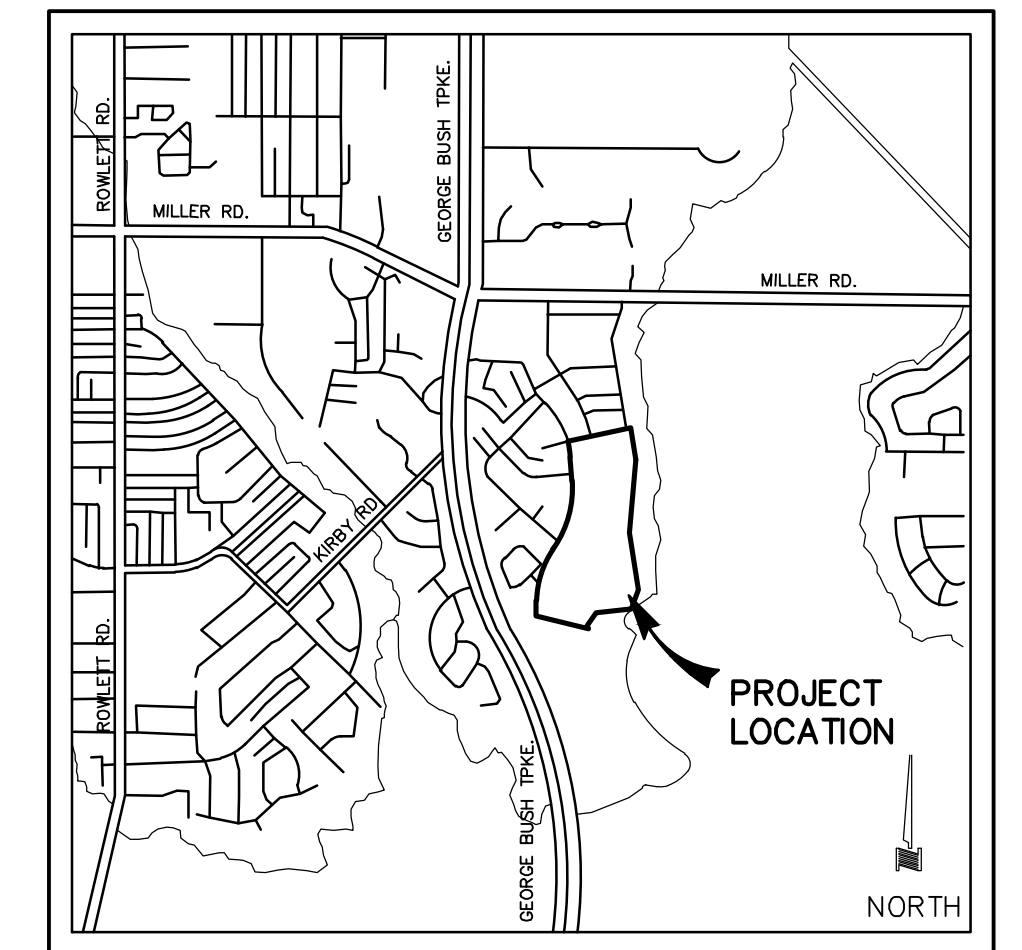
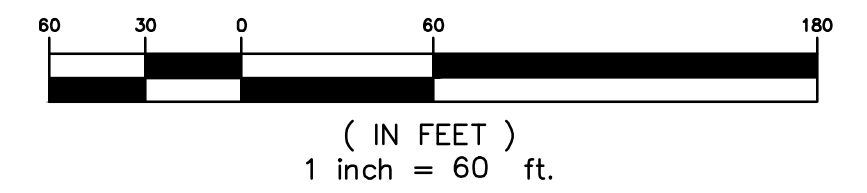


GRAPHIC SCALE



LOCATION MAP NOT TO SCALE

LEGEND

- FLE = FIRE LANE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WE = WATER LINE EASEMENT
- IRF = IRON ROD FOUND
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- <CM> = CONTROL MONUMENT
- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- ◇ = DENOTES STREET NAME CHANGE

PRODUCT	UNITS
V	VILLAGE 35
CM	COTTAGE MEWS 35
C	COTTAGE 72

FINAL PLAT LAKE PARK

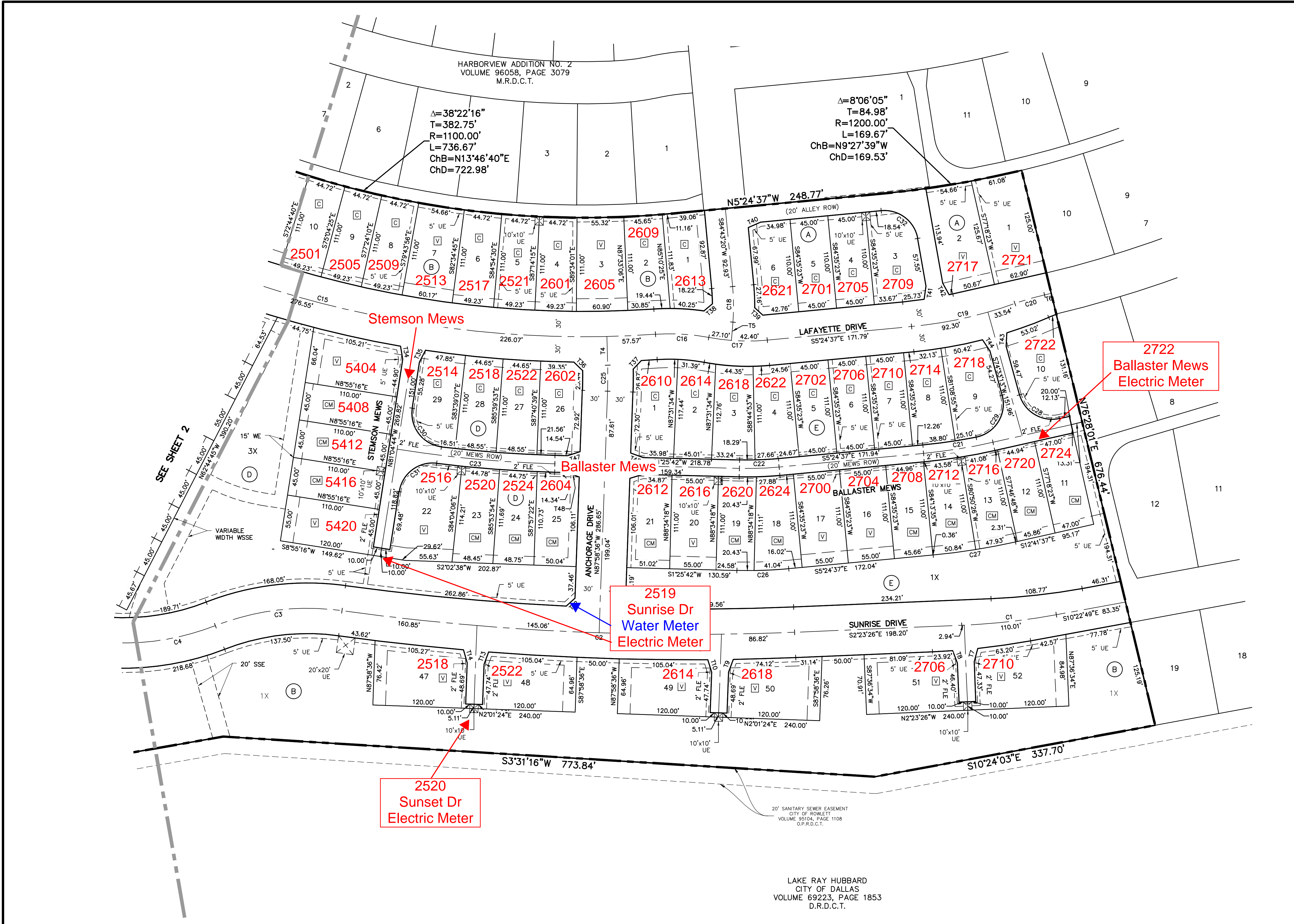
BLOCK A, LOTS 1-6;  
 BLOCK B, LOTS 1-52, 1 OPEN SPACE;  
 BLOCK C, LOTS 1-34, 1 OPEN SPACE;  
 BLOCK D, LOTS 1-29, 1 OPEN SPACE;  
 BLOCK E, LOTS 1-21, 1 OPEN SPACE;  
 142 LOTS, 4 OPEN SPACE AREAS  
 35.194 ACRES

AN ADDITION TO THE CITY OF ROWLETT  
 OLIVER V. LEDBETTER SURVEY ~ ABSTRACT NO. 790  
 JOHN D. ALSTON SURVEY ~ ABSTRACT NO. 7  
 DALLAS COUNTY, TEXAS

OWNER / DEVELOPER  
**CAMBRIDGE LAND LAKE PARK, LLC**  
 2600 NETWORK BLVD., SUITE 150 FRISCO,  
 TEXAS 75034 CONTACT: MICHAEL NEITZEL  
 PH: 817-225-5262

ENGINEER  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399

CONTACT: COLIN HELFFRICH, P.E



- NOTES:**
- ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY HOA.
  - PER FEMA FLOOD INSURANCE RATE MAP, DALLAS COUNTY, TEXAS COMMUNITY PANEL NUMBER 48113C0245K, DATED 7/7/2014 WHICH INCLUDES THE SUBJECT PROPERTY, ALL OF THE SUBJECT PROPERTY SHOWN LIES WITHIN "ZONE X UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN).
  - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - EXISTING ZONING PER CITY OF ROWLETT REALIZE ROWLETT 2020 COMPREHENSIVE PLAN AND IS FORMED BASED NEW NEIGHBORHOOD CLASSIFICATION.
  - BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE TO GRID (4202). THE COORDINATES SHOWN ARE SURFACE. TO CONVERT APPLY THE SCALE FACTOR 0.99986351263.
  - ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AG PROP COR", UNLESS OTHERWISE NOTED
  - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE.

Per City of Rowlett Municipal code 77-806.E.2.b - The final plat application cannot move forward because the public improvements are not fully constructed and accepted yet

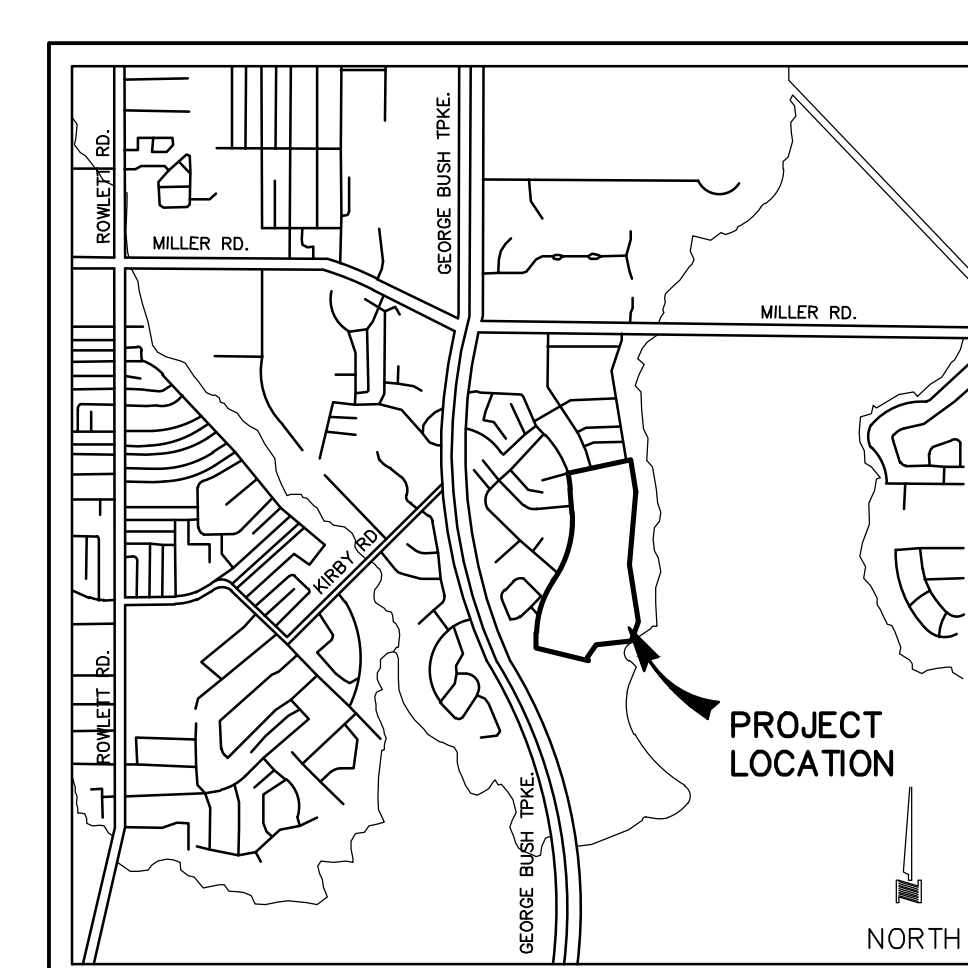
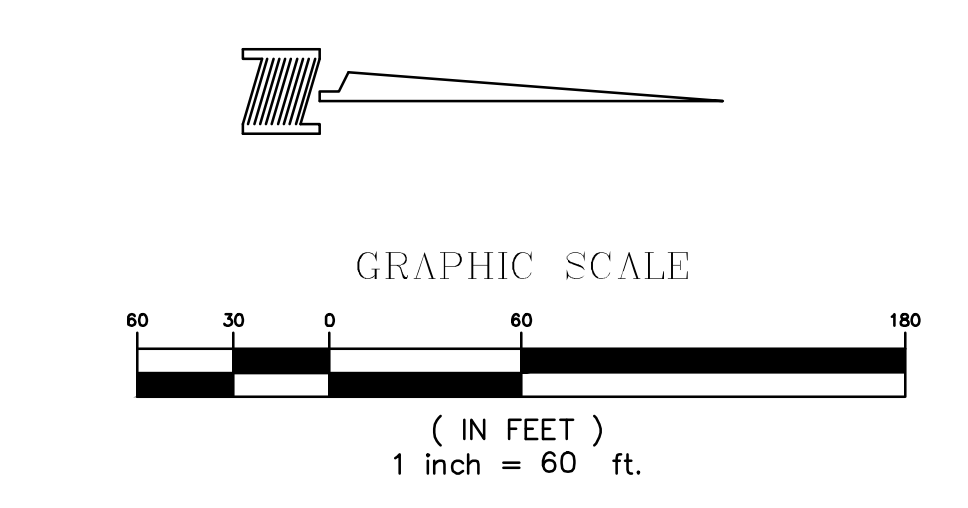
LAKE RAY HUBBARD  
 CITY OF DALLAS  
 VOLUME 69223, PAGE 1853  
 D.R.D.C.T.

20' SANITARY SEWER EASEMENT  
 CITY OF ROWLETT  
 VOLUME 69104, PAGE 1108  
 O.P.R.D.C.T.

SURVEYOR

3420 STEVEN DRIVE  
 PLANO, TEXAS 75023  
 214-998-6560  
 info@alliancegeoservices.com  
 www.alliancegeoservices.com  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 FIRM # 10194544





LOCATION MAP NOT TO SCALE

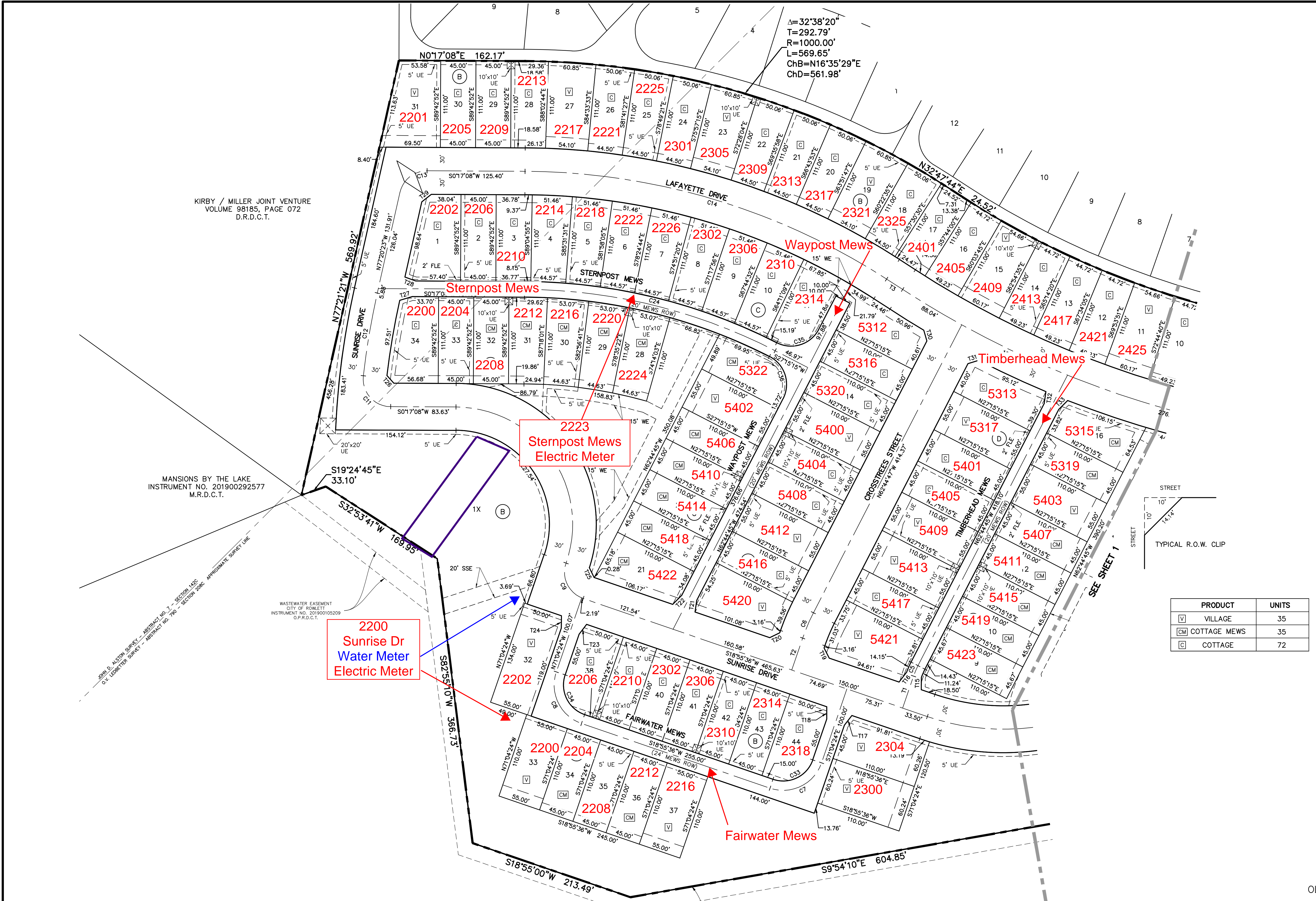
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PRODUCT	UNITS	
V	VILLAGE	35
CM	COTTAGE MEWS	35
C	COTTAGE	72

**FINAL PLAT LAKE PARK**  
 BLOCK A, LOTS 1-6;  
 BLOCK B, LOTS 1-52, 1 OPEN SPACE;  
 BLOCK C, LOTS 1-34, 1 OPEN SPACE;  
 BLOCK D, LOTS 1-29, 1 OPEN SPACE;  
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 142 LOTS, 4 OPEN SPACE AREAS  
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- NOTES:**
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LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	7752	0.18
2	A	7267	0.17
3	A	6260	0.14
4	A	4950	0.11
5	A	4950	0.11
6	A	5456	0.13

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	5562	0.13
2	D	6050	0.14
3	D	4950	0.11
4	D	4950	0.11
5	D	6050	0.14
6	D	6050	0.14
7	D	4950	0.11
8	D	7605	0.17
9	D	5024	0.12
10	D	4950	0.11
11	D	4950	0.11
12	D	4950	0.11
13	D	4950	0.11
14	D	6050	0.14
15	D	4950	0.11
16	D	6107	0.14
17	D	6802	0.16
18	D	4950	0.11
19	D	4950	0.11
20	D	4950	0.11

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	5804	0.13
2	B	5329	0.12
3	B	6450	0.15
4	B	5214	0.12
5	B	5214	0.12
6	B	5214	0.12
7	B	6373	0.15
8	B	5214	0.12
9	B	5214	0.12
10	B	5214	0.12
11	B	6373	0.15
12	B	5214	0.12
13	B	5214	0.12
14	B	5214	0.12
15	B	6373	0.15
16	B	5214	0.12
17	B	5042	0.12
18	B	5248	0.12
19	B	6380	0.15
20	B	5248	0.12

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	B	5248	0.12
22	B	5248	0.12
23	B	6380	0.15
24	B	5248	0.12
25	B	5248	0.12
26	B	5248	0.12
27	B	6380	0.15
28	B	5142	0.12
29	B	4995	0.11
30	B	4995	0.11
31	B	7298	0.17
32	B	7333	0.17
33	B	6050	0.14
34	B	4950	0.11
35	B	4950	0.11
36	B	4950	0.11
37	B	6050	0.14
38	B	5669	0.13
39	B	4950	0.11
40	B	4950	0.11

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	D	6150	0.14
22	D	8200	0.19
23	D	5255	0.12
24	D	5192	0.12
25	D	5508	0.13
26	D	5544	0.13
27	D	5173	0.12
28	D	5173	0.12
29	D	5744	0.13

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	B	5248	0.12
22	B	5248	0.12
23	B	6380	0.15
24	B	5248	0.12
25	B	5248	0.12
26	B	5248	0.12
27	B	6380	0.15
28	B	5142	0.12
29	B	4995	0.11
30	B	4995	0.11
31	B	7298	0.17
32	B	7333	0.17
33	B	6050	0.14
34	B	4950	0.11
35	B	4950	0.11
36	B	4950	0.11
37	B	6050	0.14
38	B	5669	0.13
39	B	4950	0.11
40	B	4950	0.11

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	6599	0.15
2	C	4995	0.11
3	C	5054	0.12
4	C	5330	0.12
5	C	5330	0.12
6	C	5330	0.12
7	C	5330	0.12
8	C	5330	0.12
9	C	5330	0.12
10	C	5330	0.12
11	C	6131	0.14
12	C	6199	0.14
13	C	4950	0.11
14	C	4950	0.11
15	C	6050	0.14
16	C	4950	0.11
17	C	4950	0.11
18	C	6050	0.14
19	C	4950	0.11
20	C	6738	0.15

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	N71°04'24"W	43.16'
T2	N71°04'24"W	43.16'
T3	S32°47'44"W	24.46'
T4	S88°29'50"W	34.03'
T5	N85°36'44"W	21.74'
T6	S12°41'37"E	8.16'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
41	B	4950	0.11
42	B	4950	0.11
43	B	4950	0.11
44	B	5669	0.13
45	B	6626	0.15
46	B	6564	0.15
47	B	7965	0.18
48	B	7282	0.17
49	B	7282	0.17
50	B	7963	0.18
51	B	7867	0.18
52	B	8624	0.20

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
22	C	4950	0.11
23	C	4950	0.11
24	C	4950	0.11
25	C	4950	0.11
26	C	6050	0.14
27	C	5473	0.13
28	C	5422	0.12
29	C	5422	0.12
30	C	5422	0.12
31	C	5232	0.12
32	C	4995	0.11
33	C	4995	0.11
34	C	6439	0.15

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	E	5906	0.14
2	E	5201	0.12
3	E	5338	0.12
4	E	5361	0.12
5	E	4995	0.11
6	E	4995	0.11
7	E	4995	0.11
8	E	5297	0.12
9	E	6435	0.15
10	E	7392	0.17
12	E	5040	0.12
13	E	5247	0.12
14	E	5319	0.12
15	E	5029	0.12
16	E	6105	0.14
17	E	6105	0.14
18	E	5599	0.13
19	E	4996	0.11
20	E	6105	0.14
21	E	5562	0.13

LOT LINE TABLE		
LINE	BEARING	LENGTH
T7	N74°19'54"W	16.10'
T8	N69°00'04"E	15.66'
T9	N69°51'25"W	16.06'
T10	N73°21'06"E	15.60'
T11	S46°41'12"W	14.06'
T12	S42°38'25"E	14.06'
T13	N69°18'19"W	15.60'
T14	N73°54'12"E	16.06'
T15	N89°26'37"W	15.81'
T16	S52°35'08"E	15.82'
T17	N52°38'18"W	15.81'
T18	S89°30'30"E	15.81'
T19	S62°49'12"W	14.42'
T20	S26°04'24"E	14.14'
T21	N81°51'35"W	15.11'
T22	S45°16'51"E	16.48'
T23	N52°38'18"W	15.81'
T24	S89°30'30"E	15.81'
T25	S64°12'50"W	14.07'
T26	S48°22'45"W	13.36'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T27	N16°37'12"W	16.80'
T28	S19°36'29"W	14.76'
T29	N38°31'38"W	15.58'
T30	N73°50'30"E	14.53'
T31	N17°44'13"W	14.14'
T32	S81°35'45"E	15.43'
T33	N44°57'04"W	16.28'
T34	N80°34'11"E	15.88'
T35	N62°40'28"W	15.84'
T36	N44°26'23"E	14.36'
T37	N47°07'39"W	14.32'
T38	S40°01'02"E	13.03'
T39	S42°57'08"W	13.24'
T40	N23°49'55"W	15.82'
T41	S81°34'09"E	15.70'
T42	S61°16'08"W	15.67'
T43	N87°11'34"W	15.96'
T44	N56°12'48"E	15.89'
T45	S19°55'19"W	15.76'
T46	N16°56'47"W	15.86'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T47	S16°56'47"E	15.86'
T48	N19°55'19"W	15.76'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	7°59'23"	810.00'	56.57'	112.95'	S06°23'07"E 112.86'
C2	10°14'12"	3010.00'	269.61'	537.78'	S02°43'40"W 537.07'
C3	29°10'39"	300.00'	78.08'	152.77'	S06°44'33"E 151.13'
C4	40°15'28"	300.00'	109.96'	210.79'	S01°12'08"E 206.48'
C5	8°19'39"	100.00'	7.28'	14.53'	N66°54'35"W 14.52'
C6	8°04'57"	250.00'	17.66'	35.27'	N67°01'56"W 35.24'
C7	90°00'00"	52.00'	52.00'	81.68'	S26°04'24"E 73.54'
C8	90°00'00"	52.00'	52.00'	81.68'	S63°55'36"W 73.54'
C9	90°24'20"	35.50'	35.75'	56.01'	S64°07'26"W 50.38'
C10	109°02'29"	150.00'	210.45'	285.47'	S54°48'22"W 244.30'
C11	96°15'15"	35.50'	39.60'	59.64'	S48°24'45"W 52.87'
C12	6°07'14"	1005.00'	53.73'	107.36'	N80°24'00"W 107.31'
C13	7°37'31"	35.50'	28.56'	48.10'	S38°31'38"E 44.50'
C14	32°38'52"	859.06'	251.60'	489.50'	S16°35'41"W 482.91'
C15	36°51'41"	1241.00'	413.56'	798.40'	S14°31'23"W 784.70'
C16	14°33'26"	250.00'	31.93'	63.52'	S03°22'15"W 63.35'
C17	15°55'39"	250.00'	34.97'	69.50'	S02°41'09"W 69.27'
C18	9°39'56"	250.00'	21.14'	42.17'	S89°33'18"W 42.12'
C19	14°16'38"	505.00'	63.25'	125.84'	S12°32'56"E 125.51'
C20	6°59'38"	300.00'	18.33'	36.62'	S16°11'26"E 36.60'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C21	7°17'00"	656.00'	41.75'	83.39'	S09°03'07"E 83.33'
C22	6°44'03"	401.00'	23.59'	47.13'	S01°56'19"E 47.10'
C23	7°43'50"	1392.00'	94.05'	187.81'	S05°17'37"W 187.67'
C24	26°59'05"	708.13'	189.91'	333.51'	S13°45'42"W 330.44'
C25	3°31'33"	500.00'	15.39'	30.77'	N89°44'23"W 30.76'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C26	6°44'49"	522.00'	30.77'	61.47'	N1°56'43"W 61.43'
C27	7°17'00"	777.00'	49.45'	98.77'	S9°03'07"E 98.70'
C28	8°14'50"	40.00'	38.12'	60.91'	S30°55'48"W 55.19'
C29	94°22'06"	40.00'	43.17'	65.88'	S58°15'44"E 58.68'
C30	91°53'18"	40.00'	41.34'	64.15'	S52°58'37"W 57.49'
C31	88°14'34"	40.00'	38.79'	61.60'	N36°57'28"W 55.69'
C32	85°16'41"	40.00'	36.83'	59.54'	N37°13'43"E 54.19'
C33	90°00'00"	40.00'	62.83'	62.83'	S26°04'24"E 56.57'
C34	90°00'00"	40.00'	62.83'	62.83'	S63°55'36"W 56.57'
C35	89°46'18"	40.00'	39.84'	62.67'	S17°51'37"E 56.46'
C36	90°15'48"	40.00'	40.18'	63.02'	N72°07'20"E 56.70'

**FINAL PLAT  
LAKE PARK**  
 BLOCK A, LOTS 1-6;  
 BLOCK B, LOTS 1-52, 1 OPEN SPACE;  
 BLOCK C, LOTS 1-34, 1 OPEN SPACE;  
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 2600 NETWORK BLVD., SUITE 150 FRISCO,  
 TEXAS 75034 CONTACT: MICHAEL NEITZEL  
 PH: 817-225-5262

SURVEYOR

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEING A TRACT OF LAND SITUATED IN THE CITY OF ROWLETT, IN THE JOHN D. ALSTON SURVEY, ABSTRACT NO. 7 AND THE O.V. LEDBETTER SURVEY, ABSTRACT 790, DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT CONVEYED IN DEED TO RP ASSOCIATES, LLP, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 2002018, PAGE 1522, DEED RECORDS, DALLAS COUNTY, TEXAS, AND ALL OF THAT TRACT CONVEYED IN DEED TO CAMBRIDGE LAND LAKE PARK, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 202100087730, OFFICIAL RECORDS, DALLAS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2 INCH IRON ROD FOR THE COMMON SOUTH CORNER OF SAID RP ASSOCIATES TRACT AND THE FINAL PLAT OF HARBORVIEW ADDITION NO. 3, AN ADDITION TO THE CITY OF ROWLETT, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 97214, PAGE 2715, DEED RECORDS DALLAS COUNTY, TEXAS;

THENCE IN A NORTHEAST DIRECTION ALONG THE COMMON LINE OF SAID RP ASSOCIATES TRACT AND SAID HARBORVIEW ADDITION NO.3, AND THE FINAL PLAT OF HARBORVIEW ADDITION NO. 2, AN ADDITION TO THE CITY OF ROWLETT, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 96058, PAGE 3079, DEED RECORDS DALLAS COUNTY, TEXAS, AND THE FINAL PLAT OF HARBORVIEW ADDITION NO. 1, AN ADDITION TO THE CITY OF ROWLETT, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 94032, PAGE 5571, DEED RECORDS DALLAS COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 162.17 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32 DEGREES 38 MINUTES 20 SECONDS, A RADIUS OF 1000.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 35 MINUTES 29 SECONDS EAST, 561.98 FEET;

WITH SAID CURVE TO THE RIGHT, PASSING AT AN ARC DISTANCE OF 489.10 FEET A 1/2 INCH IRON ROD FOUND AT THE EAST COMMON CORNER OF SAID HARBORVIEW ADDITION NO.3 AND SAID HARBORVIEW ADDITION NO. 2, AND CONTINUING FOR A TOTAL ARC DISTANCE OF 569.65 FEET TO A 1/2 INCH IRON ROD FOUND;

NORTH 32 DEGREES 47 MINUTES 44 SECONDS EAST, A DISTANCE OF 24.52 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38 DEGREES 22 MINUTES 16 SECONDS, A RADIUS OF 1100.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES 46 MINUTES 40 SECONDS EAST, 722.98 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 736.67 FEET TO A 1/2 INCH IRON ROD FOUND;

NORTH 05 DEGREES 24 MINUTES 37 SECONDS WEST, PASSING AT A DISTANCE OF 197.78 FEET A 1/2 INCH IRON ROD FOUND FOR THE WEST COMMON CORNER OF SAID RP ASSOCIATES TRACT AND SAID CAMBRIDGE LAND LAKE PARK TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 248.77 TO A 1/2 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08 DEGREES 06 MINUTES 05 SECONDS, A RADIUS OF 1200.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 27 MINUTES 39 SECONDS WEST, 169.53 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 169.67 FEET TO A POINT FOR CORNER, BEING THE SOUTHWEST CORNER OF LOT 10, BLOCK 7 OF THE HARBORSIDE ESTATES NO. 2, AN ADDITION TO THE CITY OF ROWLETT, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 95077, PAGE 3204, DEED RECORDS DALLAS COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 29 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 1.75 FEET;

THENCE NORTH 76 DEGREES 28 MINUTES 01 SECONDS EAST, ALONG THE COMMON LINE OF SAID CAMBRIDGE LAND LAKE PARK TRACT AND SAID HARBORSIDE ESTATES NO.2, AN ADDITION TO THE CITY OF ROWLETT, TEXAS, PASSING AT 139.97 FEET, AND AT 159.97, AND AT 535.87 "X" CUT REFERENCE MARKS, AND PASSING AT 550.87 A 1/2 INCH IRON ROD WITH CAP STAMPED "CBG SURVEYING", AND CONTINUING FOR A TOTAL DISTANCE OF 676.44 TO A POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF LOT 19, BLOCK 1 OF THE SAID HARBORSIDE ESTATES NO. 2, THE NORTHEAST CORNER OF SAID CAMBRIDGE LAND LAKE PARK TRACT, ALSO BEING A POINT ON THE WEST LINE OF A TRACT OF LAND CONVEYED IN DEED TO THE CITY OF DALLAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 69223, PAGE 1853, DEED RECORDS, DALLAS COUNTY, TEXAS, FROM WHICH A MAG NAIL FOUND ON THE STONE WALL BEARS SOUTH 63 DEGREES 13 MINUTES 32 SECONDS WEST, A DISTANCE OF 0.30 FEET;

THENCE IN A SOUTHERLY DIRECTION ALONG THE COMMON LINE OF SAID CITY OF DALLAS TRACT AND THE SAID CAMBRIDGE LAND LAKE PARK TRACT AND SAID RP ASSOCIATES TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 10 DEGREES 24 MINUTES 03 SECONDS EAST, PASSING AT A DISTANCE OF 220.08 FEET A 1/2 INCH IRON ROD FOUND FOR THE EAST COMMON CORNER OF SAID RP ASSOCIATES TRACT AND SAID CAMBRIDGE LAND LAKE PARK TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 337.70 TO A 5/8 INCH IRON ROD FOUND;

SOUTH 03 DEGREES 31 MINUTES 16 SECONDS WEST, A DISTANCE OF 773.84 FEET TO A CONCRETE MONUMENT WITH A DISC STAMPED "CITY OF DALLAS";

SOUTH 09 DEGREES 54 MINUTES 10 SECONDS EAST, A DISTANCE OF 604.85 FEET TO A CONCRETE MONUMENT WITH A DISC STAMPED "CITY OF DALLAS";

SOUTH 18 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 213.49 FEET TO A CONCRETE MONUMENT WITH A DISC STAMPED "CITY OF DALLAS";

SOUTH 82 DEGREES 55 MINUTES 10 SECONDS WEST, A DISTANCE OF 366.73 FEET TO A CONCRETE MONUMENT WITH A DISC STAMPED "CITY OF DALLAS";

SOUTH 32 DEGREES 53 MINUTES 41 SECONDS WEST, A DISTANCE OF 169.95 FEET TO A CONCRETE MONUMENT WITH A DISC STAMPED "CITY OF DALLAS";

SOUTH 19 DEGREES 24 MINUTES 45 SECONDS EAST, A DISTANCE OF 33.10 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "ADAMS SURVEYING COMPANY" FOR THE COMMON CORNER OF SAID RP ASSOCIATES TRACT AND A TRACT OF LAND CONVEYED IN DEED TO KIRBY / MILLER JOINT VENTURE, ACCORDING TO THE DOCUMENT OF RECORD FILED IN VOLUME 98185, PAGE 72, DEED RECORDS, DALLAS COUNTY, TEXAS, AND THE FINAL PLAT OF MANSIONS AT THE LAKE, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN INSTRUMENT NUMBER 201900292577, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS;

THENCE NORTH 77 DEGREES 21 MINUTES 21 SECONDS WEST, ALONG THE COMMON LINE OF SAID RP ASSOCIATES TRACT AND SAID KIRBY / MILLER JOINT VENTURE TRACT, A DISTANCE OF 569.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,533,066.5 SQUARE FEET OR 35.194 ACRES, MORE OR LESS.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

That I/we, CAMBRIDGE LAND LAKE PARK, LLC, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as LAKE PARK, an addition to the City of Rowlett, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public 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 improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rowlett, Texas.

CAMBRIDGE LAND LAKE PARK, LLC

By: CAMBRIDGE LAND LAKE PARK, LLC

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Notary Public in and for the State of

**SURVEYORS CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

That I, JESUS J. LAJARA, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the city of Rowlett.

\_\_\_\_\_  
JESUS J. LAJARA  
Registered Professional Land Surveyor No. 6378

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JESUS J. LAJARA, Owners, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**CITY APPROVAL CERTIFICATE:**

This plat is hereby approved by the Planning and Zoning Commission of the City of Rowlett, Texas.

\_\_\_\_\_  
Chairperson, Planning and Zoning Commission Date

ATTEST:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Name & Title

The ~~Managing Director of Community Development and Engineering~~ of the City of Rowlett, Texas hereby certifies that to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the Code of Ordinances and with engineering construction standards and processes adopted by the City of Rowlett, Texas as to which his/her approval is required.

\_\_\_\_\_  
~~Managing Director of Community Development & Engineering~~ Date

ATTEST:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Name & Title

**FINAL PLAT  
LAKE PARK**  
BLOCK A, LOTS 1-6;  
BLOCK B, LOTS 1-52, 1 OPEN SPACE;  
BLOCK C, LOTS 1-34, 1 OPEN SPACE;  
BLOCK D, LOTS 1-29, 1 OPEN SPACE;  
BLOCK E, LOTS 1-21, 1 OPEN SPACE;  
142 LOTS, 4 OPEN SPACE AREAS  
35.194 ACRES  
AN ADDITION TO THE CITY OF ROWLETT  
OLIVER V. LEDBETTER SURVEY ~ ABSTRACT NO. 790  
JOHN D. ALSTON SURVEY ~ ABSTRACT NO. 7  
DALLAS COUNTY, TEXAS

OWNER / DEVELOPER  
CAMBRIDGE LAND LAKE PARK, LLC  
2600 NETWORK BLVD., SUITE 150 FRISCO,  
TEXAS 75034 CONTACT: MICHAEL NEITZEL  
PH: 817-225-5262

ENGINEER  
DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399

CONTACT: COLIN HELFFRICH, P.E

**SURVEYOR**

 3420 STEVEN DRIVE  
PLANO, TEXAS 75023  
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TEXAS BOARD OF PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS  
FIRM # 10194544