

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT AS CONVEYED TO ROCKWALL HALL PARKWAY L.P. AS RECORDED IN VOLUME 3287, PAGE 91 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND ON THE NORTHEAST LINE OF MIMS ROAD AT THE MOST SOUTHERLY CORNER OF SAID ROCKWALL HALL PARKWAY L.P. TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT AS CONVEYED TO DALLAS CONSTRUCTION COMPANY AS RECORDED IN VOLUME 630, PAGE 320 OF SAID DEED RECORDS;

THENCE, ALONG THE NORTHEAST LINE OF MIMS ROAD, THE FOLLOWING:

NORTH 47 DEGREES 40 MINUTES 05 SECONDS WEST, A DISTANCE OF 149.28 FEET TO A 1/2" IRON ROD FOUND; NORTH 79 DEGREES 09 MINUTES 28 SECONDS WEST, A DISTANCE OF 273.00 FEET TO A 1/2" IRON ROD SET; NORTH 45 DEGREES 54 MINUTES 47 SECONDS WEST, A DISTANCE OF 1228.92 FEET TO AN X SET IN CONCRETE IN MIMS ROAD AT THE MOST SOUTHERLY LINE OF A CALLED 1.00 ACRE TRACT AS CONVEYED TO BILLY PEOPLES, RECORDED IN VOLUME 277, PAGE 12, OF SAID DEED RECORDS;

THENCE, AROUND SAID PEOPLES TRACT, THE FOLLOWING:

NORTH 43 DEGREES 55 MINUTES 55 SECONDS EAST, LEAVING MIMS ROAD, A DISTANCE OF 211.98 FEET TO A 1/2" IRON ROD SET; NORTH 46 DEGREES 34 MINUTES 49 SECONDS WEST, A DISTANCE OF 119.65 FEET TO A POINT;

THENCE NORTH 44 DEGREES 01 MINUTES 15 SECONDS EAST, A DISTANCE OF 594.60 FEET TO A 1/2" IRON ROD SET;

THENCE NORTH 75 DEGREES 24 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.00 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 10 MINUTES 17 SECONDS, A RADIUS OF 334.00 FEET, A CHORD DISTANCE OF 188.22 FEET THAT BEARS NORTH 60 DEGREES 49 MINUTES 36 SECONDS WEST, AROUND SAID CURVE AN ARC DISTANCE OF 170.05 FEET TO A 1/2" IRON ROD SET;

THENCE, NORTH 46 DEGREES 14 MINUTES 27 SECONDS WEST A DISTANCE OF 4.24 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 43 MINUTES 23 SECONDS, A RADIUS OF 500.00 FEET, A CHORD DISTANCE OF 93.44 FEET THAT BEARS NORTH 40 DEGREES 52 MINUTES 46 SECONDS WEST, AROUND SAID CURVE AN ARC DISTANCE OF 93.58 FEET TO A 1/2" IRON ROD SET;

THENCE NORTH 35 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF 6.31 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 17 SECONDS, A RADIUS OF 409.00 FEET, A CHORD DISTANCE OF 76.30 FEET THAT BEARS NORTH 30 DEGREES 09 MINUTES 55 SECONDS WEST, AROUND SAID CURVE AN ARC DISTANCE OF 76.41 FEET TO A 1/2" IRON ROD SET;

THENCE NORTH 24 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 32.74 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF RALPH HALL PARKWAY;

THENCE, NORTH 62 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF RALPH HALL PARKWAY, A DISTANCE OF 77.11 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE SOUTH 25 DEGREES 17 MINUTES 16 SECONDS EAST, LEAVING THE SOUTH LINE OF RALPH HALL PARKWAY, A DISTANCE OF 24.84 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37 DEGREES 09 MINUTES 13 SECONDS, A RADIUS OF 91.00 FEET, A CHORD DISTANCE OF 57.98 FEET THAT BEARS SOUTH 44 DEGREES 22 MINUTES 32 SECONDS EAST, AROUND SAID CURVE AN ARC DISTANCE OF 59.01 FEET TO A 1/2" IRON ROD SET;

THENCE SOUTH 62 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 22.50 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25 DEGREES 19 MINUTES 00 SECONDS, A RADIUS OF 176.64 FEET, A CHORD DISTANCE OF 77.42 FEET THAT BEARS SOUTH 50 DEGREES 18 MINUTES 05 SECONDS EAST, AROUND SAID CURVE AN ARC DISTANCE OF 78.05 FEET TO A 1/2" IRON ROD SET;

THENCE SOUTH 37 DEGREES 38 MINUTES 36 SECONDS EAST, A DISTANCE OF 28.71 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28 DEGREES 36 MINUTES 07 SECONDS, A RADIUS OF 341.00 FEET, A CHORD DISTANCE OF 188.46 FEET THAT BEARS SOUTH 51 DEGREES 59 MINUTES 39 SECONDS EAST, AROUND SAID CURVE AN ARC DISTANCE OF 170.23 FEET TO A 1/2" IRON ROD SET;

THENCE NORTH 44 DEGREES 01 MINUTES 15 SECONDS EAST, A DISTANCE OF 659.55 FEET TO A 1/2" IRON ROD SET ON THE NORTHEAST LINE OF SAID ROCKWALL HALL PARKWAY L.P. TRACT;

THENCE, SOUTH 45 DEGREES 53 MINUTES 59 SECONDS EAST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 1205.03 FEET TO A PIPE FOUND AT THE MOST EASTERLY CORNER OF SAID ROCKWALL HALL PARKWAY L.P. TRACT, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF A CALLED 4.00 ACRE TRACT AS CONVEYED TO EDDIE KELLEY EXPRESS, L.L.C. AS RECORDED IN VOLUME 164, PAGE 132, OF SAID DEED RECORDS;

THENCE, SOUTH 23 DEGREES 47 MINUTES 46 SECONDS WEST, A DISTANCE OF 270.33 FEET TO A 3/8" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID EDDIE KELLEY TRACT, SAME BEING THE MOST NORTHERLY CORNER OF BROWN AND BROWN SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET B, SLIDE 294, OF SAID PLAT RECORDS;

THENCE, ALONG THE NORTHWEST LINE OF SAID BROWN AND BROWN SUBDIVISION, THE FOLLOWING:

SOUTH 23 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 178.62 FEET TO A 1/2" IRON ROD FOUND; SOUTH 23 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 65.01 FEET TO A 3/8" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID BROWN AND BROWN SUBDIVISION, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 1.50 ACRE TRACT AS CONVEYED TO TERRY AND DEBORAH MCKINNEY AS RECORDED IN VOLUME 1284, PAGE 219, OF SAID DEED RECORDS;

THENCE, SOUTH 23 DEGREES 56 MINUTES 59 SECONDS WEST, A DISTANCE OF 130.77 FEET TO A 1/2" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID MCKINNEY TRACT, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 1.504 ACRE TRACT AS CONVEYED TO ROBERT RANDALL JR. AS RECORDED IN VOLUME 1298, PAGE 187 OF SAID DEED RECORDS;

THENCE, SOUTH 24 DEGREES 02 MINUTES 23 SECONDS WEST, A DISTANCE OF 143.85 FEET TO A 1/2" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID RANDALL TRACT, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 5.00 ACRE TRACT AS CONVEYED TO DALLAS CONSTRUCTION COMPANY AS RECORDED IN VOLUME 630, PAGE 320, OF SAID DEED RECORDS;

THENCE, SOUTH 23 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 353.71 FEET TO A 3/8" IRON ROD FOUND;

THENCE, SOUTH 23 DEGREES 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 344.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.3727 ACRES OF LAND, MORE OR LESS.

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 FLAGSTONE ESTATES, subdivision an addition to the City of Rockwall, Rockwall County, 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 FLAGSTONE ESTATES, 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, 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. No fences, buildings or other improvements in drainage easements without City approval.
4. 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.
5. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
6. 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.
7. 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.

OWNER: ROCKWALL HALL PARKWAY LOTS, L.P.

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, 2006

Notary Public in and for the State of Texas My Commission Expires:

REVISED TO CONFORM TO CONSTRUCTION RECORDS.
DATE: _____

OWNER/DEVELOPER
STERLING ONE PROPERTIES
TWO HORIZON COURT
HEATH, TEXAS 75032
(972) 772-9400

ENGINEER/SURVEYOR
DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
(972) 771-9004

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

KENNETH E. BROWN, R.P.L.S. NO. 2062



STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 _____ day of _____, 2006

Notary Public in and for the State of Texas My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning And 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

_____ day of _____, 2006

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 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 _____, 2006

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer

FINAL PLAT
FLAGSTONE ESTATES
76 LOTS - 52.3727AC.
J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PROJECT: 0114FPLT
DATE: MARCH 2005
SCALE:
DRAWN: D.L.B.
CHK'D: W.L.D.
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005
SHEET 4 OF 4