

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS SHEPHERD PLACE HOMES, INC. is the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being a part of that tract of land conveyed to C.C. Rockell, Jr. by Deed recorded in Volume 26, Page 814, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the right-of-way cut-back for the Southeast line of IH-30 with the centerline of Mims Road, a 60-foot right-of-way at this point;
THENCE: South 45° 46' 24" East a distance of 174.06 feet with said centerline to a 1/2" iron rod set at the intersection of said centerline with the centerline of Tubbs Road, a 60-foot right-of-way, said point also being the North corner of said Rockell Tract;
THENCE: South 45° 46' 24" East a distance of 471.59 feet continuing with said centerline of Mims Road and with the Northeast line of said Rockell Tract to a 1/2" iron rod set at an angle point;
THENCE: South 45° 55' 48" East a distance of 18.58 feet continuing with said centerline and said Northeast line to a 1/2" iron rod set for a corner and the POINT OF BEGINNING;
THENCE: South 45° 55' 48" East continuing with said centerline and said Northeast line a distance of 1047.10 feet to a 1/2" iron rod found for a corner, said point being the northwest corner of the HIGHLAND MEADOWS No. 1 Addition, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet _____, Slide _____ of the Plat Records of Rockwall County, Texas;
THENCE: Leaving said line and following along the northwest line of said HIGHLAND MEADOWS No. 1 Addition as follows:
South 44°04'12" West a distance of 190.00 feet to a 1/2" iron rod on the northwest right-of-way line of SUNFLOWER TRAIL (50' wide R.O.W.);
THENCE: South 45°55'48" East along said northwest right-of-way a distance of 19.98 feet to a 1/2" iron rod found for corner at the northwest right-of-way line of FIREWHEEL DRIVE (50' wide R.O.W.);
THENCE: South 44°04'12" West along said northwest right-of-way a distance of 110.00 feet to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 192°48', a radius of 150.00 feet and a chord that bears South 53°48'05" West a distance of 50.71 feet;
THENCE: Along said curve an arc distance of 50.95 feet to a 1/2" iron rod found at the point of reverse curve having a central angle of 192°47', a radius of 200.00 feet and a chord that bears South 53°48'06" West a distance of 67.61 feet;
THENCE: Along said curve an arc distance of 67.94 feet to a 1/2" iron rod found for corner;
THENCE: South 44°04'12" West a distance of 105.85 feet to a 1/2" iron rod found at the beginning of a curve to the left having a central angle of 192°48', a radius of 200.00 feet and a chord that bears South 34°20'19" West a distance of 67.61 feet;
THENCE: Along said curve an arc distance of 67.94 feet to a point of reverse curve having a central angle of 192°47', a radius of 150.00 feet and a chord that bears South 34°20'19" West a distance of 50.71 feet;
THENCE: Along said curve an arc distance of 50.95 feet to a 1/2" iron rod found for corner;
THENCE: South 44°04'12" West a distance of 203.99 feet to a 1/2" iron rod found for corner at the northeast right-of-way line of PRIMROSE LANE (50' wide R.O.W.) said point being on a curve to the left having a central angle of 01°30'32", a radius of 350.00 feet and a chord that bears North 46°53'37" West a distance of 9.22 feet;
THENCE: Along said curve an arc distance of 9.22 feet to a 1/2" iron rod found for corner;
THENCE: South 42°27'01" West a distance of 50.00 feet to a 1/2" iron rod found on the northwest right-of-way line of said PRIMROSE LANE, said point being on a curve to the right having a central angle of 00°52'54", a radius of 300.00 feet and a chord that bears South 47°12'26" East a distance of 4.62 feet;
THENCE: Along said curve an arc distance of 4.62 feet to a 1/2" iron rod found for corner, said point being the northeast corner of Lot 36, Block A of the said HIGHLAND MEADOWS No. 1;
THENCE: South 44°14'00" West a distance of 154.95 feet to a 1/2" iron rod found for the northwest corner of the said HIGHLAND MEADOWS No. 1 Addition;
THENCE: North 45°46'00" West leaving said northwest line a distance of 200.65 feet to a 1/2" iron rod found for corner;
THENCE: North 46°13'23" West a distance of 865.48 feet to a 1/2" iron rod found for corner at the southwest corner of a tract of land conveyed to the TRUSTEES OF THE ROCKWALL INDEPENDENT SCHOOL DISTRICT as recorded in Volume 137, Page 214 of the Deed Records of Rockwall County, Texas;
THENCE: North 44°12'38" East along the southeast line of said School Tract and also along the southeast line of a tract conveyed to the TRUSTEES OF THE ROCKWALL INDEPENDENT SCHOOL DISTRICT as recorded in Volume 137, Page 217 of the Deed Records of Rockwall County, Texas a distance of 1051.92 feet to the POINT OF BEGINNING and containing 25.52 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the Highland Meadows No. 2 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. We further certify that all other parties who have a mortgage or lien interest in the Highland Meadows No. 2 subdivision have been notified and signed this plat.

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. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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; 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 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.

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

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

SHEPHERD PLACE HOMES INC.

BY: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ of SHEPHERD PLACE HOMES, Inc., a Texas Corporation, 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 _____, 1999.

Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

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 _____, 1999.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, 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.

HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1999 by Harold L. Evans.

Notary Public

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 _____, 1999.

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 _____, 1999.

Mayor, City of Rockwall

City Secretary, City of Rockwall

FINAL PLAT

95-37-FF

HAROLD L. EVANS

CONSULTING ENGINEER
P.O. BOX 28355

2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
NONE	8/14/99	9957

HIGHLAND MEADOWS NO. 2

E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEPHERD PLACE HOMES, INC.

620 ROWLETT ROAD, GARLAND, TEXAS 75043 (972) 475-1100