



... LAKE ...
... RAY ...
... HUBBARD ...

NOTES:
10'x10' EASEMENTS FOR PAD MOUNTED TRANSFORMERS, AND UNDERGROUND UTILITY EASEMENTS ARE TO THE TEAS POWER & LIGHT CO, AND SHOWN THUS...
ALL LOT LINES ARE RADIAL OR PERPENDICULAR TO THE STREETS UNLESS OTHERWISE NOTED.

CURVE DATA

NO.	TYPE	BEARING	CHORD	CHORD	CHORD	CHORD	CHORD
1	A	33°45'	139.87	164.97	189.81	214.65	239.49
1	R	42°42'	50.00	57.54	65.08	72.62	80.16
1	T	83°23'	97.09	111.61	126.13	140.65	155.17
1	D	40.97533	34.76054	30.11289	26.46814	22.82339	19.17864
1	d	0.20488	0.17398	0.14691	0.12194	0.09897	0.07604
2	A	49°30'	63.46	168.46	133.46	116.71	141.71
2	R	38°48'	50.00	50.00	50.00	50.00	50.00
2	T	72°10'	93.70	115.30	136.90	158.50	180.10
2	D	68.65061	52.82666	42.93107	33.04152	23.15197	13.26242
2	d	0.34323	0.28413	0.23466	0.19166	0.15466	0.12166
3	A	19°35'	164.72	389.72	114.72	149.72	184.72
3	R	45°09'	50.00	50.00	50.00	50.00	50.00
3	T	90.48'	99.02	107.37	115.72	124.07	132.42
3	D	21.64893	19.77637	18.20533	16.76279	15.31925	13.87671
3	d	0.10922	0.09888	0.09163	0.08438	0.07713	0.07088
4	A	44°01'	98.70	123.70	148.70	173.70	198.70
4	R	58°08'	50.00	50.00	50.00	50.00	50.00
4	T	79.01'	95.03	114.24	133.45	152.66	171.87
4	D	58.03046	46.31815	34.61114	22.90283	11.19552	0.08821
4	d	0.29025	0.23159	0.18166	0.13173	0.08180	0.03187
5	A	41°55'	110.43	145.43	180.43	215.43	250.43
5	R	49°39'	50.00	50.00	50.00	50.00	50.00
5	T	93.43'	113.45	133.55	153.65	173.75	193.85
5	D	49.21897	40.51750	31.83700	23.15510	14.47320	5.80130
5	d	0.24889	0.20259	0.15629	0.11089	0.06549	0.02009
6	A	11°21'	489.76	510.76	535.76	560.76	585.76
6	R	57°06'	60.00	60.00	60.00	60.00	60.00
6	T	111.61'	119.45	125.30	131.15	137.00	142.85
6	D	11.79390	11.21775	10.69130	10.16885	9.64640	9.12395
6	d	0.05898	0.05469	0.05040	0.04601	0.04162	0.03723

LAKE RIDGE PARK ROCKWALL, TEXAS

DANIEL ATKINS SURVEY — ABSTRACT NO. 1
E. P. GAINES CHISUM SURVEY — ABSTRACT NO. 64
ROCKWALL COUNTY, TEXAS

GEORGE O. YAMINI COMPANY, INC., TRUSTEE-OWNER
521 MEADOWS BUILDING — DALLAS, TEXAS

C. L. MOON, INC. — ENGINEERS
11554 E. NORTHWEST HWY.—DALLAS, TEXAS

SCALE: 1"=100' FEBRUARY, 1972

87 LOTS 32.64 AC.
VOL. PG.

STATE OF TEXAS |
COUNTY OF ROCKWALL |

WHEREAS, George O. Yamini Company, Inc., Trustee, is the owner of a tract of land situated in the Daniel Atkins Survey, Abstract No. 1 and the E. P. Gaines Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, and being more particularly described as follows: BEGINNING at the east corner of said tract of land, said point being in the westerly line of State Farm Road 740, said point being in the northwesterly line of M. K. & T. Railroad 100' Right of Way; an iron stake set for corner; THENCE S39°52'W, with the northwesterly line of said Railroad right of way, 150.32' to the beginning of a curve to the right, having a radius of 5679.65' and a central angle of 6°01'41"; an iron stake set for corner; THENCE in a southwesterly direction with the northwesterly line of said Railroad right of way and along said curve, 597.56' to a point in the bed of a creek; a point for corner; THENCE in a westerly, southwesterly, and northwesterly direction with the property line of said George O. Yamini Company, Inc. tract and following the meanderings of a creek as follows: N32°06'W, 93.19' to a point for corner; N9°54'E, 48.69' to a point for corner; N66°55'W, 80.50' to a point for corner; N45°24'W, 117.46' to a point for corner; N80°50'W, 82.71' to a point for corner; S64°25'W, 63.62' to a point for corner; N46°27'W, 84.06' to a point for corner; N56°28'W, 93.41' to a point for corner; N31°37'W, 128.86' to a point for corner; N68°36'W, 115.23' to a point for corner; N17°27'W, 87.71' to a point for corner; N32°31'W, 136.61' to a point for corner; N25°32'W, 45.19' to a point for corner; N71°21'E, and leaving the bed of said creek, 62.21' to an iron stake set for corner; THENCE N2°31'W, 832.45' to an iron stake set for corner; THENCE N11°10'E, 150.00' to an iron stake set for corner; THENCE N13°14'E, 142.38' to an iron stake set for corner; THENCE S48°30'E, 907.94' to an iron stake set for corner; THENCE S63°48'E, 124.33' to an iron stake set for corner; THENCE S22°00'W, 105.10' to an iron stake set for corner; THENCE S42°52'W, 174.00' to an iron stake set for corner; THENCE S4°53'E, 27.57' to an iron stake set for corner; THENCE S65°56'E, 359.63' to a point in the westerly line of the aforementioned State Farm Road 740, said point being the beginning of a curve to the left, having a radius of 314.39', a central angle of 15°10' and a tangent bearing of S3°54'W; an iron stake set for corner; THENCE in a southerly direction with the westerly line of said State Road 740 and along said curve, 83.22' to the end of said curve; an iron stake set for corner; THENCE S11°16'E, and continuing along the westerly line of said State Road, 145.14' to the beginning of a curve to the left, having a radius of 940.86' and a central angle of 6°24'; an iron stake set for corner; THENCE in a southerly direction and continuing along the westerly line of said State Road 740 and along said curve, 105.10' to the place of beginning and containing 32.64 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT George O. Yamini Company, Inc., Trustee, does hereby adopt this plat designating the hereinabove described property as Lake Ridge Park, an Addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon; and does hereby dedicate the easement strips shown on the plat for the natural use and accommodation of the garbage collection agencies and all public 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 improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips; and any public utility shall have at all times the right of ingress and egress to and from upon any of the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring permission of anyone.

WITNESS MY HAND AT DALLAS, TEXAS, on this the 23rd day of March, 1972.
ATTEST: *Elizabeth Lamb* (Vice President)
GEORGE O. YAMINI COMPANY, INC.
Jack Yates, Vice President

STATE OF TEXAS |
COUNTY OF DALLAS |
Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Jack Yates, Vice President of George O. Yamini Company, Inc., Trustee known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and as the act and deed of said Corporation.
GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, this the 23rd day of March, 1972.
John A. Abernathy
Notary Public in and for Dallas County, Texas

KNOW ALL MEN BY THESE PRESENTS: THAT I, C. L. MOON, 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, in accordance with the approved Platting Rules and Regulations of the City of Rockwall, Texas.
C. L. Moon
C. L. Moon, P.E.

STATE OF TEXAS |
COUNTY OF DALLAS |
Before me, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared C. L. Moon, 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 expressed.
GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, this the 27th day of March, 1972.
Donna M. Harbino
Notary Public in and for Dallas County, Texas

Recommended for Final Approval:
Phil Farris
City's Engineer
Approved: *[Signature]*
Commissioner, Planning and Zoning

I hereby certify that the above and foregoing Plat of Lake Ridge Park, Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 3rd day of April, 1972.
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 thirty (30) days from said date of final approval.
Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.
WITNESS MY HAND THIS 3rd day of April, 1972.
John A. Abernathy
City Secretary, City of Rockwall, Texas