

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS Gifco Development Company is the owner of two tracts of land in the City and County of Rockwall, State of Texas, said tracts being described as follows:  
**TRACT ONE:**  
 BEING a part of Lakeside Village Phase II as recorded in Volume 3, Page 4, Deed Records, Rockwall County, Texas, and being more particularly described as follows:  
**BEGINNING** at the most Northerly Northeast corner of said addition;  
**THENCE:** Traversing the boundary of said addition as follows -- South 44° 56' 56" East, 391.82 feet; South 49° 36' 35" West, 1218.79 feet; North 40° 26' 24" West, 10.0 feet; South 59° 32' 35" West, 406.28 feet and South 47° 03' 35" West, 383.0 feet to the Southwest corner of Lot L-14;  
**THENCE:** North 45° 56' 25" West a distance of 502.0 feet to a point for a corner;  
**THENCE:** North 13° 40' 25" West a distance of 753.97 feet to a point on the Northerly line of said addition, same being the Northwest corner of Lot 15-B;  
**THENCE:** North 76° 19' 35" East along the Northerly line of said addition a distance of 1880.85 feet to the Place of Beginning and Containing 37.12 Acres of Land.  
**TRACT TWO:**  
 BEING a tract or parcel of land out of the William Blavins Survey, A-9, Rockwall County, Texas, and being the same tract of land conveyed to Gifco Development Company by Albright Construction Company by deed recorded in Volume 102, Page 501, Deed Records, Rockwall County, Texas, together with a portion of the abandoned M-K-T Railroad right-of-way described in a Quitclaim Deed from the City of Dallas to Gifco Development Company dated August 21, 1972, and being more particularly described as follows:  
**BEGINNING** at the most Northerly Northeast corner of Lakeside Village, Phase II, said points also being on the Southerly line of said abandoned right-of-way;  
**THENCE:** South 76° 19' 35" West along said right-of-way and addition line a distance of 1235.31 feet to a point for a corner;  
**THENCE:** North 10° 45' 13" West passing a concrete monument at 84.69 feet, continuing a total distance of 259.05 feet to a concrete monument for a corner, same being on the take line of Lake Ray Hubbard;  
**THENCE:** Along said take line North 54° 22' 20" East, 905.77 feet to a concrete monument for a corner;  
**THENCE:** South 45° 33' 35" East a distance of 606.01 feet to a point for a corner;  
**THENCE:** South 50° 27' 35" East a distance of 103.37 feet to the Place of Beginning and Containing 10.852 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That GIFCO DEVELOPMENT COMPANY does hereby adopt this plat designating the hereinabove described property as LAKESIDE VILLAGE PHASE THREE and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such to Gifco Development Company, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for and egress to and from the hereinabove described lots for the purpose of development of the Lakeside Village project and for accomplishment of the provisions set forth in the Declaration of Covenants, Conditions and Restrictions dated September 27, 1971, and recorded in Volume 3, Page 4, Deed Records of Rockwall County, Texas. Any roads constructed on said property shall in no way be construed as a grant to the public, but to the contrary, private ways reserved unto Gifco Development Company, its successors and assigns. Provided, however, all private roads and/or utilities are hereby dedicated for the mutual use and accommodation of garbage collection agencies and all public and private utilities and agencies desiring to use or using same. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of 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 poles, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, 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 upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or repairing 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 Gifco Development Company does hereby grant and convey to the City of Rockwall a perpetual right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace and remove water, gas, electric lines and appurtenances over and across said tract, together with the right of ingress and egress over Grantors' adjacent lands for the purpose 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 use by 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.

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

- (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 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 to 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 hereon 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.

WITNESS OUR HANDS at Rockwall, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1972.

GIFCO DEVELOPMENT COMPANY  
 By \_\_\_\_\_  
 James O. Abston, Manager

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, 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 expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1972

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

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

Harold L. Evans, Registered Professional Engineer

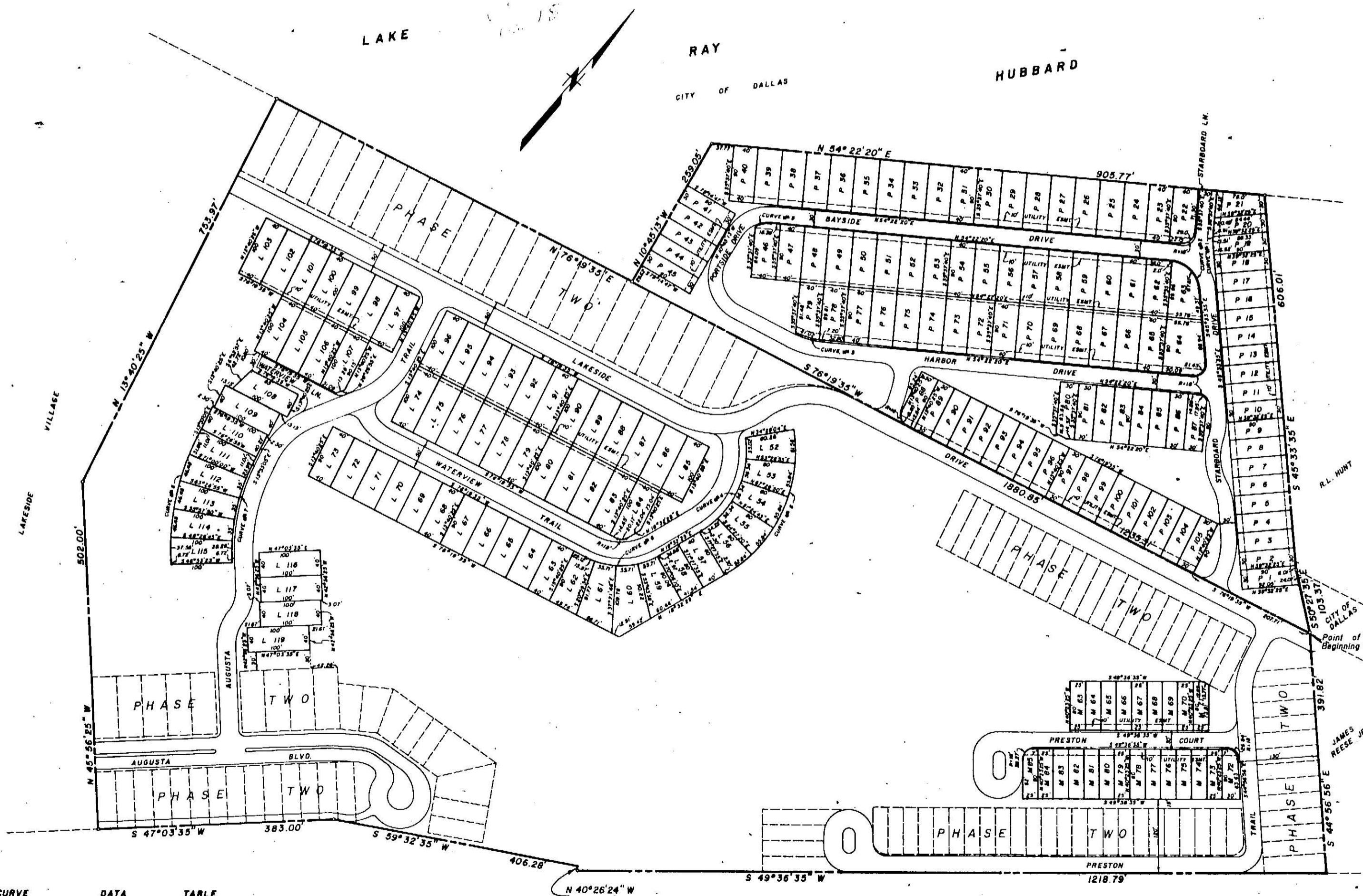
STATE OF TEXAS  
 COUNTY OF DALLAS  
 Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1972

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

Approved by the City Council, City of Rockwall this \_\_\_\_\_ day of \_\_\_\_\_, 1972.

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



| CURVE    | DATA      | TABLE   |         |         |
|----------|-----------|---------|---------|---------|
| Curve No | Angle     | Radius  | Tangent | Length  |
| 1        | 8°55'55"  | 133.00' | 11.73'  | 23.40'  |
| 2        | 40°04'05" | 80.00'  | 42.01'  | 88.87'  |
| 3        | 20°27'55" | 135.00' | 24.37'  | 48.22'  |
| 4        | 68°30'51" | 148.11' | 101.35' | 178.31' |
| 5        | 70°27'26" | 228.11' | 161.79' | 281.74' |
| 6        | 57°49'10" | 125.00' | 88.98'  | 126.07' |
| 7        | 29°53'32" | 304.85' | 80.43'  | 151.27' |
| 8        | 29°53'32" | 404.85' | 106.81' | 208.86' |
| 9        | 28°09'36" | 80.00'  | 12.34'  | 24.50'  |

**LAKESIDE VILLAGE**  
**PHASE THREE**  
**ROCKWALL, TEXAS**  
 GIFCO DEVELOPMENT CO. OWNER  
 HAROLD L. EVANS ENGINEER  
 SCALE: 1" = 100'  
 DATE: 8/30/72

Lakeside Village 3

LV

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

LAKE RAY HUBBARD  
CITY OF DALLAS

GOLF COURSE

GOLF COURSE

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

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

PAGE 1 OF 3

PAGE 2

MATCH LINE

AUGUSTA TRAIL

WATERVIEW TRAIL

TRAIL

LAKESIDE DRIVE

TRAIL

WATERVIEW TRAIL

TRAIL

LAKESIDE DRIVE

LAKESIDE DRIVE

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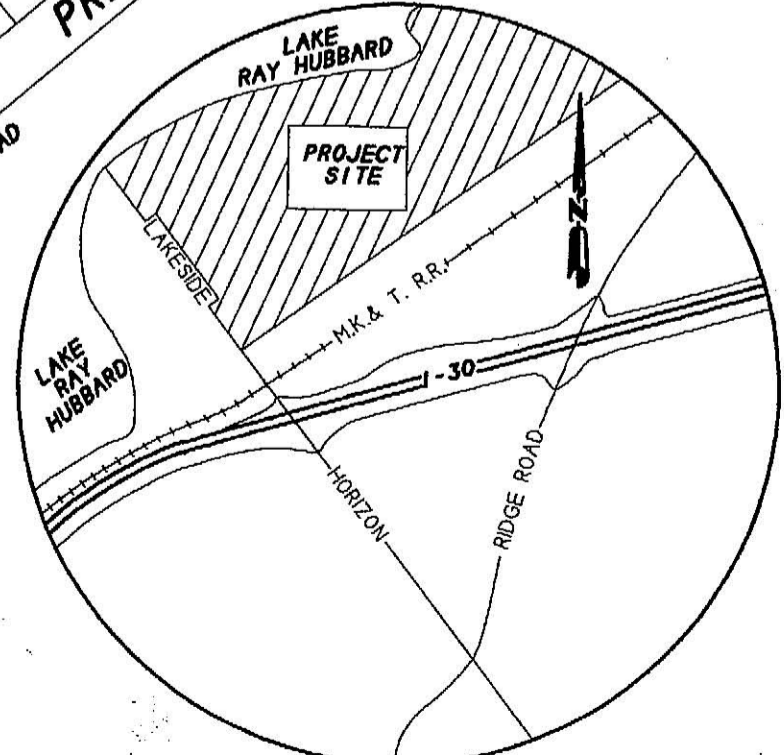
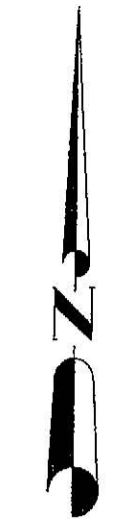
LAKE RAY HUBBARD

LAKE RAY HUBBARD

LAKE RAY HUBBARD

Lakeside Village Z34

D-217



# 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**

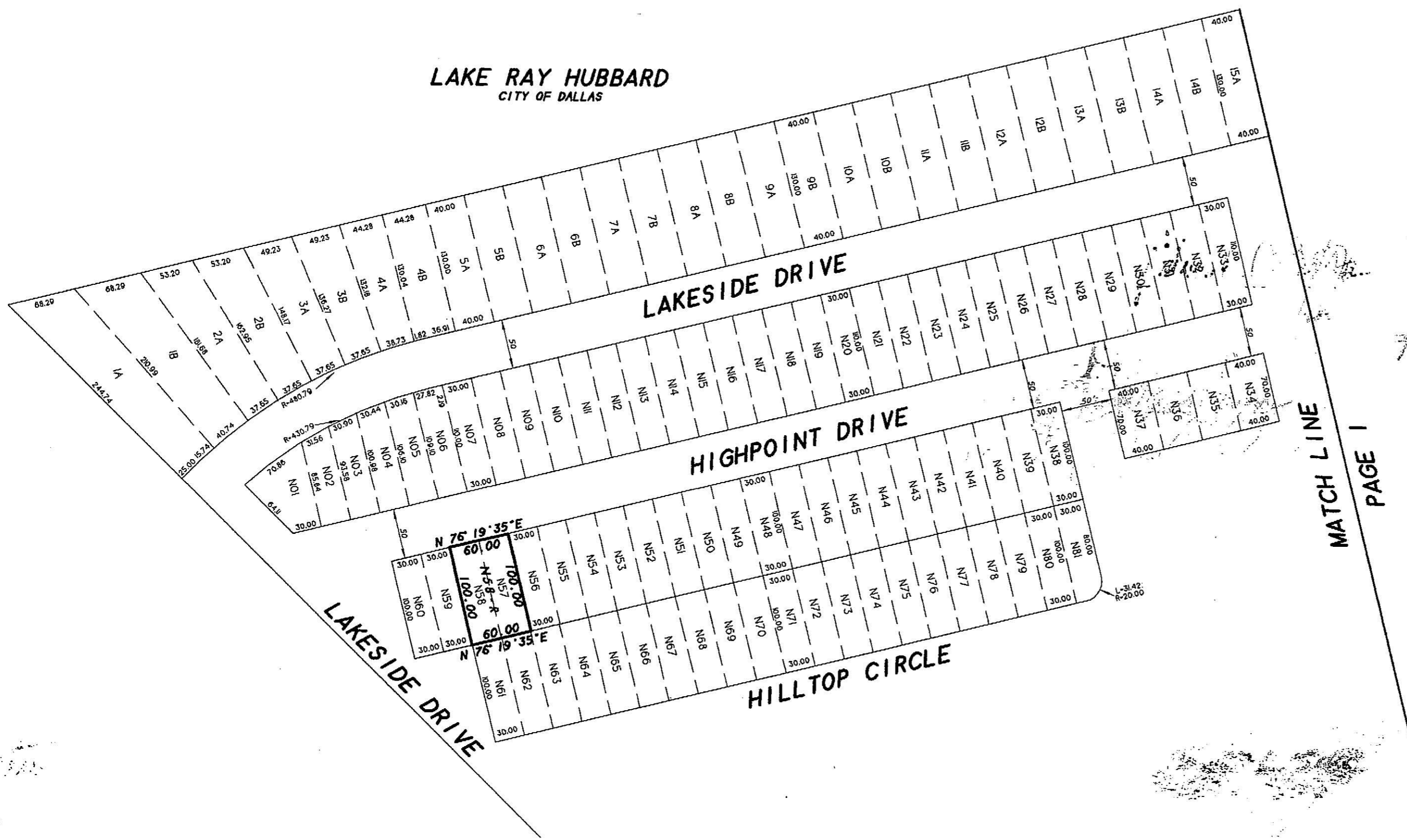
**BLOCK P**  
**LOTS 3, 4, 58-62, 71-74, 82-85, 92, 93, 96, 97, 102, 103**

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

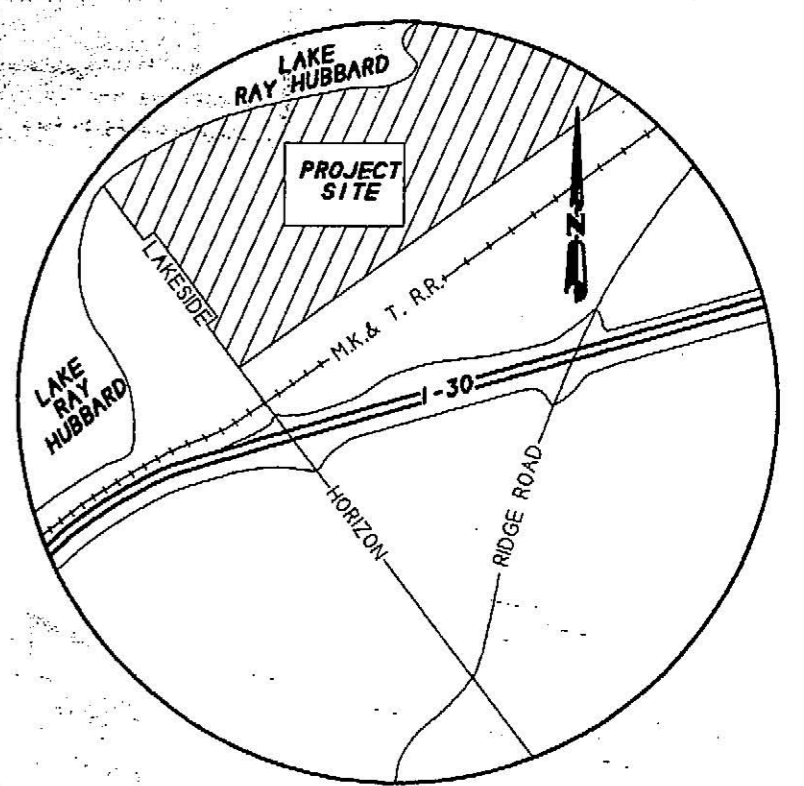
**OWNER: TEXAS MHP, INC.**

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

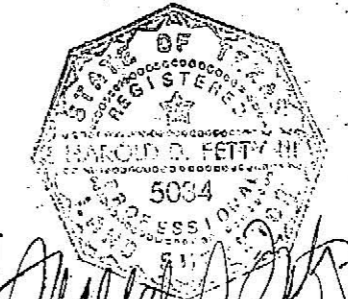
**LAKE RAY HUBBARD**  
CITY OF DALLAS



MATCH LINE  
PAGE 1



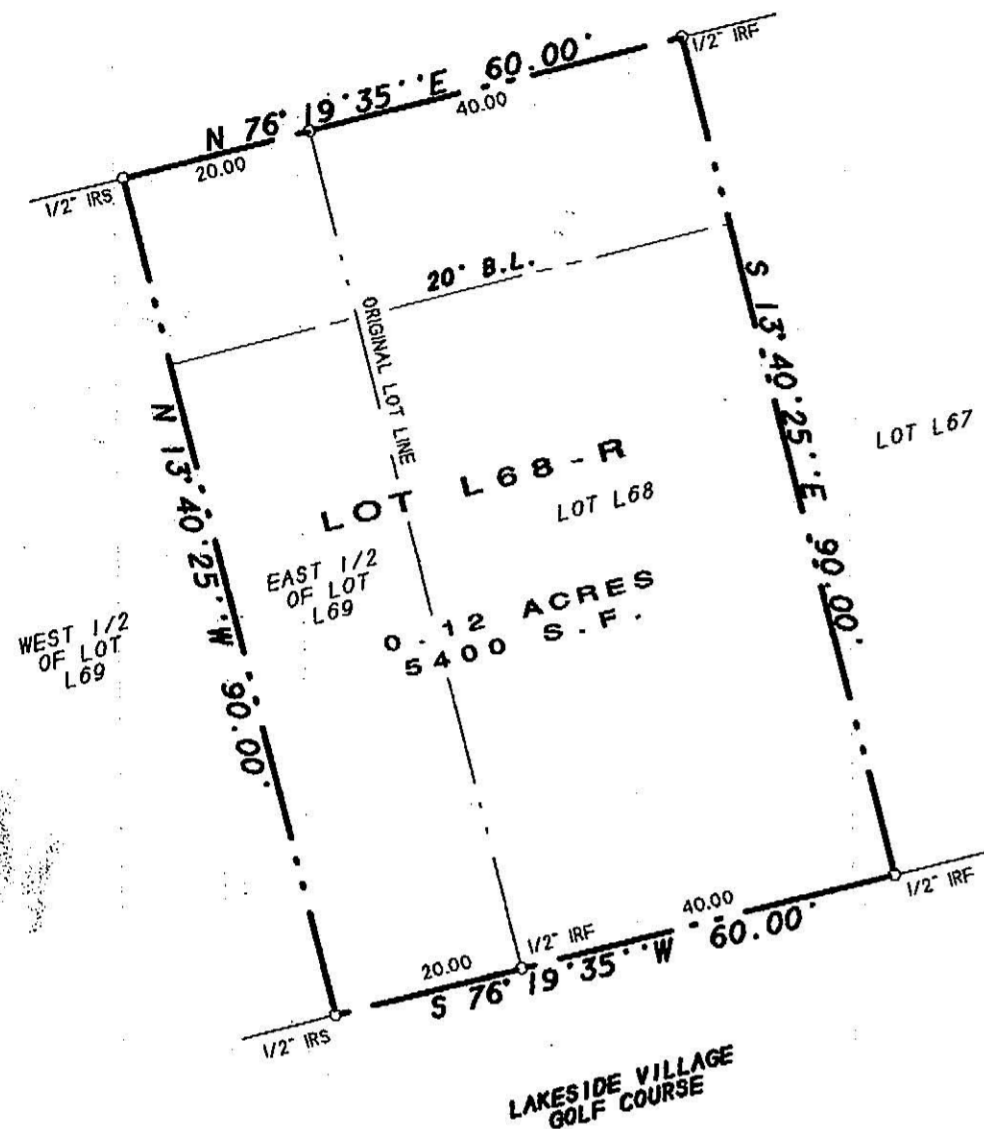
**VICINITY MAP**  
N.T.S.



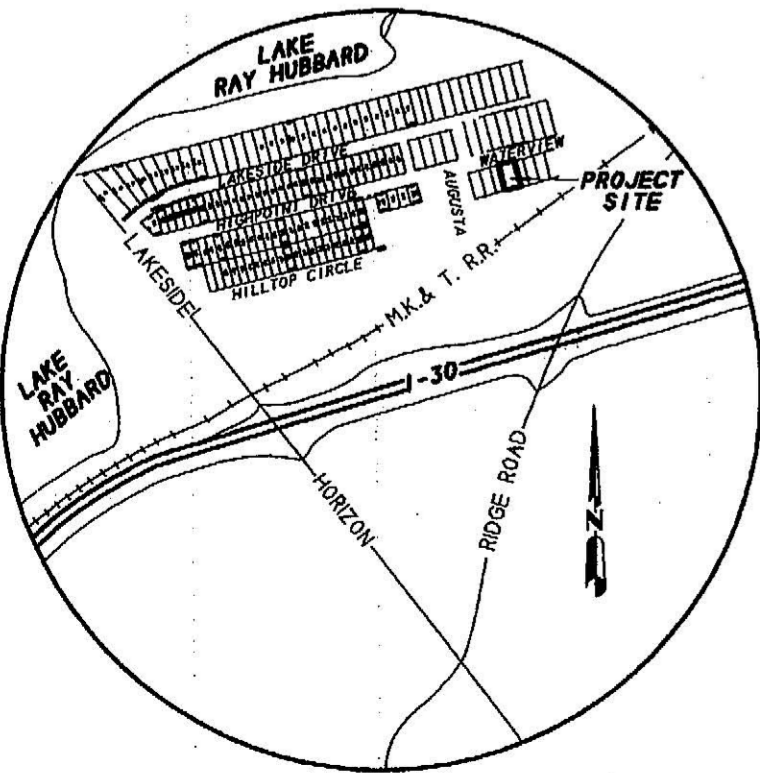
Lakeside Village 2, 3, 4

LV

WATERVIEW TRAIL  
50' R.O.W. PER PLAT



FILED FOR RECORD  
ROCKWALL COUNTY TEXAS  
30 NOV - 2 2002  
COUNTY CLERK'S  
OFFICE



VICINITY MAP  
N. T. S.

OWNER'S CERTIFICATE  
(PUBLIC DEDICATION)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, JOHN MAXWELL & PEGGY JACKSON are the owners of the following described tract of land:

TRACT L-68 BEING the easterly 1/2 of LOT L-69 and all of LOT L-68, of LAKESIDE VILLAGE PHASE III, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet A, Slide 155, 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 in the Southeast right-of-way line of Waterview Trail, at the Northeast corner of said Lot L 68 and the Northwest corner of Lot L 87;

THENCE S. 13 deg. 40 min. 25 sec. E. along the common line between said Lot L 67 and L 68, a distance of 90.00 feet to a 1/2" iron rod found for corner;

THENCE S. 76 deg. 19 min. 35 sec. W. at 40.00 feet pass the Southwest corner of said Lot L 68, and the Southeast corner of Lot L 69, and continuing for a total distance of 60.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 13 deg. 40 min. 25 sec. W. a distance of 90.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southeast right-of-way line of Waterview Trail;

THENCE N. 76 deg. 19 min. 35 sec. E. along said right-of-way line, a distance of 60.00 feet to the POINT OF BEGINNING and containing 0.12 acres or 5400 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the JACKSON RESUBDIVISION 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 JACKSON RESUBDIVISION 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;

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; 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.

*John Maxwell Jackson*  
JOHN MAXWELL JACKSON

*Peggy H. Jackson*  
PEGGY H. JACKSON

FINAL PLAT  
**JACKSON RESUBDIVISION**  
OF THE EAST 1/2 OF LOT L 69 AND LOT L 68  
LAKESIDE VILLAGE PHASE THREE  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

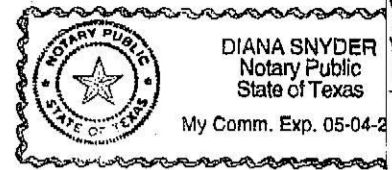
OWNER  
JOHN MAXWELL JACKSON  
PEGGY H. JACKSON  
5445 CARUTH HAVEN LANE  
DALLAS, TEXAS 75225  
214-765-5402

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JOHN MAXWELL JACKSON, 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 18 day of October, 2000

*Diana Snyder*  
Notary Public in and for the State of Texas  
My Commission Expires: 5/4/02

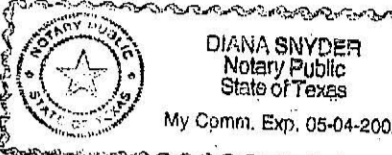


STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared PEGGY H. JACKSON, 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 18 day of October, 2000

*Diana Snyder*  
Notary Public in and for the State of Texas  
My Commission Expires: 5/4/02



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 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.

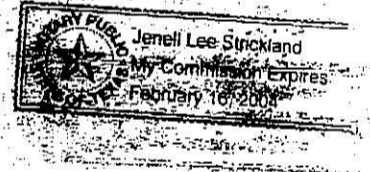
*Harold D. Fetty, III*  
Harold D. Fetty, III Registered/Professional Land Surveyor No. 5034



STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 10<sup>th</sup> day of October, 2000

*Jenell Lee Stockland*  
Notary Public in and for the State of Texas  
My Commission Expires: 2-16-04



RECOMMENDED FOR FINAL APPROVAL

*RC*  
Planning and Zoning Commission Date 13 Oct 00

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 \_\_\_\_\_. 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 18<sup>th</sup> day of October, 2000

*Scott L. Self* *Beth Ann Page*  
Mayor, City of Rockwall City Secretary City of Rockwall



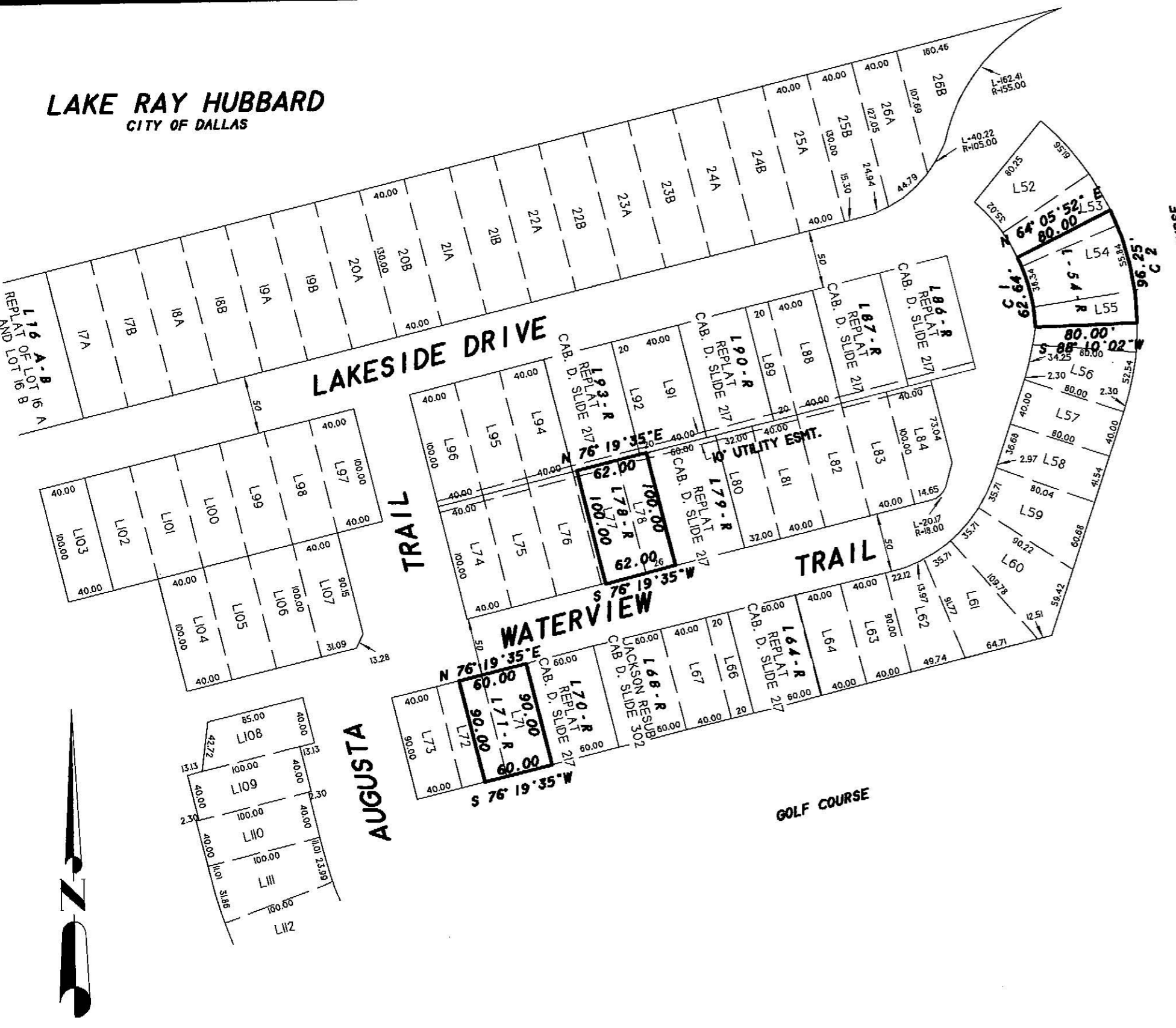
- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: RECORDED PLAT.

ROCKWALL SURVEYING COMPANY, INC.  
308 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-6434 FAX (972) 772-6443

SURVEY DATE AUGUST 23, 2000  
SCALE 1" = 20' FILE # 99191P  
CLIENT JACKSON, GF - NONE

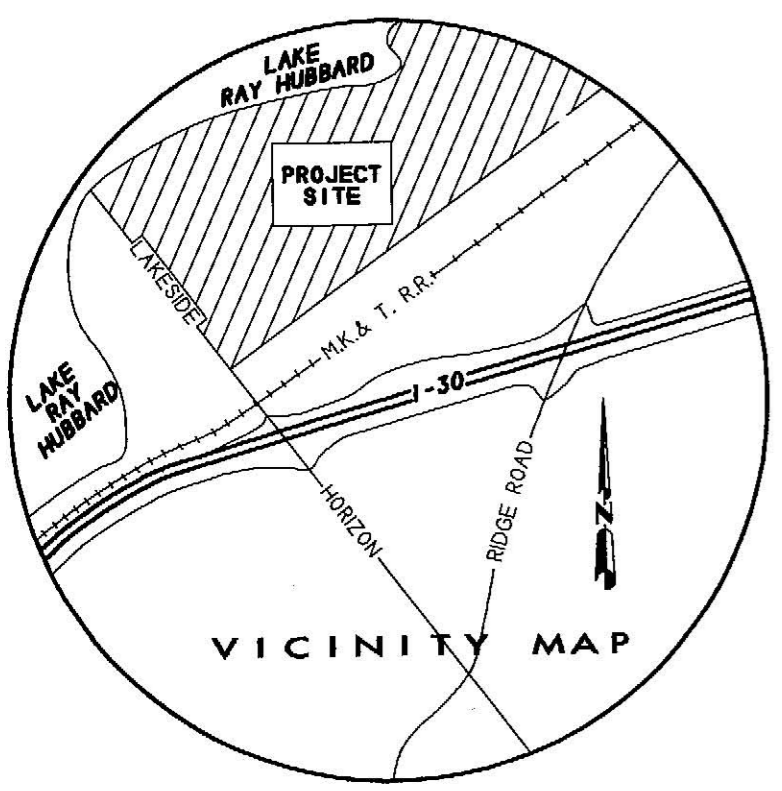
LV

**LAKE RAY HUBBARD**  
CITY OF DALLAS



**CURVE TABLE**

| Curve | Delta Angle | Radius | Arc   | Tangent | Chord | Chord Bearing |
|-------|-------------|--------|-------|---------|-------|---------------|
| 1     | 24°04'10"   | 149.11 | 62.64 | 31.79   | 62.18 | N 13°51'35"W  |
| 2     | 24°04'10"   | 229.11 | 96.25 | 48.84   | 95.54 | S 13°51'45"E  |



STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS HOME FACTORS, 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 L-71 and the East 20 feet of Lot L-72, of LAKESIDE VILLAGE PHASE III, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 155 of the Plat Records of Rockwall County, Texas.

TRACT 2  
BEING the East 36 of Lot L-77 and the West 26 feet of Lot L-78, of LAKESIDE VILLAGE PHASE III, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 155 of the Plat Records of Rockwall County, Texas.

TRACT 3  
BEING TRACT L-55, all of Lot L-54, and a part of Lot L-53 and L-55, of LAKESIDE VILLAGE PHASE IV, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 24, 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 in the curving Easterly right-of-way line of Waterview Trail, in the West boundary line of Lot L-55, said point being Northerly along curve an arc distance of 18.75 feet from the Southwest corner of said Lot L-55;

THENCE in a Northwesterly direction along a curve to the left having a central angle of 24 deg. 04 min. 10 sec., a radius of 62.18 feet, a tangent of 31.79 feet, a chord of N. 13 deg. 51 min. 35 sec. W. 62.18 feet, along said right-of-way line, passing the Southwest corner of Lot L-54 at an arc distance of 17.59 feet and its Northwest corner at an arc distance of 53.93 feet and continuing for a total arc distance of 62.64 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 64 deg. 05 min. 52 sec. E. a distance of 80.00 feet to a 1/2" iron rod found for corner in the curving Northeast boundary line of said Lot L-53;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 24 deg. 04 min. 10 sec., a radius of 95.54 feet, a tangent of 48.84 feet, a chord of S. 13 deg. 51 min. 45 sec. E. 95.54 feet, along said curve, passing the East corner of Lot L-53 at an arc distance of 13.39 feet, the Southeast corner of Lot L-54 at an arc distance of 69.23 feet and continuing for a total arc distance of 96.25 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East boundary line of said Lot L-55;

THENCE S. 88 deg. 10 min. 02 sec. W. a distance of 80.00 feet to the POINT OF BEGINNING and containing 0.15 acres 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 REPLAT PART OF LOTS L-53, L-54, L-55, L-71, L-72, L-77 & L-78 LAKESIDE VILLAGE PHASE III, 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, 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, maint aining, 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 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.

*Steve Agee*  
STEVE AGEE  
FOR HOME FACTORS

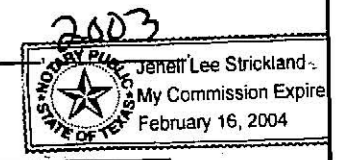
OWNER: HOME FACTORS  
STEVE AGEE, PRESIDENT  
103 HIGHVIEW LANE  
ROCKWALL, TX 75087  
214-236-6658

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared STEVE AGEE 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 13<sup>th</sup> day of March 2003  
*Janell Lee Strickland*  
Notary Public in and for the State of Texas  
My Commission Expires: 2-16-04



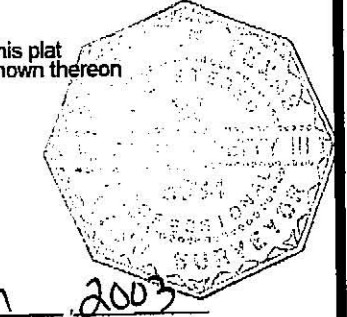
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefor 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. Felty 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. Felty III*  
Harold D. Felty III  
Registered Professional Land Surveyor No. 5034



This instrument was acknowledged before me on the 13<sup>th</sup> day of March 2003  
By *Harold D. Felty III*  
*Janell Lee Strickland*  
Notary Public in and for the State of Texas  
My Commission Expires: 2-16-04

**RECOMMENDED FOR FINAL APPROVAL**

*Paul J. Ramsey*  
Planning and Zoning Commission  
Date 17 March 2003

**APPROVED**

I hereby certify that the above and foregoing plat of REPLAT PART OF LOTS L-53, L-54, L-55, L-71, L-72, L-77 & L-78 LAKESIDE VILLAGE PHASE III, an Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 11<sup>th</sup> day of March 2003.

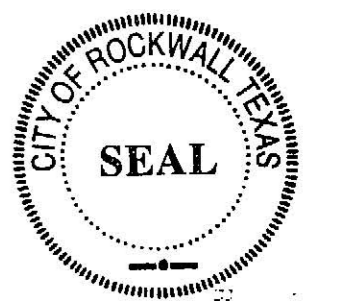
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 13<sup>th</sup> day of March 2003

*Richard*  
Mayor, City of Rockwall  
*Dorothy Brooks*  
City Secretary City of Rockwall

*Chuck Todd* 3-17-03  
City Engineer



#274983  
**REPLAT E-275**  
**PART OF LOTS L-53, L-54, L-55**  
**L-71, L-72, L-77 & L-78**  
**LAKESIDE VILLAGE PHASE III**  
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. 30, 1999  
SCALE 1" = 100' FILE #20030264  
CLIENT HOME FACTORS

03 MAR 20 PM 2:49  
AILETTE BURKS  
CO. CLERK  
DEPUTY