

WHEREAS, MAX SCHEID, is Trustee for the owners of a tract of land situated in the Abner Johnson Survey, Abstract No. 123, Rockwall County, Texas, and being a part of that 217.25 acre tract described in Deeds recorded in Volume 77, Page 878, Volume 77, Page 882; and Volume 103, Page 165, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the Southeast corner of Lofland Lake Estates, an addition to the County of Rockwall recorded in Slide C, Page 231, Plat Records, Rockwall County, Texas, and on the West line of FM 549, an 80 foot right-of-way;

THENCE: South 00 degrees 48' 35" East a distance of 912.68 feet with said West line to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 62 degrees 36' 28", a radius of 676.76 feet, and a chord that bears South 30 degrees 29' 39" West a distance of 703.26 feet;

THENCE: Along said curve and with said West line an arc distance of 739.50 feet to a 1/2" iron rod set for a corner.

THENCE: North 06 degrees 53' 02" West a distance of 439.94 feet to a 1/2" iron rod set for a corner;

THENCE: North 71 degrees 38' 21" West passing at 175.00 feet a 1/2" iron rod set as a reference and continuing a total distance of 432.01 feet to a point for a corner in Lofland Lake;

THENCE: Traversing along Lofland Lake, all to points for a corner as follows: North 00 degrees 48' 35" West a distance of 537:35 feet; South 85 degrees 14' 17" West a distance of 100.24 feet; and North 00 degrees 48' 35" West a distance of 330.00 feet to the South line of the previously mentioned Lofland Lake;

THENCE: North 84 degrees 36' 18" East passing at 200.00 feet a 1/2" iron rod set as a reference and continuing a total distance of 922.95 feet to the Point of Beginning and containing 22.192 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Max Scheid, Trustee for the owners of said tract and does hereby adopt this plat designating the hereinabove described property as Lofland Lake Estates No. 2, an Addition to Rockwall County, Texas, and does hereby dedicate for public use, forever, the street shown hereon and does 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. 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 manovements which in any way endanger or interfere with construction maintenance, destinated to the remove and keep removed all or part of these estatements strips; and any public unitry and breakles the temperature species or egress to, from and upon the said easement strips for parteness of experience, reconstruction, inspecting, partioling, maintaining and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permanent 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 this subdivision.

				*			•	
***				•		10	et a	ما فالمسرم
STATE	OF TEXAS	XXXXAII		•			a.	
	,			-	1 -		,	
This inst	rument was	acknowiedged	before me	on this $\underline{2}$	2nd	lay of	ecember	
1994 by	Max Scheid			*				٠.,

Notary Public State of Texas

SURVEROR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold L. Evans of the firm of Harold L. Evans, Consulting Engineer, hereby declare that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were either witnessed by me or properly placed under my personal supervision,

Harold L. Evans, Reg. Professional Land Surveyor No. 2146



FILED FOR RECORD ROCKWALL CO., TEXAS

95 JAN -6 PH 3: 4

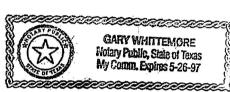
PAULETTE: BURKS
CO. CLERK
BY: Shample DEPUTY

Loflan

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 21 day of December 1994 by Harold L. Evans.

Notary Public



RECOMMENDED FOR FINAL APPROVAL

desplaton	DATE: 1-4-95
Chairman Plansing & Zoning Commission	

APPROVED

I hereby certify that the above and foregoing plat of Lofland Lake Estates No. 2, an addition to the County of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19th day of December, 1994.

Mayor, City of Rockwall

City Secretary, City of Rockwall



APPROVED

This Plat of Lofland Lake Estates No. 2 was approved by the Commissioners Court, County of Rockwall this ______ day of ______ 1994

County Judge

LUFLAND LAKE

HAROLD L. EVANS

CONSULTING ENGINEER

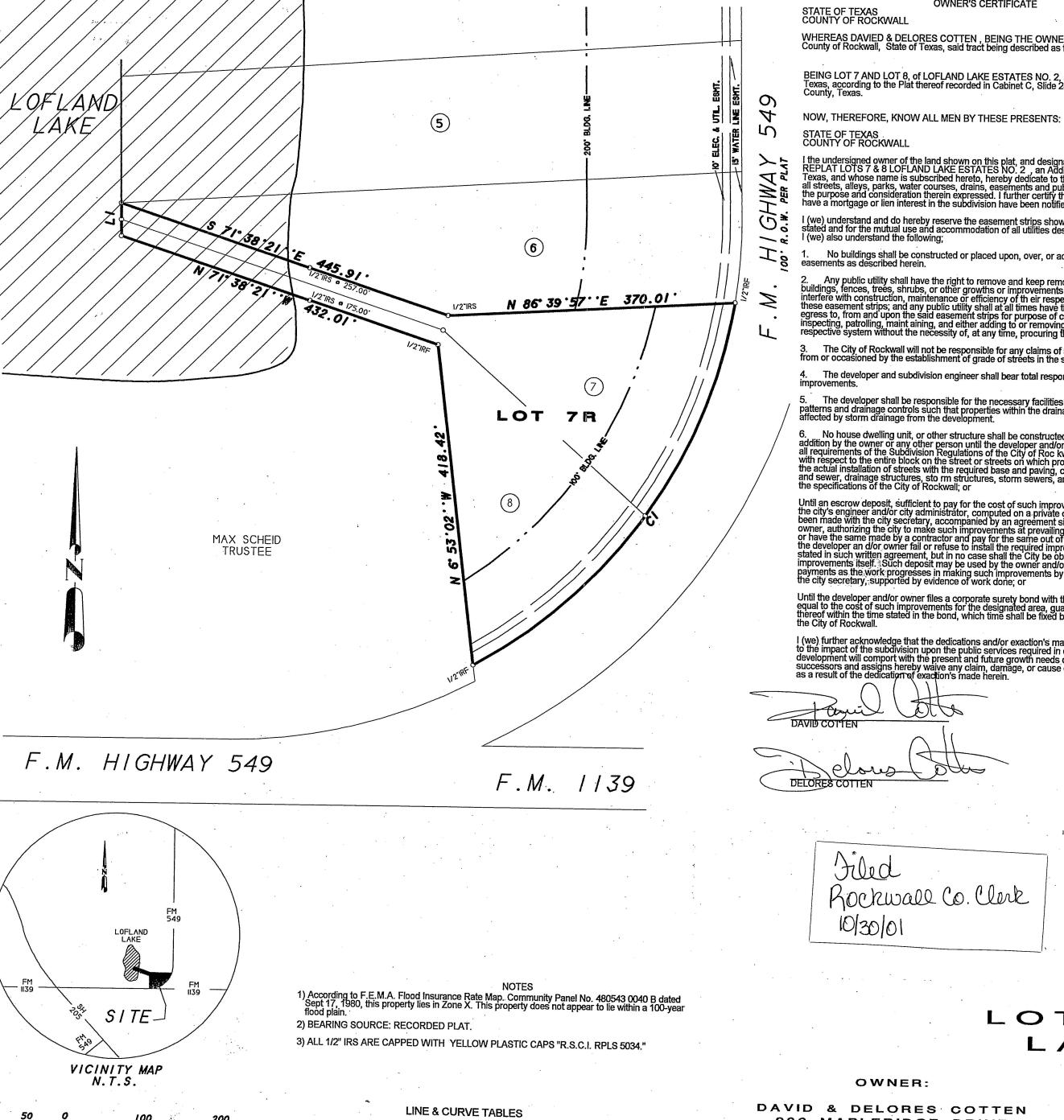
P.O. BOX 28365 2331 GUS THOMASSON ROAD, SUITE 102 DALLAS, TEXAS 75228, (214) 328-8133

LAIS, 18AAS 70220, (214) 326-8133

SCALE DATE JOB No. 1" = 100° 11/3/94 94142 A. JOHNSON SURVEY ABST. NO. 123

ROCKWALL COUNTY, TEXAS

MAX SCHEID, TRUSTEE
3409 RIDGEDALE DRIVE.GARLAND, TEXAS 75041 (214) 270-448



I INCH - 100 FEET

GRAPHIC SCALE

Curve Delta Angle

52°20'37"

Radius

656.74

322.75

OWNER'S CERTIFICATE

WHEREAS DAVIED & DELORES COTTEN, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING LOT 7 AND LOT 8, of LOFLAND LAKE ESTATES NO. 2, an Addition to the City of Rockwall Texas, according to the Plat thereof recorded in Cabinet C, Slide 251 of the Plat Records of Rockwall County, Texas.

I the undersigned owner of the land shown on this plat, and designated herein as the REPLAT LOTS 7 & 8 LOFLAND LAKE ESTATES NO. 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

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, 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.

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.

The developer and subdivision engineer shall bear total responsibility for storm drain

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 Roc kwall 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, sto rm 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 an d/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 p rogress 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.

STATE OF TEXAS COUNTY OF ROCKWALL

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 toregoing 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 4th day of

Lee Strick My Commissi February 16, 20 6

Before me, the undersigned authority, on this day personally appeared he was a 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 4th day of Otthor

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 represent tion, 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, s represent the property placed under my personal supervision.

Harold D. Fetty, III

Registered Professional Land Surveyor No. 5034

STATE OF TEXAS COUNTY OF ROCKWALL nstrument was acknowledged before me on the

Jenell Lee Strickland My Commission Expires

HAROLD D. FETTY 5034

Jenell Lee Strickland My Commission Expires

FOFTER February 16: 2004

RECOMMENDED FOR FINAL APPROVAL

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 __/

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 29th day of October, 2001

SEAL

REPLAT

LOTS 7 & 8, LOFLAND LAKE ESTATES NO. 2

206 MAPLERIDGE DRIVE ROCKWALL, TX 75032 (972) 772-3365

Chord Bearing

S 34°56'40"W

AN ADDITION TO THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS A. JOHNSON SURVEY A-123 3.02 ACRES (COMBINE INTO 1 LOT)

SURVEY DATE AUGUST 16.2001

SCALE 1 - 100 FILE - 20011506

ROCKWALL SURVEYING OMPANY, NC.

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