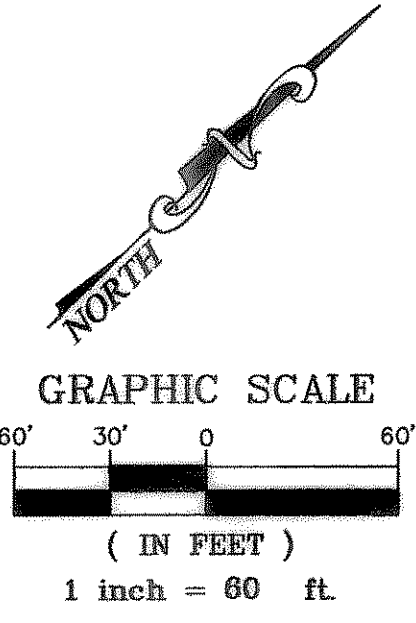


VICINITY MAP
N.T.S.



LEGEND

- 1/2" F.I.R. 1/2" FOUND IRON ROD
- 1/2" S.I.R. 1/2" SET IRON ROD
- [Shaded Area] PROPOSED RIGHT-OF-WAY DEDICATION

OWNER / DEVELOPER
LSC FLAGSTONE CORNERS PARTNERS, LTD
 16980 DALLAS PARKWAY STE. 101 PHONE: 972-267-2715
 DALLAS, TEXAS 75248 FAX: 972-267-2778
 CONTACT: LARRY CROSSBY x13

Walls & Associates
 Consulting Civil Engineers - Designers - Planners
 530 S. Currier Pkwy, Ste. 200 Contact: David W. Walls, P.E.
 Grand Prairie, Texas 75051 Phone: 214-724-0882
 Fax: (972) 237-9097 Email: dwalls@wallsandassociates.com

LANE'S SOUTHWEST SURVEYING INC.
 2717 MOTLEY DRIVE PHONE: (972)881-4442
 MESQUITE, TEXAS 75150-3812 FAX: (972)681-4829
 CONTACT: JIM LANE, RPLS

FLOOD PLAIN NOTE

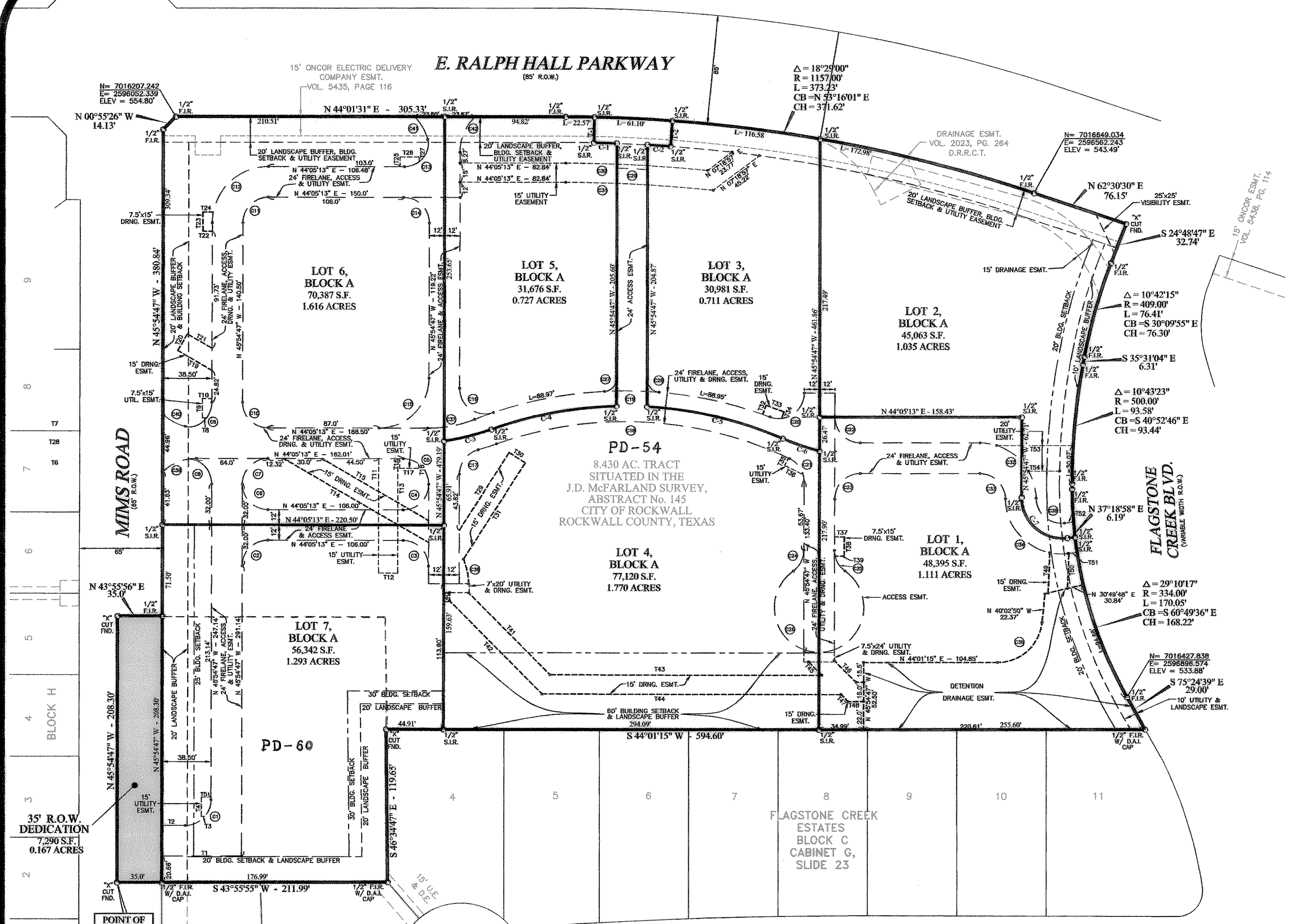
According to the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel Numbers 48597C040 L dated September 26, 2008 the subject property does lie within ZONE X which is as follows.
 ZONE X = Areas determined to be outside the 500-year floodplain.

FINAL PLAT OF
**LOTS 1 - 7, BLOCK A
 FLAGSTONE CORNERS**

BEING
 8.430 ACRES

SITUTATED IN THE
J.D. McFARLAND SURVEY, ABSTRACT No. 145
 LOCATED IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
 FEBRUARY 11, 2010

H-115



EASEMENT CURVE DATA TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BRNG.	CHORD	NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BRNG.	CHORD
C1	90°00'00"	20.00'	31.42'	20.00'	N 00°54'47" W	28.28'	C22	90°00'00"	20.00'	31.42'	20.00'	N 89°05'13" E	28.28'
C2	90°00'00"	20.00'	31.42'	20.00'	N 00°54'47" W	28.28'	C23	90°00'00"	20.00'	31.42'	20.00'	N 00°54'47" E	28.28'
C3	90°00'00"	20.00'	31.42'	20.00'	N 00°54'47" E	28.28'	C24	90°00'00"	20.00'	31.42'	20.00'	S 12°42'08" E	18.28'
C4	90°00'00"	20.00'	31.42'	20.00'	N 00°54'47" E	28.28'	C25	90°00'00"	20.00'	31.42'	20.00'	S 75°07'28" E	18.28'
C5	90°00'00"	20.00'	31.42'	20.00'	S 89°05'13" W	28.28'	C26	288°50'30"	35.00'	176.44'	-	N 44°05'13" E	40.73'
C6	90°00'00"	20.00'	31.42'	20.00'	S 89°05'13" W	28.28'	C27	87°00'12"	10.00'	15.18'	9.48'	N 02°24'41" W	13.77'
C7	90°00'00"	20.00'	31.42'	20.00'	N 00°54'47" W	28.28'	C28	89°29'33"	10.00'	14.91'	9.22'	N 89°05'13" W	3.52'
C8	90°00'00"	20.00'	31.42'	20.00'	S 89°05'13" W	28.28'	C29	01°12'49"	1134.16'	24.03'	12.01'	N 46°43'21" E	24.03'
C9	90°00'00"	20.00'	31.42'	20.00'	N 00°54'47" W	28.28'	C30	05°34'38"	1145.12'	111.48'	55.77'	N 48°52'30" E	111.41'
C10	90°00'00"	20.00'	31.42'	20.00'	S 89°05'13" W	28.28'	C31	02°52'13"	1130.12'	115.79'	57.54'	N 47°01'18" E	115.74'
C11	90°00'00"	20.00'	31.42'	20.00'	N 00°54'47" W	28.28'	C32	88°55'41"	44.00'	68.29'	43.18'	N 88°53'03" E	61.64'
C12	90°00'00"	44.00'	68.12'	44.00'	N 00°54'47" W	62.23'	C33	88°55'41"	20.00'	31.04'	19.63'	N 88°53'03" E	28.02'
C13	90°00'00"	20.00'	31.42'	20.00'	N 00°54'47" W	28.28'	C34	93°41'57"	44.00'	73.49'	48.61'	N 85°09'55" E	65.24'
C14	90°00'00"	20.00'	31.42'	20.00'	N 89°05'13" E	28.28'	C35	95°14'15"	10.00'	33.24'	21.92'	N 84°56'03" E	25.55'
C15	90°00'00"	39.00'	61.26'	39.00'	S 02°54'47" E	55.15'	C36	06°29'19"	1136.50'	128.71'	64.42'	N 59°21'39" E	128.64'
C16	108°43'47"	20.00'	37.95'	27.90'	N 78°43'19" E	32.51'	C37	84°04'09"	35.00'	51.35'	31.25'	N 01°50'12" E	46.87'
C17	74°31'23"	20.00'	26.01'	15.21'	S 08°30'06" E	24.22'	C38	18°45'09"	57.50'	19.89'	10.01'	S 57°45'02" E	18.72'
C18	45°04'38"	300.00'	236.02'	124.50'	N 46°50'32" E	229.98'	C39	42°46'46"	39.00'	29.12'	15.28'	N 22°41'50" E	28.48'
C19	41°50'45"	324.00'	236.63'	123.87'	N 43°30'59" E	231.41'	C40	28°45'00"	39.00'	20.25'	10.36'	N 72°26'16" E	20.02'
C20	118°21'04"	20.00'	38.52'	28.75'	N 08°15'45" E	32.84'	C41	35°44'15"	39.00'	20.92'	10.72'	S 75°54'11" E	20.67'
C21	84°42'22"	20.00'	22.59'	12.67'	S 78°19'58" E	21.41'	C42	45°30'07"	39.00'	30.97'	16.39'	S 25°09'43" E	30.18'

EASEMENT TANGENT TABLE

NUMBER	BEARING	TANGENT	NUMBER	BEARING	TANGENT	NUMBER	BEARING	TANGENT	NUMBER	BEARING	TANGENT
T1	S 44°05'13" W	62.90'	T16	S 45°54'47" E	7.50'	T30	N 76°31'59" E	15.00'	T43	N 44°05'13" E	213.00'
T2	N 44°05'13" E	18.50'	T17	N 44°05'13" E	15.00'	T31	S 13°28'01" E	89.48'	T44	N 44°05'13" E	234.20'
T3	S 44°05'13" W	2.70'	T18	N 45°54'47" W	3.48'	T32	N 25°52'28" E	7.50'	T45	N 89°05'13" E	14.88'
T4	N 45°54'47" W	15.00'	T19	S 74°05'13" W	31.11'	T33	N 64°07'54" E	15.00'	T46	N 89°05'13" E	24.00'
T5	N 44°05'13" E	7.50'	T20	N 19°54'47" W	15.00'	T34	S 25°52'28" E	5.43'	T47	N 89°05'13" E	7.78'
T6	N 44°05'13" E	3.52'	T21	N 45°54'47" W	22.45'	T35	S 19°40'51" E	8.40'	T48	N 44°05'13" E	3.24'
T7	N 45°54'47" W	15.00'	T22	S 44°05'13" E	7.50'	T36	N 70°19'29" E	15.00'	T49	S 43°49'12" E	35.54'
T8	N 44°05'13" E	7.50'	T23	S 44°05'13" E	15.00'	T37	N 43°05'13" E	7.50'	T50	N 43°05'13" E	27.50'
T9	N 44°05'13" E	89.65'	T24	N 44°05'13" E	9.30'	T38	S 45°54'47" E	15.00'	T51	N 37°18'58" W	7.17'
T10	N 44°05'13" E	15.00'	T25	N 45°54'47" W	7.50'	T39	S 44°05'13" E	7.50'	T52	S 37°18'58" W	12.74'
T11	N 45°54'47" W	89.65'	T26	N 44°05'13" E	15.00'	T40	S 45°54'47" E	6.38'	T53	N 44°05'13" E	58.98'
T12	N 44°05'13" E	131.28'	T27	S 45°54'47" E	3.49'	T41	N 89°05'13" E	50.32'	T54	N 44°05'13" E	24.30'
T13	S 74°05'13" W	88.62'	T28	N 13°28'01" W	72.24'	T42	N 89°05'13" E	102.75'			

COURTLAND WAY

BASIS OF BEARINGS
 Bearings shown hereon are based on Flagstone Estates of the Samuel Needham Survey.

CITY OF ROCKWALL 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 plot shall be approved, authorized or permitted to be constructed, 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 plot, as required under Ordinance 83-54.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS LSC FLAGSTONE CORNERS PARTNERS, LTD, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

BEING a 8.430 acre tract of land situated in the J.D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, and being Tract 13-2, as recorded in a warranty deed recorded in Volume 5592, Page 317 of the Deed Records of Rockwall County, Texas and Tract 19, as recorded in a warranty deed recorded in Volume 5592, Page 313 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an "X" cut found in concrete at the southern most southeastern corner of said 8.430 acre tract and also being a corner of a 35' Right-of-Way Dedication conveyed to the City of Rockwall, as recorded in Volume 4384, Page 135 of the Deed Records of Rockwall County, Texas, and also being the center of Mims Road;

Thence North 45° 54' 47" West, a distance of 208.30 feet along the center of Mims Road to an "X" cut found at the center of Mims Road, said "X" found at a corner of a 35' Right-of-Way Dedication conveyed to the City of Rockwall, as recorded in Volume 4384, Page 135 of the Deed Records of Rockwall County, Texas;

Thence North 43° 55' 56" East, a distance of 35.00 feet to a 1/2" found iron rod at the northerly right-of-way of Mims Road.

Thence North 45° 54' 47" West, a distance of 380.84 feet to a 1/2" found iron rod found at the intersection of Mims Road and the existing eastern right of E. Ralph Hall Parkway, an 85 foot right of way;

Thence North 00° 55' 26" West, along the existing right of way line of said E. Ralph Hall Parkway, a distance of 14.13 feet to a 1/2" found iron rod;

Thence North 44° 01' 31" East, along the existing right of way line of said E. Ralph Hall Parkway, a distance of 305.33 feet to a 1/2" found iron rod at the beginning of a curve the the right whose radius is 1157.00 feet;

Thence along said curve to the right and along the existing right of way line of said E. Ralph Hall Parkway through a central angle of 18° 29' 00", an arc length of 373.23 feet whose chord bears North 53° 16' 01" East, a chord distance of 371.62 feet to a 1/2" found iron rod, the end of said curve;

Thence North 62° 30' 30" East, along the existing right of way line of said E. Ralph Hall Parkway, a distance of 76.15 feet to an "X" cut in concrete found at the intersection of said E. Ralph Hall Parkway and the existing western right of way line of Flagstone Creek Boulevard, a variable width right of way;

Thence South 24° 48' 47" East, along the western right of way line of said Flagstone Creek Boulevard, a distance of 32.74 feet to a 1/2" found iron rod at the beginning of a curve to the left whose radius is 409.00 feet;

Thence along said curve to the left and along said western right of way line of Flagstone Creek Boulevard through a central angle of 10° 42' 15", an arc length of 76.41 feet whose chord bears South 30° 09' 55" East, a chord distance of 76.30 feet to a 1/2" found iron rod, the end of said curve;

Thence South 35° 31' 04" East, a distance of 6.31 feet to a 1/2" found iron rod at the beginning of a curve to the left whose radius is 500.00 feet;

Thence along said curve to the left and along said western right of way line of Flagstone Creek Boulevard through a central angle of 10° 43' 23", an arc length of 93.58 feet whose chord bears South 40° 52' 46" East, a chord distance of 93.44 feet to a 1/2" found iron rod, the end of said curve;

Thence South 46° 14' 27" East, a distance of 4.24 feet to a 1/2" found iron rod at the beginning of a curve to the left whose radius is 334.00 feet;

Thence along said curve to the left and along said western right of way line of Flagstone Creek Boulevard through a central angle of 29° 10' 17", an arc length of 170.05 feet whose chord bears South 60° 49' 36" East, a chord distance of 168.22 feet to a 1/2" found iron rod, the end of said curve;

Thence South 75° 24' 39" East, a distance of 29.00 feet to a 1/2" iron rod with cap stamped D.A.I. found and being the northeastern corner of said 8.430 acre tract also being the northern corner of Lot 11 Block C of the aforesaid Flagstone Creek Estates, an addition to the City of Rockwall, as recorded in Cabinet G, Slide 23 of the Plat Records of Rockwall County;

Thence South 44° 01' 15" West, along the common line of said 8.430 acre tract and the northern line of Block C of said Flagstone Creek Estates a distance of 594.60 feet to an found "X" cut in concrete;

Thence South 46° 34' 47" East, a distance of 119.65 feet to a 1/2" iron rod with cap stamped D.A.I found;

Thence South 43° 55' 55" West, along the along the common line of said 8.430 acre tract and the northern line of Block C of said Flagstone Creek Estates, a distance of 211.99 feet to the Point of Beginning and containing 8.430 acres of land, more or less;

SURVEYOR'S CERTIFICATION

I, J.L. LANE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT: A) THIS PLAT AND PROPERTY DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON; B) SUCH SURVEY WAS CONDUCTED UNDER MY SUPERVISION; C) ALL MONUMENTS SHOWN ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE SHOWN; D) EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS ON THE PROPERTY AND THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ON THE PROPERTY AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGE IN AREA OR BOUNDARY LINE CONFLICTS; E) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS, IF ANY, ARE SHOWN HEREON AND SET BACK FROM THE PROPERTY LINE THE DISTANCE INDICATED; F) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; G) ALL APPLICABLE EASEMENTS, FURNISHED TO OR KNOWN TO ME, HAVE BEEN LABELED AND SHOWN HEREON; H) THE BOUNDARIES AND DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT AND THIS SERVICE CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, PROCEDURES, PRACTICES AND TECHNICAL STANDARDS.

THIS PLAT IS FOR THE EXCLUSIVE USE OF ROCKWALL COUNTY ABSTRACT AND TITLE CO. IN CONNECTION WITH THEIR CF#200512566, ROCKWALL HALL PARKWAY, L.P. AND INTERMED SERVICES MANAGEMENT COMPANY, L.P. AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO ANY OTHERS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LSC FLAGSTONE CORNERS PARTNERS, LTD, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to 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 (we) further certify that all other parties who have a mortgage or lien interest in LSC FLAGSTONE CORNERS PARTNERS, LTD subdivision have been notified and signed this plat.

I (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. I (we) 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 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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 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.

I (we) further acknowledge that the dedications and/or exaction's 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 growths 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 exactions made herein.

OWNER: LSC FLAGSTONE CORNERS PARTNERS, LTD

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Bill Boyd, 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 25th day of FEBRUARY, 2010

Notary Public in and for the State of Texas



OWNER / DEVELOPER
LSC FLAGSTONE CORNERS PARTNERS, LTD
16980 DALLAS PARKWAY STE. 101 PHONE: 972-267-2715
DALLAS, TEXAS 75248 FAX: 972-267-2778
CONTACT: LARRY CROSBY x13

Walls & Associates
Consulting Civil Engineers - Designers - Planners
530 S. Center Pkwy, Ste. 200 Grand Prairie, Texas 75051
Contact: David W. Walls, P.E. Phone: 214-724-0983 Email: david@wallsandassociates.com

LANE'S SOUTHWEST SURVEYING INC.
2717 MOTLEY DRIVE PHONE: (972)681-4442
MESQUITE, TEXAS 75150-3812 FAX: (972)681-4829
CONTACT: JIM LANE, RPLS

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIM L. LANE, 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.

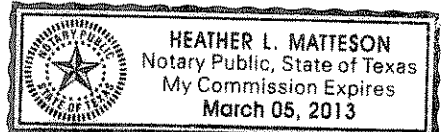
J.L. LANE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509

STATE OF TEXAS
COUNTY OF ROCKWALL

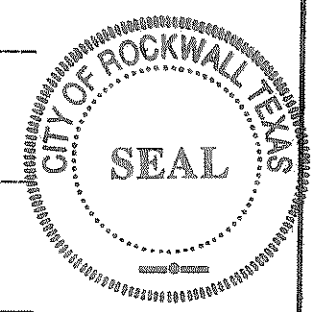
Before me, the undersigned authority, on this day personally appeared J.L. LANE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 25 day of February, 2010

Notary Public in and for the State of Texas

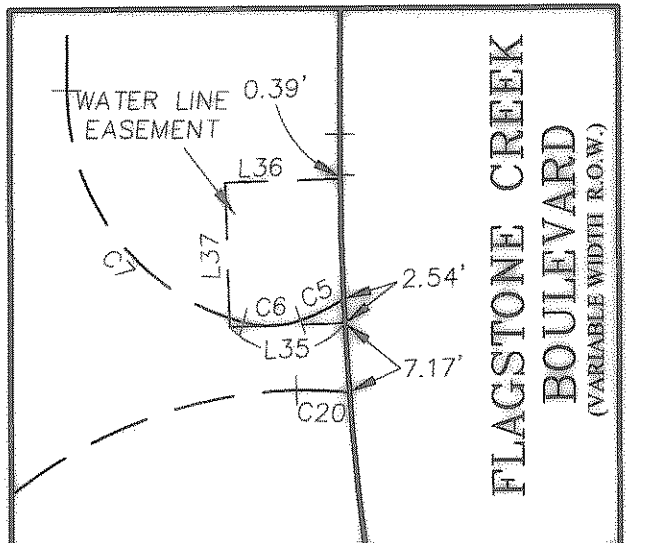
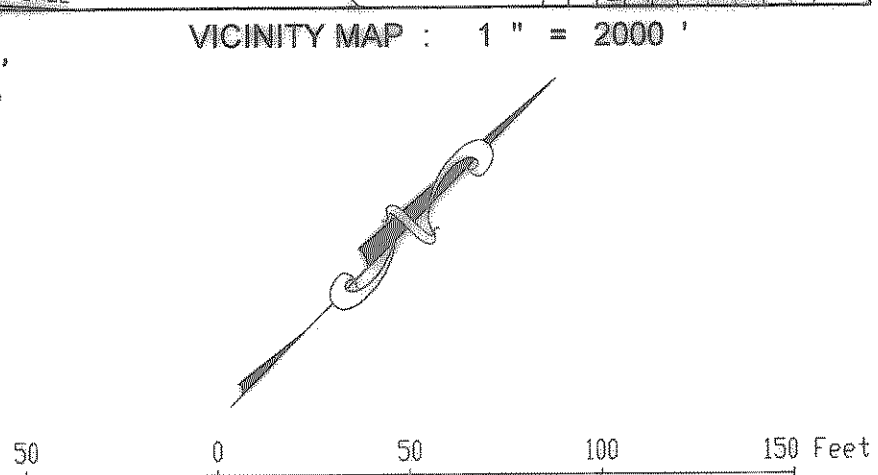
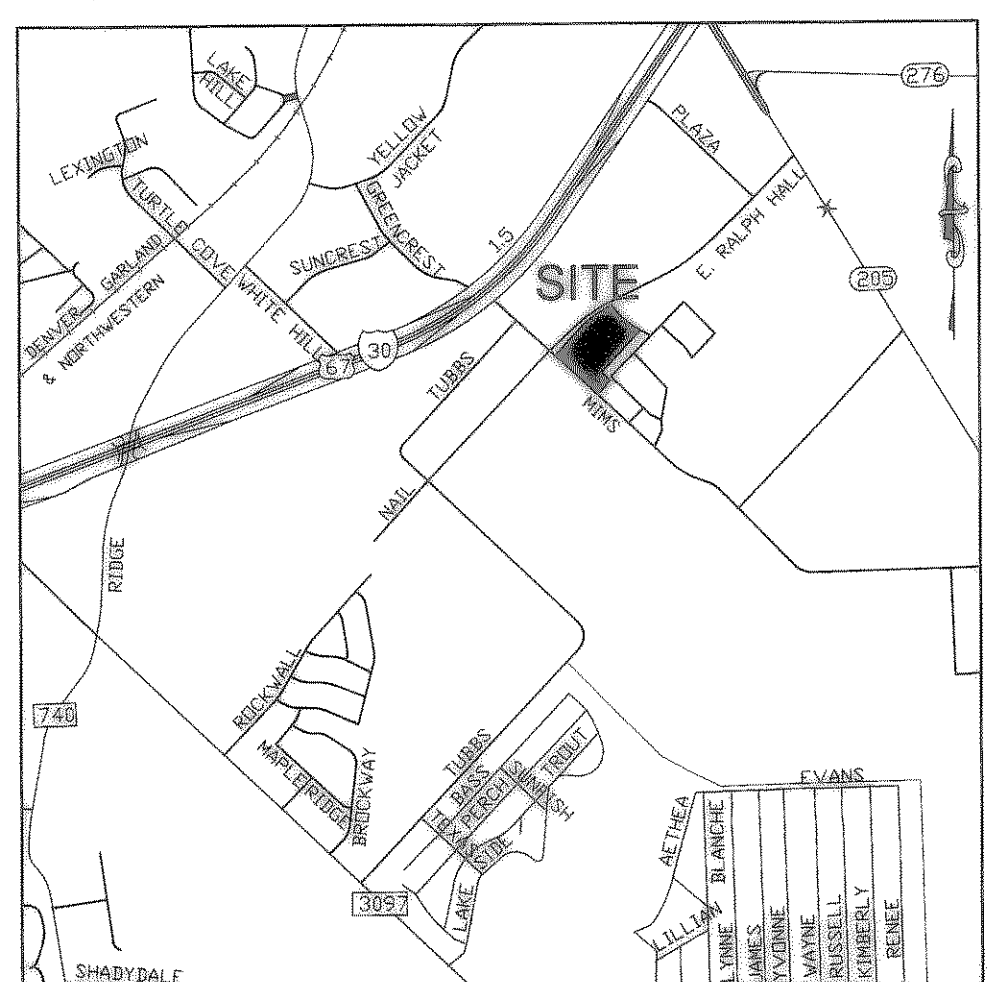
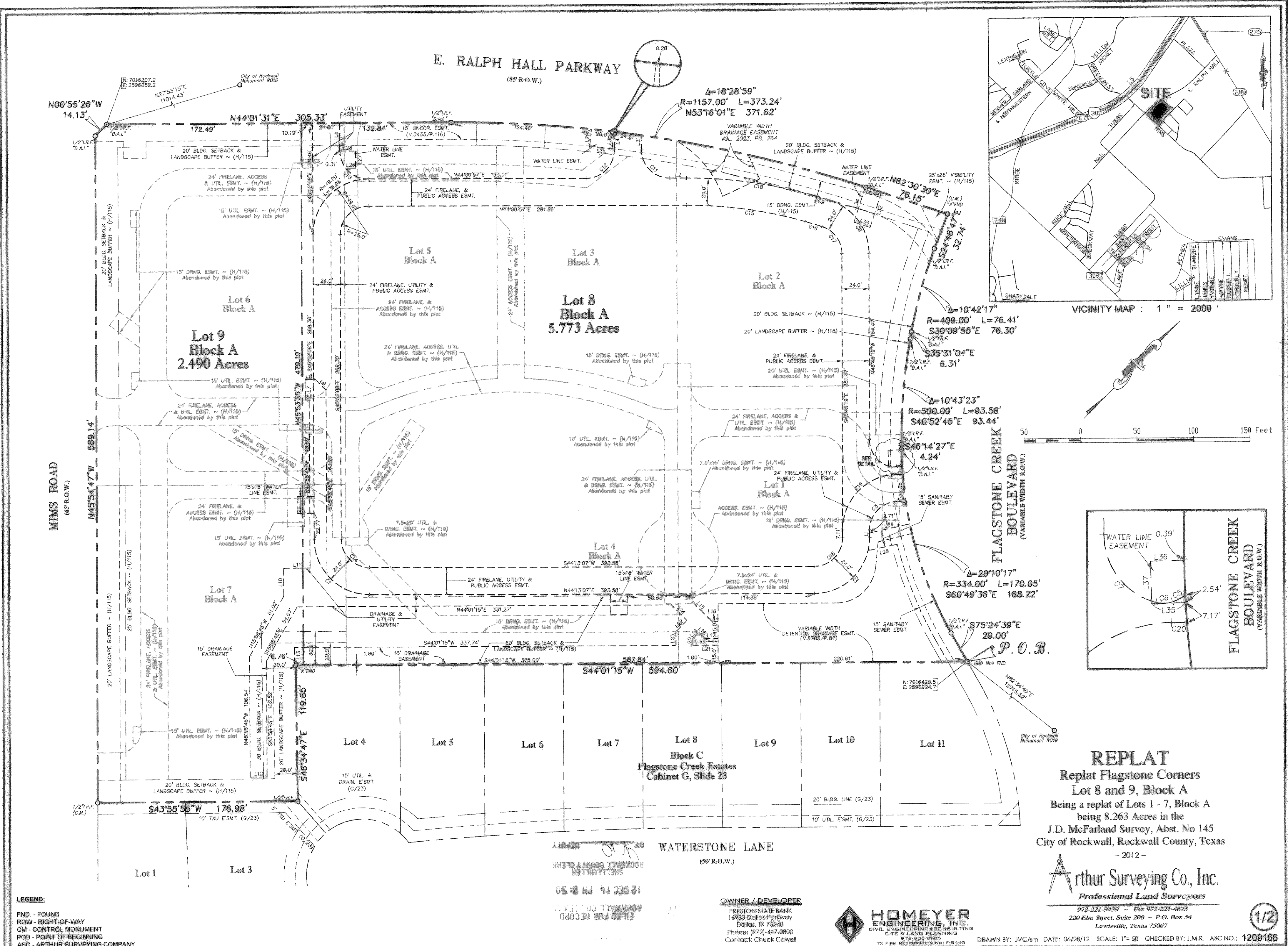


RECOMMENDED FOR PRELIMINARY APPROVAL
Reviewed for preliminary Approval:
Planning And Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19th day of March, 2010.
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 3rd day of September, 2010
Mayor, City of Rockwall Date
City Secretary Date
City Engineer Date



FINAL PLAT OF
LOTS 1 - 7, BLOCK A
FLAGSTONE CORNERS
BEING
8.430 ACRES
SITUTATED IN THE
J.D. MCFARLAND SURVEY, ABSTRACT No. 145
LOCATED IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
FEBRUARY 11, 2010

H-116



REPLAT
 Replat Flagstone Corners
 Lot 8 and 9, Block A
 Being a replat of Lots 1 - 7, Block A
 being 8.263 Acres in the
 J.D. McFarland Survey, Abst. No 145
 City of Rockwall, Rockwall County, Texas
 -- 2012 --

Arthur Surveying Co., Inc.
 Professional Land Surveyors
 972-221-9439 ~ Fax 972-221-4675
 220 Elm Street, Suite 200 ~ P.O. Box 54
 Lewisville, Texas 75067

LEGEND:
 FND - FOUND
 ROW - RIGHT-OF-WAY
 CM - CONTROL MONUMENT
 POB - POINT OF BEGINNING
 ASC - ARTHUR SURVEYING COMPANY

OWNER / DEVELOPER
 PRESTON STATE BANK
 14980 Dallas Parkway
 Dallas, TX 75248
 Phone: (972)-447-0800
 Contact: Chuck Cowell

HOMER ENGINEERING, INC.
 CIVIL ENGINEERING & CONSULTING
 SITE & LAND PLANNING
 972-905-9955
 TX FIRM REGISTRATION NO: FB440

DRAWN BY: JVC/srm DATE: 06/28/12 SCALE: 1" = 50' CHECKED BY: J.M.R. ASC NO.: 1209166

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

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 ½ 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 ½ 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 ½ 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 ½ 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 ½ 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 ½ 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 ½ 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 ½ 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 ½ 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 ½ 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 ½ 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 ½ 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 ½ inch unless otherwise noted. All iron rods set are ½ 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.
- Selling 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
 Charles A. Cowell
 President & CEO

State of Texas §
 County of Dallas §

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.

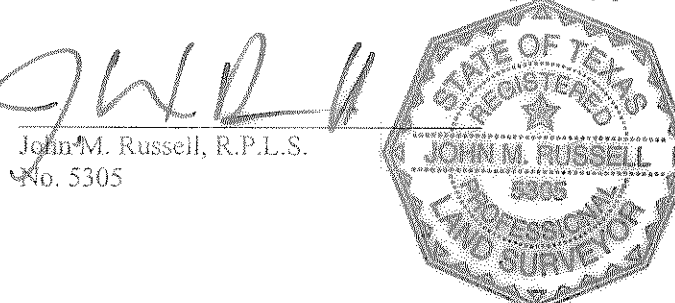
GIVEN upon my hand and seal of office this 30 day of NOVEMBER, 2012.

Kimmy
 Notary Public in and for the State of Texas



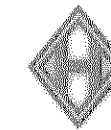
State of Texas §
 County of Denton §
 SURVEYOR'S CERTIFICATE:

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.



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

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



HOMEYER
 ENGINEERING, INC.
 CIVIL ENGINEERING CONSULTING
 SITE & LAND PLANNING
 972-906-9955
 TX FIRM REGISTRATION NO. F-6440

RECOMMENDED FOR FINAL APPROVAL

Phyllis J. Julek
 Planning and Zoning Commission

10/30/12
 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 30 day of NOVEMBER, 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 13th day of December, 2012.

Paul Sweet
 Mayor, City of Rockwall

Christy Ashberry
 City Secretary

Ann Williams
 City Engineer



LINE	BEARING	DISTANCE
L1	N45°45'19"W	7.00'
L2	S44°09'57"W	14.89'
L3	N45°50'22"W	12.83'
L4	N45°50'03"W	16.04'
L5	S45°52'08"E	24.50'
L6	S44°07'52"W	3.55'
L7	N45°52'08"W	18.00'
L8	N44°07'52"E	9.09'
L9	N89°01'15"E	13.33'
L10	N45°58'45"W	24.70'
L11	N44°07'53"E	23.53'
L12	S44°01'15"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	7.73'
L20	S45°58'45"E	5.94'
L21	S44°01'15"W	22.26'
L22	S00°58'45"E	13.86'
L23	S45°58'45"E	12.15'
L24	N31°59'52"E	36.46'
L25	S31°59'52"W	26.39'
L26	S44°07'53"W	8.66'
L27	S45°52'07"E	15.00'
L28	S44°07'53"W	13.92'
L29	N39°27'34"W	15.50'
L30	N39°27'34"W	15.45'
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'	49.00'	89°54'46"	N89°10'30"E 69.24'
C2	76.89'	49.00'	89°58'26"	N00°46'06"W 69.24'
C3	38.58'	25.00'	88°25'12"	S01°16'44"E 34.86'
C4	8.03'	20.00'	23°00'23"	S54°26'02"W 7.98'
C5	5.06'	20.00'	14°30'16"	N17°48'36"E 5.05'
C6	6.05'	10.00'	34°41'10"	N42°24'19"E 5.96'
C7	32.51'	25.00'	74°29'47"	S83°00'13"E 30.26'
C8	62.51'	49.00'	73°05'43"	N82°18'11"W 58.36'
C9	15.62'	1136.50'	00°47'15"	S60°45'20"W 15.62'
C10	113.07'	400.00'	16°11'46"	S52°15'50"W 112.69'
C11	39.27'	25.00'	89°59'41"	N89°09'47"E 35.35'
C12	39.27'	25.00'	90°00'00"	N00°50'03"W 35.35'
C13	39.25'	25.00'	89°57'31"	N89°08'42"E 35.34'

REPLAT
 Replat Flagstone Corners
 Lot 8 and 9, Block A
 Being a replat of Lots 1 - 7, Block A
 being 8.263 Acres in the
 J.D. McFarland Survey, Abst. No 145
 City of Rockwall, Rockwall County, Texas
 -- November 2012 --
 Arthur Surveying Co., Inc.
 Professional Land Surveyors
 972-221-9439 ~ Fax 972-221-4675
 220 Elm Street, Suite 200 ~ P.O. Box 54
 Lewisville, Texas 75067



H-284