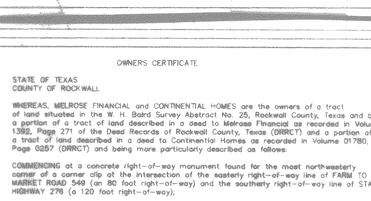
TANGENT TABLE		
TANGENT	BEARING	LENGTH
T1	N 88°59'21" E	25.00'
T2	N 01°00'39" W	23.74'
T3	N 01°00'39" W	23.74'
T4	N 01°00'39" W	22.06'
T5	S 01°00'39" E	153.23'
T6	N 88°59'05" E	1370.00'
T7	S 88°59'05" W	1278.00'
T8	S 01°00'39" E	128.90'
T9	N 88°59'21" E	778.00'
T10	N 88°59'21" E	824.00'
T11	S 88°59'21" W	397.00'
T12	N 88°59'21" E	443.00'
T13	N 66°10'38" E	171.16'
T14	N 66°10'38" E	171.16'
T15	N 88°59'21" E	597.20'
T16	N 88°59'21" E	643.20'

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	1030.00'	00°30'33"	4.58'	9.16'	9.16'	S 22°48'53" E
C-2	225.00'	25°28'16"	50.85'	100.02'	99.20'	N 78°16'31" W
C-3	275.00'	02°41'48"	6.47'	12.94'	12.94'	S 69°17'05" W
C-4	225.00'	02°33'38"	5.03'	10.06'	10.05'	N 69°01'02" E
C-5	275.00'	02°45'58"	6.24'	12.48'	12.48'	S 69°01'02" W
C-6	225.00'	02°12'28"	4.99'	9.98'	9.98'	N 69°34'56" E
C-7	225.00'	22°48'43"	45.36'	89.58'	88.99'	S 77°34'59" E
C-8	400.00'	22°48'43"	80.70'	159.26'	158.21'	N 12°25'01" W
C-9	38.00'	89°59'44"	38.00'	59.69'	53.74'	S 43°59'21" E
C-10	38.00'	90°00'16"	38.00'	59.70'	53.91'	S 46°00'47" W
C-11	38.00'	90°00'00"	38.00'	59.69'	53.91'	S 43°59'39" E
C-12	38.00'	90°00'00"	38.00'	59.69'	53.91'	N 46°00'39" E
C-13	560.00'	22°48'43"	112.08'	223.02'	221.49'	N 12°25'01" W
C-14	400.00'	22°48'43"	81.71'	161.26'	160.19'	N 77°34'59" E
C-15	38.00'	90°00'00"	38.00'	59.69'	53.91'	N 43°59'21" W
C-16	250.00'	22°48'43"	50.44'	99.54'	98.89'	N 77°34'59" E
C-17	250.00'	25°28'16"	56.50'	111.14'	110.23'	S 78°16'31" E
C-18	500.00'	45°52'44"	211.61'	400.37'	389.76'	S 21°55'43" W
C-19	1000.00'	22°18'29"	197.17'	389.35'	386.89'	S 33°42'50" W
C-20	405.00'	00°10'44"	0.63'	1.26'	1.26'	N 00°55'17" W
C-21	250.00'	03°18'38"	7.22'	14.44'	14.44'	N 00°36'40" E
C-22	250.00'	02°51'47"	6.25'	12.49'	12.49'	S 00°25'14" E
C-23	26.30'	89°59'44"	26.00'	40.84'	36.77'	S 43°59'21" E
C-24	26.30'	90°00'16"	26.00'	40.84'	36.77'	S 46°00'47" W
C-25	50.30'	26°38'00"	11.83'	23.24'	23.03'	S 42°18'21" E
C-26	50.00'	248°37'36"	73.26'	216.96'	82.60'	S 24°40'33" W
C-27	26.30'	90°00'00"	26.00'	40.84'	36.77'	N 46°00'39" E
C-28	26.30'	90°00'00"	26.00'	40.84'	36.77'	S 43°59'21" E
C-29	585.00'	22°48'43"	118.02'	232.91'	231.38'	S 77°34'59" E
C-30	50.00'	300°00'00"	28.87'	261.80'	50.00'	S 01°00'39" E
C-31	535.00'	22°48'43"	107.93'	213.01'	211.60'	N 77°34'59" W
C-32	375.00'	22°48'43"	75.65'	148.30'	148.32'	N 12°25'01" W
C-33	415.00'	22°48'43"	83.72'	165.21'	164.14'	S 77°34'59" E
C-34	26.30'	90°00'00"	26.00'	40.84'	36.77'	S 43°59'21" E
C-35	385.00'	22°48'43"	79.69'	157.27'	156.23'	N 77°34'59" W
C-36	275.00'	22°48'43"	55.48'	109.49'	108.77'	N 77°34'59" E
C-37	275.00'	25°28'16"	62.15'	122.25'	121.25'	S 78°16'31" E
C-38	1030.00'	19°01'01"	172.52'	341.87'	340.30'	S 35°21'34" E
C-39	470.00'	45°52'44"	198.92'	376.14'	366.37'	S 21°55'43" W

COORDINATE TABLE		
NUMBER	NORTHING	EASTING
1	7019022.0643	2606075.6761
2	7018910.7254	2606077.2522
3	7018528.0180	2605921.6180
4	7018412.6349	2605805.9545
5	7018101.1884	2605996.5572
6	7018124.4129	2605841.2298
7	7018132.8388	2605544.8095
8	7018158.4702	2605488.9840
9	7018178.9703	2605389.8228
10	7018178.9187	2605388.2715
11	7018165.9778	2605388.0112
12	7018168.1596	2605338.0588
13	7018178.2123	2605338.2730
14	7018174.2729	2605058.9836
15	7018161.7865	2605059.2295
16	7018163.5896	2605009.2616
17	7018173.5656	2605009.3980
18	7018173.0005	2604969.4055
19	7018154.1708	2604842.4284
20	7018081.7460	2604671.0923
21	7018107.5568	2604651.0577
22	7018111.3632	2604659.7617
23	7018348.9785	2604559.5816
24	7018345.7719	2604546.8776
25	7018391.5825	2604528.8430
26	7018395.3891	2604535.5470
27	7018522.7780	2604479.8353
28	7018687.0681	2604444.2680
29	7018988.8249	2604439.8632



LOT AREA TABLE											
BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
A	1	11589	B	1	9908	C	1	8520	G	1	8520
A	2	9182	B	2	8495	C	2	8400	G	2	8400
A	3	9327	B	3	8760	C	3	8400	G	3	8414
A	4	9327	B	4	8760	C	4	8400	G	4	8417
A	5	9328	B	5	8760	C	5	8400	G	5	8417
A	6	9328	B	6	8760	C	6	8495	G	6	8410
A	7	9328	B	7	8760	C	7	11438	G	7	8400
A	8	9329	B	8	8760	C	8	15023	G	8	8400
A	9	9329	B	9	8760	C	9	9058	G	9	8400
A	10	9330	B	10	8760	C	10	8435	G	10	8400
A	11	9330	B	11	8760	C	11	8400	G	11	8400
A	12	9330	B	12	9000	C	12	8409	G	12	8400
A	13	9331	B	13	8520	C	13	8520	G	13	8400
A	14	9331	B	14	8400				G	14	8495
A	15	9332	B	15	8400				G	15	15699
A	16	9332	B	16	8400				G	16	14667
A	17	9332	B	17	8400				G	17	11261
A	18	9333	B	18	8400				G	18	10048
A	19	9333	B	19	8475				G	19	8400
A	20	9033	B	20	9014				G	20	8400
A	21	13506	B	21	10170				G	21	8400
A	22*	13700	B	22*	45631				G	22	8400
									G	23	8400
									G	24	8493
									G	25	8479
									G	26	8444
									G	27	8400
									G	28	8520

* SCREENING

* SWIM CLUB

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
655 N. CENTRAL EXPRESSWAY, SUITE 100
PLANO, TEXAS 75075 (972) 490-7090 FAX (972) 490-7099

W.M. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CONTINENTAL HOMES
651 WEST COLLEGE STREET
GRAPEVINE, TEXAS 76051

FINAL PLAT
LOFLAND FARMS, PHASE 1
83 RES. LOTS – 27.973 ACRES

Scale : 1"=200'
Drawn By : MK
Checked By : BJE
File : 32000FPL.DWG
Project No. : 32000.02
Date : 9-5-00

SHEET 1 OF 2

Cab. O 283

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, MELROSE FINANCIAL and CONTINENTAL HOMES are the owners of a tract of land situated in the W. H. Baird Survey Abstract No. 25, Rockwall County, Texas and being a portion of a tract of land described in a deed to Melrose Financial as recorded in Volume 1392, Page 271 of the Deed Records of Rockwall County, Texas (DRRCT) and a portion of a tract of land described in a deed to Continental Homes as recorded in Volume 01780, Page 0257 (DRRCT) and being more particularly described as follows:

COMMENCING at a concrete right-of-way monument found for the most northwesterly corner of a corner clip at the intersection of the easterly right-of-way line of FARM TO MARKET ROAD 549 (an 80 foot right-of-way) and the southerly right-of-way line of STATE HIGHWAY 276 (a 120 foot right-of-way);

THENCE along the southerly right of way line of said STATE HIGHWAY 276 as South 88°59'05" West a distance of 1154.59 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

THENCE departing the southerly right of way line of said STATE HIGHWAY 276 South 01°00'39" East a distance of 111.35 to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 530.00 feet, a chord bearing of South 21°55'43" West and a chord distance of 413.14 feet;

THENCE along said curve to the right through a central angle of 45°52'44" for an arc length of 424.39 feet to a 1/2 inch iron for set for corner;

THENCE South 44°52'05" West a distance of 163.38 feet to a 1/2 inch iron rod set for the beginning of a curve to the left having a radius of 970.00 feet, a chord bearing of South 33°42'50" West and a chord distance of 375.29 feet;

THENCE along said curve to the left through a central angle of 22°18'29" for an arc length of 377.67 feet to a 1/2 inch iron rod set for corner;

THENCE North 67°26'24" West a distance of 60.00 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 1030.00 feet, a chord bearing of North 22°48'53" East and a chord distance of 9.16 feet;

THENCE along said non-tangent curve to the right through a central angle of 00°30'33" for an arc length of 9.16 feet to a 1/2 inch iron rod set for corner;

THENCE North 65°32'23" West a distance of 61.43 feet to a 1/2 inch iron rod set for the beginning of a curve to the left having a radius of 225.00 feet, a chord bearing of North 78°16'31" West and a chord distance of 99.20 feet;

THENCE along said curve to the left through a central angle of 25°28'16" for an arc length of 100.02 feet to a 1/2 inch iron rod set for corner;

THENCE South 88°59'21" West a distance of 3.65 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 275.00 feet, a chord bearing of South 00°57'04" West and a chord distance of 12.94 feet;

THENCE along said non-tangent curve to the right through a central angle of 02°41'48" for an arc length of 12.94 feet to a 1/2 inch iron rod set for corner;

THENCE North 87°42'01" West a distance of 50.00 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 225.00 feet, a chord bearing of North 01°01'10" East and a chord distance of 10.05 feet;

THENCE along said non-tangent curve to the left through a central angle of 02°33'38" for an arc length of 10.06 feet to a 1/2 inch iron rod set for corner;

THENCE South 88°59'21" West a distance of 278.91 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 275.00 feet, a chord bearing of South 00°33'08" West and a chord distance of 12.48 feet;

THENCE along said non-tangent curve to the right through a central angle of 02°35'58" for an arc length of 12.48 feet to a 1/2 inch iron rod set for corner;

THENCE North 88°08'52" West a distance of 50.00 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 225.00 feet, a chord bearing of North 00°34'54" East and a chord distance of 9.98 feet;

THENCE along said non-tangent curve to the left through a central angle of 02°32'28" for an arc length of 9.98 feet to a 1/2 inch iron rod set for corner;

THENCE South 88°59'21" West a distance of 40.00 feet to a 1/2 inch iron rod set for the beginning of a curve to the left having a radius of 225.00 feet, a chord bearing of South 77°34'59" West and a chord distance of 88.99 feet;

THENCE along said curve to the left through a central angle of 22°48'43" for an arc length of 89.58 feet to a 1/2 inch iron rod set for corner;

THENCE South 66°10'38" West a distance of 230.66 feet to a 1/2 inch iron rod set for corner;

THENCE North 23°49'22" West a distance of 50.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 66°10'38" East a distance of 9.50 feet to a 1/2 inch iron rod set for corner;

THENCE North 23°49'22" West a distance of 260.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 66°10'38" West a distance of 9.50 feet to a 1/2 inch iron rod set for corner;

THENCE North 23°49'22" West a distance of 50.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 66°10'38" East a distance of 9.50 feet to a 1/2 inch iron rod set for corner;

THENCE North 23°49'22" West a distance of 139.04 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 425.00 feet, a chord bearing of North 12°25'01" West and a chord distance of 168.10 feet;

THENCE along said curve to the right through a central angle of 22°48'43" for an arc length of 169.21 feet to a 1/2 inch iron rod set for corner;

THENCE North 01°00'39" West a distance of 311.79 feet to 1/2 inch iron rod set for corner in the southerly right of way line of said STATE HIGHWAY 276;

THENCE along the southerly right of way line of said STATE HIGHWAY 276 North 88°59'05" East a distance of 1635.98 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 27.973 acres or 1,218,524 square feet of land more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOFLAND FARMS, PHASE 1, subdivision 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 (we) further certify that all other parties who have a mortgage or lien interest in the LOFLAND FARMS, PHASE 1, subdivision have been notified and signed this plat.

I (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. I (we) 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, 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 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 structure, 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.

I (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. I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

OWNER:

OWNER:

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at Dallas, Texas this the 5 day of October 2000

LOFLAND FARMS, LTD

BY: Don Holloway

DON HOLLOWAY (PRESIDENT)

Continental Homes of Texas, L.P.
a Texas limited partnership

BY: CHTEX of Texas, Inc.
a Delaware corporation, its sole General Partner

BY:

John L. Moore, Division President

STATE OF TEXAS
COUNTY OF DALLAS

Before me the undersigned authority, a Notary Public in and for the County and State, personally appeared Don Holloway 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 purposes and considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2 day of October 2000.

Notary Public in and for State of Texas
My Commission Expires 10-28-03

STATE OF TEXAS
COUNTY OF DALLAS

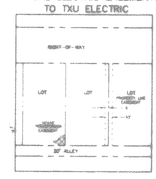
Before me the undersigned authority, a Notary Public in and for the County and State, personally appeared John L. Moore known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of June 2000

Notary Public in and for State of Texas
My Commission Expires 7-27-02

CAROL ANN RICKWOOD
MY COMMISSION EXPIRES
July 18, 2000

TYPICAL ELECTRIC EASEMENTS TO TXU ELECTRIC



I, the undersigned, hereby declares that the survey map hereon, and the field note description hereon, depicts and describes the results of an actual on the ground survey made on the 13th day of November, 2000 under my supervision, and that except as shown there are no visible encroachments, protrusions, easements or right-of-ways. This survey substantially conforms to the Minimum Standards of Practice approved by the Texas Board of Professional Land Surveyors.

B.J. Elam
Registered Professional Land Surveyor
Texas Registration No. 4581
Winkelmann & Associates, Inc.
655 N. Central Plaza Drive, Suite 100
Dallas, Texas 75230
972/490-7090

STATE OF TEXAS
COUNTY OF DALLAS

Before me the undersigned authority, a Notary Public in and for the County and State, personally appeared B. J. Elam 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 purposes and considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of November 2000.

Notary Public in and for State of Texas
My Commission Expires 05-04-01

JANE H. CHENAULT
Notary Public, State of Texas
My Commission Expires 05-04-01

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission 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 2nd day of October 2000.

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 day of 2000.

Mayor, City of Rockwall

City Secretary, City of Rockwall

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
655 N. CENTRAL EXPRESSWAY, SUITE 100
PLANO, TEXAS 75075 (972) 490-7090 FAX (972) 490-7099

W.M. BAIRD SURVEY, ABSTRACT NO. 25
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

CONTINENTAL HOMES
651 WEST COLLEGE STREET
GRAPEVINE, TEXAS 76051

FINAL PLAT
LOFLAND FARMS, PHASE 1
83 RES. LOTS – 27.973 ACRES

Scale : 1"=200'
Drawn By : MK
Checked By : BJE
File : 32000FPL.DWG
Project No. : 32000.02
Date : 9-5-00

SHEET 2 OF 2

Cab. O 284