

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Lakeside Village Development Company is the owner of a tract of land situated in the City and County of Rockwall, Texas, and being part of a 112.6 acre tract located in the Wm. Eblevins Survey, Abstract No. 9, conveyed to O. L. Steger by deed dated June 27, 1958, and recorded in Volume 60, Page 420 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point of intersection of the center line of a public road that is the Southwest line of said 112.6 acre tract and the North line of a 30.0 foot road now abandoned which is also the North line of said 112.6 acre tract;

THENCE: North 75° 19' 35" East 3150.85 feet to the North line of said 112.6 acre tract;

THENCE: South 44° 56' 56" East 391.82 feet to a point for a corner in the Northwest right-of-way of the M-K-T Railroad;

THENCE: Along said right-of-way line South 49° 36' 35" West 1218.79 feet, North 40° 26' 24" West 10 feet, South 59° 32' 35" West 406.28 feet, South 49° 03' 35" West 901.26 feet, and South 57° 25' 35" West 176.93 feet to a point for a corner in the Southwest line of said 112.6 acre tract;

THENCE: North 45° 20' 24" West 1749.62 feet to the Place of Beginning and containing 66.03 Acres of Land or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That LAKESIDE VILLAGE DEVELOPMENT COMPANY does hereby adopt this plat designating the hereinabove described property as LAKESIDE VILLAGE PHASE TWO and do hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Lakeside Village Development Company, 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 Lakeside Village Development Company, 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 to be used in the 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 of its respective 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 to 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 Lakeside Village Development Company 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 said tract, together with the right of ingress and egress over Grantors' 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.

Property described as "Common Areas" in the Declaration of Covenants, Conditions and Restrictions described above are intended for use by the members of Lakeside Village Homeowners Association, a Texas non-profit corporation, for recreation and other related activities. Said Common Areas are not dedicated hereby for the general public, but are dedicated to the common use and enjoyment of the members of the said Association and shall be maintained by the Association.

The Lakeside Village Homeowners Association will be responsible for maintenance of all private streets and drives. Paving improvements on all private streets and drives and/or utility easements will be maintained by the Lakeside Village Homeowners Association.

There is also hereby granted to H.E. McDowell, his successors and assigns to title of that certain property owned by him and located immediately North of Lakeside Village, a limited access easement to Lakeside Drive at all times hereafter for the sole purpose of ingress and egress to and from such real property.

The following covenants and restrictions are hereby made a part of this plat and shall be binding upon property owners, their heirs, devisees, personal representatives and assigns, of land designated within this addition, Lakeside Village Phase Two:

- (1) All trash, garbage, and debris to be collected and received by the City of Rockwall, its agents, representatives and employees, shall be placed in suitable covered containers or receptacles which meet the specifications provided for in the ordinances of the City of Rockwall.
- (2) All trash, garbage and debris containers or receptacles shall be placed close to the edge of all private-drive pavement in order that collection may be made without the collection vehicle and personnel having to leave the paved portion of the said drive.
- (3) The City of Rockwall, its agents, representatives and employees shall hereby have right to access to and over all private properties within the addition for the purposes of collecting and receiving trash, garbage and debris; and in no event, and under no circumstances shall the City of Rockwall, its agents, representatives and employees, be liable to the property owners, their heirs, devisees, personal representatives and assigns of this addition for damage due to negligence, trespass or any other tortious acts, if any, relating in any manner to the collection and receiving of trash, garbage and debris in the addition.
- (4) Each and every, all and singular, of the provisions set forth in the Declaration of Covenants, Conditions and Restrictions described above, recorded in the Deed Records of Rockwall County, Texas, are made a part hereof by reference and is a part hereof as though fully written herein word for word.

This plat approved, subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas. Sidewalks shall be constructed as required by the ordinances of the City of Rockwall and in accordance with the requirements of the Director of Public Works.

WITNESS OUR HANDS at Rockwall, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1971.

LAKESIDE VILLAGE DEVELOPMENT COMPANY

By JOHN P. TRAVIS, III - MANAGER

STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, on this day personally appeared \_\_\_\_\_

known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed, and in the presence of the undersigned.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1971

Notary Public in and for Rockwall County, Texas  
Commission expires \_\_\_\_\_

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

Harold L. Evans, Registered Professional Engineer

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me, the undersigned Notary Public, in and for said County 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 \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1971

Notary Public in and for Dallas County, Texas  
Commission expires \_\_\_\_\_

Approved by the City Council, City of Rockwall this \_\_\_\_\_ day of \_\_\_\_\_, 1971.

Mayor \_\_\_\_\_

Attest: \_\_\_\_\_  
City Secretary

Vol 3, P. 4  
SLICE A, PG 139

LAKESIDE VILLAGE  
PHASE TWO  
OWNER  
LAKESIDE VILLAGE DEVELOPMENT CO.

JOHN PRESTON TRAVIS  
4228 NORTH CENTRAL EXPRESSWAY - 823-9060  
DALLAS, TEXAS  
JUNE, 1971

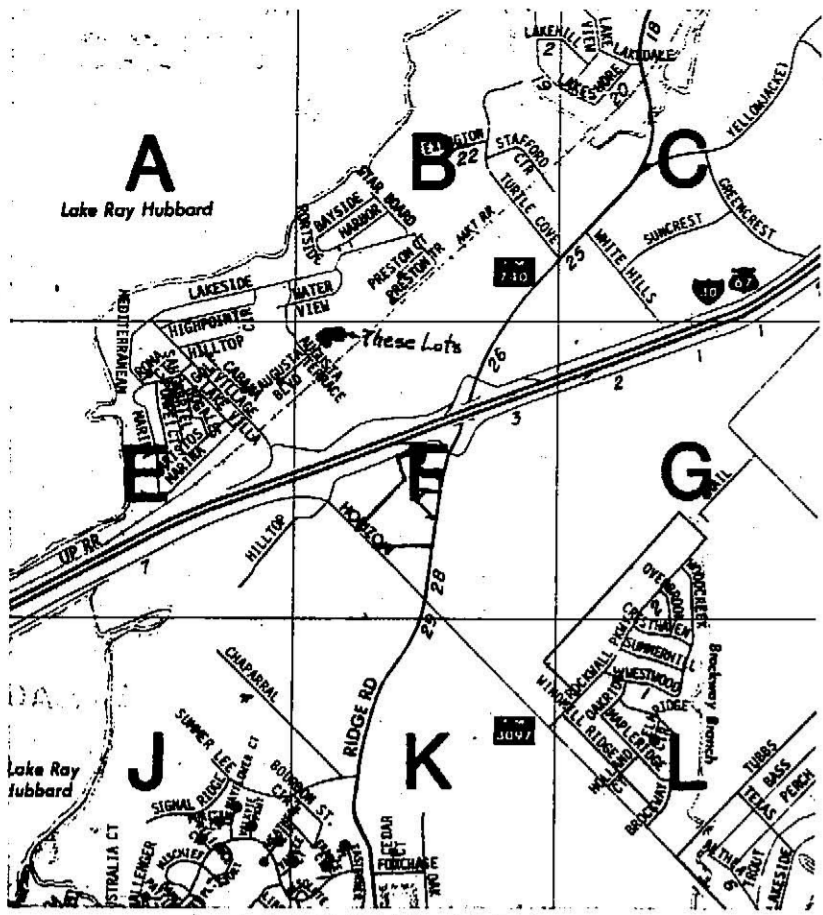
Lakeside Village 2

LV

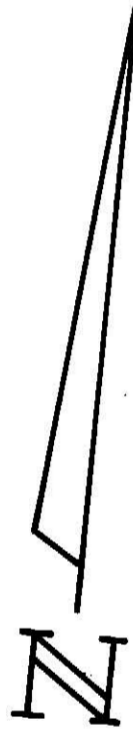


STATE OF TEXAS  
COUNTY OF ROCKWALL

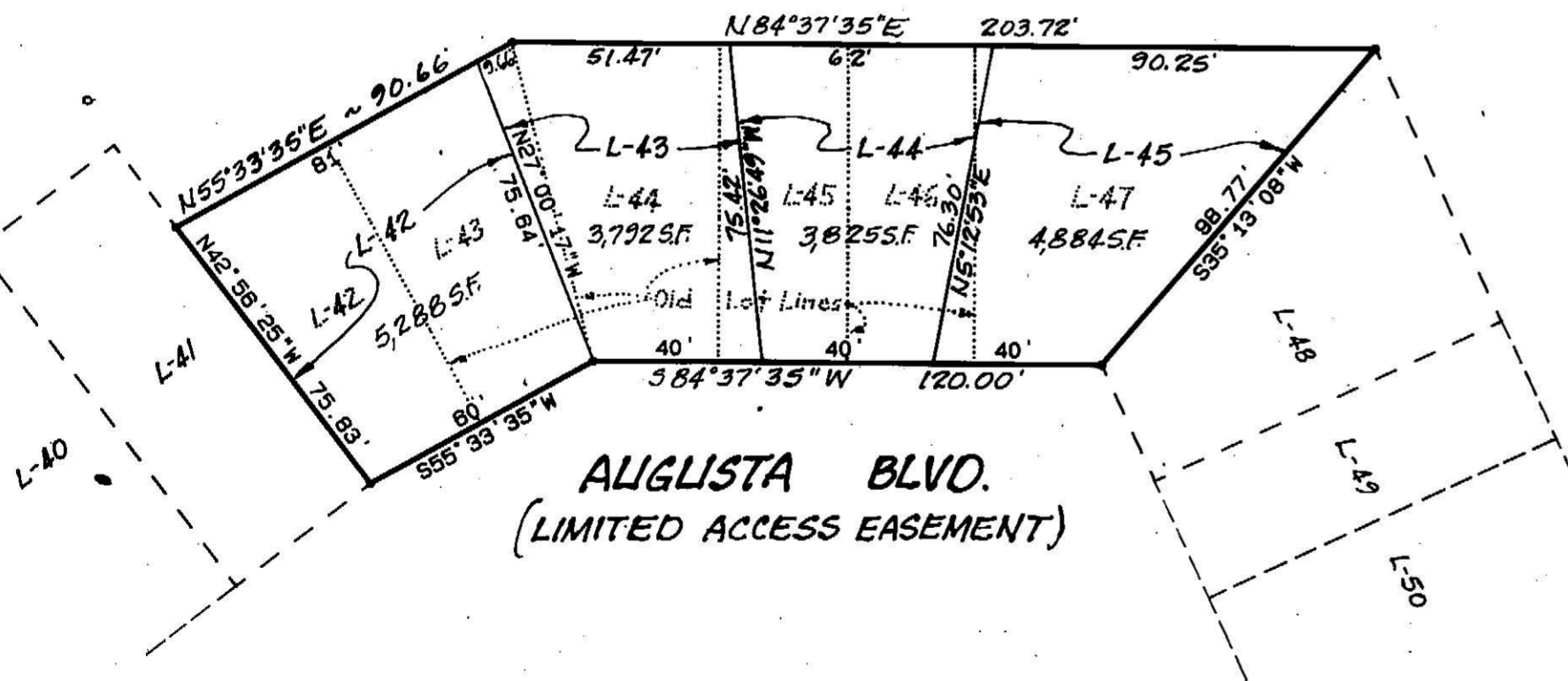
WHEREAS C. F. C. INVESTMENTS, INC. is the owner of Lots L 42, L 43, L 44, L 45, L 46 and L 47 of Lakeside Village Phase 2, an addition to the City of Rockwall recorded in Cabinet A, Slide 139, Plat Records, Rockwall County, Texas.



LOCATION MAP  
Scale: 1"=2,000'



LAKESIDE VILLAGE-PHASE TWO  
SLIDE A, PAGE 139  
UNPLATTED AREA



FILED FOR RECORD  
COUNTY CLERK  
JULY 27 2005  
C. F. C. INVESTMENTS, INC.  
COUNTY CLERK  
DEPUTY

1  
2

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

AMENDED PLAT OF LOTS L-42 THRU L-47  
LAKESIDE VILLAGE PHASE TWO  
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE	DATE	JOB No.
1"=40'	7-20-95	9581

C.F.C. Investments Inc. Owner  
5649 Brookstown Drive Dallas, Texas 75230 Tel No. **W**

WITNESS MY HAND, at Rockwall Texas, this 5 day of June, 1997

STATE OF TEXAS  
COUNTY OF ROCKWALL

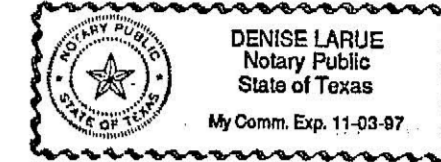
WHEREAS ALMA K. WILLIAMS is the owner of Lot 14-A and Lot 14-B of Lakeside Village Phase 2, an addition to the City of Rockwall recorded in Cabinet A, Slide 139, Plat Records, Rockwall County, Texas.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT ALMA K. WILLIAMS, being owner, does hereby amend the plat of said Lot 14-A and Lot 14-B of Lakeside Village Phase 2 and designate this lot as 14AB, a single lot, provided however all utility easements are hereby dedicated for mutual use and accommodation of all public utilities desiring to use or using the same. No buildings shall constructed or placed upon, over or across the utility as shown hereon. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using the same. All public utilities shall have the right to remove and keep removed all or any part of any buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance or efficiency of its respective system.

STATE OF TEXAS  
COUNTY OF Rockwall  
This instrument was acknowledged before me on the 5 day of June

Alma K. Williams

Denise Larue  
Notary Public



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

Harold L. Evans  
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 13 day of May, 1997 by Harold L. Evans.

Notary Public

Carol Whitte  
RECOMMENDED FOR FINAL APPROVAL  
DATE: 6/5/97  
Chairman Planning & Zoning Commission

**APPROVED**

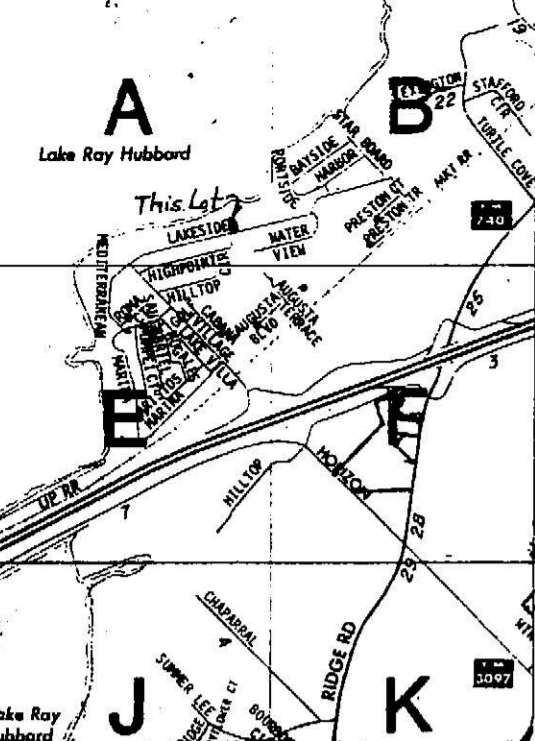
I hereby certify that the above and foregoing amended plat of Lot 16AB, Lakeside Village Phase 2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 17 day of Feb., 1997.

John A. ...  
Mayor, City of Rockwall

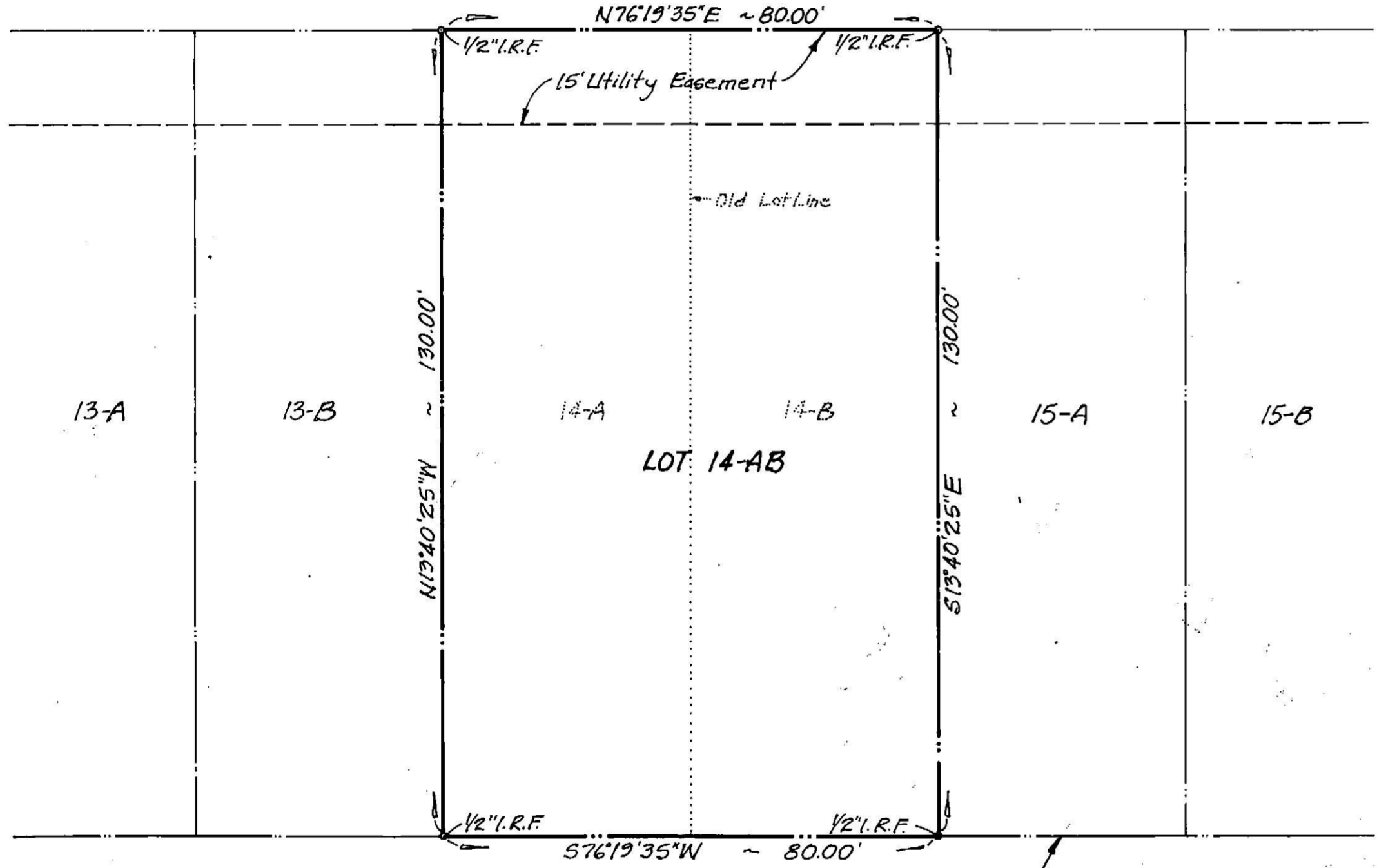
Cindy Kindred  
City Secretary, City of Rockwall



FILED FOR RECORD  
ROCKWALL CO. TEXAS  
97 JUN 10 AM 10:19  
FAULETTE BURKS  
CO. CLERK  
BY: [Signature] DEPUTY



LAKE RAY HUBBARD



LAKESIDE DRIVE  
(50' LIMITED ACCESS ESM'T.)

NOTE: THIS PLAT VACATES THE REPLAT OF LOT 16-AB AS RECORDED IN CABINATE C, SLIDE 384 OF THE M.R.R.C.T.

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

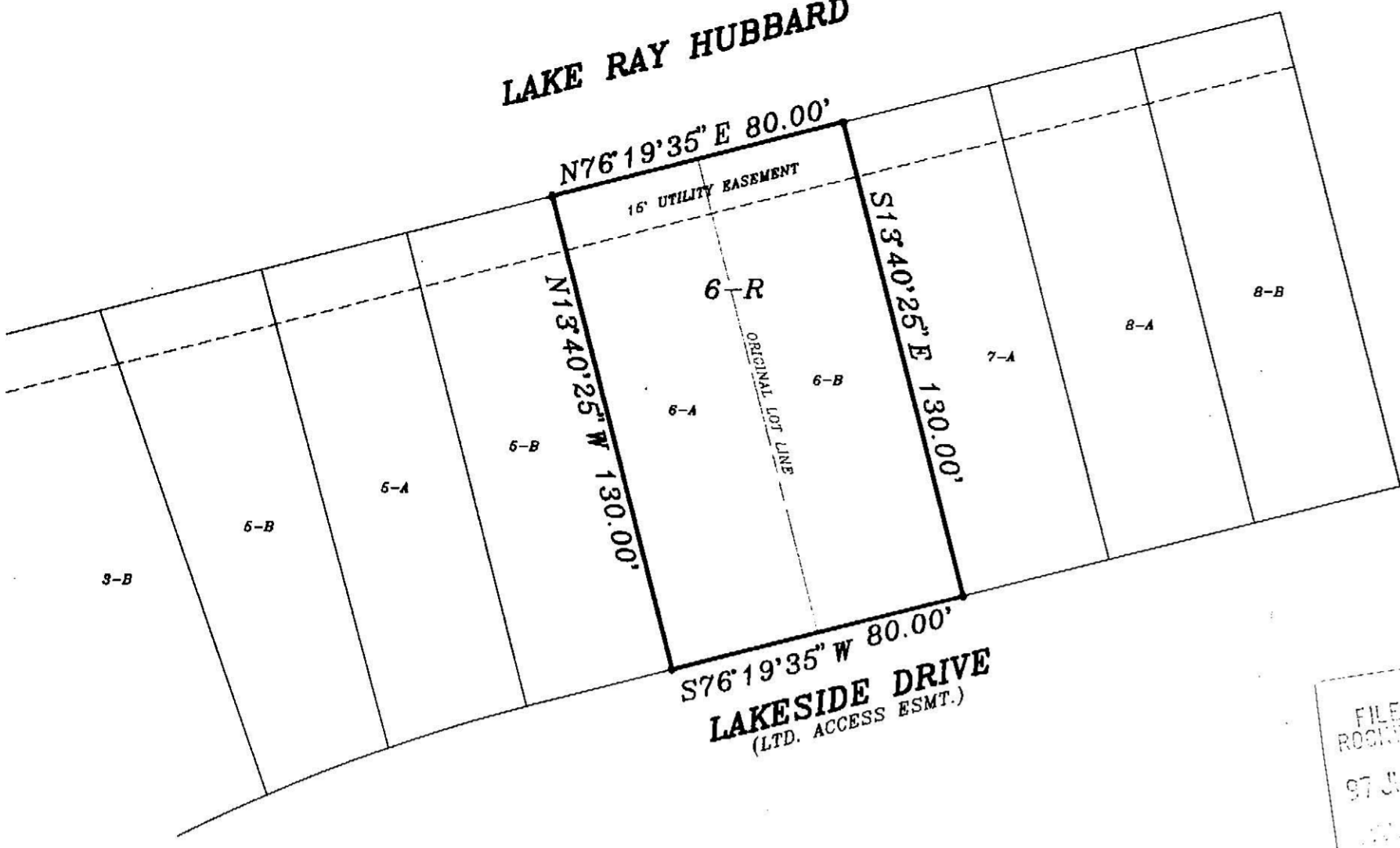
SCALE	DATE	JOB No.
1"=20'	7-17-95	9577

AMENDED PLAT OF LOTS 14-A & 14-B OF LAKESIDE VILLAGE PHASE TWO  
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ALMA K. WILLIAMS - OWNER  
3422 LAKESIDE DRIVE, ROCKWALL, TEXAS 75087 Tel. 771-6310



Lakeside Village 2

LAKE RAY HUBBARD



FILED FOR RECORDS  
ROCKWALL COUNTY TEXAS  
97 JUL - 2 11:50  
COUNTY CLERK  
BY: [Signature] DEPUTY

STATE OF TEXAS  
COUNTY OF ROCKWALL

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owners of the land shown on this plat, and designated herein as an Amended Plat of Lot 6-A and 6-B, Lakeside Village Phase Two, an addition to the City of Rockwall, Texas, recorded in Cabinet A, Slide 138, 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 Replat of said Lots 6-A & 6-B 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 structures, 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.
- 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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 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.

DAVID C. FALLS

TERRI L. FALLS

STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared DAVID C. FALLS and TERRI L. FALLS known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.  
Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

Notary Public in and for the State of Texas

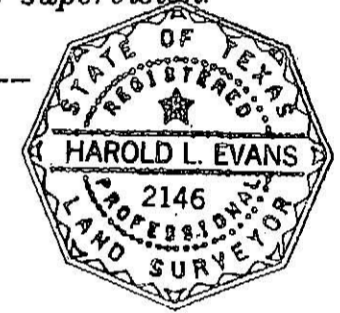
Signature of Party with Mortgage or Lien Interest

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 purpose and consideration therein stated.  
Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

Notary Public in and for the State of Texas

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

[Signature]  
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS  
COUNTY OF DALLAS  
This instrument was acknowledged before me on the 30 day of April, 1997 by Harold L. Evans.

[Signature]  
Notary Public

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission  
APPROVED

15 May 1997  
Date

I hereby certify that the above and foregoing Amended Plat of Lot 6-A and 6-B Lakeside Village Phase Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 21 day of April, 1997.

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 13 day of May, 1997.

[Signature]  
Mayor, City of Rockwall

[Signature]  
City Secretary, City of Rockwall



AMENDED PLAT

LOT 6-A AND LOT 6-B  
LAKESIDE VILLAGE PHASE TWO

WM. BLEVINS SURVEY, ABSTRACT NO. 9

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DAVID C. FALLS AND WIFE, TERRI L. FALLS

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 40'	3/12/97	8722



**REPLAT OF LAKESIDE VILLAGE,  
PHASE 2, 3 & 4**

**BLOCK L  
LOTS 65, 66, 69, 70, 78-80, 85-93,  
BLOCK M  
LOTS 33, 72-79, 83-85  
BLOCK P  
LOTS 3, 4, 58-62, 71-74, 82-85, 92, 93, 96, 97, 102, 103**

**LAKE RAY HUBBARD  
CITY OF DALLAS**

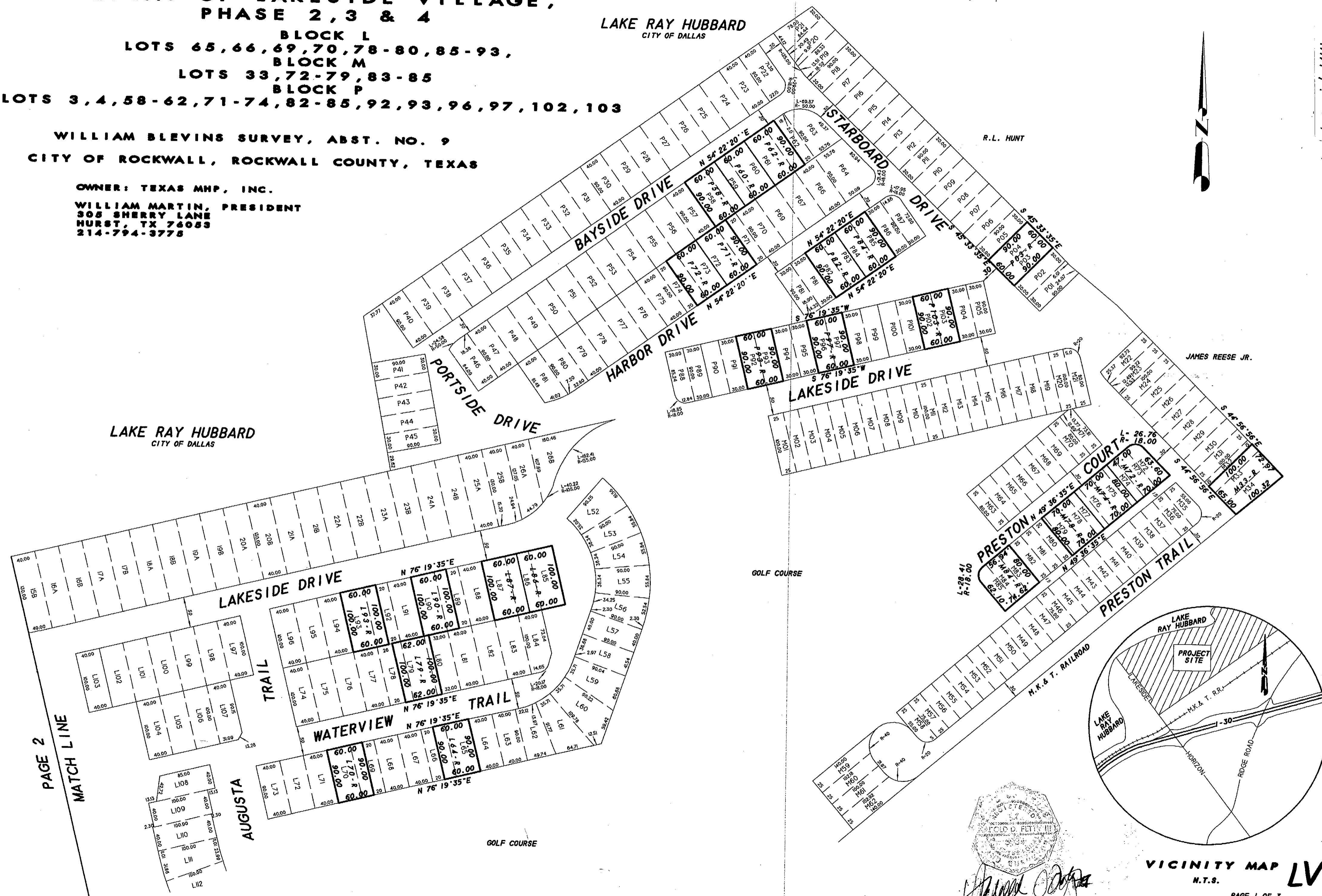
**WILLIAM BLEVINS SURVEY, ABST. NO. 9  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

**OWNER: TEXAS MHP, INC.**

**WILLIAM MARTIN, PRESIDENT  
308 SHERRY LANE  
HURST, TX 76053  
214-794-3778**

D-217

Lakeside Village Z34



PAGE 2  
MATCH LINE

**VICINITY MAP LV**  
N.T.S.

**Rockwall Surveying Company, Inc.**  
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

PAGE 1 OF 3  
SURVEY DATE SEPT. 30, 1999  
SCALE 1" = 100' FILE # 991883  
CLIENT JONES GF # NONE



# REPLAT OF LAKESIDE VILLAGE, PHASE 2, 3 & 4

**BLOCK L**  
**LOTS 65, 66, 69, 70, 78-80, 85-93,**

**BLOCK M**  
**LOTS 33, 72-79, 83-85**

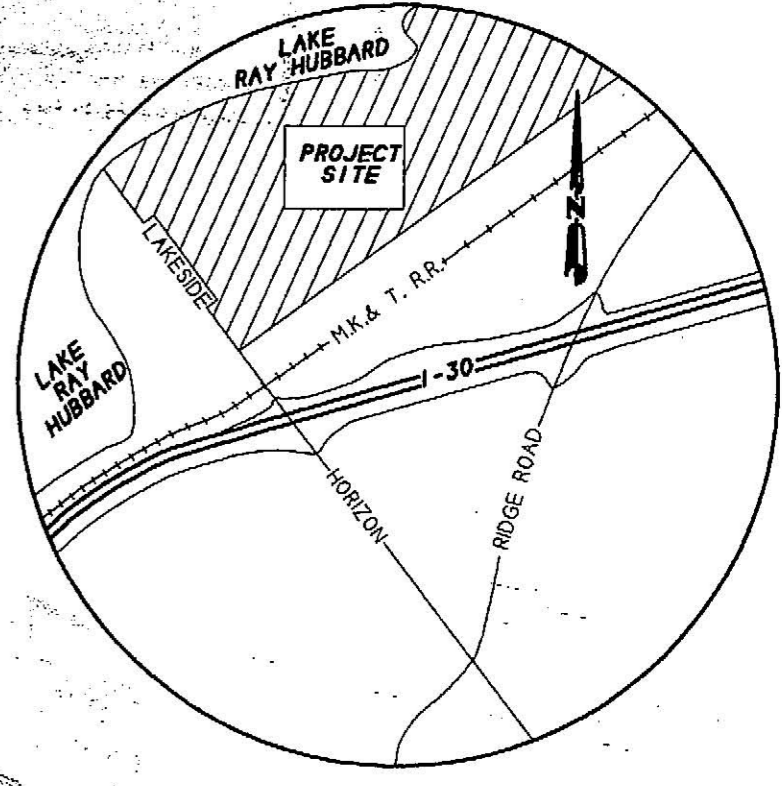
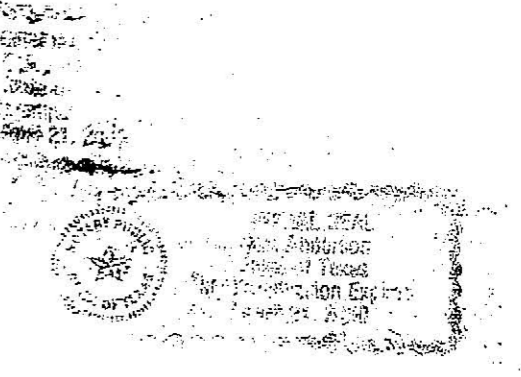
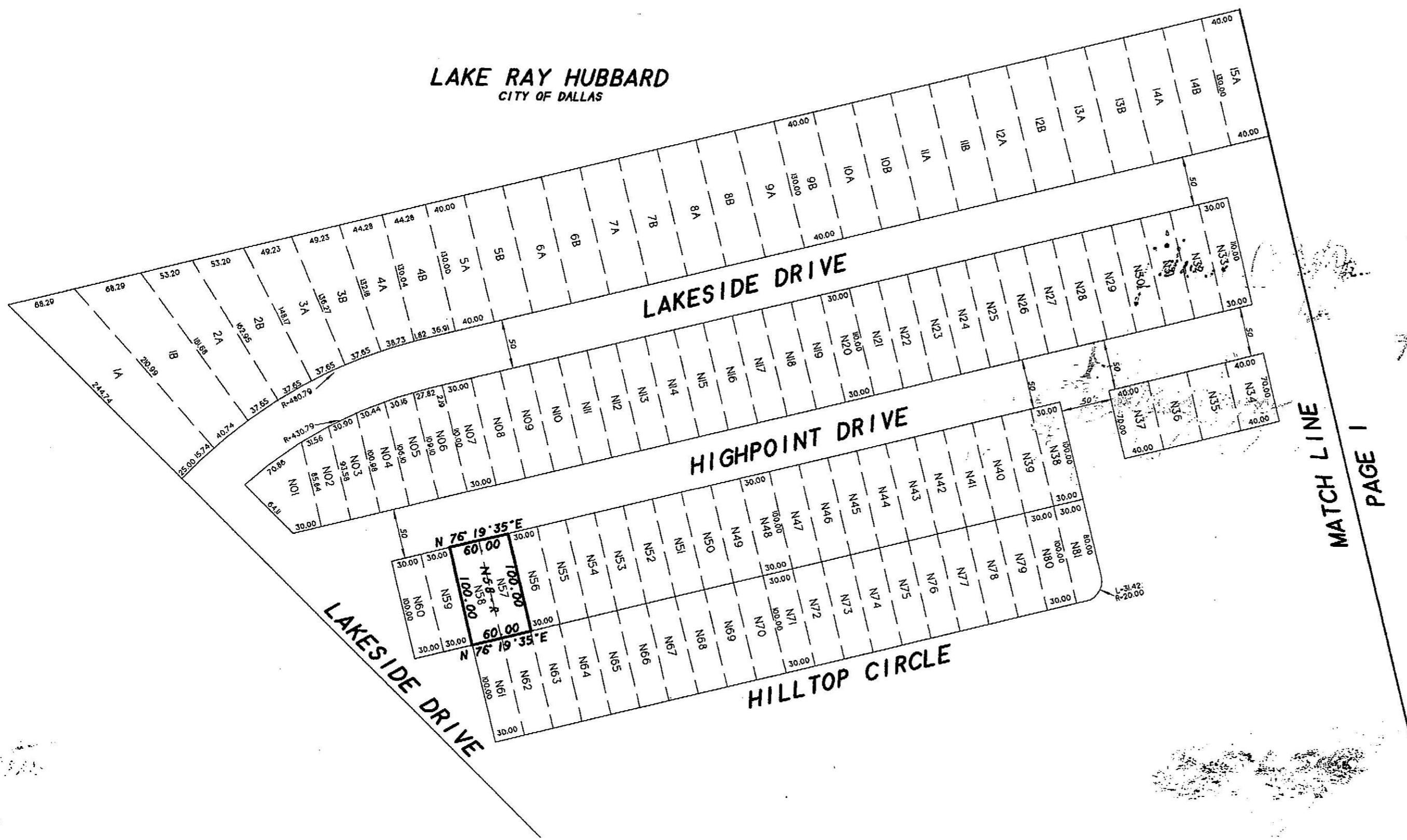
**BLOCK P**  
**LOTS 3, 4, 58-62, 71-74, 82-85, 92, 93, 96, 97, 102, 103**

**WILLIAM BLEVINS SURVEY, ABST. NO. 9**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

**OWNER: TEXAS MHP, INC.**

**WILLIAM MARTIN, PRESIDENT**  
**305 SHERRY LANE**  
**HURST, TX 76053**  
**214-794-3778**

**LAKE RAY HUBBARD**  
CITY OF DALLAS



**VICINITY MAP**  
N.T.S.



Lakeside Village 2,3,4

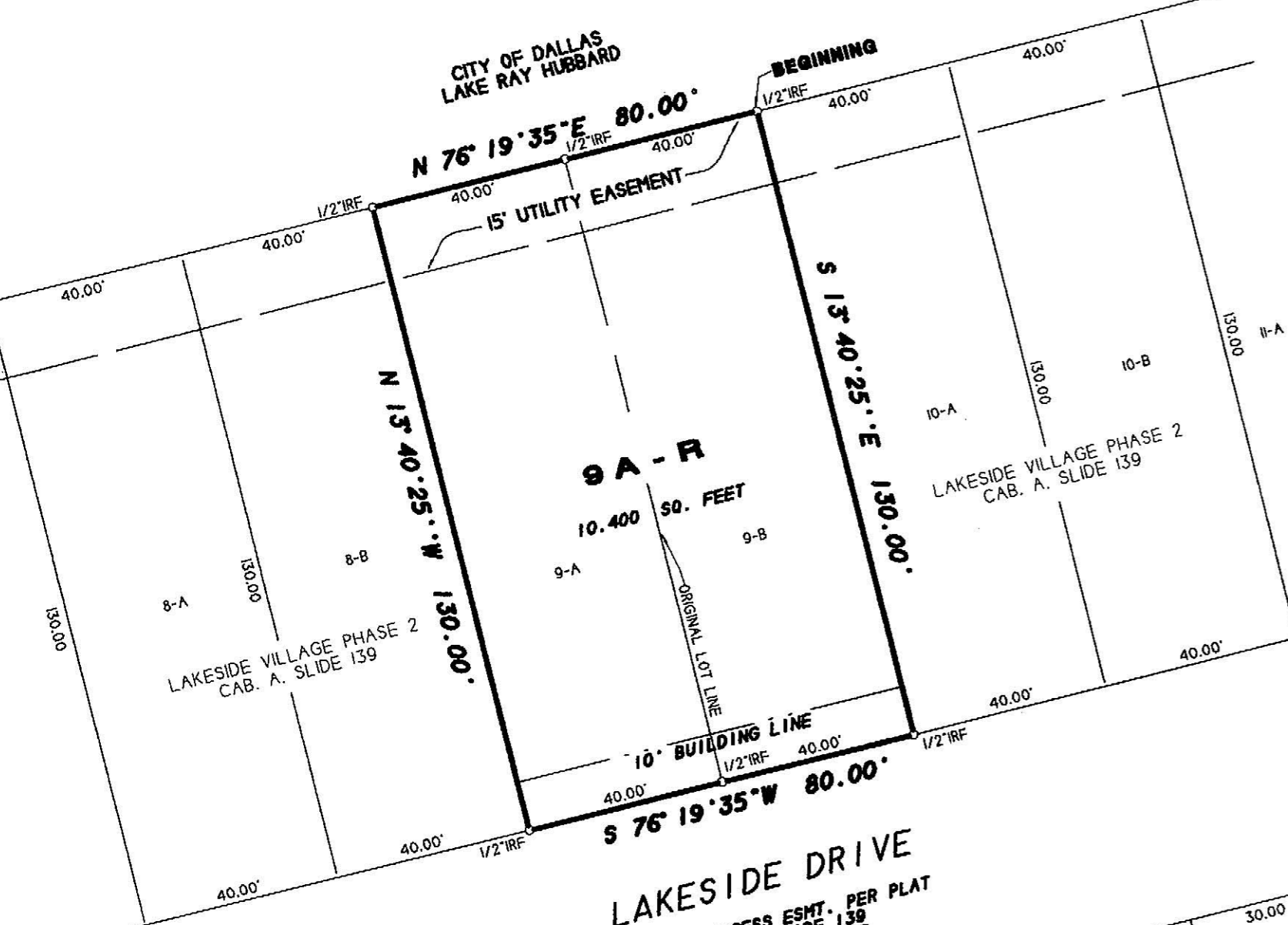
LV



CITY OF DALLAS  
LAKE RAY HUBBARD

N 76° 19' 35" E 80.00'

BEGINNING



LAKE SIDE DRIVE  
50' LTD. ACCESS ESMT. PER PLAT  
CAB. A. SLIDE 139  
CAB. A. SLIDE 155

10' BUILDING LINE  
ORIGINAL LOT LINE

S 76° 19' 35" W 80.00'

9A - R

10.400 SQ. FEET

9-A

9-B

10-A

10-B

8-A

8-B

LAKE SIDE VILLAGE PHASE 2  
CAB. A. SLIDE 139

LAKE SIDE VILLAGE PHASE 2  
CAB. A. SLIDE 139

LAKE SIDE VILLAGE PHASE 3  
CAB. A. SLIDE 155

N-15

N-16

N-17

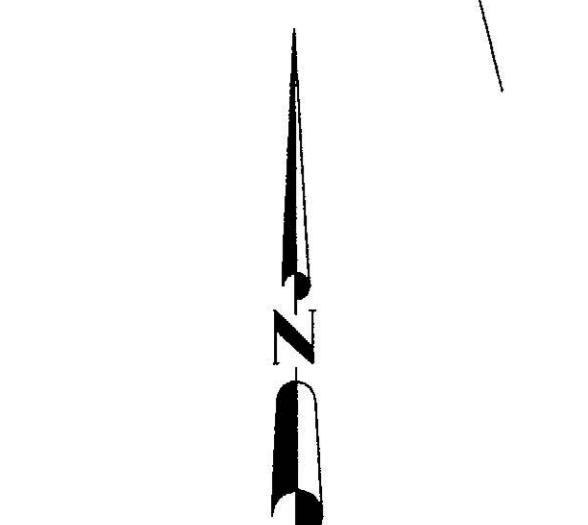
N-18

N-19

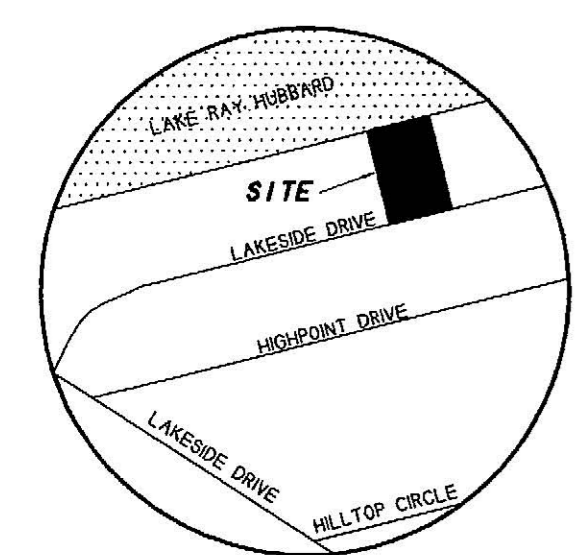
N-20

N-21

N-22



GRAPHIC SCALE 1" = 30'



VICINITY MAP  
N.T.S.

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS BETSEY M. AMERSON, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lots 9-A and 9-B, of LAKESIDE VILLAGE PHASE 2, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 139, of the Plat records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southwest corner of said Lot 9-A, said point being in the Northwest right-of-way line of Lakeside Drive (50' limited access easement per plat);

THENCE N. 13 deg. 40 min. 25 sec. W. along the Southwest line of Lot 9-A, a distance of 130.00 feet to a 1/2" iron rod found for corner at the Northwest corner of said Lot 9-A and at the Northeast corner of Lot 8-B, and being in the City of Dallas take line for Lake Ray Hubbard;

THENCE N. 76 deg. 19 min. 35 sec. E. along said take line, a distance of 80.00 feet to a 1/2" iron rod found for corner at the Northeast corner of said Lot 9-B;

THENCE S. 13 deg. 40 min. 25 sec. E. along the Northeast line of Lot 9-B and Southwest line of Lot 10-A, a distance of 130.00 feet to a 1/2" iron rod found for corner in the North right-of-way line of Lakeside Drive;

THENCE S. 76 deg. 19 min. 35 sec. W. along said right-of-way line, a distance of 80.00 feet to the POINT OF BEGINNING and containing 10,400 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the REPLAT LOTS 9-A & 9-B OF LAKESIDE VILLAGE PHASE 2, an Addition 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 further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (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. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 structures, 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.

I (we) further acknowledge that the dedications and/or exaction's 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 exaction's made herein.

*Betsy M. Amerson*  
Betsy M. Amerson

FILED FOR RECORD  
ROCKWALL CO., TEXAS  
01 MAY - 1 AM 8:25  
PAULETTE BURKS  
CO. CLERK  
BY: \_\_\_\_\_ DEPUTY

- NOTES
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0040 B dated Sept 17, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - BEARING SOURCE: RECORDED PLAT.
  - ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
  - THE PURPOSE OF THIS REPLAT IS TO COMBINE TWO LOTS INTO ONE LOT.

E-9

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 foregoing instrument, and acknowledged to me that he executed the same for the purpose of consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_

*Jessie Lee Strickland*  
Notary Public in and for the State of Texas

2-16-04  
My Commission Expires: \_\_\_\_\_

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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

*Harold D. Fetty III*  
Harold D. Fetty III  
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 21<sup>st</sup> day of March 2001

By \_\_\_\_\_

*Jessie Lee Strickland*  
Notary Public in and for the State of Texas

2-16-04  
My Commission Expires: \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

*P. Thompson*  
Planning and Zoning Commission

30 April 01  
Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT OF LOT 9-A & 9-B, LAKESIDE VILLAGE PHASE 2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 14 day of March 2001

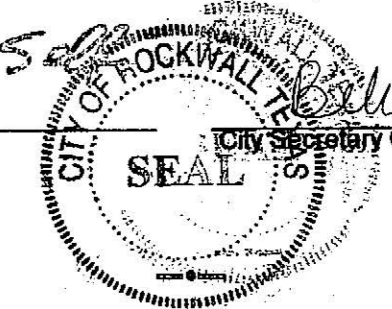
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 30 day of April 2001

*Scott L. Salter*  
Mayor, City of Rockwall

*Pauletta Payne*  
City Secretary City of Rockwall



REPLAT  
OF  
LOTS 9-A & 9-B  
LAKESIDE VILLAGE PHASE 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:  
BETSEY M. AMERSON  
3518 LAKESIDE DRIVE  
ROCKWALL, TEXAS 75087  
(972) 771-1458

ROCKWALL SURVEYING COMPANY, INC.  
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE FEBRUARY 7, 2001  
SCALE 1" = 30' FILE # 20010185F  
CLIENT AMERSON

LV

Lakeside Village 2





**OWNER'S CERTIFICATE**

STATE OF TEXAS  
 COUNTY OF ROCKWALL

WHEREAS, TEXAS MHP, INC., Gordon & Linda Ehler, Ramona Johnson, and Hal Zumwalt being the owners of a tract of land in the County of Rockwall, State of Texas, said tract described as follows:

Being all of Lot M72 THROUGH Lot M85 of Lakeside Village Phase Two, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 139 of the Plat Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
 COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOTS M-72 THROUGH M-85, LAKESIDE VILLAGE PHASE 2, to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOTS M-72 THROUGH M-85, LAKESIDE VILLAGE, PHASE 2 have been notified and signed this plat.

I 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. I also understand the following:

- No building shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 street with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until 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.

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.

*Neal Jones*  
 NEAL JONES  
 for Texas MHP, Inc.

*Gordon Ehler*  
 Gordon Ehler

*Linda Ehler*  
 Linda Ehler

*Ramona Johnson*  
 Ramona Johnson

*Hal Zumwalt*  
 Hal Zumwalt

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Neal Jones, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 16 day of November, 2001.

*Jonell Lee Strickland*  
 Notary Public in and for the State of Texas My Commission Expires February 16, 2004

OWNERS:  
 TEXAS MHP, INC.  
 WILLIAM MARTIN, PRESIDENT  
 305 SHERRY LANE  
 HURST, TX 76053  
 214-794-3775

RAMONA JOHNSON  
 3007 PRESTON COURT

GORDON & LINDA EHLERT  
 3001 PRESTON COURT

HAL ZUMWALT  
 3009 PRESTON COURT

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gordon Ehler, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 16 day of November, 2001.

*Jonell Lee Strickland*  
 Notary Public in and for the State of Texas My Commission Expires February 16, 2004

Before me, the undersigned authority, on this day personally appeared Linda Ehler, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 16 day of November, 2001.

*Jonell Lee Strickland*  
 Notary Public in and for the State of Texas My Commission Expires February 16, 2004

Before me, the undersigned authority, on this day personally appeared Ramona Johnson, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 16 day of November, 2001.

*Jonell Lee Strickland*  
 Notary Public in and for the State of Texas My Commission Expires February 16, 2004

Before me, the undersigned authority, on this day personally appeared Hal Zumwalt, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 16 day of November, 2001.

*Jonell Lee Strickland*  
 Notary Public in and for the State of Texas My Commission Expires February 16, 2004

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT:

THAT I, Harold D. Fetty, III, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

*Harold D. Fetty, III*  
 Registered Professional Land Surveyor No. 5034

STATE OF TEXAS  
 COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 26 day of October, 2001.

*Jonell Lee Strickland*  
 Notary Public in and for the State of Texas My Commission Expires February 16, 2004

**RECOMMENDED FOR FINAL APPROVAL**

*Ron Ramsey*  
 Planning and Zoning Commission Date 27 Nov 2001

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City of Council of the City of Rockwall on the 15th day of October, 2001.

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 dated of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

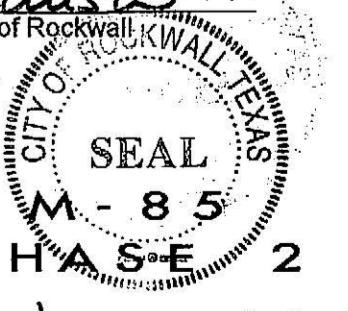
WITNESS OUR HANDS, this 27 day of November, 2001.

*Ray Jones*  
 Mayor, City of Rockwall

*Cheyl Austin*  
 City Secretary City of Rockwall

**REPLAT OF**

**LOTS M-72 THROUGH M-85  
 LAKESIDE VILLAGE, PHASE 2  
 5 LOTS ( M72-M85 COMBINED )  
 WILLIAM BLEVINS SURVEY, ABST. NO. 9  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

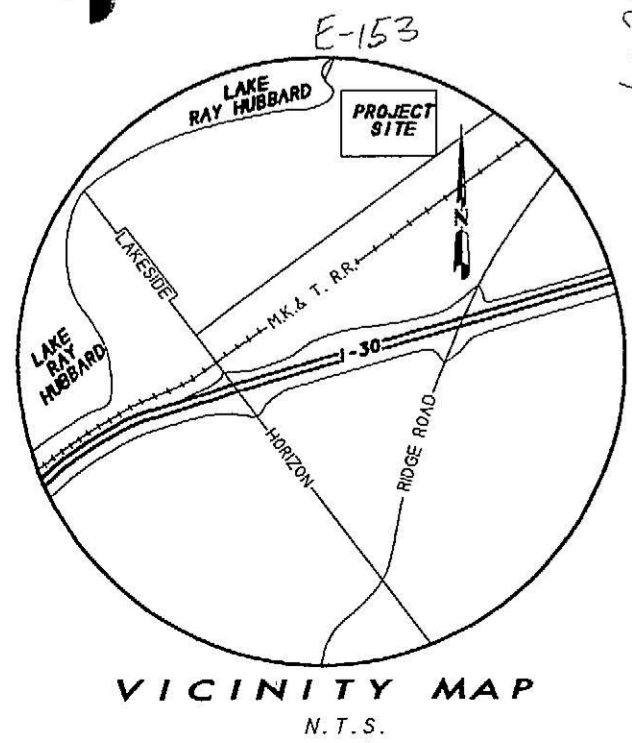


**Rockwall Surveying Company, Inc.**  
 306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE SEPT. 18, 2001  
 SCALE 1" = 50' FILE # 991883-6  
 CLIENT TEXAS MHP, INC

# 247849

FILED FOR RECORD  
 ROCKWALL COUNTY, TEXAS  
 01 DEC 28 PM 1:27  
 PAULETTE BURKS  
 CO. CLERK  
 BY: *[Signature]* DEPUTY



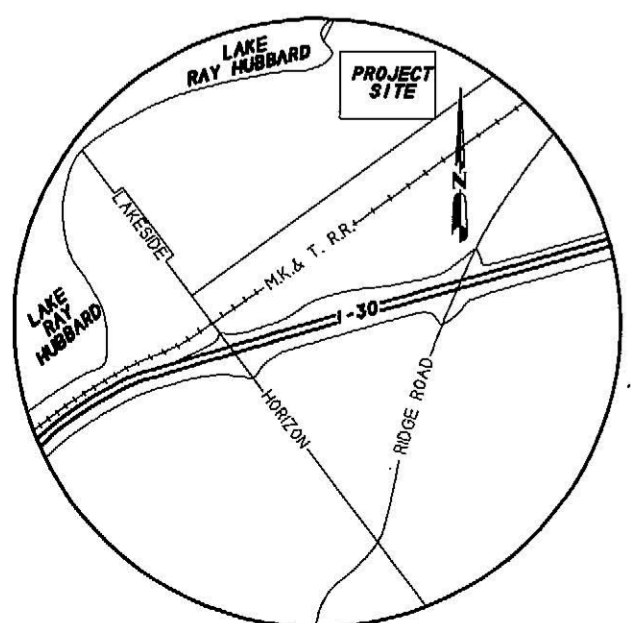
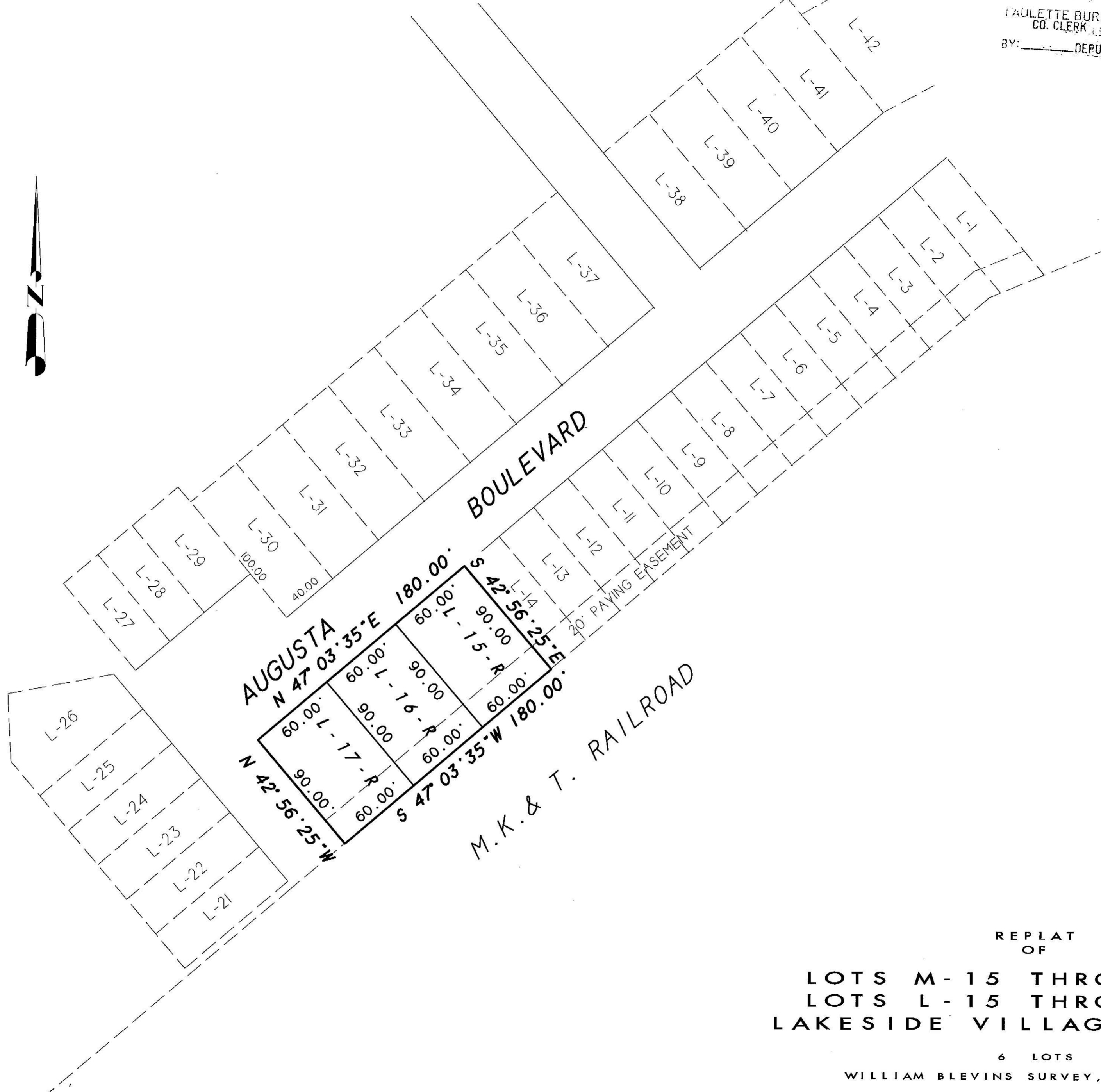
Lakeside Village 2

LV



03 JUN 25 AM 8:25  
PAULETTE BURKS  
CO. CLERK  
BY: \_\_\_\_\_ DEPUTY

Lakeside Village 2



VICINITY MAP  
N. T. S.

REPLAT OF *E 313-314*  
LOTS M-15 THROUGH M-21  
LOTS L-15 THROUGH L-20  
LAKESIDE VILLAGE, PHASE 2

6 LOTS  
WILLIAM BLEVINS SURVEY, ABST. NO. 9  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: LARRY CRAIG  
1227 TRAVIS CIRCLE NORTH  
IRVING, TEXAS 75038  
972-740-8662

ROCKWALL SURVEYING COMPANY, INC.  
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SHEET 1 OF 2  
SURVEY DATE MAY 15, 2003  
SCALE 1" = 50' FILE # 991883R1  
CLIENT CRAIG



03 JUN 25 AM 8:25

PAULETTE BURKS  
CO. CLERK

BY: \_\_\_\_\_ DEPUTY

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, LARRY CRAIG, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT 1

Being all of Lot M 15, M 16, M 17, M 18, M 19, M 20 and M 21 of Lakeside Village Phase Two, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 139 of the Plat Records of Rockwall County, Texas.

TRACT 2

Being all of Lot L 15, L 16, L 17, L 18, L 19, and L 20 of Lakeside Village Phase Two, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 139 of the Plat Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOTS M-15 THROUGH M-21 & L-15 THROUGH L-20, LAKESIDE VILLAGE PHASE 2, to said City and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOTS M-15 THROUGH M-21 AND L-15 THROUGH L-20, LAKESIDE VILLAGE, PHASE 2 have been notified and signed this plat.

I 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. I also understand the following:

1. No building 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 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 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 street with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until 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.

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.

*Larry Craig*  
LARRY CRAIG

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LARRY CRAIG, 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 stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2003,

*Jenell Lee Strickland*  
Notary Public in and for the State of Texas My Commission Expires February 16, 2004

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT:

THAT I, Harold D. Fetty, III, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

*Harold D. Fetty, III*  
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

*Ann L. Ramsey*  
Planning and Zoning Commission Date *24 June 2003*

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City of Council of the City of Rockwall on the *16* day of *June*, 2003.

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 eighty (180) days from said dated 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 *24<sup>th</sup>* day of *June*, 2003

*Ken Jones* Mayor, City of Rockwall  
*Norothy Brooks* City Secretary City of Rockwall  
*Chuck Todd* 6-23-03 City Engineer

REPLAT OF *E313-314*

LOTS M - 15 THROUGH M - 21  
LOTS L - 15 THROUGH L - 20  
LAKESIDE VILLAGE, PHASE 2

6 LOTS

WILLIAM BLEVINS SURVEY, ABST. NO. 9

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

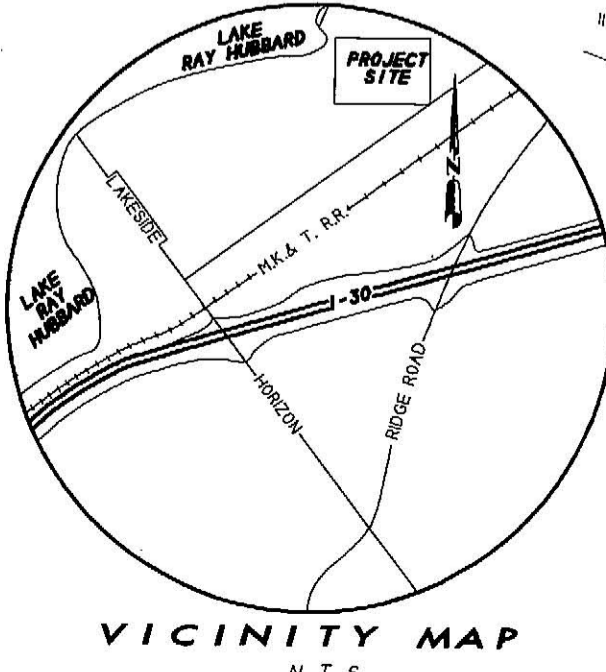
OWNER: LARRY CRAIG

1227 TRAVIS CIRCLE NORTH  
IRVING, TEXAS 75038  
972-740-8662

ROCKWALL SURVEYING COMPANY, INC.

806 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5448

SURVEY DATE MAY 15, 2003  
SCALE 1" = 50' FILE # 991883R  
CLIENT CRAIG



Lakeside Village 2