

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF TRACT ONE AND TRACT TWO AS RECORDED IN VOLUME 879, PAGE 10 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 600 NAIL FOUND ON THE SOUTHERLY LINE OF STATE HIGHWAY NO. 276 (A 120' R.O.W.), SAID POINT BEING THE NORTHEAST CORNER OF STERLING FARMS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET C, SLIDES 395 AND 396 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, SOUTH 81°45'47" EAST, ALONG THE SOUTHERLY LINE OF STATE HIGHWAY NO. 276, PASSING AT 2846.93 FEET A 1/2" IRON ROD SET, IN ALL A TOTAL DISTANCE OF 2897.59 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF STATE HIGHWAY NO. 276 WITH THE CENTERLINE OF ROCHELL ROAD;

THENCE, SOUTH 01°02'25" EAST, ALONG THE CENTERLINE OF ROCHELL ROAD, A DISTANCE OF 1407.66 FEET TO A POINT IN ROCHELL ROAD AT THE NORTHEAST CORNER OF A TRACT AS CONVEYED TO WEST UNION INVESTMENT CO. AS RECORDED IN VOLUME 377, PAGE 273, OF SAID DEED RECORDS;

THENCE, SOUTH 89°05'11" WEST, LEAVING THE CENTERLINE OF ROCHELL ROAD AND ALONG THE NORTHERLY LINE OF SAID WEST UNION TRACT, PASSING AT 50.00 FEET A 1/2" IRON ROD SET, IN ALL A TOTAL DISTANCE OF 1307.46 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, SOUTH 88°13'18" WEST, CONTINUING ALONG THE NORTHERLY LINE OF SAID WEST UNION TRACT, A DISTANCE OF 437.50 FEET TO A 1/2" IRON ROD SET FOR CORNER FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 01°18'29" WEST, A DISTANCE OF 4.13 FEET, AND BEING ON THE EASTERLY LINE OF A CALLED 80-42 ACRE TRACT AS CONVEYED TO MOLENDON CORP. AS RECORDED IN VOLUME 91, PAGE 526 OF SAID DEED RECORDS;

THENCE, NORTH 00°54'15" WEST, ALONG THE NORTHEAST LINE OF SAID MOLENDON CORP. TRACT, A DISTANCE OF 812.61 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAME;

THENCE, NORTH 89°57'55" WEST, ALONG THE NORTHERLY LINE OF SAID MOLENDON TRACT, A DISTANCE OF 523.95 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID STERLING FARMS ADDITION;

THENCE, NORTH 00°48'28" WEST, ALONG THE EASTERLY LINE OF SAID STERLING FARMS ADDITION, A DISTANCE OF 1228.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 92.146 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as TIMBER CREEK ESTATES, subdivision an addition to the City of Rockwall, Rockwall County, 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. I further certify that all other parties who have a mortgage or lien interest in TIMBER CREEK ESTATES have been notified and signed this plat.

I 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. I 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 fences, buildings, structures, etc. shall be constructed in drainage easements or 15' Landscape and Utility Easement.
- 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 at prevailing private commercial rates, or have the same made by a contractor and pay for the same by 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. I (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 the future growth needs of the City. I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exaction's made made herein.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

Kenneth E. Brown
KENNETH E. BROWN, R.P.L.S. NO. 2082



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 7th day of June, 2001

Jodi M. Wilcox
JODI M. WILCOX
Notary Public
State of Texas
My Comm. Exp. 08-13-2003

RECOMMENDED FOR FINAL APPROVAL
J. Coffey
Planning and Zoning Commission
Date: 4/2/01

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 21 day of August, 2000

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 21 day of June, 2001

Barbara Morgan
Barbara Morgan
City Secretary City of Rockwall



CURVE	LENGTH	RADIUS	TANGENT	CH BRG	CH DIST	DELTA
C1	134.27	225.00	69.20	N84°40'01"W	132.29	34°11'31"
C2	68.59	25.00	59.31	N18°34'24"E	46.07	134°17'19"
C3	30.92	40.00	16.28	N25°25'36"W	30.16	44°17'19"
C4	71.80	90.00	37.94	N70°25'36"W	69.91	45°42'41"
C5	50.26	250.00	25.22	S02°28'38"W	50.18	11°31'10"
C6	43.22	25.00	29.29	S48°42'53"W	38.03	88°02'41"
C7	40.35	25.00	26.10	S47°02'42"E	36.11	92°28'29"
C8	10.02	100.00	5.02	N89°35'22"E	10.02	05°44'36"
C9	15.79	100.00	7.91	S03°42'53"W	15.77	08°02'41"
C10	80.40	275.00	40.49	S11°39'30"E	80.12	16°45'06"
C11	68.71	235.00	34.60	N11°39'30"W	68.46	16°45'06"
C12	56.13	325.00	28.14	S88°20'04"E	56.06	09°53'45"
C13	47.50	275.00	23.81	N88°20'04"W	47.44	09°53'45"
C14	75.65	50.00	47.19	S46°37'26"E	68.63	86°40'59"
C15	42.54	1025.00	21.27	N02°05'36"W	42.54	02°22'41"
C16	39.65	25.00	25.38	S46°20'28"E	35.62	90°22'28"
C17	95.16	80.00	60.92	S46°20'28"E	85.50	90°52'26"
C18	328.97	645.00	168.15	N72°06'23"E	325.42	29°13'21"
C19	247.36	485.00	126.43	N72°06'23"E	244.69	29°13'21"
C20	165.76	325.00	84.72	N72°06'23"E	163.97	29°13'21"
C21	294.40	1010.00	148.25	N79°52'18"E	293.35	16°42'02"
C22	69.19	50.00	41.42	N88°50'16"W	63.80	79°16'54"
C23	43.07	90.00	21.60	N15°29'15"W	42.66	22°27'58"
C24	29.34	225.00	14.69	N25°27'39"W	29.32	07°28'21"
C25	236.87	485.00	120.85	S43°11'19"E	234.52	27°58'59"
C26	79.38	115.00	41.34	N48°58'17"W	77.81	39°32'55"
C27	46.91	50.00	25.34	S84°22'29"W	45.21	53°45'33"
C28	189.82	275.00	98.87	N48°58'17"W	186.07	39°32'55"
C29	144.27	325.00	73.34	S41°54'50"E	143.09	25°26'02"
C30	18.42	25.00	18.42	N15°29'15"W	18.42	22°27'58"
C31	518.26	500.00	285.13	N58°31'40"E	495.37	58°23'17"
C32	175.02	325.00	89.69	S75°36'46"E	172.91	30°51'18"
C33	148.73	275.00	76.23	S44°41'28"E	146.93	30°59'17"
C34	159.07	225.00	83.02	S08°56'35"E	155.78	40°30'28"
C35	23.46	25.00	12.67	S84°22'29"W	22.61	53°45'33"
C36	51.12	225.00	25.67	S75°15'16"E	51.01	13°01'02"
C37	39.27	25.00	25.00	S46°45'47"E	35.36	90°00'00"
C38	229.37	260.00	122.75	S65°39'28"E	222.00	50°32'41"
C39	37.41	90.00	18.98	N12°49'13"W	37.14	23°48'49"
C40	78.65	50.00	50.11	N44°01'23"E	70.79	90°07'36"
C41	40.71	25.00	26.49	N75°51'03"W	36.36	93°18'28"
C42	56.80	250.00	28.52	N75°51'16"W	56.68	13°01'02"
C45	6.37	110.00	3.18	N88°22'34"E	6.37	03°19'01"

LINE	LENGTH	BEARING
L1	51.67	S00°54'49"E
L2	30.57	S01°46'41"E
L3	79.93	S21°43'28"E
L4	102.81	N86°43'04"E
L5	112.82	N03°16'36"W
L6	61.57	S68°44'45"E
L7	65.09	S01°29'42"E
L8	87.05	N86°43'04"E
L9	44.98	N86°43'04"E
L10	36.30	N08°14'13"E
L11	40.54	S03°16'56"E
L12	182.00	S81°45'47"E
L13	50.91	S81°45'47"E
L14	110.00	N08°14'13"E
L15	118.17	S68°44'45"E
L16	26.34	N08°14'13"E
L17	95.72	S36°35'34"W
L18	6.64	S53°24'26"E
L19	31.51	S60°11'07"E
L20	62.63	N88°57'35"E
L21	109.89	S01°02'25"E
L22	53.79	N40°22'07"W
L23	145.36	N24°43'38"W
L24	113.47	S29°11'49"E
L25	153.95	N57°29'42"E
L27	108.94	S47°34'16"E
L29	121.01	N03°16'56"W
L65	105.71	S86°43'04"W
L66	168.13	N88°13'19"E
L67	163.33	S86°43'04"W
L68	167.53	S86°43'04"W
L69	188.00	N01°46'41"W
L70	155.34	S88°44'45"E
L71	168.00	S03°16'56"E

ROCKWALL TIMBER CREEK ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP
BY: TAYLOR-DUNCAN INTERESTS, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER

Larry R. Taylor
BY: Larry R. Taylor, President

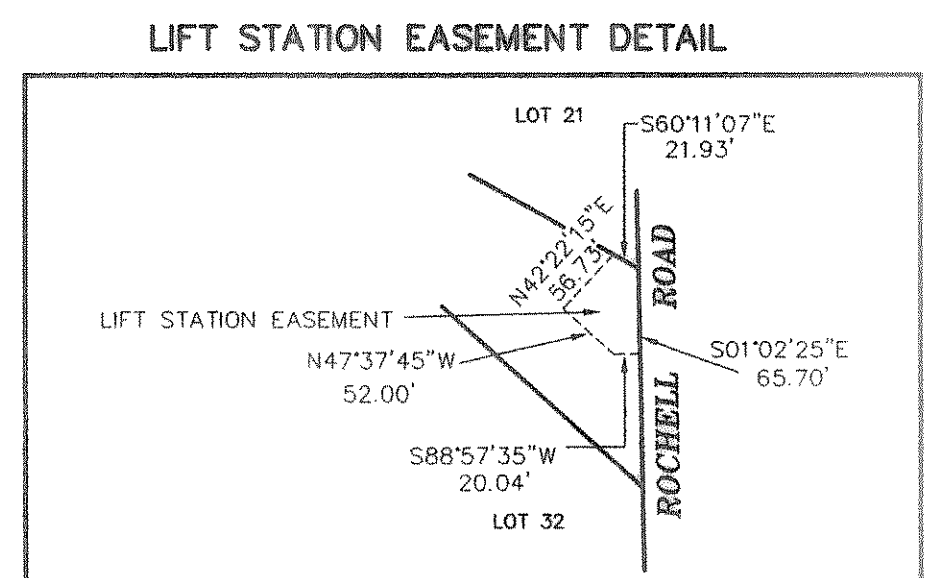
STATE OF TEXAS
COUNTY OF ROCKWALL
The instrument was acknowledged before me on June 19, 2001, by Larry R. Taylor, President of Taylor-Duncan Interests, Inc., a Texas Corporation, on behalf of Rockwall Timber Creek Estates, Ltd., a Texas limited partnership.

Given upon my hand and seal of office this 19th day of June, 2001

Barbara Morgan
Barbara Morgan
My Commission Expires: May 15, 2002

Notary Public in and for the State of Texas
Expire:

NOTE: 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, 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 85-54.



CORRECTED FINAL PLAT
TIMBER CREEK ESTATES
235 LOTS-82.422 AC.
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

E67

PROJECT:	9913VERB	DOUPHRAITE & ASSOCIATES, INC. ENGINEERING • CONSTRUCTION MANAGEMENT • SURVEYING P.O. BOX 1336 ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005
DATE:	MAY 2000	
SCALE:		
DRAWN:	D.L.B.	
CHK'D:	W.L.D.	

SHEET 3 OF 3