

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 21 AND THE J.H.B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 237.167 ACRE TRACT AS CONVEYED TO PULTE HOMES OF TEXAS, L.P., AS RECORDED IN VOLUME 01778, PAGE 00075 OF THE RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2" IRON ROD FOUND ON THE NORTHERLY LINE OF N. ALAMO ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 237.167 ACRE TRACT, THENCE, NORTH 00°22'18" WEST, LEAVING THE NORTHERLY LINE OF N. ALAMO ROAD, A DISTANCE OF 773.64 FEET TO A 1/2" IRON ROD SET AT THE POINT OF BEGINNING;

THENCE, ALONG THE SOUTH AND WEST LINE OF SAID 237.167 ACRE TRACT, THE FOLLOWING:

NORTH 00°22'18" WEST, A DISTANCE OF 108.26 FEET TO A 3/8" IRON ROD FOUND;

NORTH 88°19'23" WEST, A DISTANCE OF 276.29 FEET TO A 1/2" IRON ROD FOUND;

NORTH 00°49'39" WEST, A DISTANCE OF 279.18 FEET TO A 1/2" IRON ROD FOUND;

NORTH 89°29'03" WEST, A DISTANCE OF 229.22 FEET TO A 1/2" IRON ROD FOUND;

NORTH 61°31'22" WEST, A DISTANCE OF 141.06 FEET TO A 1/2" IRON ROD SET;

NORTH 00°12'37" WEST, A DISTANCE OF 129.20 FEET TO A 1/2" IRON ROD SET ON THE EXISTING R.O.W. OF NORTH LAKESHORE DRIVE (100' R.O.W.);

THENCE, LEAVING THE EXISTING RIGHT OF WAY LINE OF NORTH LAKESHORE DRIVE AND OVER AND ACROSS SAID 237.167 ACRE TRACT, THE FOLLOWING:

NORTH 81°11'04" EAST, A DISTANCE OF 129.58 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°33'11" AND A RADIUS OF 750.00 FEET, A CHORD DISTANCE OF 20.33 FEET THAT BEARS NORTH 80°24'28" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 20.33 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE;

NORTH 79°37'53" EAST, A DISTANCE OF 475.59 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°29'03" AND A RADIUS OF 1550.00 FEET, A CHORD DISTANCE OF 417.81 FEET THAT BEARS NORTH 71°53'21" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 418.89 FEET TO A 1/2" IRON ROD SET FOR CORNER;

SOUTH 25°14'44" EAST, A DISTANCE OF 37.13 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°42'53" AND A RADIUS OF 250.00 FEET, A CHORD DISTANCE OF 85.60 FEET THAT BEARS SOUTH 35°08'11" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 86.02 FEET TO A 1/2" IRON ROD SET; SOUTH 44°57'37" EAST, A DISTANCE OF 256.30 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°55'05" AND A RADIUS OF 250.00 FEET, A CHORD DISTANCE OF 99.33 FEET THAT BEARS SOUTH 33°30'04" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET;

SOUTH 22°02'31" EAST, A DISTANCE OF 274.39 FEET TO A 1/2" IRON ROD SET;

SOUTH 67°57'29" WEST, A DISTANCE OF 46.69 FEET TO A 1/2" IRON ROD SET;

SOUTH 87°39'24" WEST, A DISTANCE OF 281.40 FEET TO A 1/2" IRON ROD SET;

SOUTH 02°20'36" EAST, A DISTANCE OF 167.00 FEET TO A 1/2" IRON ROD SET;

SOUTH 87°39'24" WEST, A DISTANCE OF 317.38 FEET TO A 1/2" IRON ROD SET;

SOUTH 89°37'42" WEST, A DISTANCE OF 168.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.804 ACRES OF LAND, OF WHICH 0.812 ACRES LIES WITHIN PUBLIC ROAD DEDICATIONS, LEAVING A REMAINDER OF 15.092 ACRES.

Table with 4 columns: CURVE, LENGTH, RADIUS, BEARING. Lists curve data for the fire lane easement line table.

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CH DIST, CH BRG. Lists curve data for the fire lane easement curve table.

Table with 3 columns: CITY OF ROCKWALL CONTROL, CURVE, LENGTH, RADIUS, DELTA, TANGENT, CH DIST, CH BRG. Lists curve data for the city of Rockwall control.

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 ROCKWALL ELEMENTARY SCHOOL NO. 9 ADDITION, 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 ROCKWALL ELEMENTARY SCHOOL NO. 9 ADDITION 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:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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 purposes 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.
3. No fences, buildings or other improvements in drainage easements without City approval.
4. 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.
5. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
6. 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.
7. 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.

Jack Rambo 01/17/02
OWNER: ROCKWALL INDEPENDENT SCHOOL DISTRICT by

STATE OF TEXAS COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Jack Rambo 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 17th day of January, 2003.
LYNN LOITZ
MY COMMISSION EXPIRES January 30, 2003

Simon Rott
Notary Public in and for the State of Texas
Expires: January 30, 2003

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. 2062

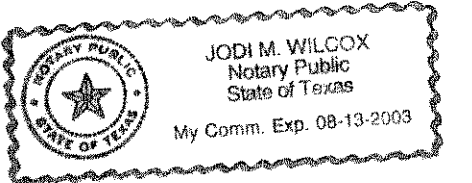


STATE OF TEXAS COUNTY OF ROCKWALL

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 19th day of December, 2001

Jodi M. Wilcox 8-13-2003
Notary Public in and for the State of Texas My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

Jack Rambo 29 Jan 02
Planning and Zoning Commission Date

APPROVED

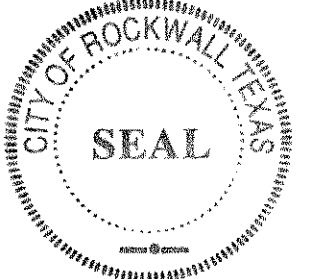
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 29th day of December, 2001

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 20th day of December, 2001

Richard Choud Austin
Mayor, City of Rockwall City Secretary City of Rockwall



County Judge

OWNER/DEVELOPER: ROCKWALL INDEPENDENT SCHOOL DISTRICT 801 E. WASHINGTON ST. ROCKWALL, TEXAS 75087 (972) 771-0605

ENGINEER/SURVEYOR DOUPHRATE & ASSOCIATES, INC. P.O. BOX 1336 ROCKWALL, TEXAS 75087 (972) 771-9004

FINAL PLAT

LOT 1, BLOCK A OF ROCKWALL ELEMENTARY SCHOOL NO. 9 ADDITION

N. BUTLER SURVEY, ABSTRACT NO. 21, A. HANNA SURVEY, ABSTRACT NO. 98 J.H.B. JONES SURVEY, ABSTRACT NO. 124

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

PROJECT: 8019FPLTSCM DATE: MAY 2001 SCALE: 1"=100' DRAWN: D.L.B. CHKD: W.L.D.

DOUPHRATE & ASSOCIATES, INC. ENGINEERING - PROJECT MANAGEMENT - SURVEYING P.O. BOX 1336 ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005