

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Gifco Development Company is the owner of two tracts of land in the City and County of Rockwall, State of Texas, said tracts being described as follows:  
**TRACT ONE:**  
 BEING a part of Lakeside Village Phase II as recorded in Volume 3, Page 4, Deed Records, Rockwall County, Texas, and being more particularly described as follows:  
 BEGINNING at the most Northerly Northeast corner of said addition;  
 THENCE: Traversing the boundary of said addition as follows — South 44° 56' 56" East, 391.82 feet; South 49° 36' 35" West, 1218.79 feet; North 40° 26' 24" West, 10.0 feet; South 59° 32' 35" West, 406.28 feet and South 47° 03' 35" West, 383.0 feet to the Southwest corner of Lot L-14;  
 THENCE: North 45° 56' 25" West a distance of 502.0 feet to a point for a corner;  
 THENCE: North 13° 40' 25" West a distance of 753.97 feet to a point on the Northerly line of said addition, same being the Northwest corner of Lot 15-B;  
 THENCE: North 76° 19' 35" East along the Northerly line of said addition a distance of 1880.85 feet to the Place of Beginning and Containing 37.12 Acres of Land,  
**TRACT TWO:**  
 BEING a tract or parcel of land out of the William Blevins Survey, A-9, Rockwall County, Texas, and being the same tract of land conveyed to Gifco Development Company by Albright Construction Company by deed recorded in Volume 102, Page 501, Deed Records, Rockwall County, Texas, together with a portion of the abandoned M-K-T Railroad right-of-way described in a Quitclaim Deed from the City of Dallas to Gifco Development Company dated August 21, 1972, and being more particularly described as follows:  
 BEGINNING at the most Northerly Northeast corner of Lakeside Village, Phase II, said points also being on the Southerly line of said abandoned right-of-way;  
 THENCE: South 76° 19' 35" West along said right-of-way and addition line a distance of 1235.31 feet to a point for a corner;  
 THENCE: North 10° 45' 13" West passing a concrete monument at 84.69 feet, continuing a total distance of 259.05 feet to a concrete monument for a corner, same being on the lake line of Lake Ray Hubbard;  
 THENCE: Along said lake line North 54° 22' 20" East, 905.77 feet to a concrete monument for a corner;  
 THENCE: South 45° 33' 35" East a distance of 606.01 feet to a point for a corner;  
 THENCE: South 50° 27' 35" East a distance of 103.37 feet to the Place of Beginning and Containing 10.852 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That GIFCO DEVELOPMENT COMPANY does hereby adopt this plat designating the hereinabove described property as LAKESIDE VILLAGE PHASE THREE and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Gifco Development Company, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the hereindescribed lots for the purpose of development of the Lakeside Village project and for accomplishment of the general provisions set forth in the Declaration of Covenants, Conditions and Restrictions dated \_\_\_\_\_, 19\_\_\_\_, and recorded in Deed Records of Rockwall County, Texas. Any roads constructed on said property should in no way be construed as a grant to the public, but to the contrary, private-ways reserved unto Gifco Development Company, its successors and assigns. Provided, however, all private roads and/or utility easements are hereby dedicated for the mutual use and accommodation of garbage collection agencies and all public and private utilities and governmental agencies desiring to use or using same. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities designed to use or using same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, paroling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

**UTILITY EASEMENTS:**  
 KNOW ALL MEN BY THESE PRESENTS, that Gifco Development Company does hereby grant and convey to the City of Rockwall a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace and remove water and sewer lines and appurtenances over and across said tract, together with the right of ingress and egress over Grantor's adjacent lands for the purposes for which the above mentioned rights are granted. The easement hereby granted shall not exceed 10 feet in width, and the Grantor will designate the course of the easement herein conveyed except that when the pipe lines are installed, the easement herein granted shall be limited to a strip of land 10 feet in width with the center line thereof being the pipe lines as installed.

Property described as "Common Areas" in the Declaration of Covenants, Conditions and Restrictions described above are intended for use by the members of Lakeside Village Homeowners Association, a Texas non-profit corporation, for recreation and other related activities. Said Common Areas are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the members of the said Association and shall be maintained by the Association.

The Lakeside Village Homeowners Association will be responsible for maintenance of all private streets and drives. Paving improvements on all private streets and drives and/or utility easements will be maintained by the Lakeside Village Homeowners Association.

The following covenants and restrictions are hereby made a part of this plat and shall be binding upon all property owners, their heirs, devisees, personal representatives and assigns, of land designated within this addition, Lakeside Village Phase Three:

- (1) All trash, garbage, and debris to be collected and received by the City of Rockwall, its agents, representatives and employees, shall be placed in suitable covered containers or receptacles which meet the specifications provided for in the ordinances of the City of Rockwall.
- (2) All trash, garbage and debris containers or receptacles shall be placed close to the edge of all private-drive pavement in order that collection may be made without the collection vehicle and personnel having to leave the paved portion of said drive.
- (3) The City of Rockwall, its agents, representatives and employees shall hereby have right to access to and over all private properties within the addition for the purposes of collecting and receiving trash, garbage and debris; and in no event, and under no circumstances shall the City of Rockwall, its agents, representatives and employees be liable to the property owners, their heirs, devisees, personal representatives and assigns of this addition for damage due to negligence, trespass or any other tortious acts, if any, relating in any manner to the collection and receiving of trash, garbage and debris in the addition.
- (4) Each and every, all and singular, of the provisions set forth in the Declaration of Covenants, Conditions, and Restrictions described above, recorded in the Deed Records of Rockwall County, Texas, are made a part hereon by reference and is a part hereof as though fully written herein word for word.

This plat approved, subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

WITNESS OUR HANDS at Rockwall, Texas, this 21 day of September 1972.

GIFCO DEVELOPMENT COMPANY  
 By James O. Abston  
 James O. Abston, Manager

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, on this day personally appeared James O. Abston 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, and in the capacity therein stated.

Given under my hand and seal of office this  
 21 day of Sept. A.D., 1972

Emmanuel Lee  
 Notary Public in and for Rockwall County, Texas  
 Commission expires June 1, 1973

ENGINEERS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and the shown thereon were properly placed under my personal supervision.

Harold L. Evans  
 Harold L. Evans, Registered Professional Engineer

STATE OF TEXAS  
 COUNTY OF DALLAS  
 Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, 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 office, this  
 31 day of September, A.D., 1972

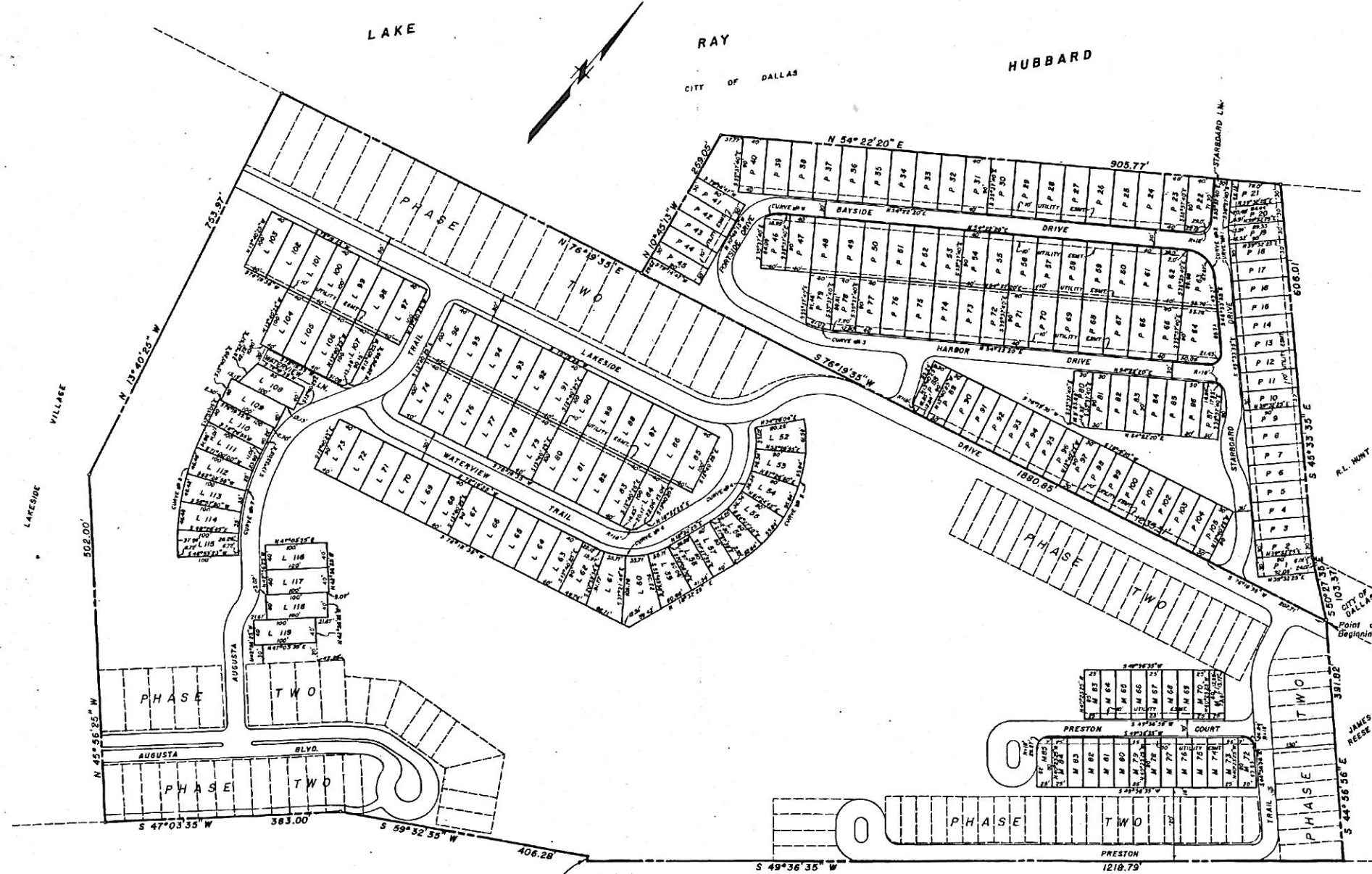
Letitia J. Crehan  
 Notary Public in and for Dallas County, Texas  
 Commission expires June 1, 1973

Approved by the City Council, City of Rockwall this 5th day of December, 1972.

Harry Williams  
 Attest: Harry Williams  
 City Secretary

FILED  
 12 day of Oct. 1972  
 @ 3:00 P.M.  
 Elmer A. Payne, Clerk of County Court, Rockwall County, Texas  
 By John Johnson Deputy

LAKESIDE VILLAGE  
 PHASE THREE  
 ROCKWALL, TEXAS  
 GIFCO DEVELOPMENT CO. OWNER  
 HAROLD L. EVANS ENGINEER  
 SCALE: 1" = 100' DATE: 8/30/72



CURVE	DATA	TABLE
Curve No.	Angle	Radius
1	9°52'55"	135.00
2	40°24'04"	50.00
3	20°27'25"	135.00
4	68°30'51"	149.11
5	70°22'26"	228.11
6	57°47'10"	123.00
7	28°33'32"	304.88
8	29°33'32"	404.88
9	28°09'58"	50.00

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