

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS WILLOWCREST DEVELOPMENT CORPORATION is the owner of a tract of land situated in the W.W. Ford Survey, Abstract No.80, Rockwall County, Texas, and being a part of that 177.13 acre tract of land conveyed to Fred R. Gamble, the deed recorded in Volume 42, Page 41, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the most southerly Southwest corner of said 177.13 acre tract, said point being located on the Northerly right-of-way line of FM-549 and in the center of West Cullins road;
THENCE: North 45° 04' 00" West along the centerline of said road a distance of 1410.00 feet to a 1/2" iron rod set for a corner, said point being at the intersection of said centerline with the centerline of Wallace Lane;
THENCE: North 00° 02' 00" East with the centerline of Wallace Lane a distance of 1049.56 feet to a 1/2" iron rod set for a corner;
THENCE: Leaving said centerline South 89° 58' 00" East a distance of 996.72 feet to a point for a corner;
THENCE: South 21° 52' 26" East a distance of 1648.91 feet to a 1/2" iron rod set on the Northerly right-of-way line of FM-549, said point being on a curve to the right having a central angle of 07° 20' 00", a radius of 5679.58 feet and a chord that bears South 49° 40' 00" West a distance of 726.43 feet;
THENCE: Along the arc of said curve a distance of 726.93 feet to a 1/2" iron rod set for a corner;
THENCE: South 53° 20' 00" West along said right-of-way line a distance of 74.45 feet to the Place of Beginning and containing 50.000 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WILLOWCREST DEVELOPMENT CORPORATION, does hereby adopt this plat designating the hereinabove described property as WILLOWCREST ESTATES, an addition to Rockwall County, Texas, and does hereby reserve the right of premises to the exclusion of the public, reserving such rights to Willowcrest Development Corporation, its successors, and assigns. The private road shown hereon is hereby dedicated for the mutual use of all governmental agencies desiring to use or using the same. The utility and drainage easements shown hereon are hereby dedicated for the mutual use and accommodation of all public utilities and government agencies desiring to use or using the same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or growths which may, in any way, endanger or interfere with construction, maintenance or efficiency of its respective system on the utility or drainage easements. All public utilities shall, at all times, have the full right of ingress and egress to, from and upon said easements for the purpose of constructing, reconstruction, inspecting, patrolling, maintaining and either adding to, or removing all or part of its respective systems without the necessity of, at any time, procuring the permission of anyone. Any public utility shall have the further right of ingress and egress over private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

WITNESS MY HAND, at _____, Texas, this the 19 day of

June, 1996.
WILLOWCREST DEVELOPMENT CORPORATION

By: T.B. Lyon Vice President

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged by T.B. Lyon the 19th day of June, 1996 on behalf of said Corporation.

Bruce W. Hanby
Notary Public



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
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 19 day of

June, 1996, by Harold L. Evans.

Bruce W. Hanby
Notary Public

RECOMMENDED FOR FINAL APPROVAL

A.H. Buff
Chairman Planning & Zoning Commission

DATE: 6-25-96

APPROVED

I hereby certify that the above and foregoing plat of WILLOWCREST ESTATES, an addition to the County of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1996.

Richard M. ...
Mayor, City of Rockwall

Shirley R. ...
City Secretary, City of Rockwall

APPROVED

This Plat of WILLOWCREST ESTATES was approved by the Commissioners Court, County of Rockwall this 10th day of JUNE, 1996.

Bill Bell
County Judge

28 LOTS
50.000 ACRES

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

WILLOWCREST ESTATE

W.W. FORD SURVEY, ABST. NO.80

ROCKWALL COUNTY, TEXAS

WILLOWCREST DEVELOPMENT CORPORATION

18601 LBJ, SUITE 525, MESQUITE, TEXAS (214) 279-8000

SCALE	DATE	JOB No.
1" = 200'	4/23/96	9624

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	5679.58'	726.93'	363.96'	726.43'	S49°40'00" W	07°20'00"
C2	600.00'	64.24'	32.15'	64.21'	N37°09'04" W	06°08'03"
C3	600.00'	398.60'	206.97'	391.31'	N21°11'12" W	38°03'48"
C4	300.00'	236.14'	124.57'	230.09'	N22°31'00" W	45°06'00"

