

PROPOSED
WINDMILL RIDGE

SURFACE ADJUSTED COORDINATES

Point	Northing	Easting
1	7015508.67	25955455.10
2	7015470.03	2595495.74
3	7014864.57	2594928.19

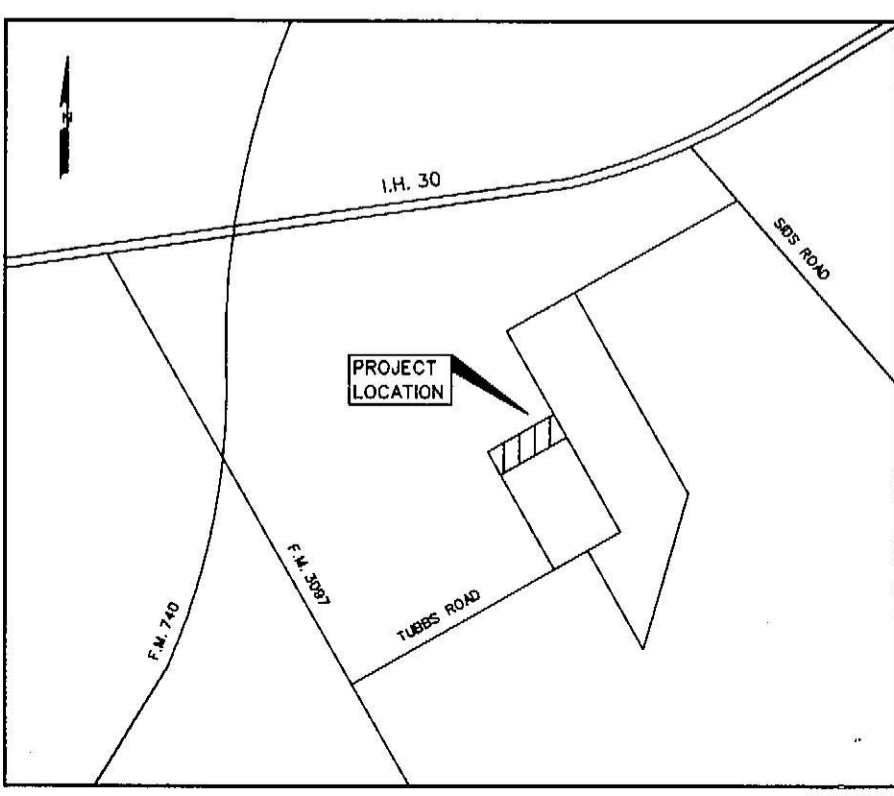
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 46° 27' 01" E	10.88'
2.	N 43° 08' 57" E	104.13'
3.	S 46° 27' 01" E	74.69'
4.	S 46° 27' 01" E	56.09'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
1.	89° 35' 59"	40.00'	62.55'	39.72'

JACK W. SCHULER
VOL. 1057 PG. 017



FINAL PLAT
OF
LYNDEN PARK ESTATES PHASE IB
IN THE
E.T. GAINES CHISUM SURVEY, ABSTRACT NO. 64
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
LYNDEN PARK ESTATES LIMITED PARTNERSHIP
P.O. BOX 92864
SOUTHLAKE, TEXAS 76092.

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

TOTAL LOTS 27
TOTAL ACRES 5.753

MARCH 1997 SCALE: 1"=50'

LEGAL DESCRIPTION

WHEREAS, LYNDEN PARK ESTATES LIMITED PARTNERSHIP, is the owner of tract of land situated in the E.T. Gaines Chisum Survey, Abstract No.64, in the City of Rockwall, Rockwall County, Texas, being part of a 24.986 acre tract, as described on Volume 1214, Page 238, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southern most corner of the 24.986 acre tract;

THENCE, North 46°27'01" West, with the southwest line of the 24.986 acre tract for a distance of 301.66 feet to a 1/2 inch iron rod found at the southern most corner of Lynden Park Estates Phase IA, an addition to the the City of Rockwall, as described in Volume D, Page 7 & 8, in the Plat Records of Rockwall County, Texas;

THENCE, departing the southwest line of the 24.986 acre tract and with the southeast line of said Phase IA for the following seven (7) calls:

North 43°32'59" East, for a distance of 110.00 feet to a 1/2 inch iron rod found;

South 46°27'01" East, for a distance of 10.88 feet to a 1/2 inch iron rod found;

North 43°08'57" East, for a distance of 684.76 feet to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 40.00 feet, a central angle of 90°00'00", and a tangent of 40.00 feet;

Along said curve to the right for an arc distance of 62.83 feet (Chord Bearing North 88°08'57" East - 56.57 feet), to a 1/2 inch iron rod found at the point of tangency;

South 46°51'03" East, for a distance of 120.00 feet to a 1/2 inch iron rod found;

North 43°08'57" East, for a distance of 104.13 feet to a 1/2 inch iron rod found;

South 46°27'01" East, for a distance of 74.69 feet to a 1/2 inch iron rod found in the southeast line of said 24.963 acre tract;

THENCE, South 43°32'59" West, for a distance of 170.00 feet to a 1/2 inch iron rod found;

THENCE, South 46°27'01" East, continuing with said southeast line for a distance of 56.09 feet to a 1/2 inch iron rod found;

THENCE, South 43°08'57" West, continuing with said southeast line for a distance of 830.01 feet to the POINT OF BEGINNING and containing 5.753 acres of land.

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat and designated herein as the LYNDEN PARK ESTATES PHASE IB subdivision to the City of Rockwall, Texas, and whose name hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the LYNDEN PARK ESTATES PHASE IB subdivision have been notified and signed this plat.

I (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 conform 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 exactions made herein.

Lynden Park Estates, L.P.

By: Zena Development Corporation, General Partner

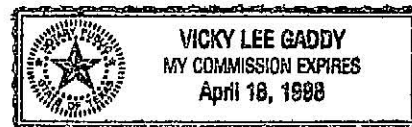
By: Michelle Weber
Michelle Weber, Vice President

STATE OF TEXAS
COUNTY OF ROCKWALL TARRANT

Before me, the undersigned authority, on this day personally appeared Michelle Weber, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein stated.

Given upon my hand and seal of office this 7th day of July, 1997.

Vicky Lee Gaddy
Notary Public in and for the State of Texas



SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED this the 1 day of July, 1997.

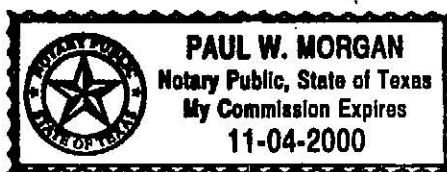


Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 1 day of July, 1997.



Paul W. Morgan
NOTARY PUBLIC, STATE OF TEXAS

I hereby certify that the above and foregoing Plat of LYNDEN PARK ESTATES PHASE IB Addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19 day of May, 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 Platting Ordinance of the City of Rockwall.

Witness my hand this _____ day of _____, 19____
[Signature]
Mayor, City of Rockwall, Texas

Cindy Kindred
City Secretary, City of Rockwall, Texas

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

Recommended for Final Approval:

Paul L. Rausay 7-9-97
Planning & Zoning Commission Date



Lynden Park IB

NOTES

- Bearing are referenced to Windmill Ridge Estates (Cab.B, Pg.26).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.
U.E. - Utility Easements.
S.S. - Sanitary Sewer Easements.
D.E. - Drainage Easements.
C.M. - Controlling Monument.
E.E. - T.U. Electric Easements
- Street Name Change
- 10'x10' Transformer Easement.

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