

STATE OF TEXAS )(
COUNTY OF ROCKWALL )(

SURVEYORS CERTIFICATE

CURVE DATA

Table with 7 columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, BEARING. Contains 23 rows of curve data.

OWNERS CERTIFICATE

WHEREAS, ROLLING MEADOWS ESTATES JOINT VENTURE is the owner of a tract of land (subject tract) situated in the E.M. Elliot Survey, Abstract No. 77, and the R.B. Irvine Survey, Abstract No. 120, Rockwall County, Texas according to the deed recorded in Volume 1072, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), the subject tract being more particularly described as follows;
BEGINNING at the Northeast corner of the subject cited tract of land in the West right of way line of F.M. Highway 549, said point also being the Southeast corner of a 44.615 acres tract of land described in a Warranty Deed from Jan Tyler to Michael J. Tyler, dated June 3, 1988, and recorded in Volume 406, Page 69 (DRRCT), a 1/2" iron pin found in a rock road at corner, from which a fence corner post bears N 66° 57' 11" W, a distance of 60.08 feet;
THENCE, in a Southerly direction and along the said F.M. Road No. 549 Westerly line, the following:
S 00° 17' 40" W, a distance of 254.53 feet to a 1/2" iron pin found for corner;
Around a non-tangent curve to the Right having a central angle of 09° 21' 04", a radius of 1105.92 feet and a chord bearing of S 04° 57' 12" W, an arc distance of 180.27 feet to a 1/2" iron pin found at corner;
S 09° 35' 05" W, a distance of 246.26 feet to a 1/2" iron pin found at corner, from which a wood right-of-way marker bears N 54° 11' 34" E, a distance of 111.35 feet;
Around a non-tangent curve to the Left having a central angle of 09° 36' 00", a radius of 1185.92 feet and a chord bearing of S 04° 48' 32" W, an arc distance of 198.71 feet to a 1/2" iron pin found at corner;
S 00° 04' 51" W, passing a wood right of way marker at a distance of 171.86 feet and continuing 308.82 feet to make a total distance of 480.68 feet to the Southeast corner of the subject tract, a 3/4" iron pipe found at corner, from which a fence corner post bears S 83° 23' W, a distance of 1.90 feet;

THENCE, N 89° 40' 20" W, along the South line of said subject tract and the North lines of the following tracts; a tract conveyed to R.G. Stephens, Joseph Funk, and J.E. Overall, Jr. by the deed recorded in Volume 97, Page 420 (DRRCT), along the Greenlee Addition, an addition to the County of Rockwall according to the final plat recorded in Cabinet A, Slide 151 (DRRCT), and along Airport Acres, an unrecorded addition in Rockwall County, a total distance of 2660.34 feet to a 3/4" iron pipe found at the subject tract Southeast corner, from which a fence corner post bears N 73° 45' E, a distance of 0.74 feet;

THENCE, Along the Westerly line of the subject tract and the Easterly line of those tracts of land conveyed to Billy W. Peoples by the deed recorded in Volume 128, Page 316 (DRRCT), the following:

N 00° 33' 59" W, near a wire fence, a distance of 1082.90 feet to a 1/2" iron pin found at corner, from which a fence corner post bears S 17° 36' W, a distance of 1.31 feet;

N 89° 51' 15" W, continuing near a fence, a distance of 59.47 feet to a 1/2" iron pin found at corner;

N 02° 28' 56" E, continuing near a fence, a distance of 257.40 feet to a 1/2" iron pin found at the subject tract Northwest corner, from which a fence corner post bears N 16° 46' E, a distance of 0.53 feet;

THENCE, N 89° 55' 22" E, near a fence and along the North line of the subject tract and the South line of a tract conveyed to Cain Cemetery Corporation by the deed recorded in Volume 774, Page 122 (DRRCT), a distance of 1326.03 feet to the Southeast corner of said Cain Cemetery Corporation tract, a 1/2" iron pin found at corner, from which a fence corner post bears N 24° 48' W, a distance of 0.95 feet;

THENCE, N 89° 55' 56" E, near a fence and along the North line of the subject tract and the South line of the previously mentioned Michael J. Tyler tract, a distance of 1468.50 feet to the PLACE OF BEGINNING with the subject tract containing 3,652,261± square feet or 83.844 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That Rolling Meadows Estates Joint Venture does hereby adopt this plat designating the herein described property as Rolling Meadows Estates, an addition to Rockwall County, Texas and does hereby dedicate to the public use forever, the streets and easements as shown hereon.

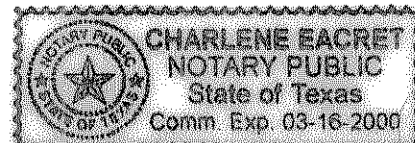
ROLLING MEADOWS ESTATES JOINT VENTURE

By: Robert H. Sandlin

THE STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, on this day personally appeared Robert H. Sandlin whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Rolling Meadows Estates Joint Venture and that he executed the same as the act of such Joint Venture for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This 14 Day of May, A.D. 1996



Charlene Sacret
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

I, GREGORY A. MCCALL, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made 12/7/95, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of Rockwall County, Texas;

Date: This the 14th Day of May, 1996.

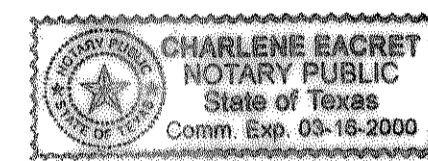


TIPTON ENGINEERING, INC.
Gregory A. McCall
GREGORY A. MCCALL
Registered Professional Land Surveyor
No. 4396

THE STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TIPTON ENGINEERING, INC., a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This 14 Day of May, A.D. 1996.



Charlene Sacret
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL APPROVED

Chairman, Planning & Zoning Commission

DATE

I hereby certify that the above and foregoing plat of Rolling Meadows Estates, an addition to the City of Rockwall, Texas, was approved by the City Council of Rockwall on the 14th day of June, 1996.

This approval shall be invalid unless the approval 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 Platting Ordinance of the City of Rockwall.

Witness By Hand this 17th day of May, 1996.

Mayor, City of Rockwall

City Secretary, City of Rockwall

APPROVAL:

County Judge

Dosville Peoples, Commissioner Precinct #1

Dale Troutt, Commissioner Precinct #2

Joe Florey, Commissioner Precinct #3

Trey Chapey, Commissioner Precinct #4

FINAL PLAT
ROLLING MEADOWS ESTATES
E. M. Elliott Survey, Abstract No. 77
R. B. Irvine Survey, Abstract No. 120
ROCKWALL COUNTY, TEXAS

OWNER
ROLLING MEADOWS ESTATES JOINT VENTURE
12900 Preston Road ~ Suite 1218 ~ Dallas, Texas 75230 ~ (214) 392-7990

DEVELOPER
ROBERT H. SANDLIN
12900 Preston Road ~ Suite 1218 ~ Dallas, Texas 75230 ~ (214) 392-7990



ENGINEER/SURVEYOR
TIPTON ENGINEERING, INC.
6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043
(214) 226-2967

Cabinet C. Slide 339-340 6/12-96