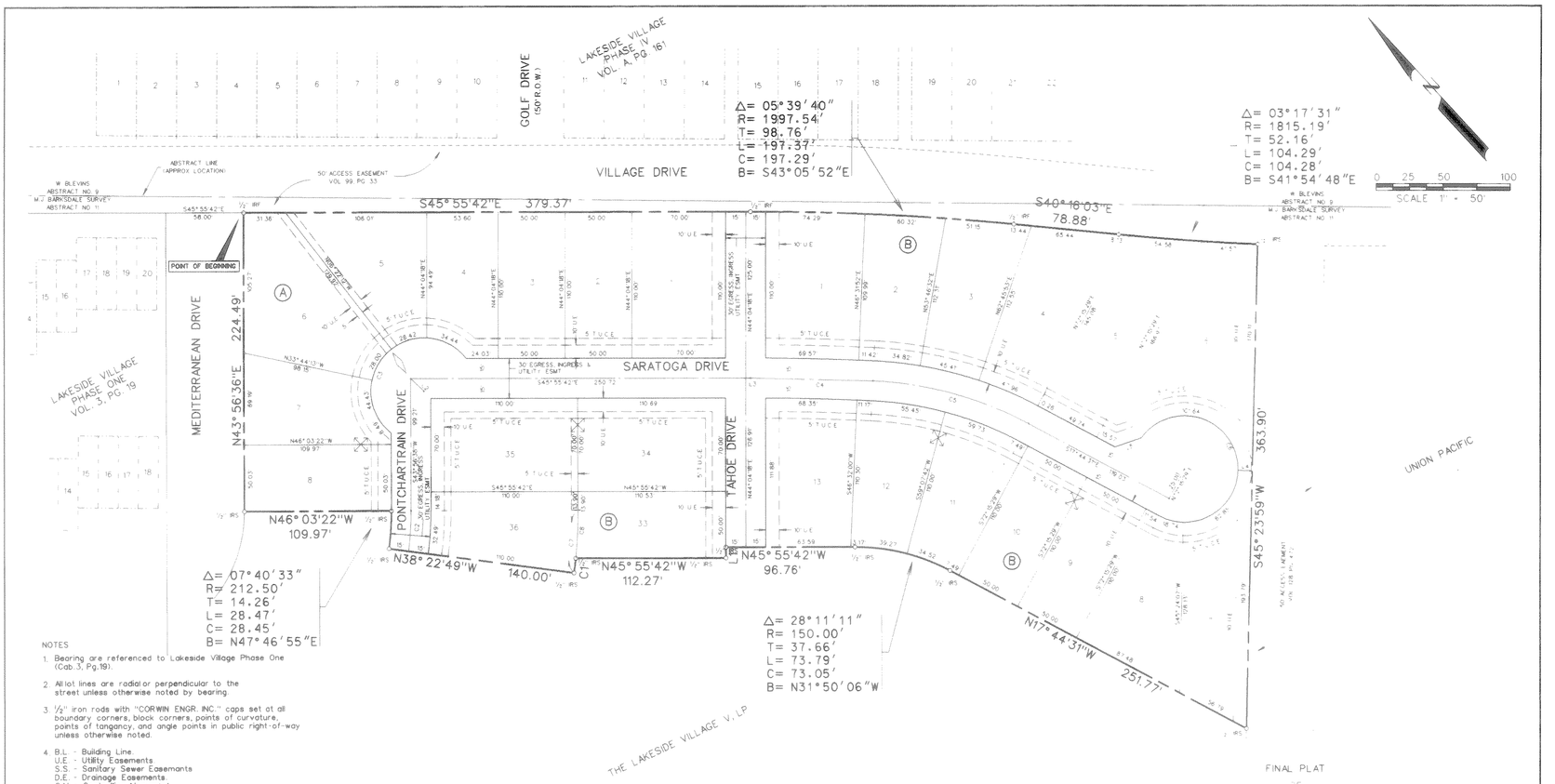
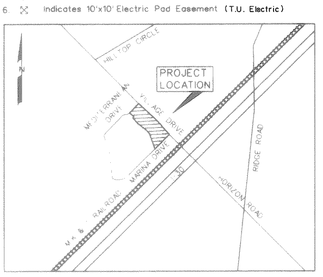


NOTES

1. Bearing are referenced to Lakeside Village Phase One (Cab. 3, Pg.19).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line
   U.E. - Utility Easements
   S.S. - Sanitary Sewer Easements
   D.E. - Drainage Easements
   C.M. - Controlling Monument
   T.U.C.E. - Texas Utility Company Easement
5. ⟨1⟩ Street Name Change
6. ⊠ Indicates 10'x10' Electric Pad Easement (T.U. Electric)



LOCATION MAP
N.T.S.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 44°04'18" W	8.09'
2.	N 02°01'38" E	7.48'
3.	S 45°55'42" E	3.57'
4.	N 44°36'01" W	10.65'
5.	S 65°02'25" E	20.76'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	01°48'13"	352.50'	11.10'	5.55'	11.10'	S50°43'06"W
2.	07°40'34"	227.50'	30.48'	15.26'		
3.	166°13'11"	40.00'	135.28'	----		
4.	02°48'20"	1872.54'	91.69'	45.85'		
5.	25°22'51"	275.00'	121.82'	61.93'		
6.	97°32'48"	40.00'	183.23'	----		
7.	07°41'28"	352.50'	47.32'	23.69'		
8.	05°53'15"	352.50'	36.22'	18.13'		

TOTAL LOTS 25
TOTAL ACRES 4.674

FINAL PLAT
OF
LAKESIDE VILLAGE PHASE V-A
IN THE
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
THE LAKESIDE VILLAGE V, LP
300 DALLAS DRIVE SUITE 318A
DENTON, TEXAS 76205
(940)-243-0945

PREPARED BY
CORWIN ENGINEERING, INC.
8131 LBJ FREEWAY, SUITE 333
DALLAS, TEXAS 75251
(972)-480-0305

JANUARY 1998 SCALE 1"=50'

LEGAL DESCRIPTION

WHEREAS, LAKESIDE VILLAGE V, LP, is the owner of a tract of land situated in the M.J. Barksdale Survey, Abstract No.11, in the City of Rockwall, Rockwall County, Texas, being part of a 19.002 acre tract, as described in Volume Page, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod set at the most northerly corner of the 19.002 acre tract, being in the southwest line of a 50' Access Easement, as described in Volume 99, Page 33, in said Deed Records, said point bears South 45°55'42" East, a distance of 58.00 feet from the most easterly corner of Lakeside Village Phase I, an addition to the City of Rockwall, as described in Cabinet 3, Page 19, in the Plat Records of Rockwall County, Texas;

THENCE, South 45°55'42" East, with the northeast line of the 19.002 acre tract and said southwest line for a distance of 379.37 feet to a ½ inch iron rod set at the point of curvature of a curve to the right, having a radius of 1997.54 feet, a central angle of 05°39'40", and a tangent of 98.76 feet;

THENCE, along said curve to the right and continuing with said lines for an arc distance of 197.37 feet (Chord Bearing South 43°05'52" East - 197.29feet), to a ½ inch iron rod set at the point of tangency;

THENCE, South 40°16'03" East, continuing with said lines for a distance of 78.88 feet to a ½ inch iron rod set at the point of curvature of a curve to the left, having a radius of 1815.19 feet, a central angle of 03°17'31", and a tangent of 52.16 feet;

THENCE, along said curve to the left and continuing with said lines for an arc distance of 104.29 feet (Chord Bearing South 41°54'48" East - 104.28 feet), to a ½ inch iron rod set at the most easterly corner of said 19.002 acre tract, being in the common northwest line of a 2.14 acre tract, as described in Volume 128, Page 474, and a 50' Access Easement, as described in Volume 128, Page 472, in said Deed Records;

THENCE, South 45°23'59" West, with the southeast line of the 19.002 acre tract and said common line for a distance of 363.90 feet to a ½ inch iron rod set;

THENCE, North 17°44'31" West, departing said lines for a distance of 251.77 feet to a ½ inch iron rod set at the point of curvature of a curve to the left, having a radius of 150.00 feet, a central angle of 28°11'11", and a tangent of 37.66 feet;

THENCE, along said curve to the left for an arc distance of 73.79 feet (Chord Bearing North 31°50'06" West - 73.05 feet), to a ½ inch iron rod set at the point of tangency;

THENCE, North 45°55'42" West, for a distance of 96.76 feet to a ½ inch iron rod set;

THENCE, South 44°04'18" West, for a distance of 8.09 feet to a ½ inch iron rod set;

THENCE, North 45°55'42" West, for a distance of 112.27 feet to a ½ inch iron rod set on a non-tangent curve to the right, having a radius of 352.50 feet, a central angle of 01°48'13", and a tangent of 5.55 feet;

THENCE, along said curve to the right for an arc distance of 11.10 feet (Chord Bearing South 50°43'06" West - 11.10 feet), to a ½ inch iron rod set;

THENCE, North 38°22'49" West, for a distance of 140.00 feet to a ½ inch iron rod set on a non-tangent curve to the left, having a radius of 212.50 feet, a central angle of 07°40'33", and a tangent of 14.26 feet;

THENCE, along said curve to the left for an arc distance of 28.47 feet (Chord Bearing North 47°46'55" East - 28.45 feet), to a ½ inch iron rod set;

THENCE, North 46°03'22" West, for a distance of 109.97 feet to a ½ inch iron rod set in the southwest line of said 19.002 acre tract;

THENCE, North 43°56'36" East, with the southwest line of the 19.002 acre tract for a distance of 224.49 feet to the POINT OF BEGINNING and containing 4.674 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 1998.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, 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 for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 1998.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the LAKESIDE VILLAGE PHASE V-A subdivision 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, drains, easements and public places thereon shown for the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LAKESIDE VILLAGE PHASE V-A subdivision have been notified and signed this plat.

I further acknowledge that the dedications and/or exactions 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 I may have as a result of the dedication of exactions made herein.

THE LAKESIDE VILLAGE V, L.P.

By: Millennium Land Development, LLC, General Partner

By: _____
Ronald Slovacek, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Ronald Slovacek, 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 purposes and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 1998.

_____
Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That THE LAKESIDE VILLAGE V, L.P. does hereby adopt this plat designating the herein above described property as LAKESIDE VILLAGE PHASE V-A and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to The Lakeside Village V, L.P., and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the herein described 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 The Lakeside Village V, L.P., 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 or its respectable 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, patrolling , maintaining, and adding 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 The Lakeside Village V, L.P. 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 the 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.

I hereby certify that the above and foregoing Plat of LAKESIDE VILLAGE PHASE V-A Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19_____.

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 twenty (120) 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_____ day of_____, 19_____.

_____
City Secretary, City of Rockwall, Texas

Recommended for Final Approval:

_____
Planning & Zoning Commission Date

Approved:

_____
Mayor, City of Rockwall, Texas Date

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