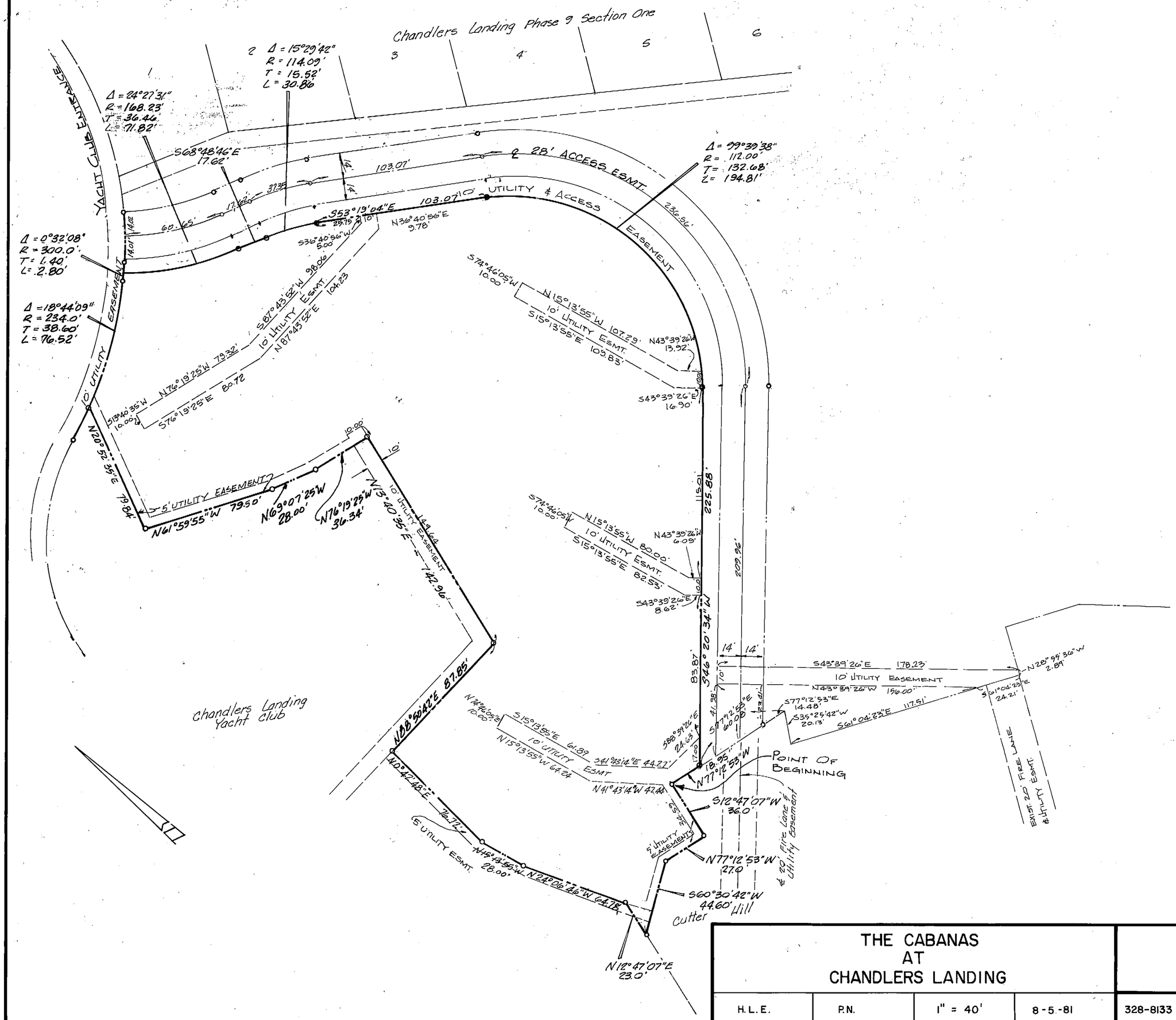
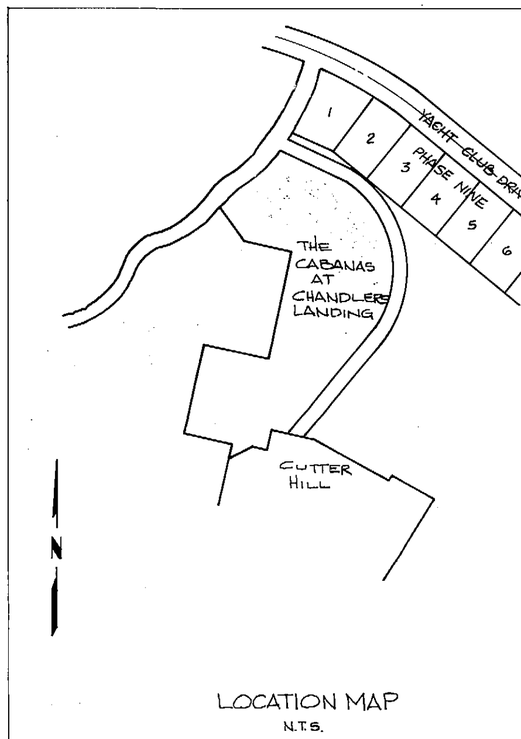
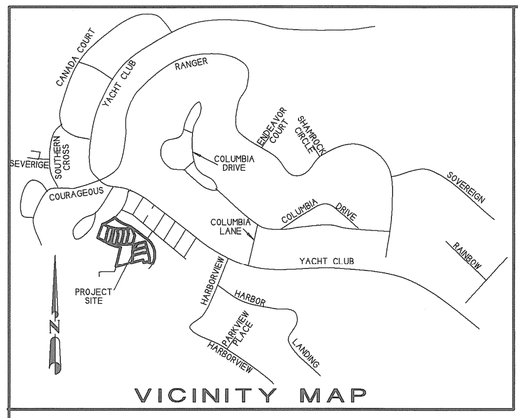


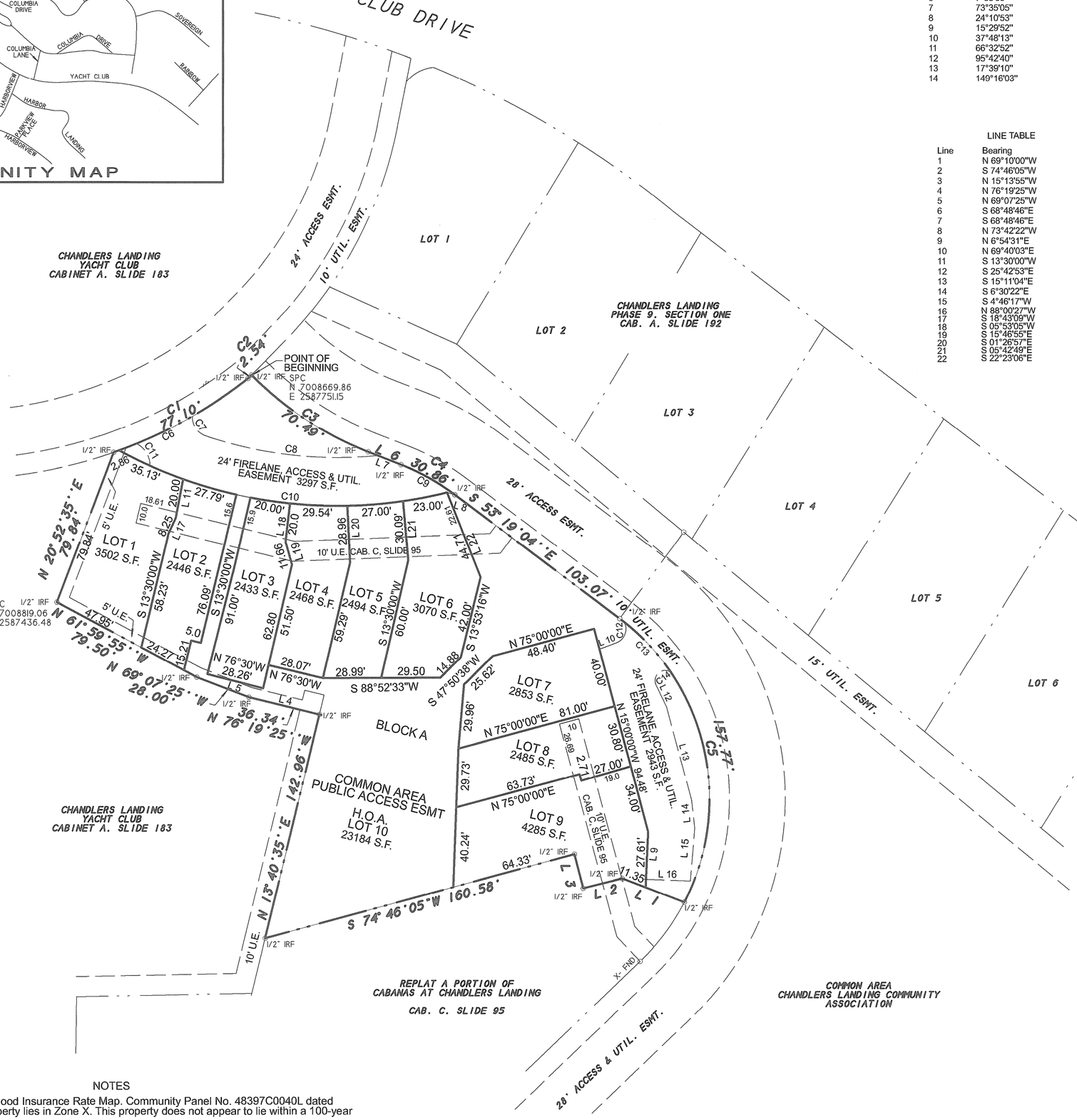


LOCATION MAP
N.T.S.

THE CABANAS AT CHANDLERS LANDING				ROCKWALL COUNTY, TEXAS
H. L. E.	P.N.	1" = 40'	8-5-81	328-8133 HAROLD L. EVANS CONSULTING ENGINEER DA



VICINITY MAP

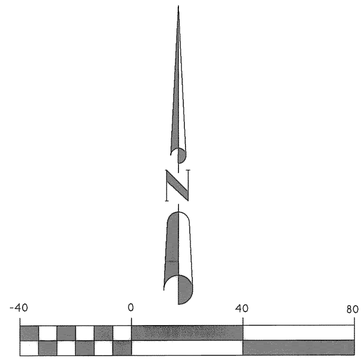


CURVE DATA TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	18°52'39"	234.00	77.10	38.90	76.75	N 61°14'33"E
2	0°29'04"	300.00	2.54	1.27	2.54	N 46°10'04"E
3	24°00'26"	168.23	70.49	35.77	69.97	S 56°48'33"E
4	15°29'52"	114.09	30.86	15.52	30.77	S 61°04'00"E
5	80°42'37"	112.00	157.77	95.17	145.05	S 12°57'48"E
6	7°38'35"	234.00	31.21	15.63	31.19	N 63°52'26"E
7	73°35'05"	10.00	12.84	7.48	11.98	S 34°43'22"E
8	24°10'53"	206.79	87.28	44.30	86.63	S 83°36'21"E
9	15°29'52"	114.09	30.86	15.52	30.77	S 61°04'00"E
10	37°48'13"	230.79	152.28	79.03	149.53	N 84°57'36"W
11	66°32'52"	11.69	13.58	7.67	12.83	N 31°39'30"W
12	95°42'40"	7.50	12.53	8.29	11.12	N 21°48'43"E
13	17°39'10"	112.00	34.51	17.39	34.37	S 42°59'06"E
14	149°16'03"	5.01	13.06	18.24	9.67	S 53°05'49"W

LINE TABLE

Line	Bearing	Distance
1	N 69°10'00"W	33.36'
2	S 74°46'05"W	20.00'
3	N 15°13'55"W	18.00'
4	N 76°19'25"W	36.34'
5	N 69°07'25"W	28.00'
6	S 68°48'46"E	17.62'
7	S 68°48'46"E	12.64'
8	N 73°42'22"W	4.11'
9	N 6°54'31"E	23.96'
10	N 69°40'03"E	7.87'
11	S 13°30'00"W	20.00'
12	S 25°42'53"E	12.46'
13	S 15°11'04"E	48.28'
14	S 6°30'22"E	13.96'
15	S 4°46'17"W	26.36'
16	N 88°00'27"W	23.10'
17	S 18°43'09"W	8.25'
18	S 05°53'05"W	20.00'
19	S 15°46'55"E	11.66'
20	S 01°26'57"E	28.96'
21	S 05°42'49"E	30.09'
22	S 22°23'06"E	44.71'



GRAPHIC SCALE 1" = 40'

FINAL PLAT

LOTS 1-10, BLOCK A THE CABANAS AT CHANDLERS LANDING

BEING A REPLAT OF THE CABANAS AT CHANDLERS LANDING
1.13 ACRES OR 49,220 S.F.
(10 LOTS)
EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 3

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

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

OWNERS:
CABANAS H.O.A.
c/o JEANETTE GIBSON
548 YACHT CLUB DRIVE
ROCKWALL, TEXAS 75087

SYMBOL LEGEND

TV TELEVISION CABLE RISER · GAS GAS METER · TEL PHONE RISER · FH FIRE HYDRANT · PP POWER POLE · ELEC ELECTRIC METER · ELEC BOX SUBSURFACE JUNCTION BOX · WM WATER METER · LP LIGHT POLE · 1/2" IRF IRON ROD FOUND (CORNER) · FENCE · EASEMENT LINE · PROPERTY LINES · A/C AIR COND UNIT · LPG PROPANE TANK

SURVEY DATE	JUNE 13, 2014
SCALE	1" = 40'
FILE #	CABANAS-RP
CLIENT	CABANAS

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

I93

CITY CASE NO. P2014-007

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, CABANAS HOME OWNERS ASSOCIATION, Jeanette L. Gibson, Joe E. Speed, Theodore & Kathleen Witowich, Frederick B. Martin & Sonja B. Martin, Todd Windahl, Natalie Womack, and Sandy Vaughan BEING the Owners of a tract of land in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, County of Rockwall, State of Texas, said tract being described as follows:

BEING a part of THE CABANAS AT CHANDLERS LANDING, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 3, 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 at the north corner of said addition, said point bears N. 06 deg. 20 min. 10 sec. W., a distance of 950.39 feet from City of Dallas Water Department monument for Lake Ray Hubbard stamped "T-13-1 and T-11-6", and being in a curve;

THENCE in a southeasterly direction along a curve to the left having a central angle of 24 deg. 00 min. 26 sec., a radius of 168.23 feet, a tangent of 35.77 feet, a chord of S. 56 deg. 48 min. 33 sec. E., 69.97 feet, along said curve, an arc distance of 70.49 feet to a 1/2" iron rod found for corner;

THENCE S. 68 deg. 48 min. 46 sec. E. along said addition, a distance of 17.62 feet to a 1/2" iron rod found for corner;

THENCE in a southeasterly direction along a curve to the right having a central angle of 15 deg. 29 min. 52 sec., a radius of 114.09 feet, a tangent of 15.52 feet, a chord of S. 61 deg. 04 min. 00 sec. E., 30.77 feet, along said addition, an arc distance of 30.86 feet to a 1/2" iron found for corner;

THENCE S. 53 deg. 19 min. 04 sec. E. along said addition, a distance of 103.07 feet to a 1/2" iron rod found for corner;

THENCE in a southeasterly direction along a curve to the right having a central angle of 80 deg. 42 min. 37 sec., a radius of 112.00 feet, a tangent of 95.17 feet, a chord of S. 12 deg. 57 min. 48 sec. E., 145.05 feet, along said addition, an arc distance of 157.77 feet to a 1/2" iron rod found for corner at the east most corner of REPLAT OF PORTION OF THE CABANAS AT CHANDLERS LANDING, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet C, Slide 95 of the Plat Records of Rockwall County, Texas;

THENCE along said Replat of said Addition as follows:
N. 69 deg. 10 min. 00 sec. W., 33.36 feet; S. 74 deg. 46 min. 05 sec. W., 20.00 feet; N. 15 deg. 13 min. 55 sec. W., 18.00 feet; S. 74 deg. 46 min. 05 sec. W., 160.58 feet to a 1/2" iron rod found for corner at the northwest corner of said Replat of The Cabanas at Chandlers Landing;

THENCE along the westerly boundary line of The Cabanas at Chandlers Landing as follows:
N. 13 deg. 40 min. 35 sec. E., 114.77 feet; N. 76 deg. 19 min. 25 sec. W., 36.34 feet; N. 69 deg. 07 min. 25 sec. W. 28.00 feet; N. 61 deg. 59 min. 55 sec. W., 79.50 feet; N. 20 deg. 52 min. 35 sec. E., 79.84 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along a curve to the left having a central angle of 18 deg. 52 min. 39 sec., a radius of 234.00 feet, a tangent of 38.90 feet, a chord of N. 61 deg. 14 min. 33 sec. E., 76.75 feet along said Addition, an arc distance of 76.75 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along a curve to the left having a central angle of 00 deg. 29 min. 04 sec., a radius of 300.00 feet, a tangent of 1.27 feet, a chord of N. 46 deg. 10 min. 04 sec. E., 2.54 feet along said Addition, an arc distance of 2.54 feet to the POINT OF BEGINNING and containing 49,220 square feet or 1.13 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 LOTS 1-10, BLOCK A, THE CABANAS AT CHANDLERS LANDING, 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;

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 th eir respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

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, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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 we may have as a result of the dedication of exaction's made herein.

Jeanette L. Gibson

Joe E. Speed

Theodore Witowich

Kathleen Witowich

Frederick B. Martin

Sonja B. Martin

Todd Windahl

Natalie Womack

Sandy Vaughan

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jeanette L. Gibson 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 17th day of Sept., 2014.

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

02-28-17
My Commission Expires:

ELIZABETH A MORGAN
NOTARY PUBLIC
State of Texas
Comm. Exp. 02/28/2017

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Joe E. Speed 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 23rd day of Sept., 2014.

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

02-28-17
My Commission Expires:

ELIZABETH A MORGAN
NOTARY PUBLIC
State of Texas
Comm. Exp. 02/28/2017

(Continued on Sheet 3)

FINAL PLAT

LOTS 1-10, BLOCK A THE CABANAS AT CHANDLERS LANDING

BEING A REPLAT OF THE CABANAS AT CHANDLERS LANDING
1.13 ACRES OR 49,220 S.F.
(10 LOTS)
EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 3

OWNERS:
CABANAS H.O.A.
c/o JEANETTE GIBSON
548 YACHT CLUB DRIVE
ROCKWALL, TEXAS 75087

SYMBOL LEGEND
TV TELEVISION CABLE RISER · GAS GAS METER · TEL PHONE RISER · F/H FIRE HYDRANT · PP POWER POLE · ELEC ELECTRIC METER · ELEC BOX SUBSURFACE JUNCTION BOX · WM WATER METER · LP LIGHT POLE · 1/2" IRF IRON ROD FOUND (CORNER) · FENCE · EASEMENT LINE · PROPERTY LINES · A/C AIR COND. UNIT · PROPANE TANK

SURVEY DATE JUNE 13, 2014
SCALE 1" = 40' FILE # CABANAS-RP
CLIENT CABANAS

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

I94

CITY CASE NO. P2014-007

OWNER'S CERTIFICATE
(Public Dedication continued from Sheet 2)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Theodore Witowich 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 12th day of Sept., 2014.

Notary Public in and for the State of Texas — My Commission Expires: 9/15/2016

ZI M. YU
Commission # 1988438
Notary Public - California
Los Angeles County
My Comm. Expires Sep 15, 2016

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kathleen Witowich 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 12th day of Sept., 2014.

Notary Public in and for the State of Texas — My Commission Expires: 9/15/2016

ZI M. YU
Commission # 1988438
Notary Public - California
Los Angeles County
My Comm. Expires Sep 15, 2016

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Frederick B. Martin 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 19th day of September, 2014.

Brenda Crane — Notary Public in and for the State of Texas — My Commission Expires: 2/26/17

BRENDA G CRANE
NOTARY PUBLIC
State of Texas
Comm. Exp. 02/26/2017

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Sonja B. Martin 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 19th day of September, 2014.

Brenda Crane — Notary Public in and for the State of Texas — My Commission Expires: 2/26/17

BRENDA G CRANE
NOTARY PUBLIC
State of Texas
Comm. Exp. 02/26/2017

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Todd Windahl 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 Sept., 2014.

Elizabeth A Morgan — Notary Public in and for the State of Texas — My Commission Expires: 02-28-17

ELIZABETH A MORGAN
NOTARY PUBLIC
State of Texas
Comm. Exp. 02/28/2017

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Natalie Womack 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 24 day of Sept., 2014.

Jennifer Robinson — Notary Public in and for the State of Texas — My Commission Expires: 4-6-18

JENNIFER ROBINSON
My Commission Expires
April 6, 2018

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
10/02/2014 01:36:16 PM
$150.00
20140000014373

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 representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

I95

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Sandy Vaughan 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 24 day of September, 2014.

Anna Ankrum — Notary Public in and for the State of Texas — My Commission Expires: 03-21-2017

ANNA M. ANKRUM
Notary Public, State of Texas
My Comm. Exp. 03-21-2017

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
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — Date: 9/24/2014

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1-10, BLOCK A, THE CABANAS AT CHANDLERS LANDING an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 1st day of July, 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 1st day of October, 2014.

Mayor, City of Rockwall — City Secretary City of Rockwall

CITY OF ROCKWALL TEXAS
SEAL

City Engineer — Date: 10-2-14

FINAL PLAT

LOTS 1-10, BLOCK A THE CABANAS AT CHANDLERS LANDING

BEING A REPLAT OF THE CABANAS
AT CHANDLERS LANDING
1.13 ACRES OR 49,220 S.F.
(10 LOTS)
EDWARD TEAL SURVEY, A-207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 3 OF 3

OWNERS:
CABANAS H.O.A.
c|o JEANETTE GIBSON
548 YACHT CLUB DRIVE
ROCKWALL, TEXAS 75087

SYMBOL LEGEND
TV — TELEVISION CABLE RISER
GAS — GAS METER
TEL — PHONE RISER
FH — FIRE HYDRANT
PP — POWER POLE
ELEC — ELECTRIC METER
ELEC BOX — SUBSURFACE JUNCTION BOX
WM — WATER METER
LP — LIGHT POLE
1/2" IRF — IRON ROD FOUND (CORNER)
FENCE
EASEMENT LINE
PROPERTY LINES
A/C — AIR COND. UNIT
PROPANE TANK

SURVEY DATE JUNE 13, 2014
SCALE 1" = 40'
FILE # CABANAS-RP
CLIENT CABANAS

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

CITY CASE NO. P2014-007