

FINAL PLAT
LAKESIDE VILLAGE PHASE V-C
 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.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 (972)-396-1200

SCALE: 1" = 50'
 SEPTEMBER 2003
 SHEET 1 OF 2

UTILITY EASEMENT DETAIL
 SCALE 1" = 50'

| LINE NO. | BEARING | DISTANCE |
|----------|---------------|----------|
| 1. | N 20°12'08" E | 11.15' |
| 2. | S 32°55'02" E | 11.19' |
| 3. | S 37°37'46" W | 70.39' |
| 4. | S 17°05'53" E | 39.107' |
| 5. | S 29°19'21" E | 35.45' |

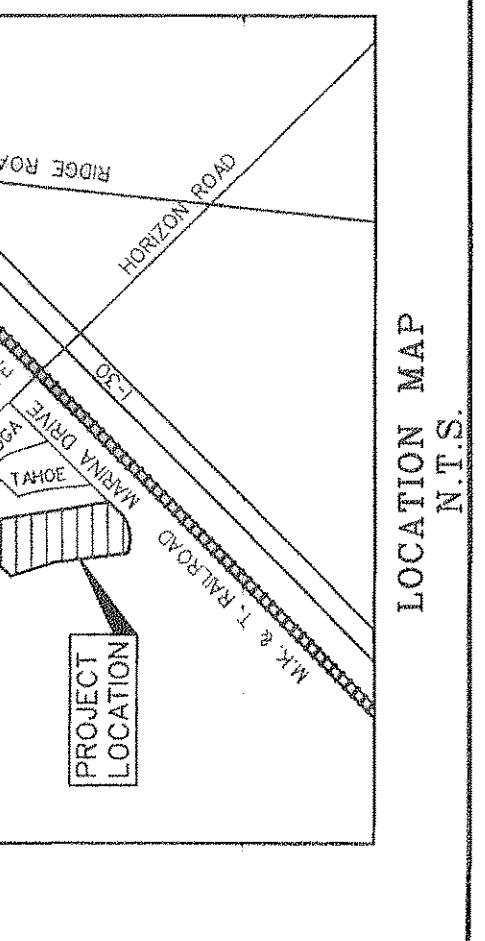
CITY OF DALLAS
 CURVE TABLE

| CURVE NO. | DELTA | RADIUS | LENGTH | TANGENT | CHORD | BEARING |
|-----------|-----------|---------|---------|---------|---------|-------------|
| 1. | 12°13'15" | 160.00' | 34.13' | 17.13' | 34.06' | S39°56'45"E |
| 2. | 31°07'51" | 160.00' | 86.93' | 44.57' | 95.87' | N59°30'34"E |
| 3. | 11°21'04" | 700.00' | 138.38' | 69.57' | 138.45' | S12°03'59"E |
| 4. | 64°26'33" | 250.00' | 281.18' | 157.56' | 266.60' | S77°37'15"W |
| 5. | 05°55'07" | 122.98' | 12.70' | 6.36' | 12.70' | N87°11'55"W |
| 6. | 44°02'55" | 485.00' | 46.21' | 91.97' | 91.97' | S12°03'59"E |
| 7. | 11°21'04" | 585.00' | 115.90' | 58.14' | 115.71' | S12°03'59"E |
| 8. | 23°34'04" | 185.00' | 38.59' | 175.56' | 175.56' | S29°31'33"E |
| 9. | 61°41'09" | 175.00' | 168.41' | 104.50' | 175.44' | S13°05'04"W |
| 10. | 44°02'55" | 400.00' | 220.58' | 34.12' | 69.25' | S12°03'59"E |
| 11. | 08°06'50" | 257.50' | 36.47' | 18.26' | 36.44' | S29°19'21"W |
| 12. | 04°36'03" | 192.50' | 15.46' | 7.73' | 15.45' | N31°37'22"W |



NOTES

- Bearing area referenced to Lakeside Village Phase One (Vol. 3, Pg. 19).
- All lot lines are radial perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, and angle points in public right-of-way unless otherwise noted.
- BLI - Building Lines.
- UL - Utility Easements.
- SS - Sanitary Sewer Easements.
- WE - Water Easements.
- CH - Controlling Monument.
- C.M. - Controlling Monument.
- U.E. - Utility Company Easement.
- V.E. - Visibility Easement.



LEGAL DESCRIPTION (Lakeside Village Phase V-C)
 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 Abstract No. 11, in said Plat Records of Rockwall County, Texas, and being more particularly described as follows:
 BEGINNING, at a 1/2 inch iron rod found at the most southern corner of Lakeside Village Phase V, in said Plat Records of Rockwall County, Texas, also being 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 Plat Records;
 THENCE, South 45°23'59" West, along said common line, for a distance of 284.77 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 250.00 feet, a central angle of 64°26'33", and a tangent of 157.56 feet;
 THENCE, continuing along said common line and with said curve to the right for an arc distance of 281.18 feet (Chord Bearing South 77°37'15" West - 266.60 feet), to a 1/2 inch iron rod set at the point of a compound curve of a curve to the right, having a radius of 122.98 feet, a central angle of 05°55'07" and a tangent of 6.36 feet;
 THENCE, continuing along said line and with said curve to the right for an arc distance of 12.70 feet (Chord Bearing North 87°11'55" West - 12.70 feet), to a 1/2 inch iron rod set at the southwest corner of said 18,002 acre tract;
 THENCE, North 08°24'39" West, along the west line of said 18,002 acre tract, for a distance of 476.31 feet, to a 1/2 inch iron rod set;
 THENCE, North 17°40'41" West, continuing along said west line, for a distance of 300.79 feet, to a 1/2 inch iron rod set at the northwest corner of said 19,002 acre tract being the most southern corner of Lakeside Village Phase One, an addition to the City of Rockwall, as described in Volume 3, Page 19, in said Plat Records of Rockwall County;
 THENCE, North 43°56'38" East, along the south line of said Lakeside Village Phase One, for a distance of 330.00 feet, to a 1/2 inch iron rod found at the northwest corner of said Lakeside Village Phase V-B;
 THENCE, North 08°03'22" East, departing said south line and along the west line of said Lakeside Village Phase V-B, for a distance of 106.13 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 160.00 feet, a central angle of 12°13'15", and a tangent of 17.13 feet;
 THENCE, continuing along said west line and along said curve to the right for an arc distance of 86.93 feet (Chord Bearing North 59°30'34" East - 95.87 feet), to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 160.00 feet, a central angle of 31°07'51", and a tangent of 44.57 feet;
 THENCE, continuing along said west line and along said curve to the right for an arc distance of 138.38 feet (Chord Bearing North 12°03'59" East - 138.45 feet), to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 700.00 feet, a central angle of 11°21'04", and a tangent of 69.57 feet;
 THENCE, continuing along said west line and along said curve to the right for an arc distance of 281.18 feet (Chord Bearing North 64°26'33" East - 266.60 feet), to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 250.00 feet, a central angle of 64°26'33", and a tangent of 157.56 feet;
 THENCE, continuing along said west line and along said curve to the right for an arc distance of 12.70 feet (Chord Bearing North 87°11'55" East - 12.70 feet), to a 1/2 inch iron rod found at the point of tangency;
 THENCE, South 08°24'39" East, continuing along said west line, for a distance of 257.50 feet, to the POINT OF BEGINNING and containing 9.918 acres of land.

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-C subdivision to the City of Rockwall, Texas, and whose name is subscribed herein, hereby dedicate the same to the City of Rockwall, Texas, for the purposes and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LAKESIDE VILLAGE PHASE V-C 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, LP.
 By: William Land Development, LLC, General Partner
 Ronald Slovacsek, President

By: Elizabeth A. Morgan
 Elizabeth A. Morgan, Notary Public, State of Texas, My Comm. Exp. 10-28-2005

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that THE LAKESIDE VILLAGE V, LP, 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 to and from the same, for the purpose of installing, maintaining, repairing, reconstructing, inspecting, and utility easements for the purpose of constructing, reconstructing, inspecting, maintaining, and adding or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

UTILITY EASEMENTS:
 KNOW ALL MEN BY THESE PRESENTS, that The Lakeside Village V, LP, 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 to and from the same, for the purpose of installing, maintaining, repairing, reconstructing, inspecting, and utility easements for the purpose of constructing, reconstructing, inspecting, maintaining, and adding or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

KNOW ALL MEN BY THESE PRESENTS, that THE LAKESIDE VILLAGE V, LP, 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 to and from the same, for the purpose of installing, maintaining, repairing, reconstructing, inspecting, and utility easements for the purpose of constructing, reconstructing, inspecting, maintaining, and adding or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

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-C subdivision to the City of Rockwall, Texas, and whose name is subscribed herein, hereby dedicate the same to the City of Rockwall, Texas, for the purposes and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LAKESIDE VILLAGE PHASE V-C 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, LP.
 By: William Land Development, LLC, General Partner
 Ronald Slovacsek, President

STATE OF TEXAS
 COUNTY OF ROCKWALL

I, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Elizabeth A. Morgan, 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 11 day of Sept, 2003.

Elizabeth A. Morgan
 Notary Public in and for the State of Texas

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.

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

PATRICK J. BALDASARO
 MY COMMISSION EXPIRES
 DECEMBER 8, 2005

WITNESS MY HAND AND SEAL OF OFFICE, this the 11 day of Sept, 2003.

FILED FOR RECORD
 ROCKWALL CO. TEXAS
 09 OCT 22 AM 8:15
 PAULETTE BURKS
 CO. CLERK
 BY: _____ DEPUTY

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 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
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 SEPTEMBER 2003

SEPTEMBER 2003
 SHEET 2 OF 2

STATE OF TEXAS
 COUNTY OF ROCKWALL

I, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Elizabeth A. Morgan, 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 11 day of Sept, 2003.

Elizabeth A. Morgan
 Notary Public in and for the State of Texas

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.

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

PATRICK J. BALDASARO
 MY COMMISSION EXPIRES
 DECEMBER 8, 2005

WITNESS MY HAND AND SEAL OF OFFICE, this the 11 day of Sept, 2003.