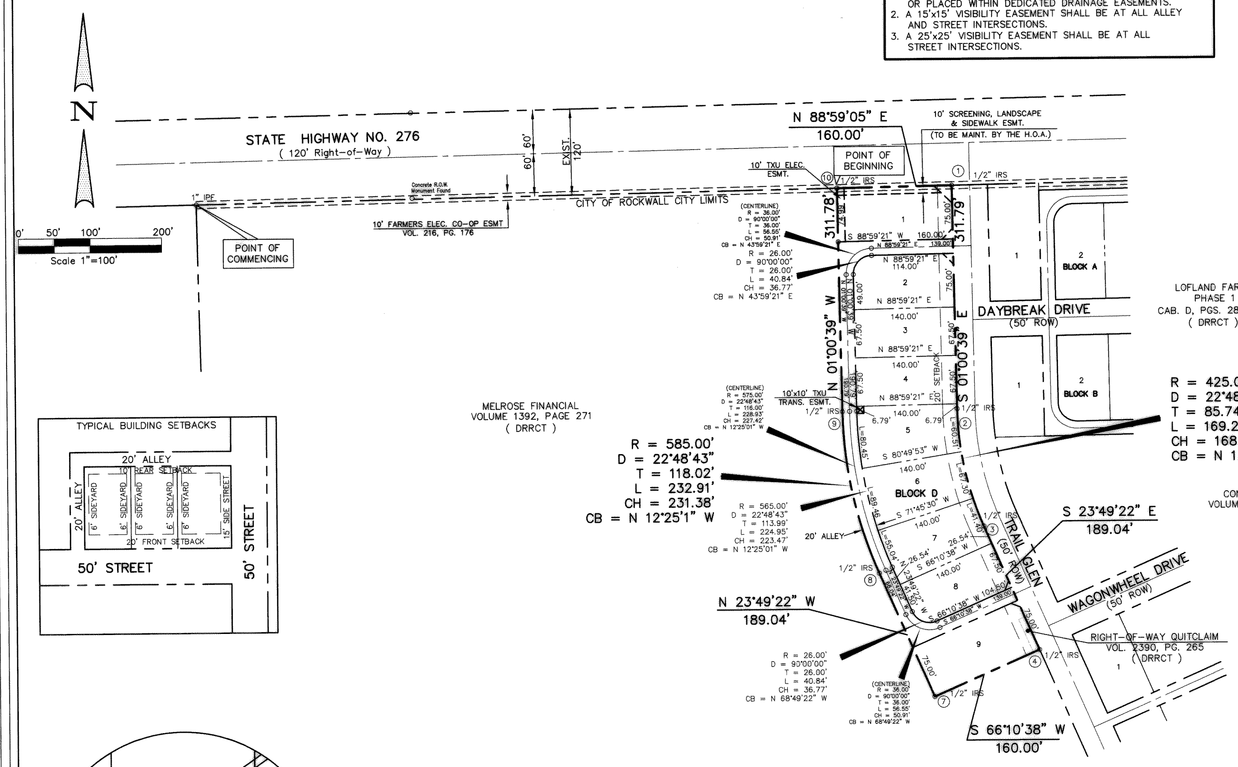
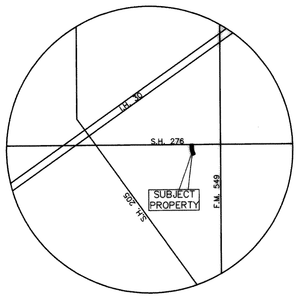
NOTES:
1. NO FENCES OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN DEDICATED DRAINAGE EASEMENTS.
2. A 15'x15' VISIBILITY EASEMENT SHALL BE AT ALL ALLEY AND STREET INTERSECTIONS.
3. A 25'x25' VISIBILITY EASEMENT SHALL BE AT ALL STREET INTERSECTIONS.





COORDINATE TABLE

PT#	NORTHING	EASTING
1	7018998.8249	2604439.8632
2	7018687.0854	2604445.3636
3	7018522.9213	2604481.5080
4	7018349.9891	2604557.8625
7	7018285.3635	2604411.4947
8	7018458.2957	2604335.1402
9	7018664.2628	2604285.3885
10	7018995.9899	2604279.8883

LOT AREA TABLE

BLOCK	LOT	SQ. FT.
D	1	11699
D	2	10356
D	3	9450
D	4	9450
D	5	10817
D	6	10474
D	7	10466
D	8	9305
D	9	12000

W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CONTINENTAL HOMES
621 WEST COLLEGE STREET
GRAPEVINE, TEXAS 76051

FINAL PLAT
LOFLAND FARMS, PHASE 3
9 RES. LOTS - 2.578 ACRES

Winkelmann & Associates, Inc.
CIVIL ENGINEERS • SURVEYORS
6570 HILLCREST PLAZA DRIVE, SUITE 100
DALLAS, TEXAS 75230
(972) 490-7090 FAX (972) 490-7096

Scale : 1"=100' | Date : 1-15-02
Designed By : MK
Drawn By : MK
Checked By : BJE
File : 32002P3.DWG
Project No. : 32002.02

SHEET 1 OF 2

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, KB GROUP, LLC, is the owner of a tract of land situated in the W. H. Baird Survey Abstract No. 25, Rockwall County, Texas and being a portion of a tract of land described in a deed to MELROSE FINANCIAL as recorded in Volume 1392, Page 271 of the Deed Records of Rockwall County, Texas (DRRCT) and being more particularly described as follows:

COMMENCING at a 1" iron pipe found for the most northwesterly corner of said MELROSE FINANCIAL tract, said iron pipe being in the southerly right-of-way line of STATE HIGHWAY 276 (a 120 foot right-of-way);

THENCE along the southerly right-of-way line of STATE HIGHWAY 276 North 88°59'05" East a distance of 973.87 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

THENCE continuing along the southerly right-of-way line of STATE HIGHWAY 276 North 88°59'05" East a distance of 160.00 feet to a 1/2 inch iron rod set for corner in the westerly right-of-way line of TRAIL GLEN (a 50 foot right-of-way), said iron rod being the most northwesterly corner of LOFLAND FARMS, PHASE 1 an addition to the City of Rockwall as recorded in Cabinet D, Pages 283-284 (DRRCT);

THENCE departing the southerly right-of-way line of STATE HIGHWAY 276 and along the westerly line of said LOFLAND FARMS, PHASE 1 as follows:

South 01°00'39" East a distance of 311.79 feet to a 1/2 inch iron rod set for the beginning of a curve to the left having a radius of 425.00 feet, a chord bearing South 12°25'01" East and a chord distance of 168.10 feet;

Along said curve to the left through a central angle of 22°48'43" for an arc length of 169.21 feet to a 1/2 inch iron rod set for corner;

South 23°49'22" East a distance of 189.04 feet to a 1/2 inch iron rod set for corner;

THENCE departing the westerly line of said LOFLAND FARMS, PHASE 1 South 66°10'38" West a distance of 160.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 23°49'22" West a distance of 189.04 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 585.00 feet, a chord bearing North 12°25'01" West and a chord distance of 231.38 feet;

THENCE along said curve to the right through a central angle of 22°48'43" for an arc length of 232.91 feet to a 1/2 inch iron rod set for corner;

THENCE North 01°00'39" West a distance of 311.78 feet the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.578 acres or 112,301 square feet of land more or less. The bearings herein are based upon the Final Plat of LOFLAND FARMS, PHASE 1 an addition to the City of Rockwall as recorded in Cabinet D, Pages 283-284 (DRRCT).

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as the LOFLAND FARMS, PHASE 4, 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 on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LOFLAND FARMS, PHASE 4, subdivision have been notified and signed this plat.

We understand and do 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. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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 at all times have the right of 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.
3. 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 the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations 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, water and sewer, drainage structure, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the City's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We 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. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

NOTE: 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.

WITNESS MY HAND, at _____, Texas this the _____ day of _____, 2002.

Continental Homes of Texas, L.P.
a Texas limited partnership

BY: CHTEX of Texas, Inc.
a Delaware corporation, its sole General Partner

BY: _____
John L. Moore, Division President

STATE OF TEXAS
COUNTY OF DALLAS

Before me the undersigned authority, a Notary Public in and for the County and State, personally appeared John L. Moore 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 considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2002.

_____
Notary Public in and for State of Texas
My Commission Expires: _____

I, the undersigned, hereby declares that the survey map hereon, and the field note description heron, depicts and describes the results of an actual on the ground survey made on the 10th day of November, 2000 under my supervision, and that except as shown there are no visible encroachments, protrusions, easements or right-of-ways. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors.

_____
B.J. Elam
Registered Professional Land Surveyor
Texas Registration No. 4581
Winkelmann & Associates, Inc.
6570 Hillcrest Plaza Drive, Suite 100
Dallas, Texas 75230
972/490-7090

STATE OF TEXAS
COUNTY OF DALLAS

Before me the undersigned authority, a Notary Public in and for the County and State, personally appeared B. J. Elam 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 considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2002.

_____
Notary Public in and for State of Texas
My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____ 2002.

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 Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____ 2002.

_____ _____ _____
Mayor, City of Rockwall City Secretary, City of Rockwall City of Rockwall Engineer

W.H. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL
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SHEET 2 OF 2

C:\RUSSELL\32002P3.dwg Wed Feb 13 13:04:28 2002 RUSSELL