

NAD-83 TEXAS
STATE PLANE COORDINATES

POINT	X	Y
A	7,008,735.2662	2,603,598.6804
B	7,008,706.4952	2,605,607.9914
C	7,007,477.4464	2,606,999.8103
D	7,005,763.6086	2,605,207.2274

BOUNDARY CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C-1	5779.58'	03°45'14"	378.68'	189.41'	378.61'	S47°52'37"W
C-2	175.00'	30°11'40"	92.22'	47.21'	91.16'	S74°54'12"E

JOHN BURNETT
VOL. 64, PG. 623
(D.R.R.C.T.)

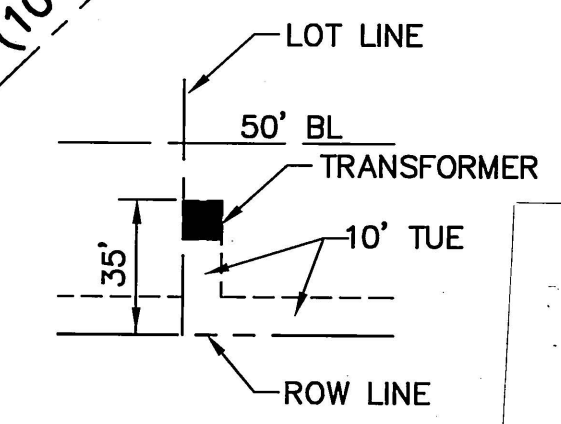
FRED R. GAMBLE
VOL. 42, PG. 501
(D.R.R.C.T.)

LINE TABLE

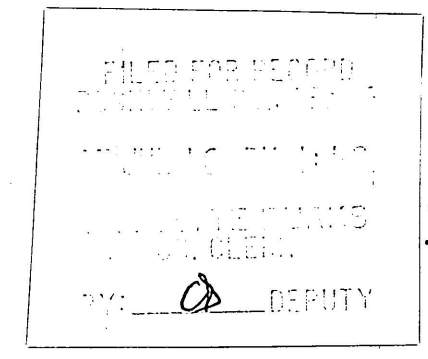
TANGENT	BEARING	LENGTH
T1	N89°10'53"E	88.02'
T2	N66°53'53"W	119.80'
T3	N46°00'00"E	139.99'
T4	S45°22'00"W	459.81'
T5	S62°03'31"W	442.73'
T6	S89°34'25"W	195.63'
T7	S00°06'12"W	425.67'
T8	N46°00'00"E	77.04'
T9	S44°00'00"W	156.38'
T10	S07°08'04"W	57.74'
T11	S07°08'04"W	98.71'
T12	N44°00'00"W	172.24'
T13	N35°38'30"W	137.59'
T14	N15°09'41"W	173.83'
T15	S18°03'10"W	160.01'
T16	S27°13'42"E	216.91'
T17	S27°13'42"E	220.07'
T18	N89°00'00"W	7.07'
T19	N01°00'00"E	7.07'
T20	S87°53'32"W	200.15'
T21	N84°26'27"W	63.01'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C-1	170.000'	89°22'00"	265.152'	168.131'	239.084'	N00°41'00"E
C-2	200.000'	89°22'00"	311.943'	197.801'	281.275'	N00°41'00"E
C-3	230.000'	59°36'27"	239.275'	131.742'	228.634'	N14°11'47"W
C-4	60.000'	300°00'00"	314.154'	34.641'	60.000'	N44°00'00"W
C-5	150.000'	67°06'07"	175.670'	99.475'	165.804'	N79°33'04"E
C-6	120.000'	67°06'07"	140.536'	79.580'	132.643'	N79°33'04"E
C-7	180.000'	67°06'07"	210.804'	119.370'	198.965'	N79°33'04"E
C-8	60.000'	300°00'00"	314.154'	34.641'	60.000'	N44°00'00"W
C-9	60.000'	185°44'46"	194.510'	119.560'	119.849'	N89°19'00"W
C-10	30.000'	89°22'00"	46.791'	29.670'	42.191'	N89°19'00"W
C-11	60.000'	300°00'00"	314.154'	34.641'	60.000'	S44°00'00"E
C-12	300.000'	44°38'00"	233.696'	123.141'	227.835'	N22°19'00"W
C-13	270.000'	44°38'00"	210.326'	110.827'	205.052'	N22°19'00"W
C-14	330.000'	11°28'34"	66.096'	33.160'	65.987'	N38°53'43"W
C-15	330.000'	22°43'32"	130.887'	66.316'	130.887'	N11°21'46"W
C-16	200.000'	27°30'53"	96.043'	48.967'	95.125'	S75°48'58"W
C-17	170.000'	27°30'53"	81.637'	41.622'	80.856'	S75°48'58"W
C-18	230.000'	27°30'53"	110.450'	56.312'	109.393'	S75°48'58"W
C-19	40.000'	89°53'48"	62.76'	39.93'	56.52'	N45°03'06"E
C-20	60.000'	186°16'34"	195.065'	94.420'	119.820'	N45°03'06"E
C-21	30.000'	89°53'48"	47.069'	29.946'	42.368'	N45°03'06"E
C-22	230.000'	14°46'12"	59.289'	29.810'	59.126'	N37°58'54"E



TYPICAL T.U. ELECTRIC
TRANSFORMER LOCATION
N.T.S.
NOTE: TUE = T.U. ELECTRIC



FINAL PLAT
THE OAKS OF BUFFALO WAY

AN ADDITION TO THE COUNTY OF ROCKWALL,
SITUATED IN THE W.W. FORD SURVEY, ABSTRACT 80
ROCKWALL COUNTY, TEXAS

OAKS OF BUFFALO WAY, L.L.C. OWNER

P.O. BOX 85 (970) 468-8313
DILLON, COLORADO 80435-0085

JOHN B. FINCHER SURVEYOR

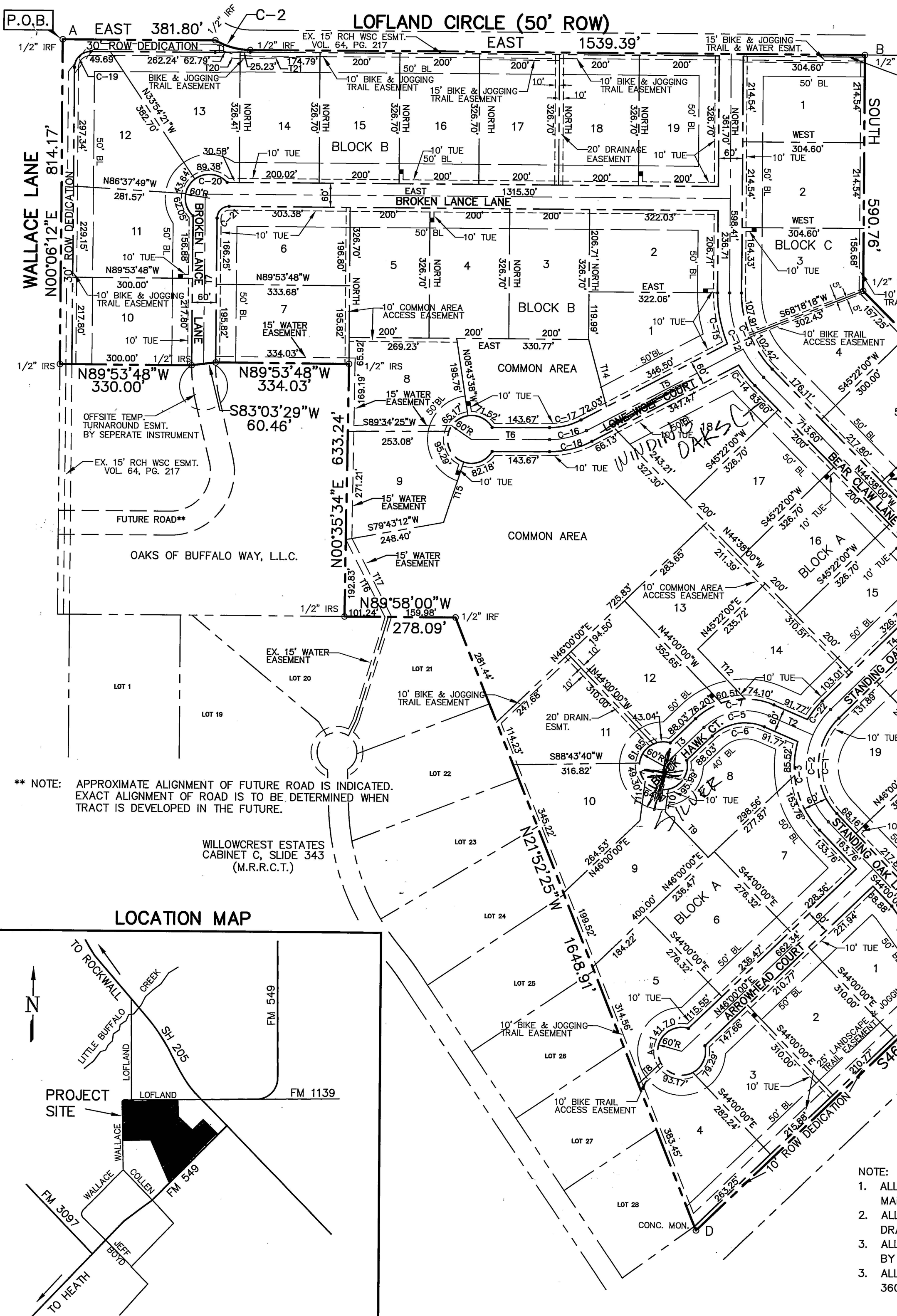
2001 PINEHURST LANE, #2202 (972) 613-9274
MESQUITE, TEXAS 75150

JANUARY 1997

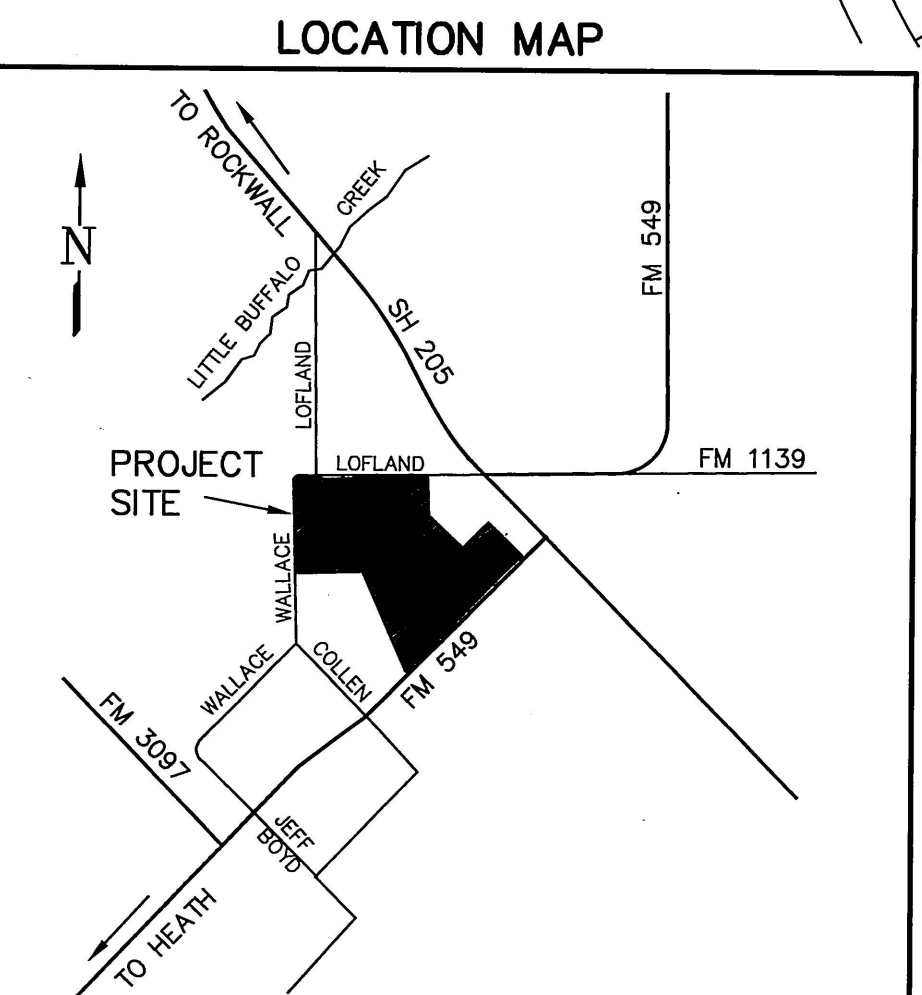
CONTACT: MARC O. BENTLEY, P.E.
3200 BROADWAY, STE. 160
GARLAND, TEXAS 75043
(972) 278-2850

- NOTE:
1. ALL STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
 2. ALL STREETS SHALL BE A 60 FOOT UTILITY, DRAINAGE, AND ACCESS EASEMENT.
 3. ALL COMMON AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 3. ALL STREETS SHALL BE CONSTRUCTED OF 6" 3600 PSI CONCRETE AND A WIDTH OF 22 FEET.

58 SINGLE FAMILY LOTS
2 COMMON AREAS
109.57 ACRES



** NOTE: APPROXIMATE ALIGNMENT OF FUTURE ROAD IS INDICATED. EXACT ALIGNMENT OF ROAD IS TO BE DETERMINED WHEN TRACT IS DEVELOPED IN THE FUTURE.



P.O.B.

WALLACE LANE
N00°06'12"E
814.17'

N89°53'48"W
330.00'

N89°53'48"W
334.03'

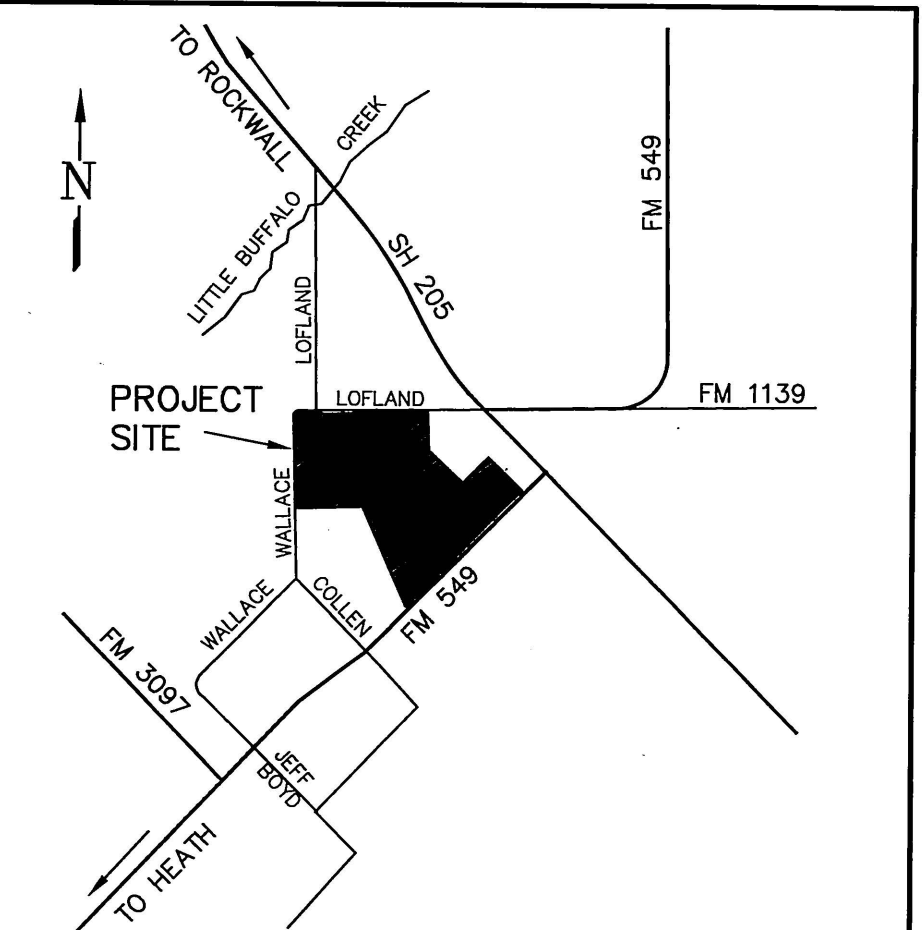
S83°03'29"W
60.46'

N89°58'00"W
278.09'

OAKS OF BUFFALO WAY, L.L.C.

WILLOWCREST ESTATES
CABINET C, SLIDE 343
(M.R.R.C.T.)

LOCATION MAP



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, OAKS OF BUFFALO WAY, L.L.C., is the owner of a 109.57 acre tract of land out of the W.W. FORD SURVEY, ABSTRACT NO. 80, in Rockwall County, Texas; all of that certain 207.1 acre tract conveyed by Cora D. Pruitt, et al, to Fred R. Gamble by deed dated July 17, 1947, and recorded in Vol. 42, Pg. 501, and as described in field notes by John S. Mason, County Surveyor, dated October 12, 1922, and recorded in Vol., Pg. 595, of the Deed Records of Rockwall County; EXCEPT, a strip 25 feet in width along the north line conveyed by W.I. Floyd to Rockwall County for road purposes as recorded in Vol. 5, Pg. 212-3 of the Commissioners Court Minutes, two (2) tracts off the Northeast side conveyed by Cora D. Pruitt to the State of Texas for highway right-of-way as recorded in Vol. 31, Pg. 520 and Vol. 33, Pg. 559, a 50-foot by 50-foot tract conveyed by Fred R. Gamble to R-C-H Water Supply Corporation by deed dated December 15, 1961, and recorded in Vol. 64, Pg. 428, three (3) tracts totaling 20 acres conveyed by Fred R. Gamble to John Burnett, and a strip off the southeast side conveyed by Fred R. Gamble to the State of Texas for highway right-of-way; and EXCEPT, a 50.00 acre tract being platted as Willowcrest Estates, said 109.57 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the centerline intersection of Wallace Lane, said point also being on the north line of the said W.W. Ford Survey and the south line of the R.J. Johnson Survey and also being the northwest corner of the Gamble tract;

THENCE East, along said centerline, a distance of 381.80 feet to a 1/2 inch iron rod found for a corner located 25 feet southwest of the centerline of Lofland Circle (50-foot R.O.W.), said point being on a curve to the left, having a central angle of 30deg 11min 40sec, a radius of 175.00 feet and a chord that bears S 74deg 54min 12sec E, a distance of 91.16 feet;

THENCE along said curve to the left, an arc distance of 92.22 feet to a 1/2 inch iron rod found for a corner;

THENCE East along said south line of Lofland Circle, a distance of 1539.39 feet to a 1/2 inch iron rod found at the northwest corner of said John Burnett tract;

THENCE the following calls along the common property line with said John Burnett Tract:

South, a distance of 590.76 feet to a 1/2 inch iron rod found for a corner;

S 44deg 38min 00sec E, a distance of 717.89 feet to a 1/2 inch iron rod found for a corner;

N 45deg 58min 31sec E, a distance of 546.08 feet to a 1/2 inch iron rod set for a corner;

THENCE S 44deg 01min 29sec E departing said common line, a distance of 711.97 feet to a 1/2 inch iron rod set on the north right-of-way line of F.M. 549 (100 foot R.O.W.), said point also being at the beginning of a curve to the left having a central angle of 03deg 45min 14sec, a radius of 5779.58 feet and a chord that bears S 47deg 52min 37sec W, a distance of 378.61 feet;

THENCE Southwesterly along said curve to the left, an arc distance 378.68 feet to a concrete monument found at the end of said curve;

THENCE S 46deg 00min 00sec W along said north line of F.M. 549, a distance of 2101.60 feet to a concrete monument found for a corner, said point also being the southeast corner of Willowcrest Estates as recorded in Cabinet "C", Slide 343 of the Map Records of Rockwall County, Texas;

THENCE N 21deg 52min 25sec W departing said north line and along the east line of said Willowcrest Estates, a distance of 1648.91 feet to a 1/2 inch iron rod found for a corner;

THENCE N 89deg 58min 00sec W along the north line of said Willowcrest Estates, a distance of 278.09 feet to a 1/2 iron rod set for a corner;

THENCE N 00deg 35min 34sec E, a distance of 633.24 feet to a 1/2 inch iron rod set for a corner;

THENCE N 89deg 53min 48sec W, a distance of 334.03 feet to a 1/2 inch iron rod set for a corner;

THENCE S 83deg 03min 29sec W, a distance of 60.46 feet to a 1/2 inch iron rod set for a corner;

THENCE N 89deg 53min 48sec W, a distance of 330.00 feet to a 1/2 inch iron rod set for a corner in the centerline of Wallace Lane;

THENCE N 00deg 06min 12sec E along said centerline, a distance of 814.17 feet to the PLACE OF BEGINNING and containing 109.57 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, John B. Fincher, 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 supervision.

John B. Fincher
John B. Fincher, R.P.L.S. No. 1708

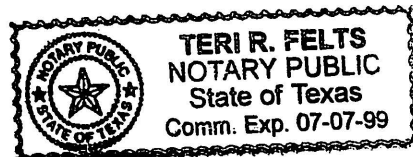


STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared John B. Fincher, 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 7th day of Feb., 1997.

Teri R. Felts
Notary Public in and for the State of Texas
My Commission Expires 07-07-99



APPROVED

This Plat of THE OAKS OF BUFFALO WAY was approved by the Commissioners Court, County of Rockwall this _____ day of _____, 1997.

William R. Goff
County Judge

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned owner of the land shown on this plat, and designated herein as THE OAKS OF BUFFALO WAY subdivision to the County of Rockwall, Texas, and whose name is subscribed hereto, hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to Oaks of Buffalo Way, L.L.C. its successors and assigns, and further, reserving their private easement for themselves, their successors and assigns, at all times hereafter for ingress and egress to and from the herein described tract. Any and all private roads constructed on said property shall be private ways reserved unto Oaks of Buffalo Way, L.L.C. its successors and assigns. Provided however, all private roads, common areas, and utility easements are hereby dedicated for the mutual use and accommodation of the public utilities and government agencies desiring to use or using same. The undersigned does hereby dedicate to the use of the public forever all water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

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 buildings shall be constructed of 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, 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 purposes 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 and County 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 drainage 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 and County 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, water and sewer, drainage structures, and storm structures, all according to the specifications of the City and County of Rockwall; or

I further acknowledge that the dedications and/or exactions made are proportioned 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.

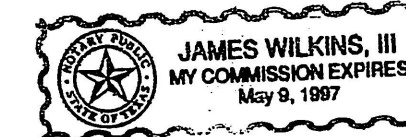
Oaks of Buffalo Way, L.L.C.

By: *Bruce Jones*
Title: *Manager*

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Bruce Jones, 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 10th day of February, 1997.

William R. Goff
Notary Public in and for the State of Texas
My Commission Expires 5/9/97



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 17 day of March, 1997.

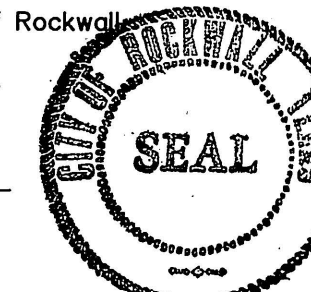
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of approval.

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

WITNESS OUR HANDS, this _____ day of _____, 1997.

William R. Goff
Mayor, City of Rockwall

Cindy Kindred
City Secretary, City of Rockwall



FINAL PLAT

THE OAKS OF BUFFALO WAY

AN ADDITION TO THE COUNTY OF ROCKWALL,
SITUATED IN THE W.W. FORD SURVEY, ABSTRACT 80
ROCKWALL COUNTY, TEXAS

OAKS OF BUFFALO WAY, L.L.C. OWNER

P.O. BOX 85
DILLON, COLORADO

(970) 468-8313
80435-0085

JOHN B. FINCHER SURVEYOR

2001 PINEHURST LANE, #2202
MESQUITE, TEXAS

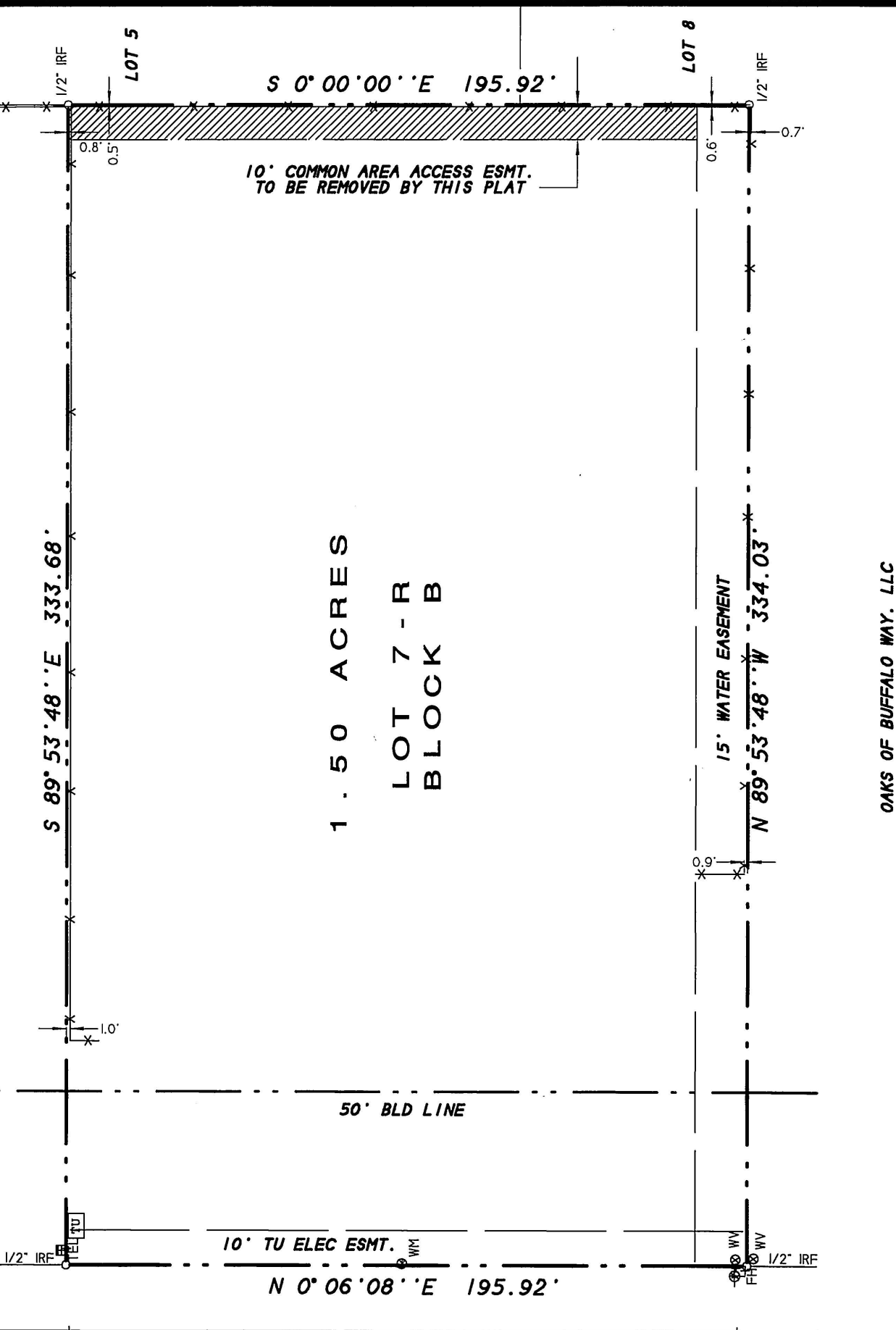
(972) 613-9274
75150

JANUARY 1997

CONTACT: MARC O. BENTLEY, P.E.
3200 BROADWAY, STE. 160
GARLAND, TEXAS 75043
(972) 278-2850

The Oaks of Buffalo

F-142



OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS GARY AND LAURIE EDMONDS, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 7, Block B, of THE OAKS OF BUFFALO WAY, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 27, 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 REPLAT OF LOT 7, BLOCK B OF THE OAKS OF BUFFALO WAY 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 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 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, 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.
 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.

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; 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 exaction's made herein.

Gary Edmonds
GARY EDMONDS

Laurie Edmonds
LAURIE EDMONDS

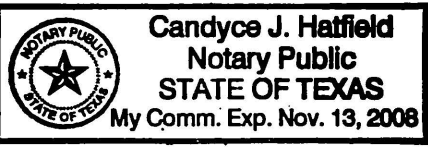
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GARY EDMONDS 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 29 day of November, 2004.

Candace J. Hatfield
Notary Public in and for the State of Texas

11-13-08
My Commission Expires:

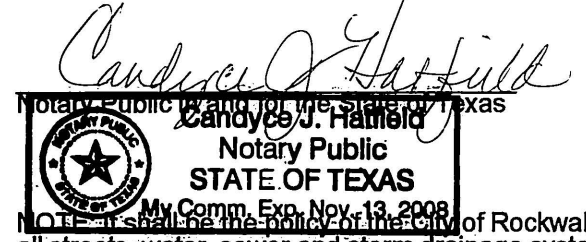


OWNERS:
GARY AND LAURIE EDMONDS
1905 BROKEN LANCE LANE
ROCKWALL, TX 75032
469-698-9132

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LAURIE EDMONDS 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 29 day of November, 2004.



11-13-2008
My Commission Expires:

NOTICE: All the public utility records 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



RECOMMENDED FOR FINAL APPROVAL

Plan Dept 12-14-04
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT LOT 7, BLOCK B, THE OAKS OF BUFFALO WAY, an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the 29th day of July, 2004.

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 date of final approval.

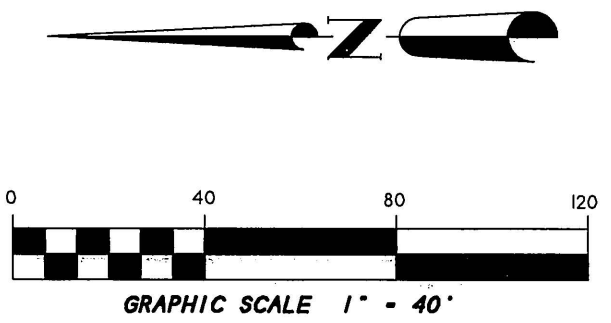
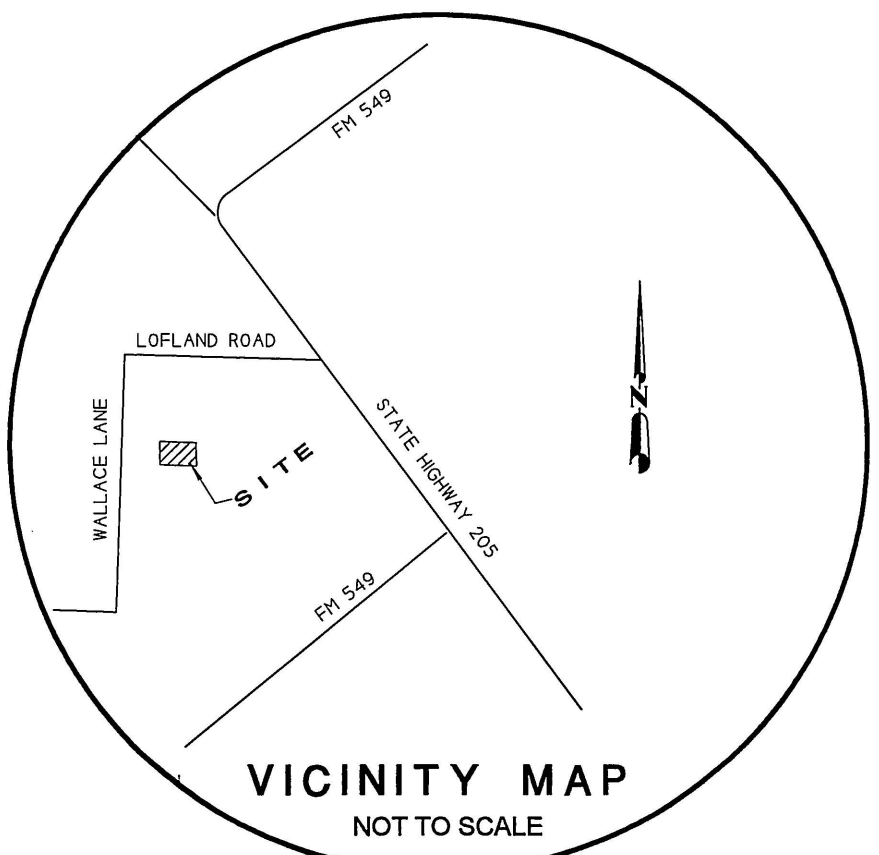
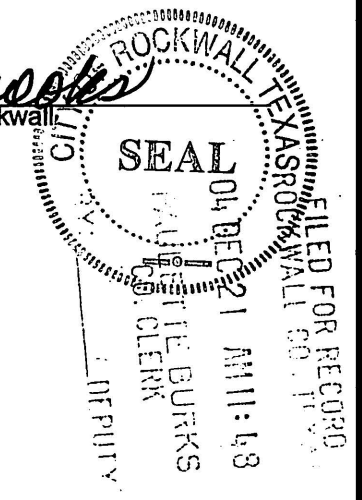
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 13th day of December, 2004.

Gary Edmonds
Mayor, City of Rockwall

Dorothy Brooks
City Secretary City of Rockwall

Chuck Add 12-13-04
City Engineer



- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0045 B dated Sept 17, 1980, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
 - 4) THE PURPOSE OF THIS REPLAT IS TO REMOVE THE 10' COMMON AREA ACCESS EASEMENT.

The Oaks of Buffalo Way
Lot 7, Blk B