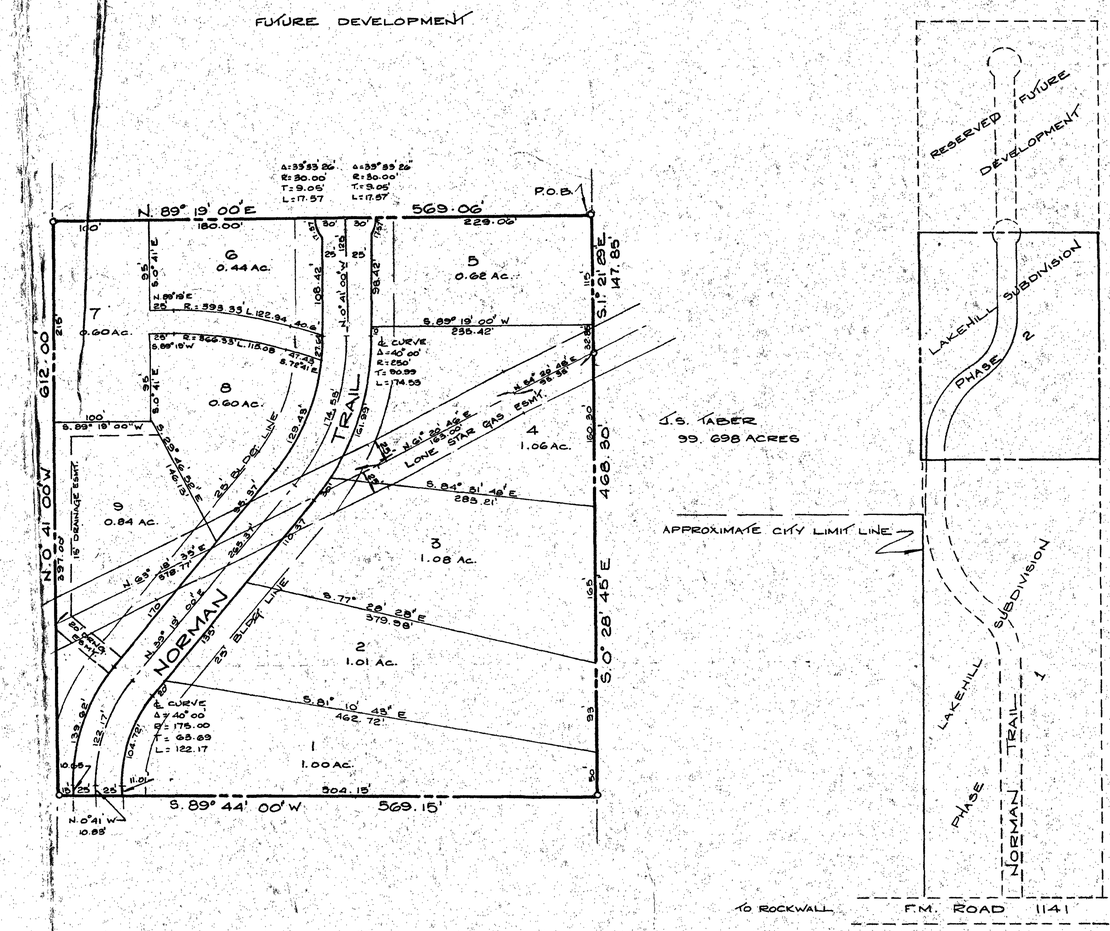
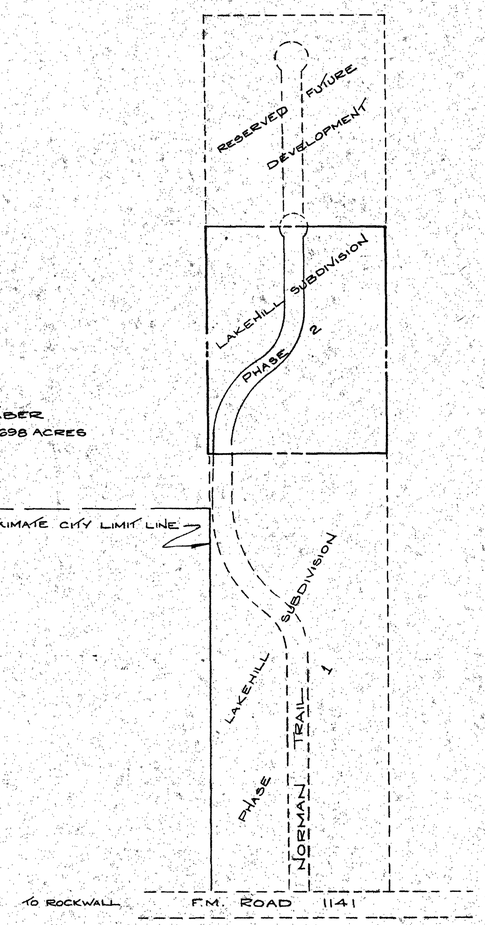


LAKEHILL SUBDIVISION
PHASE 1.



LOCATION SCHEMATIC

NO SCALE.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, John Messina is the owner of a tract of land in the Samuel S. McCurry Survey, Abstract No. 146, Rockwall County, Texas, and being a part of the same property of record in Volume 107, Page 362, Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING 1611.87 feet West and 782 feet South 0° 23' East of the Northeast corner of the Samuel S. McCurry Survey;
THENCE: South 1° 21' 29" East a distance of 147.85 feet to a point for a corner;
THENCE: South 0° 28' 45" East a distance of 468.30 feet to an iron rod for a corner at the Northeast corner of Lakehill Subdivision, Phase I, an addition to the County of Rockwall;
THENCE: South 89° 44' 00" West, with the North line of said addition a distance of 569.15 feet to an iron rod for a corner at the Northwest corner of said addition;
THENCE: North 0° 41' 00" West a distance 612.00 feet to a point for a corner;
THENCE: North 89° 19' 00" East a distance of 569.06 feet to the Point of Beginning and Containing 8.03 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, John Messina hereby adopts this plat designating the herein above described property as LAKEHILL SUBDIVISION, PHASE 2, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any building, 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 have the right of ingress and 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 systems without the necessity of, at any time, procuring the permission of anyone.

WITNESS my hand at Rockwall, Texas, this 7th day of June, 1978.

Owner: John Messina
John Messina

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared John Messina, 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 7th day of June, 1978.

Lynn J. Price
Notary Public in and for Rockwall County, Texas
Commission expires 1-31-79

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 land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans, Registered Professional Engineer

STATE OF TEXAS
HAROLD L. EVANS
23155
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for said Count, 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 26 day of January, 1978.

Donna E. Osteen
Notary Public in and for Dallas County, Texas
Commission expires Feb. 23, 1979

APPROVED:

This plat is approved for filing by the Commissioners Court of Rockwall this 7 day of June, 1978 subject to the requirements of the resolution relative to the dedication of Public Roads dated September 13, 1971 and subsequently amended.

Derwood Wimpee
Derwood Wimpee, County Judge

Recorded in Court Minutes, Volume ____ Page ____

RECOMMENDED FOR FINAL APPROVAL:

R. L. Glancoke 4-27-78
Chairman, Planning & Zoning Commission Date
City of Rockwall, Texas

APPROVED:

Harry L. Myers
Mayor, City of Rockwall, Texas Date

June Ellington
City Secretary, City of Rockwall, Texas Date

Notice is hereby given that approval of the Lakehill Subdivision, Phase I and Phase II, was made by the City Council of the City of Rockwall, subject to certain conditions, to wit:

1. Street design will eliminate any division of single lots as present in the original plan for Phase I.
2. Concrete curbs will be constructed; however, in lieu of City specifications requiring concrete streets, the developer may use County paving specifications.
3. In lieu of City specifications for water lines, the developer may use specifications which meet Mt. Zion Water Supply Corporation District's requirements which could include PVC pipe.
4. Should this property be annexed by the City of Rockwall, it will be the responsibility of the owners of said property in the subdivision to bring the streets up to City standards. Further, before the City of Rockwall will assume responsibility for the maintenance of water and sewer lines in the Lakehill Subdivision, they will be brought to the City standards at the property owner's cost.

FILED
19 day of June, 1978
June Wimpee, Clerk of County Court, Rockwall County, Texas
By _____ Deputy

Scale in Feet. 0 50 100 200

A 309

REVISED DATE: - 1-17-78

LAKEHILL SUBDIVISION PHASE 2				ROCKWALL COUNTY, TEXAS. OWNER JOHN MESSINA
SAMUEL S. Mc. CURRY SURVEY ABST. N° 146.				
DESIGN: D.E.O.	DRAWN: D MATHEY	SCALE: 1" = 100'	DATE: 12-23-77	328-8135: HAROLD L. EVANS. CONSULTING ENGINEER. DALLAS

77103