD E. CAMPBELL as Attorney in fact for RUTH E. CAMPBELL 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 24th day of October, 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, 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:
STATE OF TEXAS
COUNTY OF ROCKWALL

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



I hereby certify that the above and foregoing plat of REPLAT CHANDLERS LANDING PHASE 20, LOTS 52 & 53, BLOCK A, an Addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 20th 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.

Robert L. Davis 10-24-14
Director of Planning

Timothy M. Lundy PE.
City Engineer

Filed and Recorded
Official Public Records
Shellie Miller, County Clerk
Rockwall County, Texas
10/27/2014 02:50:36 PM
\$50.00
2014000015638

I-86

Shein

REPLAT
CHANDLERS LANDING PHASE 20
LOTS 52 & 53, BLOCK A

0.35 ACRES (2 LOTS)
BEING A REPLAT OF LOT 51, BLOCK A
CHANDLERS LANDING PHASE 20
E. TEAL SURVEY, A-201

AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

- NOTES
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - BEARING SOURCE: RECORDED PLAT.
 - ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	28°42'22"	41.50	20.79	10.62	20.58	N 79°17'50"E
2	37°35'59"	88.50	58.08	30.13	57.04	N 83°44'47"E
3	90°00'00"	19.00	19.00	29.85	26.87	S 32°27'22"E
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