

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 <CM> = 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

35 72

UNITS

35

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

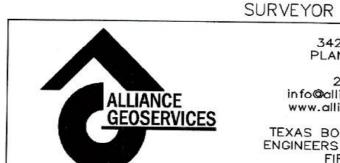
35.194 ACRES AN ADDITION TO THE CITY OF ROWLETT

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

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 | 214.420.8494 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390 CONTACT: COLIN HELFFRICH, P.E



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

5. 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. 6. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "AG PROP COR", UNLESS OTHERWISE NOTED 7. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE. 8. DISTANCES SHOWN ALONG CURVES STATE SAID CURVE ARC LENGTH AND ITS RADIUS IS CONCENTRIC TO THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.

NOTES:

DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN).

CHAPTER 77 OF THE CITY OF ROWLETT DEVELOPMENT CODE.

UTILITIES AND BUILDING PERMITS.

3. 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

4. EXISTING ZONING PER CITY OF ROWLETT REALIZE ROWLETT 2020 COMPREHENSIVE PLAN AND IS FORM BASED DISTRICT CLASSIFICATION, NEW NEIGHBORHOOD, ACCORDING TO



8. DISTANCES SHOWN ALONG CURVES STATE SAID CURVE ARC LENGTH AND ITS RADIUS IS

CONCENTRIC TO THE ROAD CENTERLINE UNLESS OTHERWISE NOTED.

CONTACT: COLIN HELFFRICH, P.E

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS FIRM # 10194544

LOT	BLOCK	AREA (SF)	AREA (AC)
1	Α	7752	0.18
2	Α	7267	0.17
3	Α	6260	0.14
4	Α	4950	0.11
5	Α	4950	0.11
6	Α	5456	0.13

LOT	DI COL	ADEA (CE)	ADEA (AO)
LUI	800-1	AREA (SF)	AREA (AC)
1	В	5804	0.13
2	В	5329	0.12
3	В	6450	0.15
4	В	5214	0.12
5	В	5214	0.12
6	В	5214	0.12
7	В	6373	0.15
8	В	5214	0.12
9	В	5214	0.12
10	В	5214	0.12
11	В	6373	0.15
12	В	5214	0.12
13	В	5214	0.12
14	В	5214	0.12
15	В	6373	0.15
16	В	5214	0.12
17	В	5042	0.12
18	В	5248	0.12
19	В	6380	0.15
20	В	5248	0.12
21	В	5248	0.12
22	В	5248	0.12
23	В	6380	0.15
24	В	5248	0.12
25	В	5248	0.12
26	В	5248	0.12
27	В	6380	0.15
28	В	5142	0.12
29	В	4995	0.11

	LOT	AREA TA	BLE		LOT	AREA TA	BLE
LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC
30	В	4995	0.11	1	С	6599	0.15
31	В	7298	0.17	2	С	4995	0.11
32	В	7333	0.17	3	С	5054	0.12
33	В	6050	0.14	4	С	5330	0.12
34	В	4950	0.11	5	С	5330	0.12
35	В	4950	0.11	6	С	5330	0.12
36	В	4950	0.11	7	С	5330	0.12
37	В	6050	0.14	8	С	5330	0.12
38	В	5669	0.13	9	С	5330	0.12
39	В	4950	0.11	10	С	5330	0.12
40	В	4950	0.11	11	С	6131	0.14
41	В	4950	0.11	12	С	6199	0.14
42	В	4950	0.11	13	С	4950	0.11
43	В	4950	0.11	14	С	4950	0.11
44	В	5669	0.13	15	С	6050	0.14
45	В	6626	0.15	16	С	4950	0.11
46	В	6564	0.15	17	С	4950	0.11
47	В	7965	0.18	18	С	6050	0.14
48	В	7282	0.17	19	С	4950	0.11
49	В	7282	0.17	20	С	6738	0.15
50	В	7963	0.18	21	С	6247	0.14
51	В	7867	0.18	22	С	4950	0.11
52	В	8624	0.20	23	С	4950	0.11
				24	С	4950	0.11
				25	С	4950	0.11
				26	С	6050	0.14
				27	С	5473	0.13
				28	С	5422	0.12
				29	С	5422	0.12

LOT AREA TABLE											
тс	BLOCK	AREA (SF)	AREA (AC)								
0	С	5422	0.12								
31	С	5232	0.12								
2	С	4995	0.11								
3	С	4995	0.11								
4	С	6439	0.15								

	LOT	AREA TA	ABLE		LOT	AREA TA	BLE	F	IOA LO	OT AREA	TABLE
LO.	T BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	5562	0.13	1	E	5906	0.14	1X	Ε	33269	0.76
2	D	6050	0.14	2	E	5201	0.12	1X	В	220780	5.07
3	D	4950	0.11	3	E	5338	0.12	2X	С	25818	0.59
4	D	4950	0.11	4	E	5361	0.12	3X	D	54065	1.24
5	D	6050	0.14	5	E	4995	0.11				
6	D	6050	0.14	6	Ε	4995	0.11				
7	D	4950	0.11	7	Е	4995	0.11				
8	D	7605	0.17	8	E	5297	0.12				
9	D	5024	0.12	9	E	6435	0.15				
10	D	4950	0.11	10	E	7392	0.17				
11	D	4950	0.11	11	E	5217	0.12				
12	D	4950	0.11	12	Ε	5040	0.12				
13	D	4950	0.11	13	Ε	5247	0.12				
14	D	6050	0.14	14	E	5299	0.12				
15	D	4950	0.11	15	Ε	5049	0.12				
16	D	6107	0.14	16	E	6105	0.14				
17	D	6802	0.16	17	E	6105	0.14				
18	D	4950	0.11	18	Е	5599	0.13				
19	D	4950	0.11	19	Ε	4996	0.11				
20	D	4950	0.11	20	E	6105	0.14				
21	D	6150	0.14	21	E	5562	0.13				
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								
07	-										

							The second secon
_	D	5562	0.13	1	Ε	5906	0.14
2	D	6050	0.14	2	Ε	5201	0.12
5	D	4950	0.11	3	E	5338	0.12
	D	4950	0.11	4	Ε	5361	0.12
,	D	6050	0.14	5	E	4995	0.11
	D	6050	0.14	6	Ε	4995	0.11
	D	4950	0.11	7	E	4995	0.11
	D	7605	0.17	8	E	5297	0.12
	D	5024	0.12	9	E	6435	0.15
)	D	4950	0.11	10	E	7392	0.17
	D	4950	0.11	11	E	5217	0.12
2	D	4950	0.11	12	Ε	5040	0.12
5	D	4950	0.11	13	Ε	5247	0.12
	D	6050	0.14	14	E	5299	0.12
;	D	4950	0.11	15	Ε	5049	0.12
	D	6107	0.14	16	E	6105	0.14
	D	6802	0.16	17	Ε	6105	0.14
	D	4950	0.11	18	Е	5599	0.13
	D	4950	0.11	19	E	4996	0.11
	D	4950	0.11	20	E	6105	0.14
	D	6150	0.14	21	E	5562	0.13
	D	8200	0.19	-			
	D	5255	0.12				
	D	5192	0.12				

LC	T LINE T	ABLE	LC	T LINE T	ABLE	LC	T LINE T	ABLE
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
T7	N7419'54"W	16.10'	T24	S89*30'30"E	15.81'	T41	S81"34'09"E	15.70'
T8	N69°00'04"E	15.66'	T25	S63*24'11"W	14.27'	T42	S61"16'08"W	15.67
Т9	N69'51'25"W	16.06'	T26	S48"22'45"W	13.36'	T43	N87"11'34"W	15.96'
T10	N73*21'06"E	15.60'	T27	N16*37'12"W	16.80'	T44	N56"12'48"E	15.89'
T11	S46'41'12"W	14.06'	T28	S19*36'29"W	14.76'	T45	S19"55'19"W	15.76'
T12	S42'38'25"E	14.06	T29	N38*31'38"W	15.58'	T46	N16"56'47"W	15.86'
T13	N69"18'19"W	15.60'	T30	N73"50'30"E	14.53'	T47	S16*56'47"E	15.86'
T14	N73'54'12"E	16.06'	T31	N17*44'13"W	14.14'	T48	N19*55'19"E	15.76'
T15	N89'26'37"W	15.81'	T32	S81°35'45"E	15.43'	T52	S79"56'59"W	35.54
T16	S52*35'08"E	15.82	T33	N44'57'04"W	16.28'	T53	N8*55'16"E	27.25'
T17	N52*38'18"W	15.81'	T34	N80°34'11"E	15.88'	T54	N27"15'15"E	15.00'
T18	S89'30'30"E	15.81'	T35	N62*40'28"W	15.84	T55	N27"15"15"E	20.57'
T19	S62*49'12"W	14.42'	T36	N44*26'23"E	14.36	T56	N27"15'15"E	17.70'
T20	S26*04'24"E	14.14'	T37	N47'07'39"W	14.32	T57	N87*18'01"W	37.15'
T21	N81°51'35"W	15.11'	T38	S40"01'02"E	13.03'	T58	N87"18'01"W	29.57'
T22	S45"6'51"E	16.48'	T39	S42*57'08"W	13.24	T59	N19*37'11"E	29.82'
T23	N52'38'18"W	15.81'	T40	N23'49'55"W	15.82'			

	CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
	C26	6'44'49"	522.00'	30.77	61.47'	N1*56'43"W 61.43'
	C27	717'00"	777.00'	49.45'	98.77	S9'03'07"E 98.70'
	C28	87"14'50"	40.00'	38.12	60.91	S30°55'48"W 55.19'
	C29	94"22'06"	40.00'	43.17'	65.88	S5815'44"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"3'43"E 54.19'
	C33	90°00'00"	40.00'	40.00'	62.83'	S26'04'24"E 56.57'
	C34	90'00'00"	40.00'	40.00'	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"
	C37	3'26'28"	535.00'	16.07	32.13'	N7'07'51"W 32.13'
	C38	5*23'59"	535.00'	25.23'	50.42'	N11'33'05"W 50.40'
	C39	5'40'41"	535.00'	26.53'	53.02	N2018'12"W 53.00'
	C40	3*06'11"	475.00°	12.87	25.73'	S6'57'43"E 25.72'
	C41	3'56'46"	140.00'	4.82'	9.64'	N21*10'10"W 9.64'
	C42	7*59'23"	780.00'	54.47'	108.77'	S6°23'07"E 108.68'
	C43	4'18'38"	840.00'	31.61'	63.20'	N813'30"W 63.18'
L	C44	1'37'53"	840.00'	11.96'	23.92'	N312'23"W 23.92'
L	C45	17'06'47"	207.52'	31.22'	61.98'	N17°22'06"E 61.75'
	C46	20"11"11"	192,52'	34.27	67.83	N18*54'02"E 67.48'

28 D 5173 29 D 5744

LOT CURVE TABLE

RO/	ADWAY LIN	E TABLE		R	OADWA	Y CURV	E TAB	LE
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	TANGENT	LENGTH	С
T1	N71*04'24"W	43.16'	C1	7'59'23"	810.00'	56.57	112.95	S06*23'
T2	N71*04'24"W	43.16'	C2	10"14'12"	3010.00'	269.61'	537.78'	S02*43'4
T3	S32*47'44"W	24.46'	С3	29"10'39"	300.00'	78.08'	152.77	S06'44'
T4	S88*29'50"W	34.03'	C4	40"15'28"	300.00'	109.96'	210.79	S01'12'0
T5	N85*36'44"W	21.74'	C5	819'39"	100.00'	7.28'	14.53	N66'54'
T6	S12*41'37"E	8.16	C6	8'04'57"	250.00'	17.66'	35.27	N67*01'
T49	S87*36'34"W	90.91'	C7	90'00'00"	52.00'	52.00'	81.68'	S26'04'
T50	N87'58'36"W	93.23'	C8	90'00'00"	52.00'	52.00'	81.68'	S63*55'
T51	N87*58'36"W	93.23'	C9	90'24'20"	35.50'	35.75'	56.01'	S64*07'
			C10	109'02'29"	150.00'	210.45	285.47'	S54'48'2
			C11	96 15 15"	35.50'	39.60'	59.64	S48*24'4

C12 6'07'14" 1005.00' 53.73' 107.36'

C13 77*37'31" 35.50' 28.56' 48.10'

LE		R	OADWA	Y CURV	E TAB	BLE
CHORD	CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
S06"23'07"E 112.86'	C14	32*38'52"	859.06'	251.60'	489.50'	S16'35'41"W 482.91'
S02*43'40"W 537.07'	C15	36"51'41"	1241.00'	413.56'	798.40'	S14'31'23"W 784.70'
S06'44'33"E 151.13'	C16	14"33'26"	250.00	31.93'	63.52	S03'22'15"W 63.35'
S01"12'08"E 206.48'	C17	15*55'39"	250.00'	34.97'	69.50'	S02'41'09"W 69.27'
N66°54'35"W 14.52'	C18	9*39'56"	250.00	21.14'	42.17'	S89'33'18"W 42.12'
N67*01'56"W 35.24'	C19	1476'38"	505.00'	63.25	125.84	S12'32'56"E 125.51'
S26'04'24"E 73.54'	C20	6'59'38"	300.00	18.33'	36.62'	S16"11'26"E 36.60'
S63*55'36"W 73.54'	C21	717'00"	656.00'	41.75	83.39	S09'03'07"E 83.33'
S64*07'26"W 50.38'	C22	6*44'03"	401.00'	23.59'	47.13'	S01*56'19"E 47.10'
S54*48'22"W 244.30'	C23	7"43'50"	1392.00	94.05'	187.81	S05"17'37"W 187.67'
S48'24'45"W 52.87'	C24	26'59'05"	708.13	169.91	333.51'	S13*45'42"W 330,44'
N80'24'00"W 107.31'	C25	3'31'33"	500.00	15.39'	30.77	N89'44'23"W 30.76'
S38*31'38"E 44.50'						

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

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

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

CONTACT: COLIN HELFFRICH, P.E.

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 OO 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

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

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

Given under my hand and seal of office, this _15th day of _December 2023

Notary Public in and for the State of Texas

JANET K VIDUSEK Notary ID #129706148

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

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

Notary Public in and for the State of Texas

JENNIFER MARTINSON Notary Public, State of Texa Comm. Expires 04-12-2025 Notary ID 131085136

CITY APPROVAL CERTIFICATE:

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

Wind Chairperson, Planning and Zoning Commission

21 DEC 2023

ATTEST:

Signature

21 Der 2023

Maitin Mases Genius Plannel

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.

ector of Community Development & Engineering

DEC 21 2023

PLANNING MANAGER

ATTEST:

Dec 21 2023

Martin Mares Senice Planner

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**

6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

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

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Amount: 151.00

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

SURVEYOR