

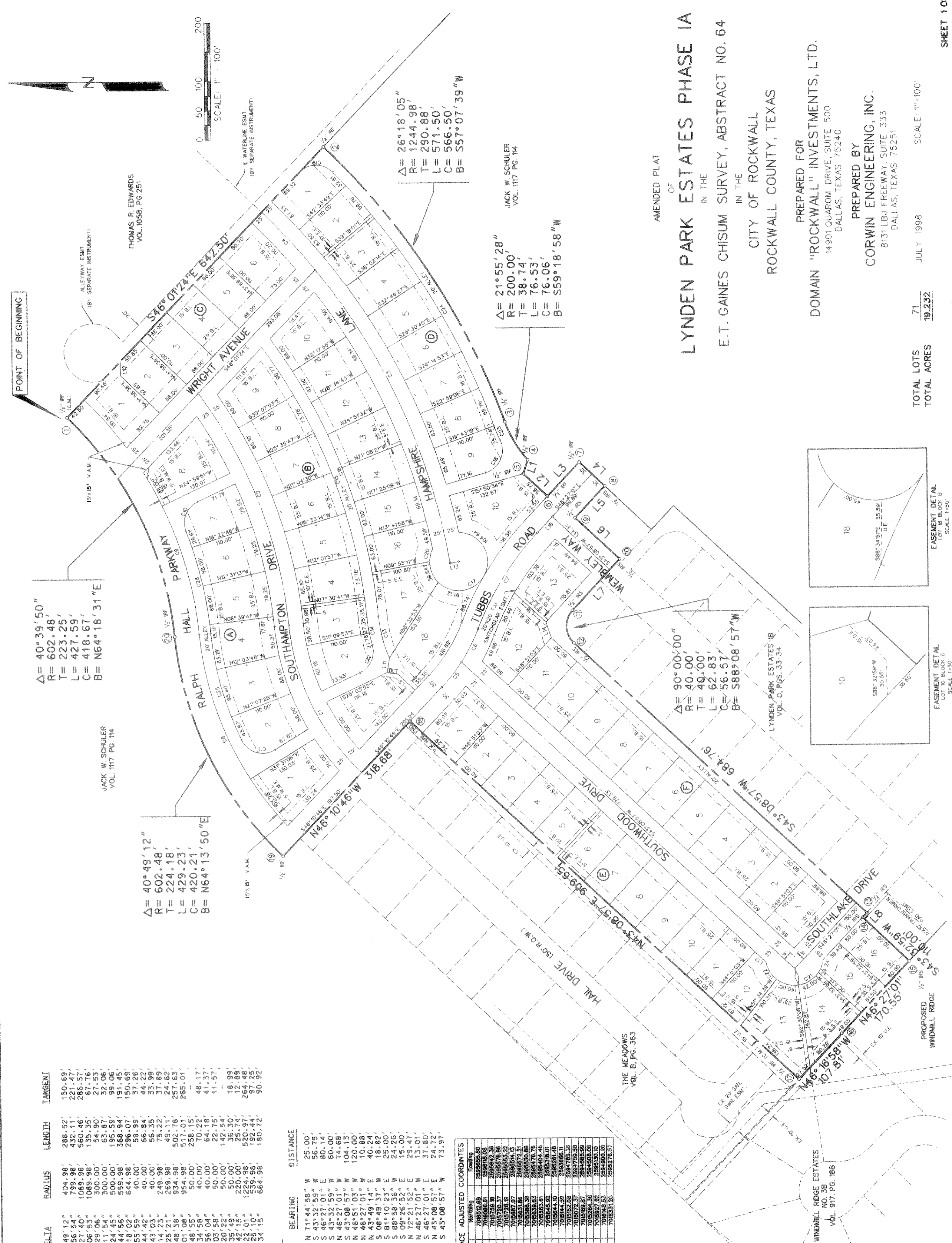
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
1.	40° 49' 12"	404.98'	288.52'	150.69'
2.	30° 56' 34"	560.46'	404.66'	211.34'
3.	26° 18' 05"	785.98'	560.46'	286.57'
4.	07° 06' 53"	1085.98'	135.35'	67.76'
5.	10° 29' 06"	300.00'	54.90'	27.53'
6.	22° 24' 35"	500.00'	95.59'	50.00'
7.	37° 44' 56"	559.98'	368.94'	191.45'
8.	28° 18' 02"	644.98'	286.99'	137.98'
9.	95° 44' 42"	40.00'	66.84'	44.22'
10.	80° 43' 03"	40.00'	56.35'	33.99'
11.	10° 24' 23"	268.98'	49.11'	24.62'
12.	31° 01' 08"	954.98'	517.01'	265.01'
13.	10° 24' 23"	268.98'	49.11'	24.62'
14.	31° 01' 08"	954.98'	517.01'	265.01'
15.	30° 48' 58"	534.98'	502.78'	257.63'
16.	100° 34' 55"	40.00'	70.22'	48.17'
17.	91° 56' 04"	40.00'	64.18'	41.37'
18.	28° 03' 58"	50.00'	42.54'	11.51'
19.	41° 35' 49"	50.00'	36.30'	18.99'
20.	08° 42' 15"	220.00'	62.74'	12.89'
21.	20° 25' 10"	559.98'	192.44'	291.25'
22.	15° 34' 15"	664.98'	180.72'	90.92'

L.LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 71° 44' 58" W	25.00'
2.	S 43° 32' 59" W	56.75'
3.	S 45° 32' 59" W	60.00'
4.	N 46° 27' 01" W	74.68'
5.	S 43° 08' 57" W	104.13'
6.	N 46° 27' 01" W	10.88'
7.	N 43° 49' 14" E	40.24'
8.	S 08° 49' 33" W	25.00'
9.	S 68° 58' 36" W	24.26'
10.	S 09° 26' 55" E	15.00'
11.	N 46° 27' 01" W	13.01'
12.	N 46° 27' 01" E	37.80'
13.	N 43° 08' 57" E	24.72'
14.	S 43° 08' 57" W	131.91'

POINT	NORTHING	EASTING
1	708532.90	2585478.57
2	708532.90	2585478.57
3	708532.90	2585478.57
4	708532.90	2585478.57
5	708532.90	2585478.57
6	708532.90	2585478.57
7	708532.90	2585478.57
8	708532.90	2585478.57
9	708532.90	2585478.57
10	708532.90	2585478.57
11	708532.90	2585478.57
12	708532.90	2585478.57
13	708532.90	2585478.57
14	708532.90	2585478.57
15	708532.90	2585478.57
16	708532.90	2585478.57
17	708532.90	2585478.57
18	708532.90	2585478.57
19	708532.90	2585478.57
20	708532.90	2585478.57



**AMENDED PLAT
LYNDEN PARK ESTATES PHASE IA
IN THE
CITY OF ROCKWALL**

E.T. GAINES CHISUM SURVEY, ABSTRACT NO. 64
IN THE
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

PREPARED FOR
DOMAIN "ROCKWALL" INVESTMENTS, LTD.
14901 QUAROM DRIVE, SUITE 500
DALLAS, TEXAS 75240

PREPARED BY
CORWIN ENGINEERING, INC.
8131 LBJ FREEWAY, SUITE 333
DALLAS, TEXAS 75251

TOTAL LOTS 71 JULY 1998 SCALE: 1"=100'
TOTAL ACRES 19.232

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an original survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, provisions 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 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

LEGAL DESCRIPTION

WHEREAS, DOMAIN "ROCKWALL" INVESTMENTS, LTD., is the owner of tract of land situated in the E.T. Gaines Chisum Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, being all of Lynden Park Estates Phase IA, as described on Volume D, Pages 7-8, in the Plat Records of Rockwall County, Texas, and being more particularly as described on Volume D, Pages 7-8, in the Plat Records of Rockwall County, Texas;

BEGINNING, at a 1/2 inch iron rod found at the most northerly corner of said 24.986 acre tract, being in the southeast line of a tract described in a Deed to Thomas R. Edwards, Volume 1058, Page 251, in said Deed Records;

THENCE, South 46°01'24" East, with the northeast line of said 24.986 acre tract and the southwest line of the Edward Tract, for a distance of 642.50 feet to a 1/2 inch iron rod set at the most easterly corner of the 24.986 acre tract, said point being on a curve to the right, having a radius of 1244.98 feet, a central angle of 26°18'05", and a tangent of 290.88 feet;

THENCE, continuing along said southeast line and along said curve to the left for an arc distance of 76.53 feet (Chord Bearing South 59°18'38" West - 76.06 feet), to a 1/2 inch iron rod found;

THENCE, North 71°34'58" West, continuing with said southeast line for a distance of 25.00 feet to a 1/2 inch iron rod found;

THENCE, South 43°32'59" West, continuing with said southeast line for a distance of 56.75 feet to a 1/2 inch iron rod found;

THENCE, South 46°27'01" East, continuing with said southeast line for a distance of 80.14 feet to a 1/2 inch iron rod found;

THENCE, South 43°32'59" West, continuing with said southeast line for a distance of 60.00 feet to a 1/2 inch iron rod set;

THENCE, North 46°27'01" West, departing said southeast line for a distance of 74.68 feet to a 1/2 inch iron rod set;

THENCE, South 43°08'57" West, for a distance of 104.13 feet to a 1/2 inch iron rod set;

THENCE, North 46°51'03" West, for a distance of 120.00 feet to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 40.00 feet, a central angle of 90°00'00", and a tangent of 40.00 feet;

THENCE, along said curve to the left for an arc distance of 62.83 feet (Chord Bearing South 88°08'57" West - 56.57 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 45°08'57" West, for distance of 684.76 feet to a 1/2 inch iron rod set;

THENCE, North 46°27'01" West, for a distance of 10.88 feet to a 1/2 inch iron rod set;

THENCE, South 43°32'59" West, for a distance of 110.00 feet to a 1/2 inch iron rod set in a southwest line of said 24.986 acre tract;

THENCE, North 46°27'01" West, with said southwest line for a distance of 170.55 feet to a 1/2 inch iron rod found at an angle point;

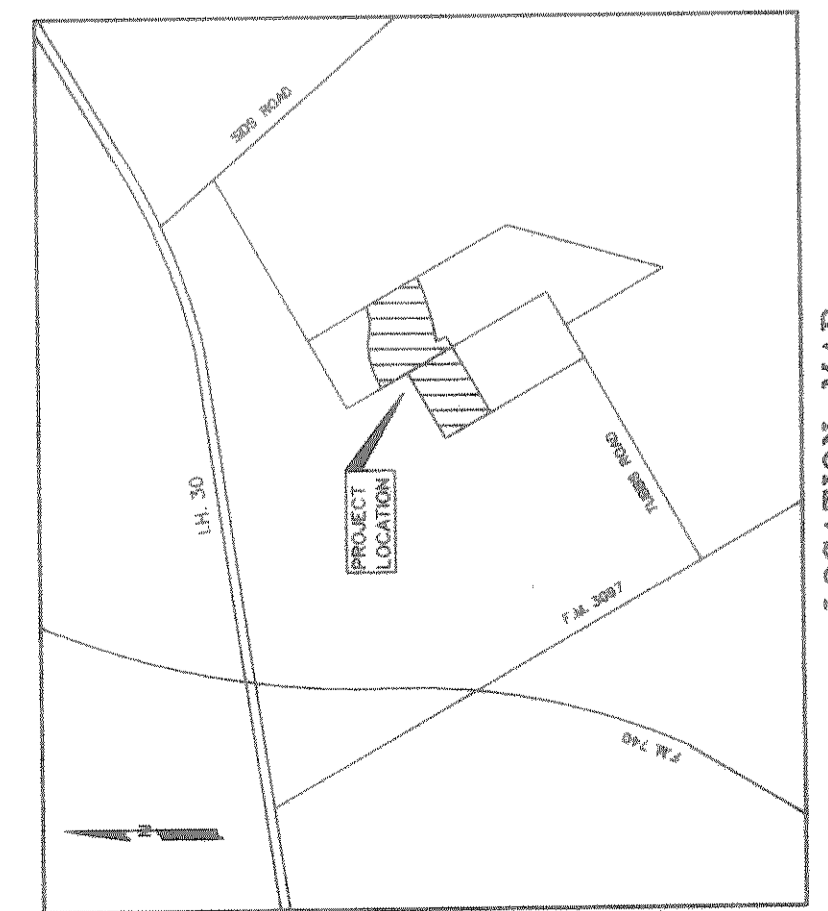
THENCE, North 46°51'03" West, continuing with said southwest line for a distance of 107.81 feet to a 1/2 inch iron rod found at the most westerly corner of said 24.986 acre tract;

THENCE, North 43°08'57" East, with most westerly northwest line for a distance of 909.65 feet to a P.K. Nail found at an interior ell corner of said 24.963 acre tract;

THENCE, North 46°10'46" West, with a southwest line of said 24.963 acre tract for a distance of 318.68 feet to a 1/2 inch iron rod found on a curve to the right, having a radius of 602.48 feet, a central angle of 40°49'12", and a tangent of 224.18 feet;

THENCE, along said curve to the right, being a northwest line of said 24.963 acre tract, for an arc distance of 429.23 feet (North 64°13'50" East - 420.21 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 602.48 feet, a central angle of 40°39'50", and a tangent of 223.25 feet;

THENCE, along said curve to the right and continuing with said northwest line for an arc distance of 427.59 feet (Chord Bearing North 64°18'32" East - 418.67 feet), to the POINT OF BEGINNING and continuing 19.232 acres of land.



NOTES

1. Bearings are referenced to Windmill Ridge Estates (See B.P.G. 26).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN, ENCS, INC." eggs 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.
C.S. - Center of Street.
S.S. - Sanitary Sewer Easements.
D.E. - Driveway Easements.
C.M. - Controlling Monument.
V.A.M. - Visibility Access and Maintenance Easement.
5. A - Street Name Change
6. C - Indicates 10% of Electric Easement.

**STATE OF TEXAS
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LYNDEN PARK ESTATES PHASE IA 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. I (we) further certify that all other parties who have a mortgage or lien interest in the LYNDEN PARK ESTATES PHASE IA subdivision have been notified and signed this plat.

I (we) further acknowledge that the dedications and/or easements 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of easements made herein.

Domain "Rockwall" Investments, Ltd.
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ 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

I hereby certify that the above and foregoing Plat of LYNDEN PARK ESTATES PHASE IA Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1998.

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 _____, 1998.

City Secretary, City of Rockwall, Texas

The following certificates shall be placed on the plat, in a manner that will allow the filing in of the certificates by the proper party.

Recommended for Final Approval: _____ Date _____

Planning & Zoning Commission _____ Date _____

Approved: _____ Date _____

Mayor, City of Rockwall, Texas

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