

State of Texas §
 County of Rockwall §
Owner's Certificate and Dedication

WHEREAS PRESTON STATE BANK, BEING THE OWNER OF A TRACT OF land situated in the J. D. McFarland Survey, Abstract Number 145, City of Rockwall, Rockwall County, Texas, and being all of Lots 1, 2, 3, 4, 5, 6 and 7, Block A, Flagstone Corners, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Slide 115 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 60D nail found for the easternmost corner of said Block A of said Flagstone Corners addition, and the northernmost corner of Block C of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 23 of the Plat Records of Rockwall County, Texas, and being in the southwest line of Flagstone Creek Boulevard, a public roadway;

THENCE South 44 degrees 01 minute 15 seconds West, with the northwest line of said Block C of said Flagstone Estates, a distance of 594.60 feet to a "X" found in a rock retaining wall for the most westerly corner of Lot 4 of said Block C;

THENCE South 46 degrees 34 minutes 47 seconds East, with the southwest line of said Lot 4, Block C, a distance of 119.65 feet to a 1/2 inch iron rod found for the most northerly corner of Lot 3 of said Block C;

THENCE South 45 degrees 55 minutes 55 seconds West, with the northwest line of said Lot 3 and continuing with the northwest line of Lot 1 of said Block C, a distance of 176.98 feet to a 1/2 inch iron rod found for the most west corner of said Lot 1 and being the south corner of said Lot 7 of said Block A, said point also being in the northeast line of Mims Road, a public roadway;

THENCE North 45 degrees 54 minutes 47 seconds West, with the northeast line of said Mims Road, a distance of 589.14 feet to a 1/2 inch iron rod found with a cap stamped "D.A.I." found for corner at the south end of a corner clip;

THENCE North 00 degrees 55 minutes 26 seconds West, with the east line of said corner clip and the east line of said Mims Road, a distance of 14.13 feet to a 1/2 inch iron rod found with a cap stamped "D.A.I." found for corner in the southeast line of E. Ralph Hall Parkway, a public roadway;

THENCE North 44 degrees 01 minute 31 seconds East, with the southeast line of said E. Ralph Hall Parkway, a distance of 305.33 feet to a 1/2 inch iron rod found with a cap stamped "D.A.I." found for corner at the beginning of a curve to the right having a radius of 1157.00 feet;

THENCE continuing with said curve and with the southeast line of said E. Ralph Hall Parkway an arc length of 373.24 feet, having a delta angle of 18 degrees 28 minutes 59 seconds, whose chord bears North 53 degrees 16 minutes 01 second East, a distance of 371.62 feet to a 1/2 inch iron rod found with a cap stamped "D.A.I." found for corner;

THENCE North 62 degrees 30 minutes 30 seconds East, continuing with the southeast line of said E. Ralph Hall Parkway, a distance of 76.15 feet to a "X" found in concrete at the south intersection of the southeast line of said E. Ralph Hall Parkway and the southwest line of said Flagstone Creek Boulevard;

THENCE South 24 degrees 48 minutes 47 seconds East, with the southwest line of said Flagstone Creek Boulevard, a distance of 32.74 feet to a 1/2 inch iron rod found with a cap stamped "D.A.I." found for corner at the beginning of a curve to the left having a radius of 409.00 feet;

THENCE continuing with said curve and with the southwest line of said Flagstone Creek Boulevard an arc length of 76.41 feet, having a delta angle of 10 degrees 42 minutes 17 seconds, whose chord bears South 30 degrees 09 minutes 55 seconds East, a distance of 76.30 feet to a 1/2 inch iron rod found with a cap stamped "D.A.I." found for corner;

THENCE South 35 degrees 31 minutes 04 seconds East, continuing with the southwest line of said Flagstone Creek Boulevard, a distance of 6.31 feet to a 1/2 inch iron rod found with a cap stamped "D.A.I." found for corner at the beginning of a curve to the left having a radius of 500.00 feet;

THENCE continuing with said curve and the southwest line of said Flagstone Creek Boulevard an arc length of 93.58 feet, having a delta angle of 10 degrees 43 minutes 23 seconds, whose chord bears South 40 degrees 52 minutes 45 seconds East, a distance of 93.44 feet to a 1/2 inch iron rod found with a cap stamped "D.A.I." found for corner;

THENCE South 46 degrees 14 minutes 27 seconds East, with the southwest line of said Flagstone Creek Boulevard, a distance of 4.24 feet to a 1/2 inch iron rod found with a cap stamped "D.A.I." found for corner at the beginning of a curve to the left having a radius of 334.00 feet;

THENCE continuing with said curve and with the southwest line of said Flagstone Creek Boulevard an arc length of 170.05 feet, having a delta angle of 29 degrees 10 minutes 17 seconds, whose chord bears South 60 degrees 49 minutes 36 seconds East, a distance of 168.22 feet to a 1/2 inch iron rod found with a cap stamped "D.A.I." found for corner;

THENCE South 75 degrees 24 minutes 39 seconds East, continuing with the southwest line of said Flagstone Creek Boulevard, a distance of 29.00 feet to the **POINT OF BEGINNING**, and containing 8.263 acres of land, more or less.

NOTES:

- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480543 0040 L, present effective date of map September 2008, and Federal Emergency Management Agency Letter of Map Revision (LOMR), Case No. 09-06-3154P, with an effective date of May 21, 2010, herein property is situated within Zone X.
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings shown are based on the southeast line of Flagstone Corners, recorded in Cabinet H, Slide 115, Plat Records, Rockwall County, Texas.
- Reckling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.

NOW, therefore, know all men by these presents:

WE, Preston State Bank, the undersigned owner(s) of the land shown on this plat, and designated herein as the FLAGSTONE CORNERS, LOTS 8 AND 9, BLOCK A, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, watercourses, 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 Flagstone Corners, Lots 8 and 9, Block A, 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 the 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 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.

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.

By: PRESTON STATE BANK

By: _____
 Charles A. Cowell
 President & C.E.O.

State of Texas §
 County of Rockwall §

BEFORE ME, the undersigned authority, on this day personally appeared Charles A. Cowell, 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 _____, 2012.

Notary Public in and for the State of Texas

State of Texas §
 County of Denton §
SURVEYOR'S CERTIFICATE:

THAT I, John M. Russell, 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.

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
 DATED 11/27/2012

John M. Russell, R.P.L.S.
 No. 5305

OWNER / DEVELOPER
 PRESTON STATE BANK
 16980 Dallas Parkway, #110
 Dallas, TX 75248
 Phone: (972) 447-0800
 Contact: Chuck Cowell



972-221-9439 - Fax 972-221-4675
 220 Elm Street, Suite 200 - P.O. Box 54
 Lewisville, Texas 75067
 DRAWN BY: JVC/sm DATE: 06/28/12 SCALE: 1"=50' CHECKED BY: J.M.R. ASC NO.: 1209166

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 _____, 2012.

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.

WITNESS OUR HANDS, this _____ day of _____, 2012.

Mayor, City of Rockwall

City Secretary

City Engineer

LINE	BEARING	DISTANCE
L1	N45°45'18"W	7.00'
L2	S44°02'37"W	14.89'
L3	N45°50'27"W	12.83'
L4	N45°50'01"W	16.04'
L5	S45°52'08"E	24.50'
L6	S44°07'52"W	8.56'
L7	N45°52'08"W	18.00'
L8	N44°07'52"E	8.09'
L9	N89°01'15"E	13.33'
L10	N45°58'45"W	24.70'
L11	N44°07'53"E	23.53'
L12	S44°07'15"W	15.00'
L13	N45°58'45"W	15.00'
L14	S89°01'15"W	19.53'
L15	S89°01'15"W	34.49'
L16	N44°01'15"E	5.20'
L17	N44°01'15"E	11.40'
L18	S89°01'15"W	7.66'
L19	S00°58'45"E	2.74'
L20	S45°58'45"E	8.94'
L21	S44°01'15"W	22.26'
L22	S00°58'45"E	13.95'
L23	S45°58'45"E	12.15'
L24	N31°59'52"E	36.48'
L25	S31°59'52"W	28.32'
L26	S44°07'15"W	8.68'
L27	S45°52'07"E	15.00'
L28	S44°07'53"W	13.92'
L29	N39°27'34"W	15.80'
L30	N39°27'34"W	15.40'
L31	N50°32'26"E	20.00'
L32	N27°29'30"W	32.50'
L33	N62°30'28"E	15.00'
L34	S27°29'30"E	32.50'
L35	N42°24'23"E	12.00'
L36	S42°24'23"W	12.00'
L37	S47°35'37"E	15.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	76.89'	48.00'	89°54'46"	N89°02'30"E 68.24'
C2	76.85'	48.00'	89°58'26"	N00°46'05"W 68.28'
C3	38.58'	25.00'	89°22'12"	S01°16'44"E 34.86'
C4	8.00'	20.00'	23°00'23"	S54°28'02"W 7.66'
C5	5.08'	20.00'	14°30'16"	N17°48'38"E 5.05'
C6	8.00'	10.00'	34°41'07"	N42°24'19"E 5.96'
C7	32.81'	25.00'	74°29'47"	S83°00'13"E 30.26'
C8	62.51'	48.00'	73°02'43"	N82°18'11"W 58.36'
C9	15.62'	1135.50'	00°47'15"	S60°48'20"W 15.62'
C10	113.02'	400.00'	16°11'46"	S52°15'50"W 112.62'
C11	39.27'	25.00'	89°58'41"	N89°02'47"E 35.35'
C12	39.27'	25.00'	90°00'00"	N00°50'03"W 35.36'
C13	39.25'	25.00'	89°57'51"	N89°08'42"E 35.34'

