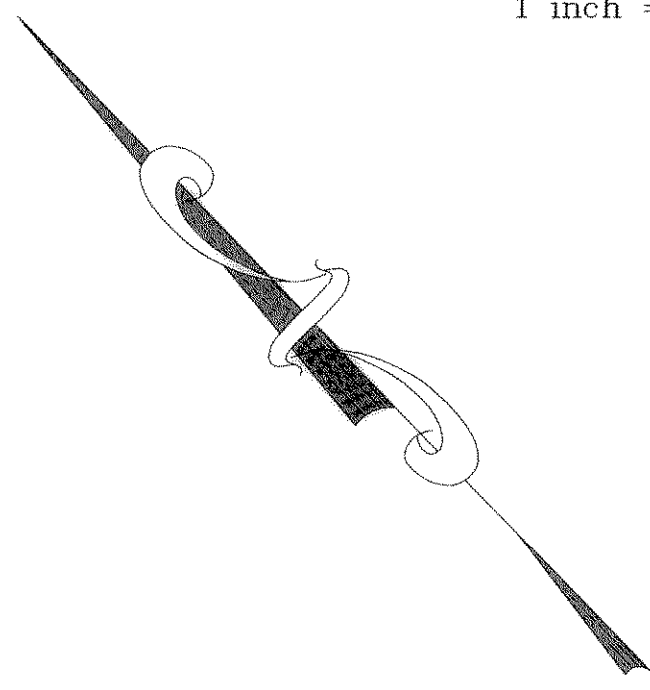
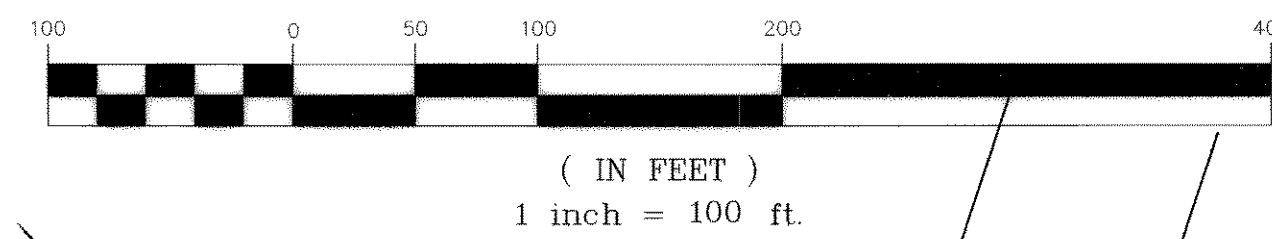


GRAPHIC SCALE



PRS REALTY II
VOL. 961, PG. 55
D.R.R.C.T.

R=91.00'
L=59.01'
Δ=37°09'13"
CD=57.98'
CB=S44°22'32"E

R=176.64'
L=78.05'
Δ=25°19'00"
CD=77.42'
CB=S50°18'05"E

R=341.00'
L=170.23'
Δ=28°36'07"
CD=168.46'
CB=S51°56'39"E

S25°17'16"E
24.84'

N62°30'30"E
77.11'

N24°48'47"W
32.74'

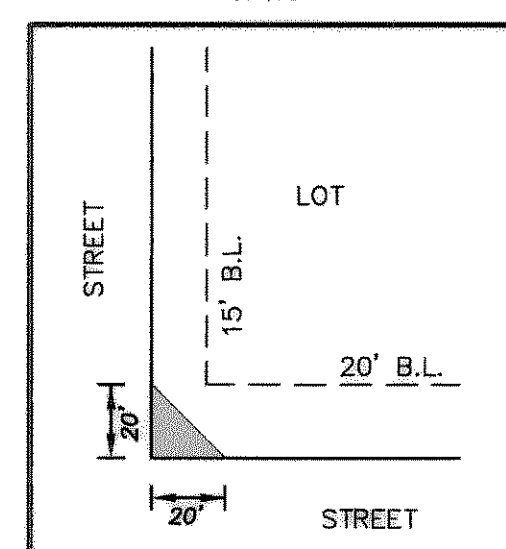
N35°31'04"W
6.31'

R=409.00'
L=76.41'
Δ=10°42'17"
CD=76.30'
CB=N30°09'55"W

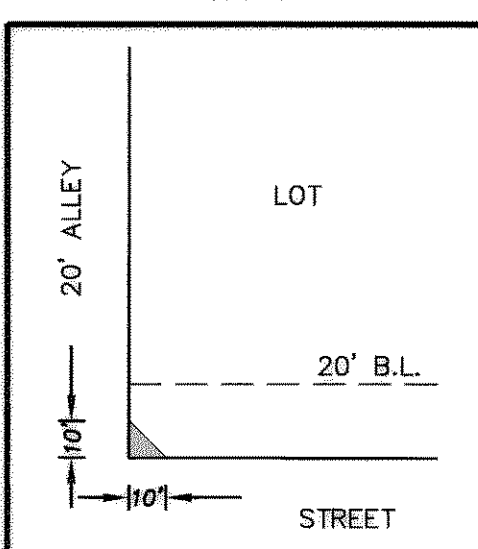
R=500.00'
L=93.58'
Δ=10°43'23"
CD=93.44'
CB=N40°52'46"W

R=334.00'
L=170.05'
Δ=29°10'17"
CD=168.22'
CB=N60°49'36"W

DETAIL OF TYPICAL
20' CORNER CLIP
VISIBILITY EASEMENT
N.T.S.



DETAIL OF TYPICAL ALLEY
10' CORNER CLIP
VISIBILITY EASEMENT
(EXCEPT AS NOTED)
N.T.S.



* - TO BE MAINTAINED BY H.O.A.

REVISED TO CONFORM TO CONSTRUCTION RECORDS.

DATE: _____

OWNER/DEVELOPER

STERLING ONE PROPERTIES, LLC
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

FINAL PLAT

FLAGSTONE ESTATES

76 LOTS - 52.3727 AC.

J.D. McFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0114FPLT
DATE: SEPT. 2004
SCALE: 1"=100'
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 1 OF 4

