

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, THE CITY OF ROCKWALL, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF PUBLIC RIGHT-OF-WAY AS SHOWN BY THE PLAT OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET "A", PAGE 10 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT I

BEING 2.696 ACRES OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF PUBLIC RIGHT-OF-WAY AS SHOWN BY THE PLAT OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET "A", SLIDE 10 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN PLACE AT THE WEST CORNER OF LOT 1, LAKE RIDGE ESTATES, BEING A CORNER OF A TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO LENMAR DEVELOPMENT CORPORATION, RECORDED IN VOLUME 748, PAGE 188 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, BEING A CORNER OF A 40 FOOT WIDE RIGHT-OF-WAY,

THENCE N 46°31'32"W, 40.00 FEET TO A 1/2" IRON ROD SET AT A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE N 43°04'02"E, 645.37 FEET TO A FOUND A 1/2" IRON ROD SET IN THE NORTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 44°35'10"E, 40.03 FEET TO A 1/2" IRON ROD SET IN THE SOUTHEAST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 43°04'02"W, 278.96 FEET TO A 1/2" IRON ROD SET AT THE WEST CORNER OF SAID LOT 20, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 46°33'31"E, 1139.80 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF LOT 15, LAKE RIDGE ESTATES, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE N 43°35'16"E, 499.26 FEET TO A 1/2" IRON ROD FOUND AT A CORNER OF LOT 21, LAKE RIDGE ESTATES, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE N 22°35'04"E, 71.91 FEET TO A 1/2" IRON ROD FOUND AT A CORNER OF SAID LOT 21, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE N 20°33'58"E, 28.74 FEET TO A 1/2" IRON ROD SET IN THE EAST BOUNDARY LINE OF SAID LOT 21 AND THE WEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 45°36'32"E, 57.94 FEET TO A 1/2" IRON ROD SET IN THE NORTH BOUNDARY LINE OF LOT 22, LAKE RIDGE ESTATES, BEING IN THE SOUTH LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE N 75°14'39"W, 12.59 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 22, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 22°53'46"W, 84.85 FEET TO A 1/2" IRON ROD FOUND AT A CORNER OF SAID LOT 22, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 43°35'18"W, 506.58 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF LOT 14, LAKE RIDGE ESTATES, BEING A CORNER OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 46°40'56"E, 197.45 FEET TO AN IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT 14 AND THE WEST CORNER OF LOT 13, LAKE RIDGE ESTATES, BEING IN THE NORTHEAST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE S 44°23'28"W, 30.18 FEET TO A 1/2" IRON ROD SET,

THENCE S 46°35'33"E, 580.03 FEET TO A 1/2" IRON ROD SET,

THENCE S 10°07'02"E, 16.40 FEET TO A 1/2" IRON ROD SET IN THE SOUTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY, BEING THE NORTHEAST BOUNDARY LINE OF LOT 10, LAKE RIDGE ESTATES,

THENCE N 46°31'58"W, 349.16 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF LOT 9, LAKE RIDGE ESTATES, BEING THE INTERSECTION OF THE SOUTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY AND THE SOUTHEAST LINE OF A 20 FOOT WIDE RIGHT-OF-WAY,

THENCE S 44°07'48"W, 325.64 FEET TO A 1/2" IRON ROD SET AT THE WEST CORNER OF A CEMETERY, BEING A CORNER OF SAID 20 FOOT WIDE RIGHT-OF-WAY, LYING IN THE CENTER OF AN OLD COUNTY ROAD,

THENCE N 46°35'33"W ALONG THE CENTER OF SAID OLD COUNTY ROAD, 19.97 FEET TO A 1/2" IRON ROD SET AT THE SOUTH CORNER OF LOT 8, LAKE RIDGE ESTATES, BEING A CORNER OF SAID 20 FOOT WIDE RIGHT-OF-WAY,

THENCE N 44°07'48"E, 325.60 FEET TO A 1/2" IRON ROD FOUND AT THE EAST CORNER OF SAID LOT 8, BEING THE INTERSECTION OF THE NORTHWEST LINE OF SAID 20 FOOT WIDE RIGHT-OF-WAY AND THE SOUTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY,

THENCE ALONG THE SOUTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY AS FOLLOWS:

N 46°42'43"W, 399.62 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF LOT 7 AND THE EAST CORNER OF LOT 6, LAKE RIDGE ESTATES,

N 46°42'43"W, 200.06 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF SAID LOT 6, BEING THE EAST CORNER OF LOT 5,

N 46°30'56"W, 1000.76 FEET TO A 1/2" IRON ROD SET AT THE NORTH CORNER OF SAID LOT 1,

THENCE S 43°04'02"W, 325.06 FEET ALONG THE SOUTHEAST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING, CONTAINING 2.696 ACRES (117,426 SQUARE FEET) OF LAND.

TRACT II

BEING 1,307 SQUARE FEET OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF AN OLD COUNTY ROAD AN A PORTION OF LOT 8, LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS SHOWN BY THE PLAT RECORDED IN CABINET "A", SLIDE 10 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, BEING ALSO A PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO LENMAR DEVELOPMENT CORPORATION, RECORDED IN VOLUME 748, PAGE 188 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE INTERSECTION OF THE NORTHWEST LINE OF A 20 FOOT WIDE RIGHT-OF-WAY AND THE CENTER OF SAID OLD COUNTY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE SOUTH CORNER OF SAID LOT 8, LAKE RIDGE ESTATES, BEING A CORNER OF SAID LENMAR TRACT 2,

THENCE N 46°35'33"W ALONG THE CENTER OF SAID OLD COUNTY ROAD AND THE SOUTHWEST BOUNDARY LINE OF SAID LOT 8, 65.23 FEET TO A 1/2" IRON ROD SET,

THENCE N 43°24'27"E, 20.00 FEET TO A POINT IN THE NORTHEAST LINE OF SAID OLD COUNTY ROAD,

THENCE S 46°35'33"E ALONG THE NORTHEAST LINE OF SAID OLD COUNTY ROAD, 65.48 FEET TO A POINT IN THE NORTHWEST LINE OF SAID 20 FOOT WIDE RIGHT-OF-WAY,

THENCE S 44°07'48"W ALONG THE NORTHWEST LINE OF SAID 20 FOOT WIDE RIGHT-OF-WAY, 20.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1,307 SQUARE FEET OF LAND.

TRACT III

BEING 3,900 SQUARE FEET OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF AN OLD COUNTY ROAD AN A PORTION OF LOT 9, LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS SHOWN BY THE PLAT RECORDED IN CABINET "A", SLIDE 10 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, BEING ALSO A PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 2-A IN DEED TO LENMAR DEVELOPMENT CORPORATION, RECORDED IN VOLUME 748, PAGE 188 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN PLACE AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF SUMMER LEE DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY) AND THE CENTER OF SAID OLD COUNTY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), LYING IN THE SOUTHWEST BOUNDARY LINE OF SAID LOT 9, LAKE RIDGE ESTATES, BEING A CORNER OF SAID LENMAR TRACT 2-A,

THENCE N 46°35'33"W ALONG THE CENTER OF SAID OLD COUNTY ROAD AND THE SOUTHWEST BOUNDARY LINE OF SAID LOT 9, 192.82 FEET TO A 1/2" IRON ROD SET AT THE MOST SOUTHERLY WEST CORNER OF SAID LOT 9, BEING THE SOUTH CORNER OF A CEMETERY,

THENCE N 36°27'56"E ALONG THE SOUTHEAST BOUNDARY LINE OF SAID CEMETERY AND A NORTHWEST BOUNDARY LINE OF SAID LOT 9, 20.15 FEET TO A POINT IN THE NORTHEAST LINE OF SAID OLD COUNTY ROAD,

THENCE S 46°35'33"E ALONG THE NORTHEAST LINE OF SAID OLD COUNTY ROAD, 197.27 FEET TO THE INTERSECTION OF THE NORTHEAST LINE OF SAID OLD COUNTY ROAD AND THE WEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE,

THENCE SOUTHWESTERLY, 20.10 FEET ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 555.78 FEET, A CENTRAL ANGLE OF 02°04'20" AND A CHORD BEARING S 49°09'26"W, 20.10 FEET TO THE PLACE OF BEGINNING, CONTAINING 3,900 SQUARE FEET OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ULYS LANE, III, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FOR AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

ULYS LANE, III, R.P.L.S.
TEXAS REGISTRATION No. 2411



STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 19 DAY OF SEPT., 1994, BY ULYS LANE, III.

John L. Henderson
NOTARY PUBLIC



RECOMMENDED FOR FINAL APPROVAL

A. H. Ruff DATE: 9-22-94 CHAIRMAN,
PLANNING & ZONING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING VACATION PLAT OF A PORTION OF LAKE RIDGE ESTATES, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 22nd DAY OF September, 1994.

Alma K. Williams
MAYOR, CITY OF ROCKWALL

Sherry R. Roberts
CITY SECRETARY, CITY OF ROCKWALL



PURPOSE OF VACATION PLAT

THE PURPOSE OF THIS VACATION PLAT IS TO VACATE THE EXISTING PUBLIC STREETS AND/OR PUBLIC RIGHT-OF-WAY AS SHOWN HEREON AND TO TRANSFER THE VACATED STREETS AND/OR PUBLIC RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNER, LAGO VISTA PARTNERS, LTD. THE MAJORITY OF THE VACATED STREETS AND/OR PUBLIC RIGHT-OF-WAY SHALL BE INCORPORATED INTO THE PROPOSED LAGO VISTA ADDITION.

VACATION PLAT
OF A PORTION OF
LAKE RIDGE ESTATES

BEING 2.814 ACRES OF LAND LOCATED IN THE
E. TEAL SURVEY, ABSTRACT No. 207, CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS.

OWNER:
CITY OF ROCKWALL
205 WEST RUSK
ROCKWALL, TEXAS 75087
(214) 771-7700

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
3908 SOUTH FREEMWAY FORT WORTH, TEXAS 76110 (817)926-0212
SHEET 2 OF 2 FILE: VACATE2
DATE: 09-15-94 W.A. No. 93049

Lago Vista