

LINE	LENGTH	BEARING
L1	18.90	S11°11'55"W
L2	3.30	N78°48'05"W
L3	3.60	S11°11'55"W
L4	1.60	S78°48'05"E
L5	5.30	S11°11'55"W
L6	1.50	N78°48'05"W
L7	4.70	S11°11'55"W
L8	1.40	S78°48'05"E
L9	5.30	S11°11'55"W
L10	1.50	N78°48'05"W
L11	3.60	S11°11'55"W
L12	3.30	S78°48'05"E
L13	18.90	S11°11'55"W
L14	63.80	S78°48'05"E
L15	1.80	N11°11'55"E
L16	1.80	N78°48'05"W
L17	1.10	S11°11'55"W
L18	3.80	N78°48'05"W
L19	2.40	N11°11'55"E
L20	1.40	N78°48'05"W
L21	26.20	N11°11'55"E
L22	9.30	S78°48'05"E
L23	1.60	S11°11'55"W
L24	2.70	S78°48'05"E
L25	5.10	N11°11'55"E
L26	2.70	N78°48'05"W
L27	2.10	S11°11'55"W
L28	3.40	N78°48'05"W
L29	13.10	N11°11'55"E
L30	1.00	S78°48'05"E
L31	4.20	N11°11'55"E
L32	1.80	N78°48'05"W
L33	1.50	S11°11'55"W
L34	5.20	N78°48'05"W
L35	13.80	N11°11'55"E
L36	56.70	N78°48'05"W
L37	10.83	N12°09'22"E
L38	1.17	N78°36'06"W
L39	31.30	N11°15'37"E
L40	21.10	N78°47'00"W
L41	31.65	S12°02'35"W
L42	1.50	S82°01'15"E
L43	10.60	S12°02'38"W
L44	21.18	S78°51'38"E
L45	12.30	S11°10'11"W
L46	3.10	S78°53'34"E
L47	4.30	S11°10'11"W
L48	3.10	N78°53'34"W
L49	27.19	S11°10'11"W
L50	3.10	S78°50'12"E
L51	4.30	S11°10'11"W
L52	3.10	N78°50'12"W
L53	12.30	S11°10'11"W
L54	69.23	S78°50'12"E
L55	2.60	N11°09'48"E
L56	2.50	N78°50'12"W
L57	55.25	N11°14'26"E
L58	2.51	S78°53'34"E
L59	2.60	N11°06'26"E
L60	69.30	N78°53'34"W
L61	21.86	S10°50'40"W
L62	23.58	S78°34'56"E
L63	21.86	N10°50'40"E
L64	23.58	N78°34'56"W
L65	20.25	S10°40'33"W
L66	22.11	S78°53'11"E
L67	20.20	N11°09'42"E
L68	22.28	N78°49'41"W

POINT OF BEGINNING TRACT 1

VARIABLE WIDTH UTILITY EASEMENT VOL. 2324, PG. 68 D.R.R.C.T.

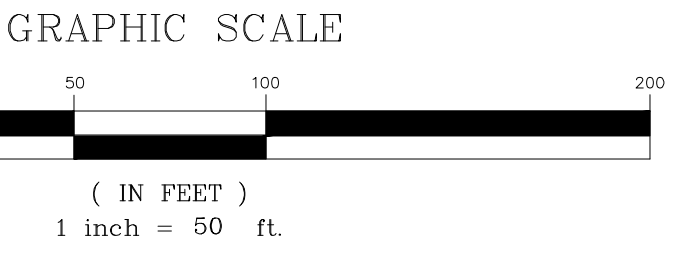
N11°01'27"E

POINT OF COMMENCING TRACTS 2 & 3

SIGNAL RIDGE NO. 4 CAB. B, SLIDE 91

SIGNAL RIDGE NO. 3 CAB. B, SLIDE 89

6.590 AC. LOT 1, BLOCK A VILLAS DE PORTOFINO CAB. E, SLIDE 114 P.R.R.C.T.



ROCKWALL HARBOR JOINT VENTURE VOLUME 617, PAGE 106 D.R.R.C.T.

SIGNAL RIDGE NO. 1 CAB. B, SLIDE 13 P.R.R.C.T.

SIGNAL RIDGE NO. 2 CAB. B, SLIDE 73 P.R.R.C.T.

10' ENSERCH EASEMENT VOL. 1238, PG. 105 D.R.R.C.T.



I, KENNETH E. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT: A) THIS PLAT AND PROPERTY DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON; B) SUCH SURVEY WAS CONDUCTED UNDER MY SUPERVISION; C) ALL MONUMENTS SHOWN ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE SHOWN; D) EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGE IN AREA OR BOUNDARY LINE CONFLICTS; E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS, IF ANY, ARE SHOWN HEREON AND SET BACK FROM THE PROPERTY LINE; THE DISTANCE INDICATED; F) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; G) ALL APPLICABLE EASEMENTS, FURNISHED TO OR KNOWN TO ME, HAVE BEEN LABELED AND SHOWN HEREON; H) THE BOUNDARIES AND DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT AND THIS SERVICE CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROCEDURES, PRACTICES AND TECHNICAL STANDARDS.

THIS PLAT IS FOR THE EXCLUSIVE USE OF HERITAGE TITLE CO. OF ROCKWALL IN CONNECTION WITH THEIR GF# 19652 AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO ANY OTHERS.

KENNETH E. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2062

LEGAL DESCRIPTION TRACT 1

BEING A TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT 55.106 ACRE TRACT AS CONVEYED TO KIRBY ALBRIGHT AS RECORDED IN VOLUME 83, PAGE 510, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND INCLUDING THAT 0.3353 ACRE TRACT OF LAND AS RECORDED IN VOLUME 177, PAGE 589, AND ALSO BEING THAT CONDOMINIUM DECLARATION FOR VILLAS DE PORTOFINO AS RECORDED IN VOLUME 2895, PAGE 223 OF SAID DEED RECORDS, AND ALSO BEING ALL OF LOT 1, BLOCK A OF VILLAS DE PORTOFINO, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET E, SLIDE 114 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD SET AT POINT IN THE CITY OF DALLAS TAKE LINE FOR LAKE RAY HUBBARD AND AT THE NORTH CORNER OF SAID 55.106 ACRE TRACT;

THENCE, SOUTH 45°50'03" EAST, A DISTANCE OF 776.56 FEET ALONG THE NORTHEAST LINE OF SAID TRACT TO A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY WEST CORNER OF PORTOFINO DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE, SOUTH 44°09'34" WEST, A DISTANCE OF 37.74 FEET ALONG SAID PORTOFINO DRIVE TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE 186°00'33", WHOSE RADIUS IS 51.50 FEET, AND HAVING A CHORD BEARING OF SOUTH 41°56'48" EAST, 102.89 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 167.19 FEET TO A 1/2" IRON ROD FOUND IN THE NORTHWESTERLY LINE OF SIGNAL RIDGE NO. 2, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS RECORDED IN CABINET B, SLIDE 73, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, SOUTH 45°02'56" WEST, A DISTANCE OF 155.22 FEET ALONG THE NORTHWEST LINE OF SIGNAL RIDGE NO. 2 AND THEN A NORTH LINE OF SIGNAL RIDGE NO. 3, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS RECORDED IN CABINET B, SLIDE 89, SAID DEED RECORDS AND BEING THE SOUTHEAST LINE OF SAID 0.3353 ACRE TRACT, TO A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF SAME;

THENCE, NORTH 80°39'45" WEST, ALONG THE NORTH LINE OF SAID SIGNAL RIDGE NO. 3, PASSING AT 221.39 FEET THE WEST CORNER OF SAID 0.3353 ACRE TRACT AND THE EAST CORNER OF 0.4364 ACRE TRACT AS CONVEYED FROM KIRBY ALBRIGHT TO SIGNAL DEVELOPMENT CORPORATION AS RECORDED IN VOLUME 177, PAGE 594, OF SAID DEED RECORDS, AND PASSING AT 317.57 FEET THE NORTHWEST CORNER OF SIGNAL RIDGE NO. 3 AND THE NORTHEAST CORNER OF SIGNAL RIDGE NO. 4, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, SAID DEED RECORDS, CONTINUING A TOTAL DISTANCE OF 625.18 FEET ALONG THE NORTH LINE OF SIGNAL RIDGE NO. 4 TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID SIGNAL RIDGE NO. 4 AND THE NORTHWEST CORNER OF SAID 0.4364 ACRE TRACT AND ON THE ABOVE MENTIONED TAKE LINE FOR LAKE RAY HUBBARD;

THENCE, NORTH 11°01'27" EAST, A DISTANCE OF 665.07 FEET ALONG SAID TAKE LINE TO THE POINT OF BEGINNING AND CONTAINING 6.590 ACRES OF LAND.

LEGAL DESCRIPTION TRACT 2

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block A, Villas De Portofino, an Addition to the City of Rockwall as recorded in Cabinet E, Slide 113 and 144 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the southwest corner of said Lot 1, Block A, and also being the northwest corner of Signal Ridge No. 4, an Addition to the City of Rockwall as recorded in Cabinet B, Slide 91 of said Plat Records;

THENCE North 55 degrees 20 minutes 48 seconds East, leaving the southwest corner of said Lot 1, Block A, a distance of 112.57 feet to the POINT OF BEGINNING;

THENCE North 78 degrees 53 minutes 34 seconds West, 69.30 feet;
THENCE North 11 degrees 06 minutes 26 seconds East, 2.60 feet;
THENCE South 78 degrees 53 minutes 34 seconds East, 2.51 feet;
THENCE North 11 degrees 14 minutes 26 seconds West, 55.25 feet;
THENCE North 78 degrees 50 minutes 12 seconds West, 2.50 feet;
THENCE North 11 degrees 09 minutes 48 seconds East, 2.60 feet;
THENCE South 78 degrees 50 minutes 12 seconds East, 69.23 feet;
THENCE South 11 degrees 10 minutes 11 seconds West, 12.30 feet;
THENCE North 78 degrees 50 minutes 12 seconds West, 3.10 feet;
THENCE South 11 degrees 10 minutes 11 seconds West, 4.30 feet;
THENCE South 78 degrees 50 minutes 12 seconds East, 3.10 feet;
THENCE South 11 degrees 10 minutes 11 seconds West, 27.19 feet;
THENCE North 78 degrees 53 minutes 34 seconds West, 3.10 feet;
THENCE South 11 degrees 10 minutes 11 seconds West, 4.30 feet;
THENCE South 78 degrees 53 minutes 34 seconds East, 3.10 feet;
THENCE South 11 degrees 10 minutes 11 seconds West, 12.30 feet to the POINT OF BEGINNING and containing 4,020 square feet of land, more or less.

LEGAL DESCRIPTION TRACT 3

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being a part of Lot 1, Block A, Villas De Portofino, an Addition to the City of Rockwall as recorded in Cabinet E, Slide 113 and 144 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the southwest corner of said Lot 1, Block A, and also being the northwest corner of Signal Ridge No. 4, an Addition to the City of Rockwall as recorded in Cabinet B, Slide 91 of said Plat Records;

THENCE North 78 degrees 36 minutes 07 seconds East, leaving the southwest corner of said Lot 1, Block A, a distance of 531.71 feet to the POINT OF BEGINNING;

THENCE North 11 degrees 11 minutes 55 seconds East, 13.80 feet;
THENCE North 78 degrees 48 minutes 05 seconds West, 5.20 feet;
THENCE South 11 degrees 11 minutes 55 seconds East, 1.50 feet;
THENCE North 78 degrees 48 minutes 05 seconds East, 13.10 feet;
THENCE North 11 degrees 11 minutes 55 seconds East, 4.20 feet;
THENCE South 78 degrees 48 minutes 05 seconds East, 1.00 feet;
THENCE North 11 degrees 11 minutes 55 seconds East, 13.10 feet;
THENCE North 78 degrees 48 minutes 05 seconds West, 3.40 feet;
THENCE South 11 degrees 11 minutes 55 seconds West, 2.10 feet;
THENCE North 78 degrees 48 minutes 05 seconds East, 2.70 feet;
THENCE South 11 degrees 11 minutes 55 seconds West, 1.60 feet;
THENCE South 78 degrees 48 minutes 05 seconds East, 9.30 feet;
THENCE North 11 degrees 11 minutes 55 seconds East, 26.20 feet;
THENCE North 78 degrees 48 minutes 05 seconds West, 1.40 feet;
THENCE North 11 degrees 11 minutes 55 seconds East, 2.40 feet;
THENCE North 78 degrees 48 minutes 05 seconds West, 3.80 feet;
THENCE South 11 degrees 11 minutes 55 seconds West, 1.10 feet;
THENCE North 78 degrees 48 minutes 05 seconds West, 1.80 feet;
THENCE North 11 degrees 11 minutes 55 seconds East, 1.80 feet;
THENCE South 78 degrees 48 minutes 05 seconds East, 63.80 feet;
THENCE South 11 degrees 11 minutes 55 seconds West, 18.90 feet;
THENCE South 78 degrees 48 minutes 05 seconds East, 3.30 feet;
THENCE South 11 degrees 11 minutes 55 seconds West, 1.50 feet;
THENCE South 78 degrees 48 minutes 05 seconds East, 5.30 feet;
THENCE South 11 degrees 11 minutes 55 seconds West, 1.40 feet;
THENCE South 78 degrees 48 minutes 05 seconds East, 4.70 feet;
THENCE North 78 degrees 48 minutes 05 seconds West, 1.50 feet;
THENCE South 11 degrees 11 minutes 55 seconds West, 5.30 feet;
THENCE North 78 degrees 48 minutes 05 seconds West, 18.90 feet;
THENCE North 11 degrees 11 minutes 55 seconds East, 56.70 feet to the POINT OF BEGINNING and containing 3,617 square feet of land, more or less.

DOUPHRAE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
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ASBULLT SURVEY
VILLAS DE PORTOFINO
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

8/2/04 UPDATED D.L.B.
8/18/04 REVISED LEGAL

REVISION	
CHECKED	W.L.D.
DRAWN	K.E.B.
DATE	8/05/04
PROJECT	9953ASB