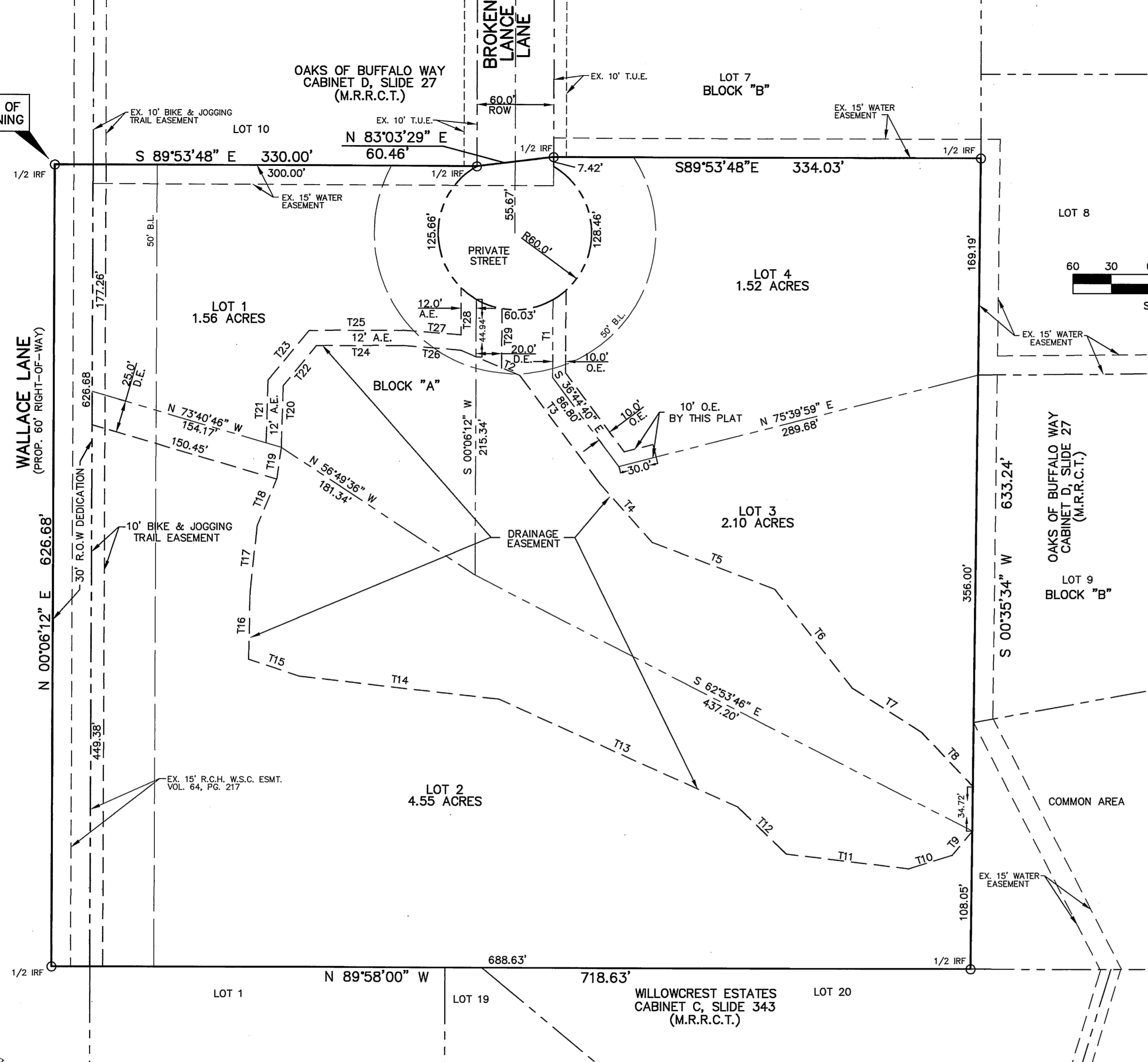
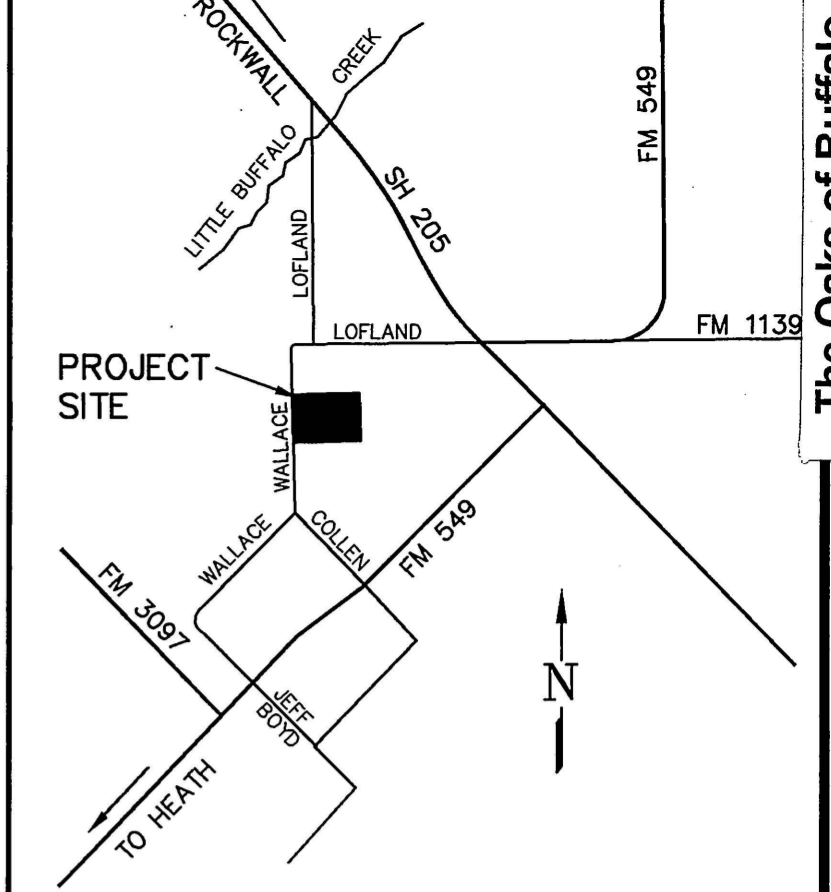
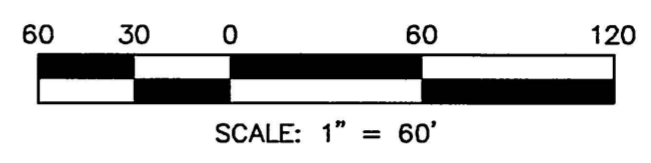


POINT OF BEGINNING



NORTH



LOCATION MAP
NO SCALE

LEGEND

- IRF 1/2" IRON ROD FOUND
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- O.E. ONCOR EASEMENT

LINE TABLE

TANGENT	BEARING	LENGTH
T1	S 00°06'12" W	60.60'
T2	S 66°59'47" E	49.97'
T3	S 36°44'40" E	105.50'
T4	S 41°51'27" E	61.24'
T5	S 69°14'53" E	102.56'
T6	S 38°16'39" E	97.81'
T7	S 57°36'50" E	64.25'
T8	S 43°34'43" E	59.01'
T9	S 39°54'03" W	25.02'
T10	S 72°40'46" W	35.36'
T11	N 83°08'21" W	96.23'
T12	N 46°05'33" W	53.15'
T13	N 65°51'04" W	204.54'
T14	N 83°40'48" W	157.28'
T15	N 71°28'05" W	41.77'
T16	N 01°06'08" E	52.38'
T17	N 05°58'31" E	52.07'
T18	N 22°41'01" E	40.06'
T19	N 07°51'37" E	24.62'
T20	N 01°30'18" E	48.21'
T21	N 01°30'18" E	49.19'
T22	N 39°36'39" E	40.56'
T23	N 39°36'39" E	50.31'
T24	N 89°38'19" E	67.27'
T25	N 89°38'19" E	73.38'
T26	S 85°29'23" E	45.85'
T27	S 85°29'23" E	45.43'
T28	S 00°06'12" W	36.95'
T29	S 00°06'12" W	46.19'

FINAL PLAT
THE OAKS OF BUFFALO WAY - PHASE II

GROSS - 10.43 ACRES
NET - 9.74 ACRES
4 SINGLE FAMILY RESIDENTIAL LOTS
ZONED A-AGRICULTURAL
LOCATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

KEVIN HALL OWNER
811 YELLOW JACKET, SUITE 107 (972) 771-4246
ROCKWALL, TEXAS 75087

LANE'S SOUTHWEST SURVEYING, INC. SURVEYOR
2717 MOTLEY DRIVE, SUITE B (972) 681-4442
MESQUITE, TEXAS 75150

NOTE:
THE BASIS OF BEARING IS THE WEST LINE OF LOT 9, BLOCK B
THE OAKS OF BUFFALO WAY AS RECORDED IN CAB. D, SLIDE 27 M.R.R.C.T.

NOTE:
ALL LOTS SHALL HAVE SEPTIC
SYSTEMS FOR SANITARY SEWER FACILITIES.

ENGINEER: MARC O. BENTLEY, P.E.
BENTLEY ENGINEERING, INC.
4125 BROADWAY BLVD.
SUITE A250
GARLAND, TX. 75043
(972) 240-4821

FILED FOR RECORD
ROCKWALL CO. TEXAS
04 JUL -6 PM 12:43
PAULETTE BURKS
CO. CLERK
BY _____ DEPUTY

Owners Certificate

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a 10.43 acre tract of land out of the W.W. FORD SURVEY, ABSTRACT NO. 80, in Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the centerline intersection of Wallace Lane (50-foot R.O.W), said point also being on the south line of The Oaks of Buffalo Way, an addition to the City of Rockwall as recorded in Cabinet D, Slide 27, Map Records of Rockwall County, Texas;

THENCE S 89deg 53min 48sec E along Lot 10, Block B of The Oaks of Buffalo Way addition, a distance of 330.00 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 10, said point also being in the west line of Broken Lance Lane;

THENCE N 83deg 03min 29sec E, a distance of 60.46 feet to a 1/2 inch iron rod found at the southwest corner of Lot 7, Block B of The Oaks Of Buffalo Way;

THENCE S 89deg 53min 48sec E along said Lot 7, Block B of The Oaks of Buffalo Way addition, a distance of 334.03 feet to a 1/2 inch iron rod found at the southeast corner of said Lot 7.

THENCE S 00deg 35min 34sec W along the west line of Lots 8 & 9, Block B of The Oaks of Buffalo Way addition, a distance of 633.24 feet to a 1/2 inch iron rod found on the north line of Willowcrest Estates as recorded in Cabinet "C", Slide 343 of the Map Records of Rockwall County, Texas;

THENCE N 89deg 58min 00sec W along the north line of said Willowcrest Estates, a distance of 718.63 feet to a 1/2 inch rod found for a corner in the center line of Wallace Lane;

THENCE N 00deg 06min 12sec E along said center line, a distance of 626.68 feet to the PLACE OF BEGINNING and containing 10.432 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. L. Lane, R.P.L.S., do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

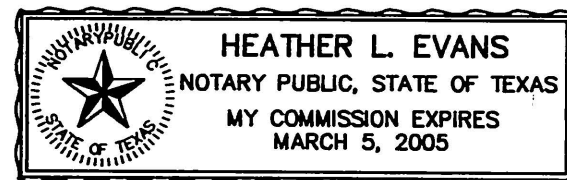


J. L. Lane
J. L. Lane
Registered Professional Land Surveyor No. 2509

STATE OF TEXAS
COUNTY OF ROCKWALL DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared J.L. Lane, 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 1st day of June, 2004.



Heather L. Evans
Notary Public in and for the State of Texas
My Commission Expires: 03-05-2005

RECOMMENDED FOR FINAL APPROVAL

Ray Jones
Planning and Zoning Commission
Chuck Todd
City Engineer, City of Rockwall

6-29-04
Date
7-1-04
Date

APPROVED

I hereby certify that the above and foregoing plat addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of March, 2004.

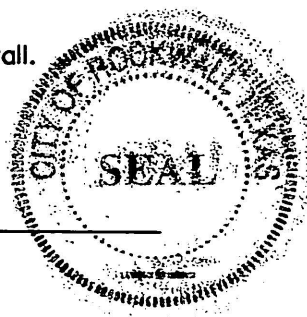
This approval shall be invalid unless the approved plat or such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of approval.

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

WITNESS OUR HANDS, this 30th day of June, 2004.

Ray Jones
Mayor, City of Rockwall

Dorothy Brooks
City Secretary, City of Rockwall



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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as THE OAKS OF BUFFALO WAY - PHASE II subdivision to the City of Rockwall, Texas, and whose names 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 OAKS OF BUFFALO WAY - PHASE II subdivision 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:

- 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 the 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 drainage 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.

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; 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.

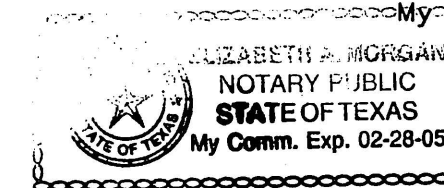
By: *Kevin A. Hall* KEVIN A. HALL
By: *Michelle D. Hall* MICHELLE D. HALL

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Kevin A. Hall & Michelle D. Hall, 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 29 day of June, 2004.

Elizabeth A. Morgan
Notary Public in and for the State of Texas
My Commission Expires: 02-28-05



FINAL PLAT

**THE OAKS OF
BUFFALO WAY - PHASE II**

GROSS - 10.43 ACRES
NET - 9.74 ACRES

4 SINGLE FAMILY RESIDENTIAL LOTS
ZONED A-AGRICULTURAL

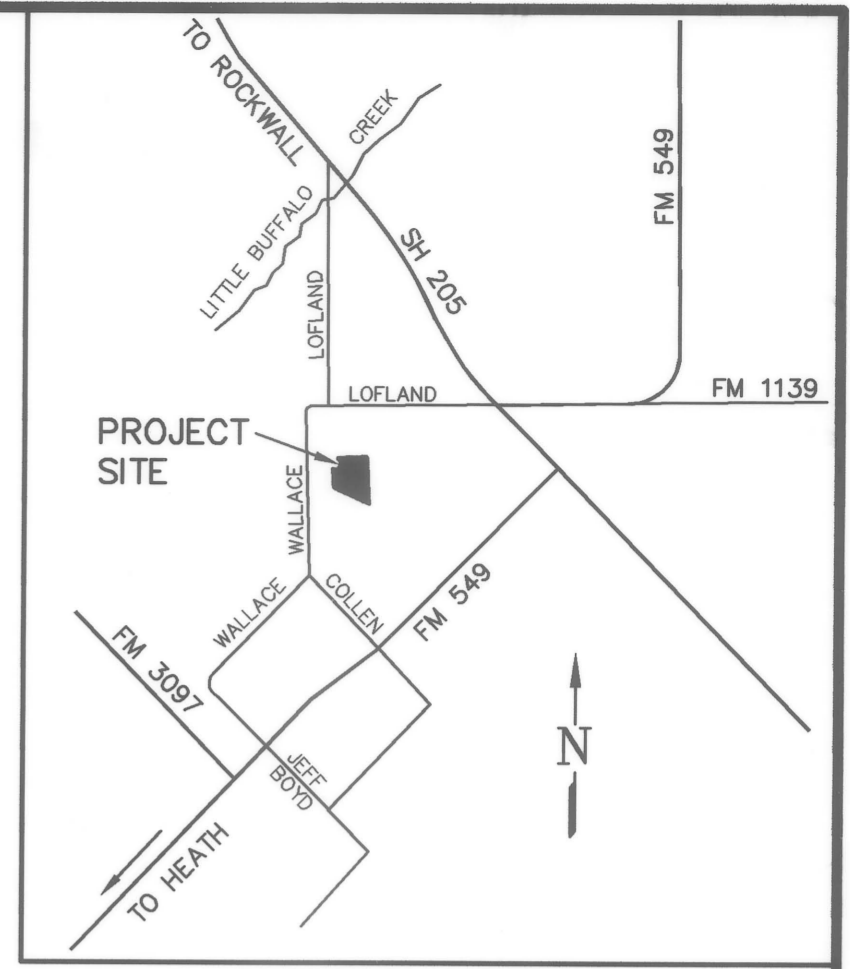
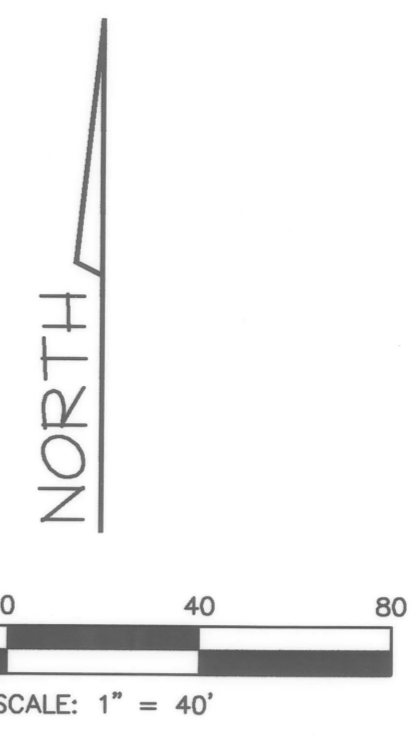
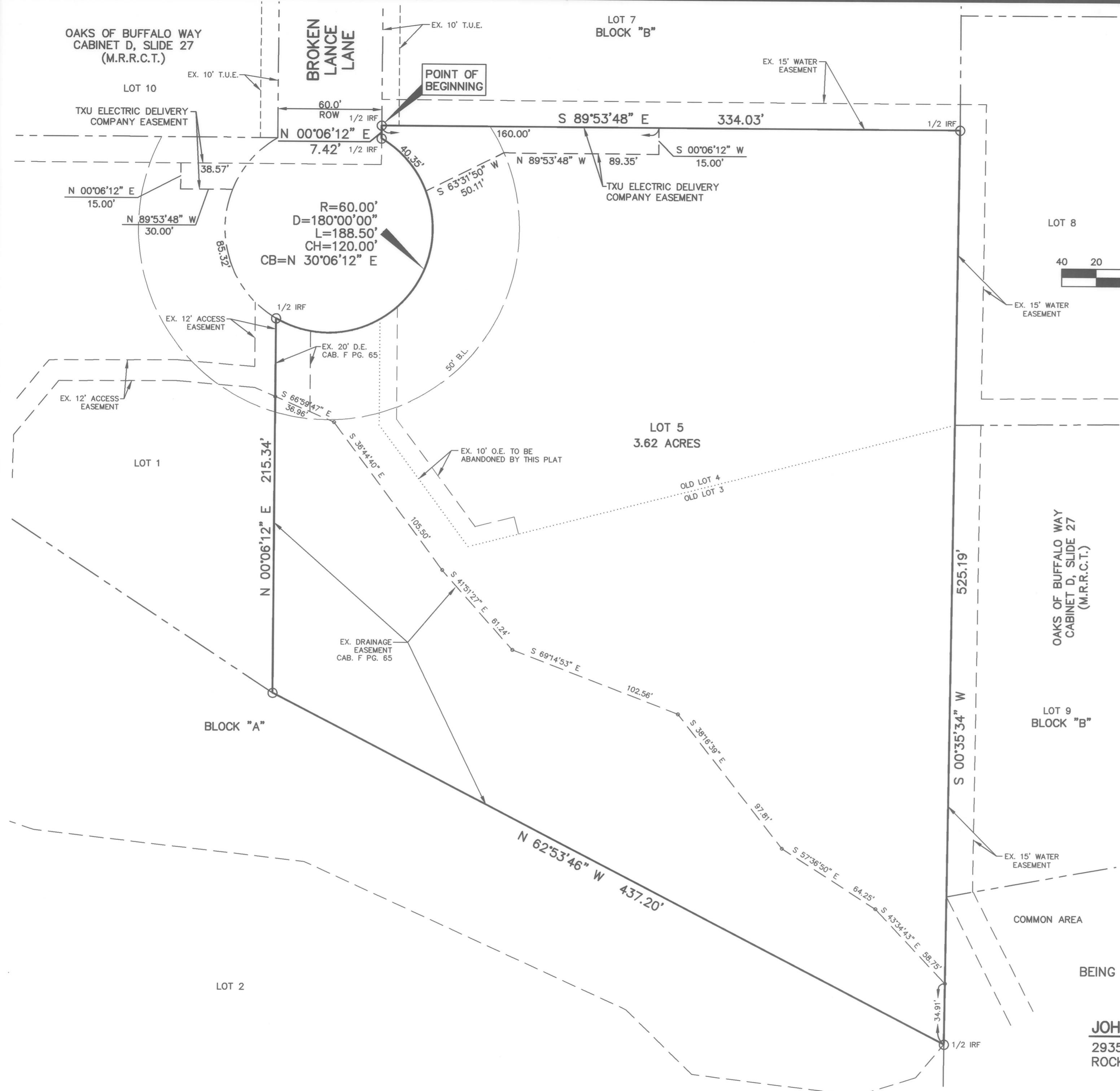
LOCATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

KEVIN HALL OWNER
811 YELLOW JACKET, SUITE 107 (972) 771-4246
ROCKWALL, TEXAS 75087

ENGINEER: MARC O. BENTLEY, P.E.
BENTLEY ENGINEERING, INC.
4125 BROADWAY BLVD.
SUITE A250
GARLAND, TX. 75043
(972) 240-4821

LANE'S SOUTHWEST SURVEYING, INC. SURVEYOR
2717 MOTLEY DRIVE, SUITE B (972) 681-4442
MESQUITE, TEXAS 75150

FEBRUARY 2004



LOCATION MAP
NO SCALE

LEGEND

IRF	IRON ROD FOUND
T.U.E.	TXU UTILITY EASEMENT
O.E.	ONCOR EASEMENT
D.E.	DRAINAGE EASEMENT

NOTE:
THE BASIS OF BEARING IS THE WEST LINE OF LOT 9, BLOCK B
THE OAKS OF BUFFALO WAY AS RECORDED IN CAB. D, SLIDE 27 M.R.R.C.T.

FILED FOR RECORD
ROCKWALL CO. TEXAS
06 JUL 12 PM 2:39
LAURETTE BURKS
CO. CLERK

REPLAT
**THE OAKS OF
BUFFALO WAY - PHASE II
BLOCK A, LOT 5**

1 SINGLE FAMILY RESIDENTIAL LOT - 3.62 ACRES
BEING A REPLAT OF LOTS 3 & 4 THE OAKS OF BUFFALO WAY - PHASE II
LOCATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOHN & STACI BURPEE OWNER
2935 NEWPORT DRIVE (214) 855-1067
ROCKWALL, TEXAS 75032

LANE'S SOUTHWEST SURVEYING, INC. SURVEYOR
2717 MOTLEY DRIVE, SUITE B (972) 681-4442
MESQUITE, TEXAS 75150

ENGINEER: MARC O. BENTLEY, P.E.
BENTLEY ENGINEERING, INC.
4125 BROADWAY BLVD.
SUITE A250
GARLAND, TX. 75043
(972) 240-4821

JUNE 2006

F393

Oaks of Buffalo Way II
Replat
Block A, Lot 5

Owners Certificate

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, JOHN E. BURPEE AND WIFE, STACI L. BURPEE, are the owners of a tract of land situated in the W. W. Ford Survey, Abstract No. 80, being all of Lots 3 and 4, Block A, The Oaks of Buffalo Way - Phase II, an Addition in the City of Rockwall, Texas according to the Plat thereof recorded in Cabinet F, Page 65, Plat Records, Rockwall County, Texas and being all of that certain tract of land conveyed to John E. Burpee and wife, Staci L. Burpee by Warranty Deed recorded in Volume 4107, Page 288, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the East ROW line of Broken Lance Lane (a 60' ROW), said iron rod also being at the Northwest corner of said Lot 4 and the Southwest corner of Lot 7, Block B, The Oaks of Buffalo Way, recorded in Cabinet D, Page 27, Plat Records, Rockwall County, Texas;

THENCE: South 89 degrees 53 minutes 48 seconds East, along the common line of said Lot 4 and said Lot 7, a distance of 334.03 feet to a 1/2 inch iron rod found for corner in the West line of Lot 8, Block B of said The Oaks of Buffalo Way, said iron rod also being at the Northeast corner of said Lot 4;

THENCE: South 00 degrees 35 minutes 34 seconds West, along the common line of said Lot 4 and said Lot 8, passing at 169.19 feet, Southeast corner of said Lot 4 and the Southwest corner of said Lot 8, said point also being at the Northwest corner of Lot 9 of said Block B, The Oaks of Buffalo Way and the Northeast corner of said Lot 3, continuing along the common line of said Lot 3 and said Lot 9, a total distance of 525.19 feet to a 1/2 inch iron rod found for corner at the Southeast corner of said Lot 3 and the Northeast corner of Lot 2 of said Block A, The Oaks of Buffalo Way - Phase II;

THENCE: North 62 degrees 53 minutes 46 seconds West, along the common line of said Lot 2 and said Lot 3, a distance of 437.20 feet to a point for corner at the Southwest corner of said Lot 3 and the Southeast corner of Lot 1 of said Block A, The Oaks of Buffalo Way - Phase II;

THENCE: North 00 degrees 06 minutes 12 seconds East, along the common line of said Lot 2 and said Lot 1, a distance of 215.34 feet to a 1/2 inch iron rod found at the beginning of a curve to the left, having a central angle of 180 degrees 00 minutes 00 seconds, a radius of 60.00 feet and a chord bearing North 30 degrees 06 minutes 12 seconds East, a distance of 120.00 feet;

THENCE: Northeasterly, along said curve to the left, an arc distance of 188.50 feet to a 1/2 inch iron rod found for corner in the East ROW line of Broken Lance Lane;

THENCE: North 00 degrees 06 minutes 12 seconds East, along the East ROW line of Broken Lance Lane, a distance of 7.42 feet to the PLACE OF BEGINNING and containing 3.624 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J. L. Lane, R.P.L.S., do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

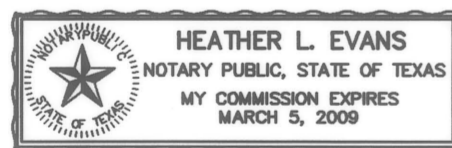
J. L. Lane
J. L. Lane
Registered Professional Land Surveyor No. 2509



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared J.L. Lane, 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 28 day of June, 2006.



Heather L. Evans
Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Shirley Hahn
Planning and Zoning Commission

7-11-06
Date

Chuck Todd
City Engineer, City of Rockwall

7-7-06
Date

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 20th day of February, 2006.

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 approval.

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

WITNESS OUR HANDS, this 17th day of July, 2006.

William R. Cecil
Mayor, City of Rockwall

Dorothy Brooks
City Secretary, City of Rockwall



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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as THE OAKS OF BUFFALO WAY - PHASE II, Lot 5 Block A subdivision to the City of Rockwall, Texas, and whose names 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 OAKS OF BUFFALO WAY - PHASE II, Lot 5 Block A subdivision 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:

- No buildings shall be constructed of 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 the 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 drainage 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.

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. 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.

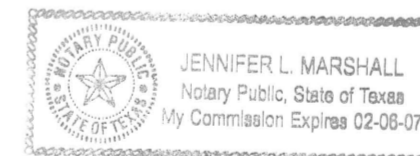
By: *J. E. Burpee*
JOHN E. BURPEE

By: *Staci L. Burpee*
STACI L. BURPEE

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared John E. Burpee & Staci L. Burpee, 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 27th day of June, 2006.



Jennifer L. Marshall
Notary Public in and for the State of Texas
My Commission Expires: 2/6/07

REPLAT
**THE OAKS OF
BUFFALO WAY - PHASE II
BLOCK A, LOT 5**

1 SINGLE FAMILY RESIDENTIAL LOT - 3.62 ACRES
BEING A REPLAT OF LOTS 3 & 4 THE OAKS OF BUFFALO WAY - PHASE II
LOCATED IN THE W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JOHN & STACI BURPEE OWNER
2935 NEWPORT DRIVE (214) 855-1067
ROCKWALL, TEXAS 75032

LANE'S SOUTHWEST SURVEYING, INC. SURVEYOR
2717 MOTLEY DRIVE, SUITE B (972) 681-4442
MESQUITE, TEXAS 75150

ENGINEER: MARC O. BENTLEY, P.E.
BENTLEY ENGINEERING, INC.
4125 BROADWAY BLVD.
SUITE A250
GARLAND, TX 75043
(972) 240-4821

JUNE 2006

SHEET 2 OF 2

Oaks of Buffalo Way II
Replat
Block A, Lot 5

F394