

LOCATION MAP NOT TO SCALE

LEGEND

- FLE = FIRE LANE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WE = WATER LINE EASEMENT
- HOA = HOME OWNERS ASSOCIATION
- 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
- <M> = CONTROL MONUMENT
- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "AG PROP. COR." (UNLESS OTHERWISE NOTED)
- = CONCRETE MONUMENT FOUND STAMPED "CITY OF DALLAS" (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

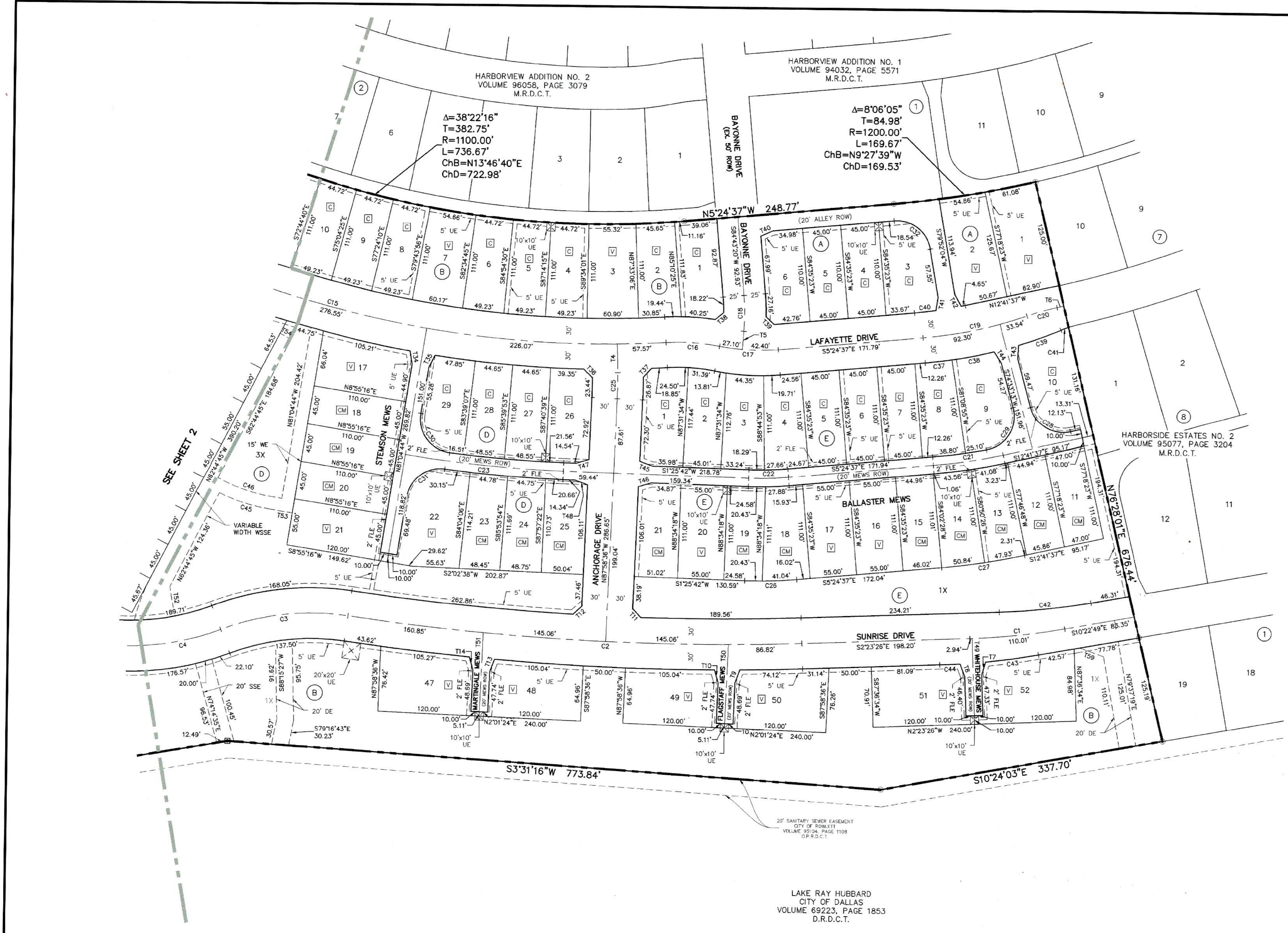


ENGINEER
PAPE-DAWSON ENGINEERS
 5105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214-420-8494
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390
 CONTACT: COLIN HELFFRICH, P.E.

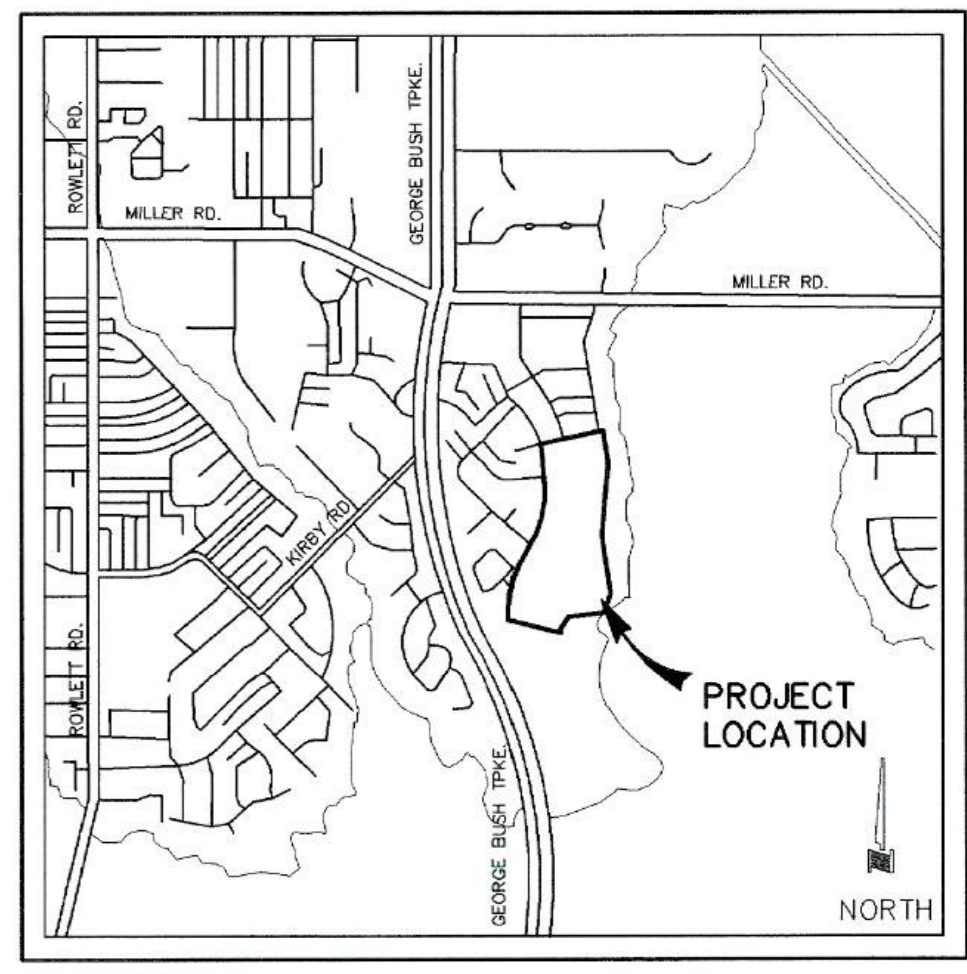
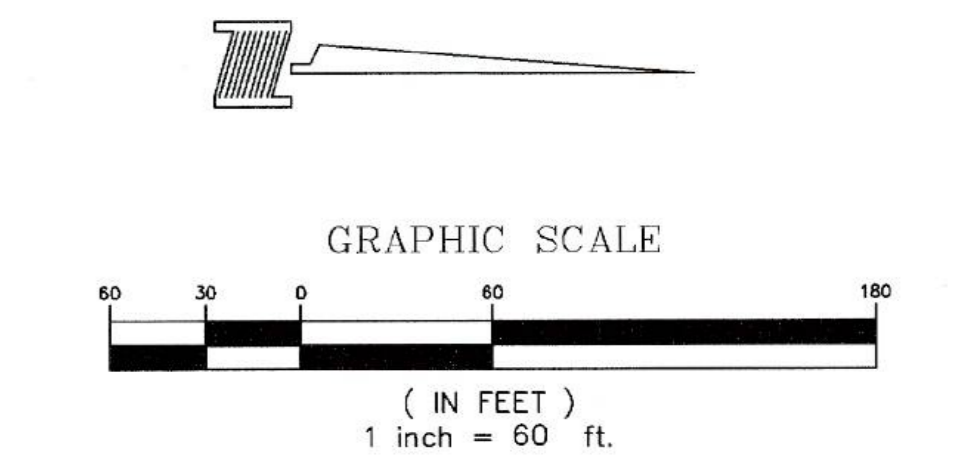
SURVEYOR

ALLIANCE GEOSERVICES
 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

- NOTES:**
- ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
 - PER FEMA FLOOD INSURANCE RATE MAP, DALLAS COUNTY, TEXAS COMMUNITY PANEL NUMBER 4811300249K, 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 FORM BASED DISTRICT CLASSIFICATION, NEW NEIGHBORHOOD, ACCORDING TO CHAPTER 77 OF THE CITY OF ROWLETT DEVELOPMENT CODE.
 - 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 PLASTIC CAP STAMPED "AG PROP COR.", UNLESS OTHERWISE NOTED
 - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE.
 - DISTANCES SHOWN ALONG CURVES STATE SAID CURVE ARC LENGTH AND ITS RADIUS IS CONCENTRIC TO THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.



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



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 - ◇ = 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;
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 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
PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
 TEXAS ENGINEERING FIRM # 4470 | TEXAS SURVEYING FIRM # 10194390

CONTACT: COLIN HELFFRICH, P.E.

- NOTES:**
- ALL OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
 - PER FEMA FLOOD INSURANCE RATE MAP, DALLAS COUNTY, TEXAS COMMUNITY PANEL NUMBER 4811302245K, 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 MEANS AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
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 - 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 PLASTIC CAP STAMPED "AG PROP COR", UNLESS OTHERWISE NOTED
 - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE.
 - DISTANCES SHOWN ALONG CURVES STATE SAID CURVE ARC LENGTH AND ITS RADIUS IS CONCENTRIC TO THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.

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



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LOT AREA TABLE table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC)

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HOA LOT AREA TABLE table with 4 columns: LOT, BLOCK, AREA (SF), AREA (AC)

LOT LINE TABLE table with 3 columns: LINE, BEARING, LENGTH

LOT LINE TABLE table with 3 columns: LINE, BEARING, LENGTH

LOT LINE TABLE table with 3 columns: LINE, BEARING, LENGTH

LOT CURVE TABLE table with 6 columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD

ROADWAY LINE TABLE table with 3 columns: LINE, BEARING, DISTANCE

ROADWAY CURVE TABLE table with 6 columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD

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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...

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

SURVEYOR ALLIANCE GEOSERVICES 3420 STEVEN DRIVE PLANO, TEXAS 75023

ENGINEER Pape-Dawson Engineers 6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494

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 CAMBRIDGE LAND LAKE PARK, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 202100089468, OFFICIAL 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 CAMBRIDGE LAND LAKE PARK TRACT (202100089468) 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 CAMBRIDGE LAND LAKE PARK TRACT (202100089468) 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 CAMBRIDGE LAND LAKE PARK TRACT (202100089468) AND SAID CAMBRIDGE LAND LAKE PARK TRACT(202100087730), 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(202100087730) 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 (202100087730) AND SAID CAMBRIDGE LAND LAKE PARK TRACT (202100089468), 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 CAMBRIDGE LAND LAKE PARK TRACT (202100087730) AND SAID CAMBRIDGE LAND LAKE PARK TRACT (202100089468), 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 CAMBRIDGE LAND LAKE PARK TRACT (202100089468) 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 CAMBRIDGE LAND LAKE PARK TRACT (202100089468) 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

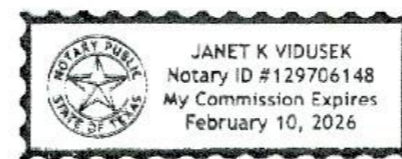
Signature: [Handwritten Signature]
Printed Name: John Eller
Title: VP

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 John Eller, 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 15th day of December 2023.

[Handwritten Signature]
Notary Public in and for the State of Texas



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

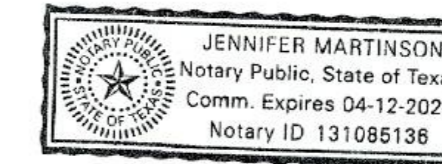


STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JESUS J. LAJARA, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 15th day of December 2023.

[Handwritten Signature]
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.

[Handwritten Signature]
Chairperson, Planning and Zoning Commission

21 DEC 2023
Date

ATTEST:

[Handwritten Signature]
Signature

21 DEC 2023
Date

Marlin Moses Senior Planner
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.

[Handwritten Signature]
Managing Director of Community Development & Engineering,
PLANNING MANAGER

DEC 21 2023
Date

ATTEST:

[Handwritten Signature]
Signature

DEC 21 2023
Date

Marlin Moses Senior Planner
Name & Title

FINAL PLAT
LAKE PARK
BLOCK A, LOTS 1-6;
BLOCK B, LOTS 1-52, 1 OPEN SPACE;
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AN ADDITION TO THE CITY OF ROWLETT
OLIVER V. LEDBETTER SURVEY ~ ABSTRACT NO. 790
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PH: 817-225-5262



CONTACT: COLIN HELFFRICH, P.E.

Filed for Record
in the Official Records Of:
Dallas County
On: 12/28/2023 9:44:56 AM
In the PLAT Records

Doc Number: 2023-202300258509
Number of Pages: 4
Amount: 151.00
Order#: 20231228000190
By: KM

SURVEYOR



3420 STEVEN DRIVE
PLANO, TEXAS 75023

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www.alliancegeoservices.com

TEXAS BOARD OF PROFESSIONAL
ENGINEERS AND LAND SURVEYORS
FIRM # 10194544