

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, LAGO VISTA PARTNERS, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207 AND THE M. J. BARKSDALE SURVEY, ABSTRACT No. 11, ROCKWALL COUNTY, TEXAS ACCORDING TO THE DEEDS RECORDED IN VOLUME 937, PAGE 322 AND VOLUME 937, PAGE 328 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING 42.082 ACRES OF LAND LOCATED IN THE E. TEAL SURVEY, ABSTRACT No. 207 AND THE M. J. BARKSDALE SURVEY, ABSTRACT No. 11, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF 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 AND BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LAGO VISTA PARTNERS, LTD., RECORDED IN VOLUME 937, PAGE 322 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND ALL THAT CERTAIN TRACT DESCRIBED IN DEED TO LAGO VISTA PARTNERS, LTD., RECORDED IN VOLUME 937, PAGE 328 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 IN THE NORTH RIGHT-OF-WAY LINE OF SUMMER LEE DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY), BEING IN THE CENTER OF AN OLD COUNTY ROAD, BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN 2.111 ACRE TRACT DESCRIBED IN DEED MENTIONED ABOVE,

THENCE ALONG THE SOUTHWEST BOUNDARY LINE OF SAID LAGO VISTA PARTNERS TRACT AS FOLLOWS:

N 46°35'33"W, 192.82 FEET TO A 1/2" IRON ROD SET IN THE CENTER OF SAID OLD COUNTY ROAD, BEING THE MOST SOUTHERLY CORNER OF A CEMETERY,

N 36°27'56"E, 99.58 FEET TO A 2" IRON PIPE FOUND AT THE EAST CORNER OF SAID CEMETERY,

N 46°04'33"W, 45.39 FEET TO A 1/2" IRON ROD SET AT THE NORTH CORNER OF SAID CEMETERY,

S 44°07'48"W, 99.26 FEET TO A 1/2" IRON ROD SET IN THE CENTER OF SAID OLD COUNTY ROAD, BEING THE WEST CORNER OF SAID CEMETERY,

N 46°35'33"W, 622.18 FEET TO A 1/2" IRON ROD SET IN THE CENTER OF SAID OLD COUNTY ROAD, BEING THE NORTH CORNER OF A 4.0470 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAKESIDE NATIONAL BANK, RECORDED IN VOLUME 406, PAGE 240 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS,

THENCE S 44°20'58"W ALONG THE CENTER OF SAID OLD COUNTY ROAD AND THE NORTHWEST BOUNDARY LINE OF SAID 4.0470 ACRE TRACT, AT 209.46 FEET PASS A 1/2" IRON ROD FOUND AT A CORNER OF SAID 4.0470 ACRE TRACT, CONTINUING ALONG THE CENTER OF SAID OLD COUNTY ROAD IN ALL 478.79 TO A 1/2" IRON ROD SET,

THENCE S 46°27'03"E, 10.15 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHEAST LINE OF SAID OLD COUNTY ROAD,

THENCE S 44°22'09"W, 60.01 FEET TO A 1/2" IRON ROD SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE,

THENCE N 46°27'03"W, 153.80 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE NORTHWESTERLY, 293.61 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 21°34'02" AND A CHORD BEARING N 35°40'02"W, 291.87 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE S 44°01'57"W, 467.20 FEET TO A 1/2" IRON ROD SET AT A CORNER OF SAID LAGO VISTA PARTNERS TRACT, BEING THE NORTHEAST BOUNDARY LINE OF A 6.7891 ACRE TRACT DESCRIBED IN DEED TO HARBOR DEVELOPMENT CORPORATION, RECORDED IN VOLUME ---, PAGE --- OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS,

THENCE N 46°28'49"W ALONG THE SOUTHWEST BOUNDARY LINE OF SAID LAGO VISTA PARTNERS TRACT AND THE NORTHEAST BOUNDARY LINE OF SAID HARBOR DEVELOPMENT CORPORATION TRACT, 50.00 FEET TO A 1/2" IRON ROD SET,

THENCE N 44°01'57"E, 488.96 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT,

THENCE NORTHEASTERLY, 902.64 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 66°18'16" AND A CHORD BEARING N 12°15'42"E, 853.11 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE N 45°24'50"E, 373.14 FEET TO A 1/2" IRON ROD SET,

THENCE N 44°35'10"W, 121.83 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE NORTHWESTERLY, 115.53 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 09°44'05" A CHORD BEARING N 39°43'07"W, 115.39 FEET TO THE END OF SAID CURVE,

THENCE N 34°51'05"W, 89.41 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE NORTHWESTERLY, 115.63 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 10°41'10" AND A CHORD BEARING N 40°11'40"W, 115.47 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE N 45°32'14"W, 84.59 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE NORTHWESTERLY, 136.19 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 12°35'07" AND A CHORD BEARING N 51°49'48"W, 135.91 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE NORTHWESTERLY, 337.94 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 28°28'29" AND A CHORD BEARING N 43°53'07"W, 334.48 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE N 29°38'53"W, 10.00 FEET TO A 1/2" IRON SET IN THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 30, BEING A CORNER OF SAID LAGO VISTA PARTNERS TRACT,

THENCE N 60°21'07"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY No. 30 AND THE NORTHWEST BOUNDARY LINE OF SAID LAGO VISTA PARTNERS TRACT, 65.00 FEET TO A 1/2" IRON ROD SET AT A CORNER OF SAID LAGO VISTA PARTNERS TRACT,

THENCE S 45°32'14"E ALONG THE NORTHEAST BOUNDARY LINE OF SAID LAGO VISTA PARTNERS TRACT, AT 5.39 FEET PASS A 1" IRON PIPE FOUND AT THE EAST CORNER OF A 1.1097 ACRE TRACT OF LAND DESCRIBED IN DEED TO MICHAEL A. STEPHENSON AND JOHN PATRICK, RECORDED IN VOLUME 642, PAGE 302 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AT 224.66 FEET PASS A 3/4" IRON ROD FOUND AT THE EAST CORNER OF SAID ROCKWALL HARBOR JOINT VENTURE TRACT RECORDED IN VOLUME 803, PAGE 17, AT 330.15 FEET PASS A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF SAID 1.1097 ACRE TRACT, CONTINUING IN ALL 863.84 FEET TO A 1/2" IRON SET A CORNER OF SAID LAGO VISTA PARTNERS TRACT,

THENCE S 43°04'02"W ALONG A SOUTHEAST BOUNDARY LINE OF SAID LAGO VISTA PARTNERS TRACT, 31.05 FEET TO A FOUND BOIS D'ARC STAKE AT A CORNER OF A 40 FOOT WIDE RIGHT-OF-WAY AS SHOWN BY THE PLAT OF SAID LAKE RIDGE ESTATES,

THENCE S 59°46'34"E ALONG THE NORTHEAST BOUNDARY LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY, 126.24 FEET TO A 1/2" IRON ROD SET,

THENCE S 45°24'50"W, 41.53 FEET TO A 1/2" IRON ROD SET IN THE SOUTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY AND A NORTHEAST BOUNDARY LINE OF SAID LAGO VISTA PARTNERS TRACT,

THENCE ALONG THE SOUTHWEST LINE OF SAID 40 FOOT WIDE RIGHT-OF-WAY LINE AND THE NORTHEAST BOUNDARY LINE OF SAID LAGO VISTA PARTNERS TRACT AS FOLLOWS:

S 59°47'01"E, 591.30 FEET TO A 1/2" IRON ROD FOUND,

N 72°39'11"E, 143.44 FEET TO A 1/2" IRON ROD FOUND,

S 75°45'16"E, 80.21 FEET TO A 1/2" IRON ROD FOUND,

S 66°47'33"E, 159.22 FEET TO A 5/8" IRON ROD FOUND,

N 78°40'26"E, 90.80 FEET TO A 1/2" IRON ROD SET,

S 64°11'02"E, 32.63 FEET TO A 1/2" IRON ROD SET,

S 20°33'58"W, 197.02 FEET TO A 1/2" IRON ROD SET,

THENCE S 45°36'32"E, 57.94 FEET TO A 1/2" IRON ROD SET IN THE NORTH BOUNDARY LINE OF SAID LAGO VISTA PARTNERS TRACT,

THENCE S 75°14'39"E, 268.70 FEET TO A 1/2" IRON ROD FOUND AT A CORNER OF SAID LAGO VISTA PARTNERS TRACT,

THENCE ALONG A SOUTHEAST BOUNDARY LINE OF SAID LAGO VISTA PARTNERS TRACT AS FOLLOWS:

S 46°37'38"W, 227.79 FEET TO A 1/2" IRON ROD SET,

S 44°23'28"W, 523.44 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,

THENCE S 46°31'58"E, 38.20 FEET TO A 1/2" IRON ROD SET IN THE NORTH RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY),

THENCE SOUTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE, 360.33 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 555.78 FEET, A CENTRAL ANGLE OF 37°48'49" AND A CHORD BEARING S 66°41'40"W, 354.05 FEET TO THE PLACE OF BEGINNING, CONTAINING 42.082 ACRES (1,833,092 SQUARE FEET) OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LAGO VISTA PARTNERS, LTD. IS THE SOLE OWNER OF SAID TRACT AND DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LAGO VISTA, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND DOES HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR TEXAS, AND DOES 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. 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 HAVE THE RIGHT TO PUBLIC 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 THIS SUBDIVISION.

NO HOUSE, DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME AS THE DEVELOPER HAS COMPLIED WITH ALL REQUIREMENTS OF THE PLATTING ORDINANCE 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, DRAINAGE STRUCTURES, AND STORM SEWERS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.

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 OF WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

BY LAGO VISTA PARTNERS, LTD. EXECUTION OF THIS REPLAT, THE CITY OF ROCKWALL IS HEREBY RELEASED OF ANY LIABILITY BY LAGO VISTA PARTNERS, LTD. FOR THE DISTURBANCE OR DISPLACEMENT, IF ANY, OF ANY GRAVES IN EITHER OR BOTH OF THE CEMETERIES NEAR, ADJACENT OR WITHIN THE SUBJECT PROPERTY THAT MAY OCCUR DURING THE CONSTRUCTION OF PUBLIC STREETS AND UTILITIES ON THE SUBJECT PROPERTY. ANY SUCH DISTURBANCE OR DISPLACEMENT OF ANY SUCH GRAVE(S) WOULD BE INCIDENTAL, ACCIDENTAL, INADVERTENT AND CERTAINLY NOT INTENTIONAL BY LAGO VISTA PARTNERS, LTD.

WITNESS BY HAND, AT Dallas, TEXAS, THIS THE 21st DAY OF September, 1994.

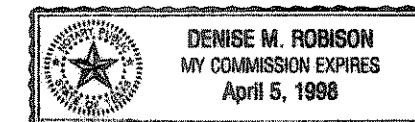
LAGO VISTA PARTNERS, LTD.
BY: LENMAR DEVELOPMENT CORPORATION
ITS GENERAL PARTNER

Lenmar
BY: REX ROBERTSON, ITS PRESIDENT

STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF September, 1994, BY REX ROBERTSON, PRESIDENT OF LENMAR DEVELOPMENT CORPORATION, GENERAL PARTNER OF LAGO VISTA PARTNERS, LTD., ON BEHALF OF SAID CORPORATION.

Denise M. Robison
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ULYS LANE, III, 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.

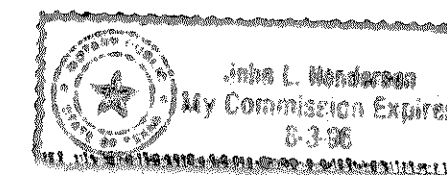
Ulys Lane III
ULYS LANE, III, R.P.L.S.
TEXAS REGISTRATION No. 2411



STATE OF TEXAS
COUNTY OF DALLAS

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

John L. Henderson
NOTARY PUBLIC



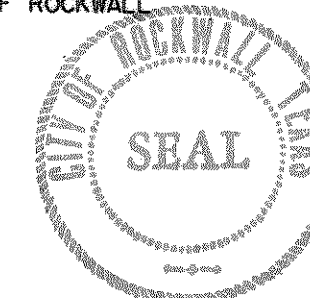
RECOMMENDED FOR FINAL APPROVAL

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

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LAGO VISTA, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 23rd DAY OF September, 1994.

Alma K. Wilton
MAYOR, CITY OF ROCKWALL

Shary R. Rothman
CITY SECRETARY, CITY OF ROCKWALL



**FINAL PLAT
LAGO VISTA**

**AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS,
BEING A REPLAT OF A PORTION OF LAKE RIDGE ESTATES, AN
ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND
10.697 ACRES OF UNPLATTED LAND LOCATED IN THE E. TEAL SURVEY,
ABSTRACT No. 207 AND THE M. J. BARKSDALE SURVEY, ABSTRACT
No. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.**

OWNER:
LAGO VISTA PARTNERS, LTD.
14755 PRESTON ROAD, SUITE 830
DALLAS, TEXAS 75240
(214) 382-3800
VOL. 937, PG. 322
VOL. 937, PG. 328
D.R.R.C.T.

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700
3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 (817)926-0212
SHEET 3 OF 3 FILE: PLATIC
DATE: 09-15-94 W.A. No. 93049

Lago Vista