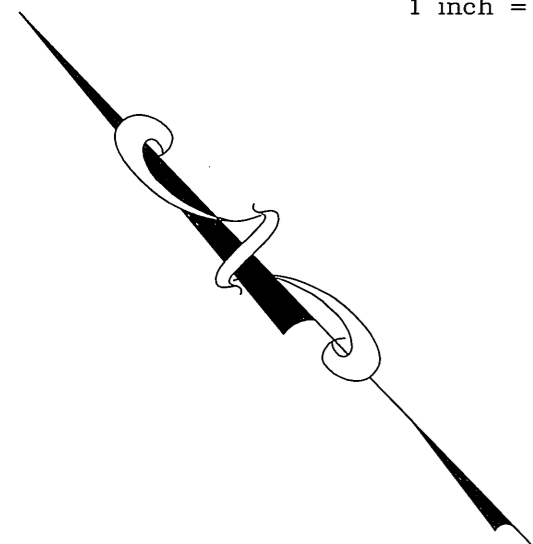


GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



PRS REALTY II  
VOL. 961, PG. 55  
D.R.R.C.T.

R=91.00'  
L=59.01'  
Δ=37°09'13"  
CD=57.98'  
CB=S44°22'32"E

R=176.64'  
L=78.05'  
Δ=25°19'00"  
CD=77.42'  
CB=S50°18'05"E

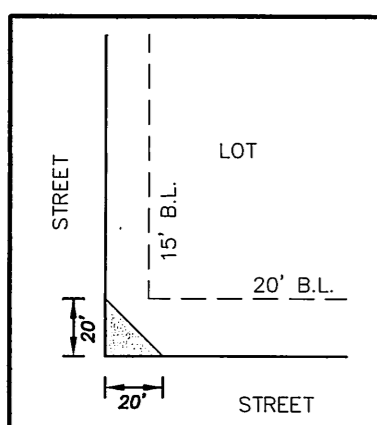
R=341.00'  
L=170.23'  
Δ=28°36'07"  
CD=168.46'  
CB=S51°56'39"E

R=409.00'  
L=76.41'  
Δ=10°42'17"  
CD=76.30'  
CB=N30°09'55"W

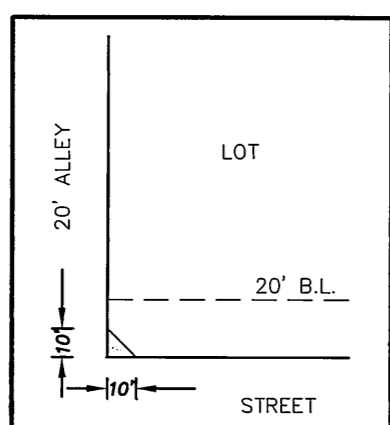
R=334.00'  
L=170.05'  
Δ=29°10'17"  
CD=168.22'  
CB=N60°49'36"W

R=500.00'  
L=93.58'  
Δ=10°43'23"  
CD=93.44'  
CB=N40°52'46"W

DETAIL OF TYPICAL  
20' CORNER CLIP  
VISIBILITY EASEMENT  
N.T.S.



DETAIL OF TYPICAL  
10' CORNER CLIP  
VISIBILITY EASEMENT  
(EXCEPT AS NOTED)  
N.T.S.



\* = TO BE MAINTAINED BY H.O.A.

OWNER/DEVELOPER

STERLING ONE PROPERTIES, LLC  
TWO HORIZON COURT  
HEATH, TEXAS 75032  
(972) 772-9400

ENGINEER/SURVEYOR

DOUPHRADE & ASSOCIATES, INC.  
2235 RIDGE ROAD, STE 200  
ROCKWALL, TEXAS 75087  
(972) 771-9004

FINAL PLAT

FLAGSTONE ESTATES

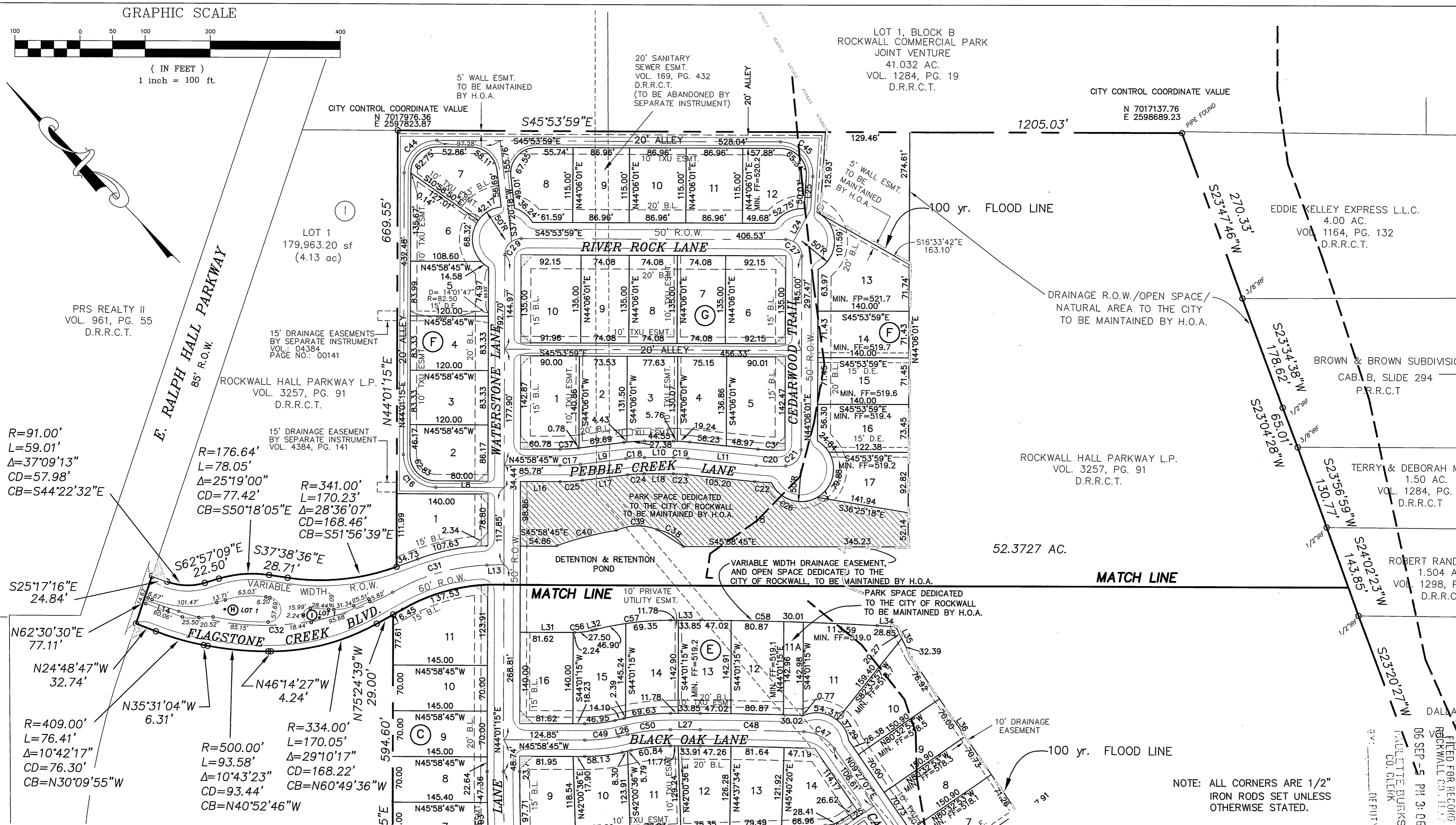
76 LOTS - 52.3727 AC.

J.D. McFARLAND SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

PROJECT: 0114FPLT  
DATE: SEPT. 2004  
SCALE: 1"=100'  
DRAWN: D.L.B.  
CHK'D: W.L.D.

DOUPHRADE & ASSOCIATES, INC.  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
2235 RIDGE ROAD ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 1 OF 4



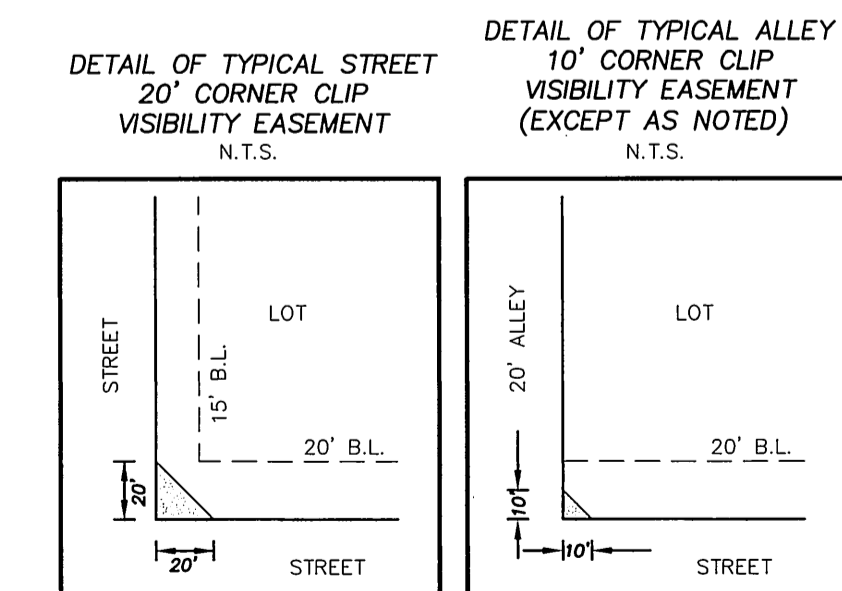
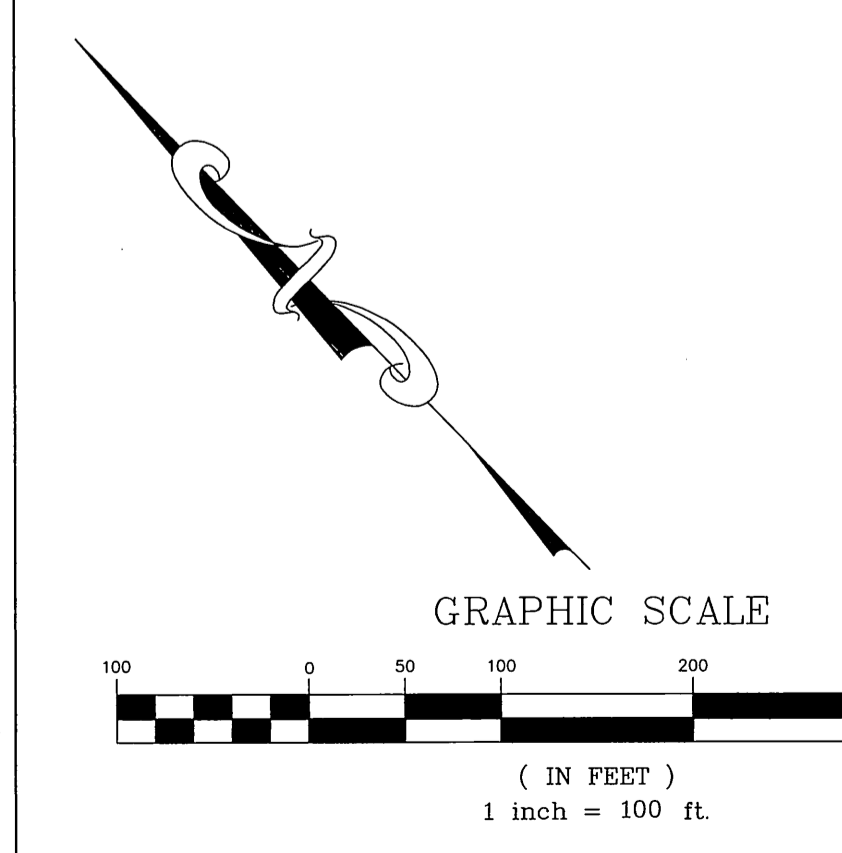
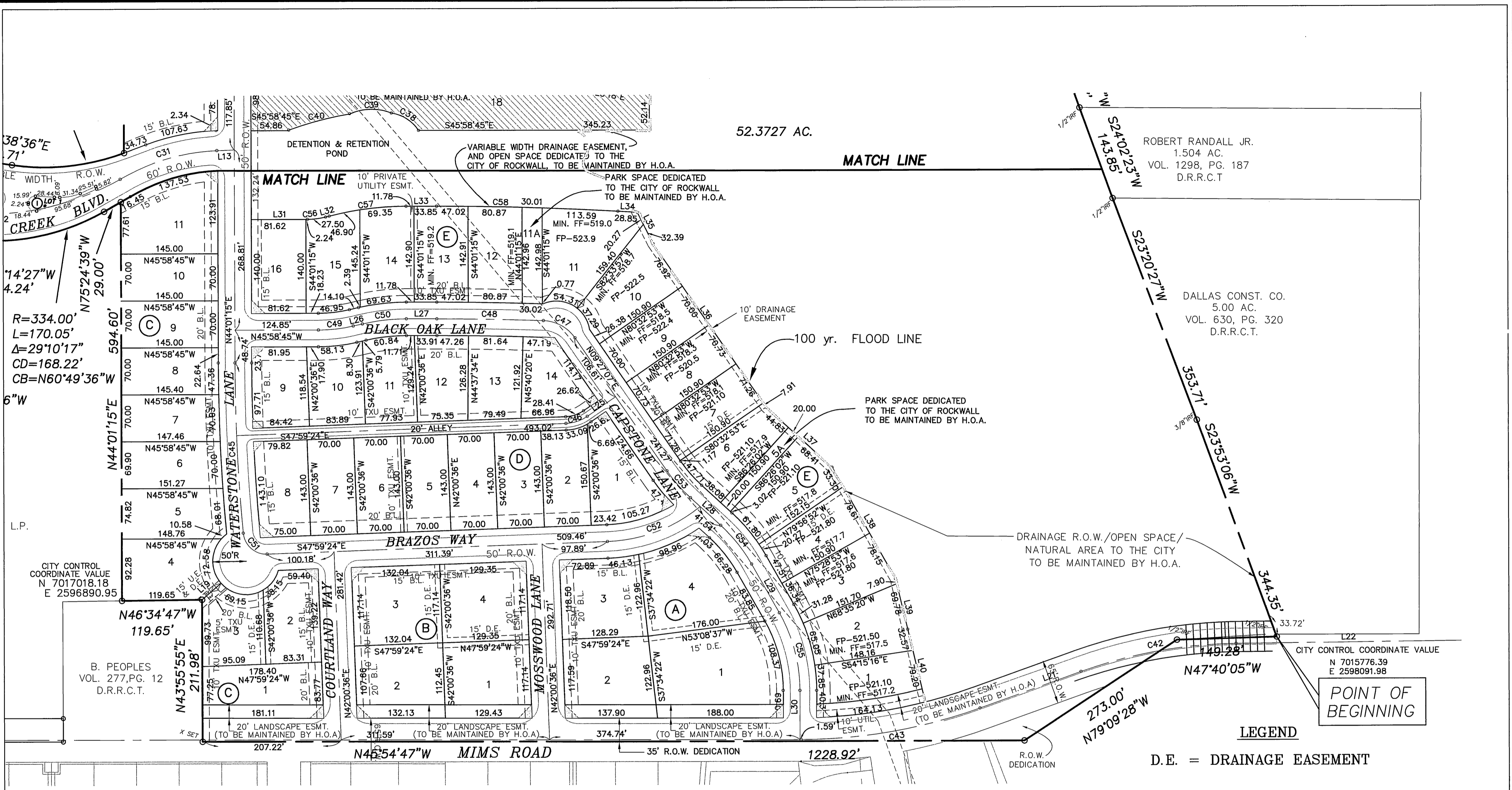
MATCH LINE

MATCH LINE

NOTE: ALL CORNERS ARE 1/2" IRON RODS SET UNLESS OTHERWISE STATED.

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
06 SEP. 5 PM 3:06  
MAULETTTE BURNS  
CO. CLERK  
DEPUTY

Flagstone Estates



**OWNER/DEVELOPER**  
STERLING ONE PROPERTIES, LLC  
TWO HORIZON COURT  
HEATH, TEXAS 75032  
(972) 772-9400

**ENGINEER/SURVEYOR**  
DOUPHRAE & ASSOCIATES, INC.  
2235 RIDGE ROAD, STE 200  
ROCKWALL, TEXAS 75087  
(972) 771-9004

**FINAL PLAT**

**FLAGSTONE ESTATES**

76 LOTS - 52.3727 AC.

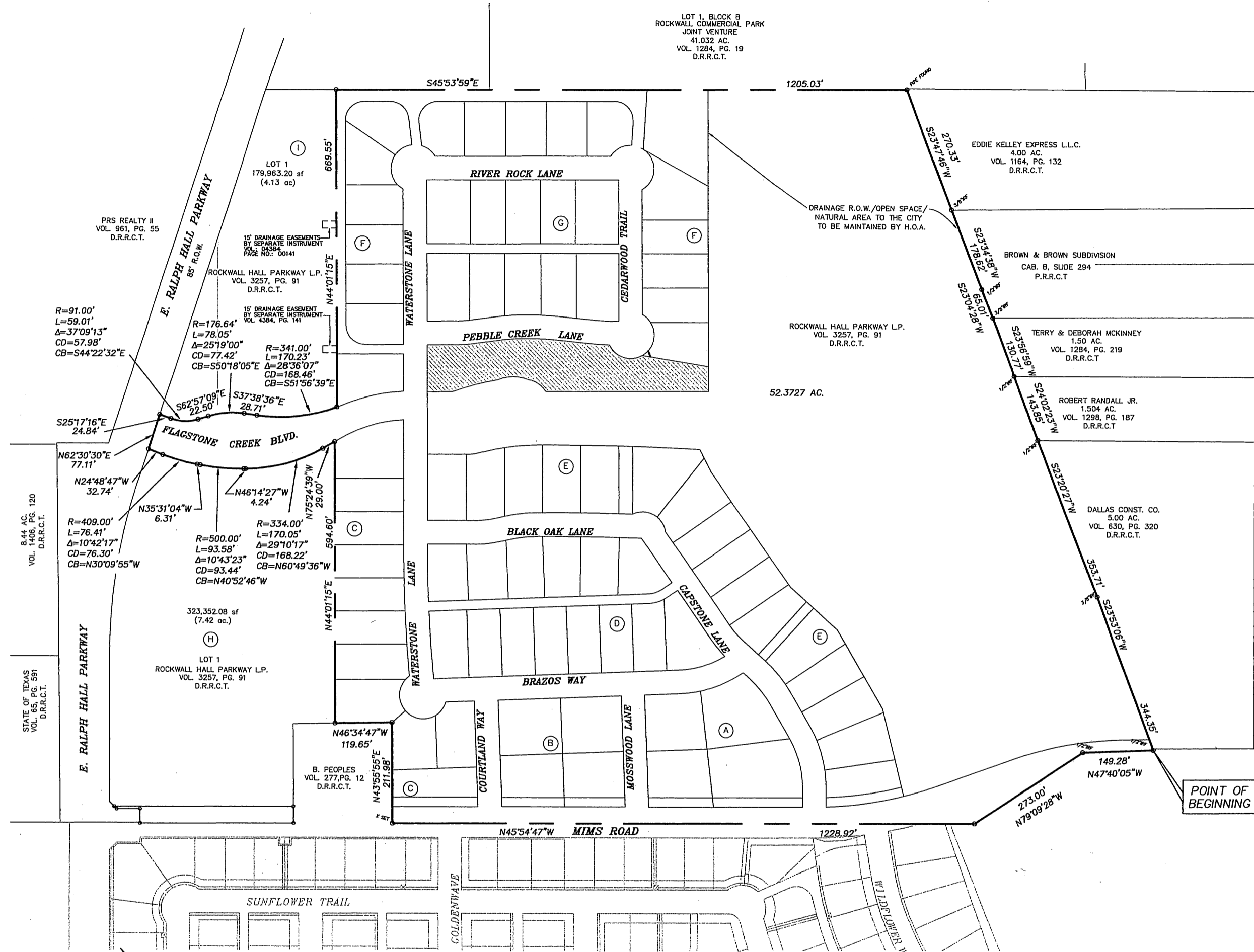
J.D. McFARLAND SURVEY, ABSTRACT NO. 14  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

PROJECT:	0114FPLT	 <b>DOUPHRAE &amp; ASSOCIATES, INC.</b> <small>ENGINEERING • PROJECT MANAGEMENT • SURVEYING</small> <b>2235 RIDGE ROAD ROCKWALL, TEXAS 75087</b> <b>PHONE: (972)771-9004 FAX: (972)771-9005</b>
DATE:	SEPT. 2004	
SCALE:	1"=100'	
DRAWN:	D.L.B.	
CHK'D:	W.L.D.	

SHEET 2 OF 4

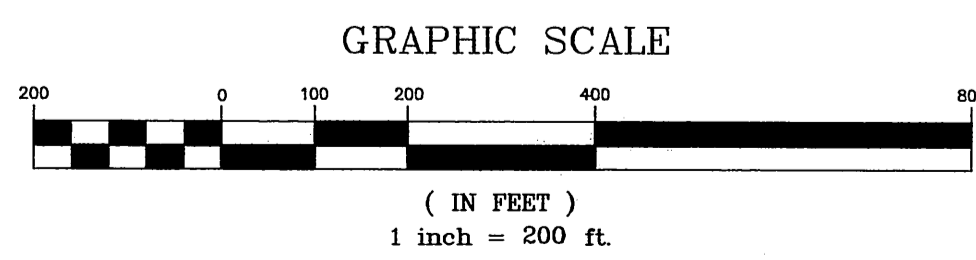
G24

# OVERALL BOUNDARY



CURVE TABLE						LINE TABLE	
CURVE	LENGTH	RADIUS	DELTA	CD	CB	LINE	BEARING
C1	162.84	375.00	245°24'48"	161.56	N22°45'31"E	L1	25.61
C2	101.30	200.00	290°11'4"	100.22	S63°39'59"E	L2	144.48
C3	94.45	850.00	6°22'01"	94.41	S45°58'22"E	L3	43.31
C4	267.82	173.59	83°20'1"	267.56	N71°32'27"E	L4	153.86
C5	39.31	25.00	90°04'53"	35.38	S06°36'56"E	L5	92.09
C6	271.02	2775.00	5°35'45"	270.91	S41°13'23"W	L6	37.47
C7	290.52	1910.59	8°42'44"	290.24	N47°08'44"W	L7	4.64
C8	74.45	670.00	6°22'01"	74.41	S45°58'22"E	L8	103.00
C9	19.53	36.65	30°31'31"	19.30	S64°28'08"E	L9	70.48
C10	82.50	275.00	171°11'19"	82.19	S18°54'46"W	L10	44.55
C11	39.27	25.00	90°00'00"	35.36	N17°29'34"W	L11	105.20
C12	86.60	250.00	135°03'3"	86.17	S52°34'08"E	L12	110.68
C13	68.75	275.00	141°9'26"	68.57	S53°08'28"E	L13	26.19
C14	71.76	300.00	134°2'16"	71.59	N53°27'03"W	L14	47.02
C15	332.84	4547.08	4°11'36"	332.76	N44°30'06"W	L15	5.64
C16	78.54	50.00	90°00'00"	70.71	S00°38'45"E	L16	60.78
C17	31.46	250.00	71°23'7"	31.44	S49°35'04"E	L17	70.48
C18	28.63	225.00	71°23'7"	28.61	N49°32'41"W	L18	44.55
C19	22.50	225.00	5°43'46"	22.49	N43°02'06"W	L19	37.60
C20	45.47	275.00	9°28'28"	45.42	S44°34'27"E	L20	45.63
C21	37.64	25.00	86°15'18"	34.18	N87°14'00"E	L21	160.42
C22	25.90	300.00	4°56'47"	25.89	S42°38'37"E	L22	336.62
C23	20.00	200.00	5°43'46"	19.99	N43°02'06"W	L23	1536.82
C24	24.45	200.00	71°23'7"	25.43	N49°32'41"W	L24	105.68
C25	34.61	275.00	71°23'7"	34.58	S49°35'04"E	L25	51.62
C26	83.17	50.00	95°18'35"	73.91	S28°14'42"E	L26	14.10
C27	39.27	25.00	90°00'00"	35.36	N00°38'45"E	L27	45.63
C28	78.54	50.00	90°00'00"	70.71	N00°38'45"E	L28	61.10
C29	39.30	25.00	90°04'46"	35.38	S89°35'04"E	L29	83.85
C30	78.61	50.00	90°04'46"	70.76	S89°35'04"E	L30	73.19
C31	152.26	310.00	28°08'31"	150.74	N62°17'02"W	L31	83.86
C32	385.36	470.00	46°58'41"	374.66	S50°58'50"E	L32	5.64
C33	27.50	110.00	141°9'26"	27.43	S53°08'28"E	L33	45.63
C34	116.25	465.00	141°9'26"	115.95	N53°08'28"W	L34	28.65
C35	271.49	4665.00	3°20'04"	271.45	N44°18'43"W	L35	52.65
C36	41.54	250.00	9°28'28"	41.29	N44°34'27"E	L36	286.82
C37	28.31	225.00	71°23'7"	28.30	S49°35'04"E	L37	133.24
C38	49.52	59.35	47°48'47"	48.10	N13°27'28"W	L38	191.05
C39	63.58	79.13	46°02'20"	61.88	S47°03'30"E	L39	77.68
C40	94.98	504.12	10°47'42"	94.84	N60°29'02"W	L40	111.81
C41	234.49	540.00	24°59'47"	232.65	N22°45'31"E	L41	111.81
C42	236.68	717.50	18°54'01"	235.61	N56°03'47"W	L42	111.81
C43	272.81	797.50	19°36'00"	271.48	S55°42'47"E	L43	111.81
C44	78.61	50.00	90°04'46"	70.76	S89°35'04"E	L44	111.81
C45	264.12	2775.00	5°14'48"	264.03	S41°35'04"E	L45	111.81
C46	34.09	60.00	32°33'30"	33.64	S64°16'09"E	L46	111.81
C47	55.92	60.00	53°24'03"	53.92	N17°14'55"W	L47	111.81
C48	159.34	4497.10	2°01'48"	159.33	N44°57'51"W	L48	111.81
C49	52.54	235.00	12°48'39"	52.43	S52°30'05"E	L49	111.81
C50	66.43	297.10	12°48'39"	66.29	N52°30'05"W	L50	111.81
C51	52.24	34.50	86°45'50"	47.39	S04°36'28"E	L51	111.81
C52	150.64	235.00	36°43'38"	148.07	S66°21'13"E	L52	111.81
C53	53.39	235.00	131°03'5"	53.28	S02°30'05"E	L53	111.81
C54	74.18	235.00	18°05'06"	73.87	N05°28'35"E	L54	111.81
C55	121.28	235.00	29°34'06"	119.93	N29°18'10"E	L55	111.81
C56	78.61	50.00	90°04'46"	70.76	S89°35'04"E	L56	111.81
C57	264.12	2775.00	5°14'48"	264.03	S41°35'04"E	L57	111.81
C58	55.92	60.00	53°24'03"	53.92	N17°14'55"W	L58	111.81
C59	159.34	4497.10	2°01'48"	159.33	N44°57'51"W	L59	111.81
C60	52.54	235.00	12°48'39"	52.43	S52°30'05"E	L60	111.81
C61	66.43	297.10	12°48'39"	66.29	N52°30'05"W	L61	111.81
C62	150.64	235.00	36°43'38"	148.07	S66°21'13"E	L62	111.81
C63	27.50	110.00	141°9'26"	27.43	S53°08'28"E	L63	111.81
C64	116.25	465.00	141°9'26"	115.95	N53°08'28"W	L64	111.81
C65	271.49	4665.00	3°20'04"	271.45	N44°18'43"W	L65	111.81

NOTE: ALL CORNERS ARE 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.



**OWNER/DEVELOPER**  
STERLING ONE PROPERTIES  
TWO HORIZON COURT  
HEATH, TEXAS 75032  
(972) 772-9400

**ENGINEER/SURVEYOR**  
DOUPHRADE & ASSOCIATES, INC.  
2235 RIDGE ROAD, STE 200  
ROCKWALL, TEXAS 75087  
(972) 771-9004

**FINAL PLAT**  
**FLAGSTONE ESTATES**  
76 LOTS - 52.3727 AC.  
J.D. McFARLAND SURVEY, ABSTRACT NO.  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**DOUPHRADE & ASSOCIATES, INC.**  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
2235 RIDGE ROAD ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

PROJECT: 0114FPLT  
DATE: SEPT. 2004  
SCALE: 1"=100'  
DRAWN: D.L.B.  
CHK'D: W.L.D.

SHEET 3 OF 4

G25

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT AS CONVEYED TO ROCKWALL HALL PARKWAY L.P. AS RECORDED IN VOLUME 3257, PAGE 91 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND ON THE NORTHEAST LINE OF MIMS ROAD AT THE MOST SOUTHERLY CORNER OF SAID ROCKWALL HALL PARKWAY L.P. TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT AS CONVEYED TO DALLAS CONSTRUCTION COMPANY AS RECORDED IN VOLUME 630, PAGE 320 OF SAID DEED RECORDS;

THENCE, ALONG THE NORTHEAST LINE OF MIMS ROAD, THE FOLLOWING:

NORTH 47 DEGREES 40 MINUTES 05 SECONDS WEST, A DISTANCE OF 149.28 FEET TO A 1/2" IRON ROD FOUND; NORTH 79 DEGREES 09 MINUTES 28 SECONDS WEST, A DISTANCE OF 273.00 FEET TO A 1/2" IRON ROD SET; NORTH 45 DEGREES 54 MINUTES 47 SECONDS WEST, A DISTANCE OF 1228.92 FEET TO AN X SET IN CONCRETE IN MIMS ROAD AT THE MOST SOUTHERLY LINE OF A CALLED 1.00 ACRE TRACT AS CONVEYED TO BILLY PEOPLES, RECORDED IN VOLUME 277, PAGE 12, OF SAID DEED RECORDS;

THENCE, AROUND SAID PEOPLES TRACT, THE FOLLOWING:

NORTH 43 DEGREES 55 MINUTES 55 SECONDS EAST, LEAVING MIMS ROAD, A DISTANCE OF 211.98 FEET TO A 1/2" IRON ROD SET; NORTH 46 DEGREES 34 MINUTES 47 SECONDS WEST, A DISTANCE OF 119.65 FEET TO A POINT;

THENCE NORTH 44 DEGREES 01 MINUTES 15 SECONDS EAST, A DISTANCE OF 594.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46 DEGREES 58 MINUTES 41 SECONDS WITH A RADIUS OF 500.00 FEET AND A CHORD BEARING OF NORTH 50 DEGREES 58 MINUTES 50 SECONDS WEST, AND CHORD DISTANCE OF 398.57 FEET;

AROUND SAID CURVE AN ARC LENGTH OF 409.96 FEET TO A 1/2" IRON ROD SET;

THENCE, NORTH 27 DEGREES 29 MINUTES 30 SECONDS WEST A DISTANCE OF 4.52 FEET TO A 1/2" IRON ROD SET ON RALPH HALL PARKWAY FOR CORNER;

THENCE, NORTH 62 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF RALPH HALL PARKWAY, A DISTANCE OF 77.28 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE SOUTH 29 DEGREES 15 MINUTES 20 SECONDS EAST, LEAVING THE SOUTH LINE OF RALPH HALL PARKWAY, A DISTANCE OF 9.96 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 116.00 FEET AND A CENTRAL ANGLE OF 38 DEGREES 45 MINUTES 34 SECONDS, AND A CHORD BEARING OF SOUTH 48 DEGREES 38 MINUTES 07 SECONDS EAST AND CHORD DISTANCE OF 76.98 FEET;

AROUND SAID CURVE AN ARC LENGTH OF 78.47 FEET TO A 1/2" IRON ROD SET ;

THENCE SOUTH 68 DEGREES 00 MINUTES 54 SECONDS EAST A DISTANCE OF 13.73 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 176.64 FEET WITH A CENTRAL ANGLE OF 25 DEGREES 18 MINUTES 33 SECONDS AND A CHORD BEARING OF SOUTH 55 DEGREES 21 MINUTES 38 SECONDS EAST AND CHORD DISTANCE OF 77.40 FEET;

AROUND SAID CURVE AN ARC LENGTH OF 78.03 FEET TO A 1/2" IRON ROD SET;

THENCE, SOUTH 42 DEGREES 42 MINUTES 22 SECONDS EAST, A DISTANCE OF 104.70 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23 DEGREES 38 MINUTES 42 SECONDS AND A RADIUS OF 191.00 FEET WITH A CHORD BEARING OF SOUTH 54 DEGREES 31 MINUTES 43 SECONDS EAST AND CHORD DISTANCE OF 78.26 FEET;

AROUND SAID CURVE AN ARC LENGTH OF 78.82 FEET TO A 1/2" IRON ROD SET;

THENCE, SOUTH 66 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 26.02 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE NORTH 44 DEGREES 01 MINUTES 15 SECONDS EAST, A DISTANCE OF 669.55 FEET TO A 1/2" IRON ROD SET ON THE NORTHEAST LINE OF SAID ROCKWALL HALL PARKWAY L.P. TRACT;

THENCE, SOUTH 45 DEGREES 53 MINUTES 59 SECONDS EAST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 1205.03 FEET TO A PIPE FOUND AT THE MOST EASTERLY CORNER OF SAID ROCKWALL HALL PARKWAY L.P. TRACT, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF A CALLED 4.00 ACRE TRACT AS CONVEYED TO EDDIE KELLEY EXPRESS, L.L.C. AS RECORDED IN VOLUME 164, PAGE 132, OF SAID DEED RECORDS;

THENCE, SOUTH 23 DEGREES 47 MINUTES 46 SECONDS WEST, A DISTANCE OF 270.33 FEET TO A 3/8" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID EDDIE KELLEY TRACT, SAME BEING THE MOST NORTHERLY CORNER OF BROWN AND BROWN SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET B, SLIDE 294, OF SAID PLAT RECORDS;

THENCE, ALONG THE NORTHWEST LINE OF SAID BROWN AND BROWN SUBDIVISION, THE FOLLOWING:

SOUTH 23 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 178.62 FEET TO A 1/2" IRON ROD FOUND; SOUTH 23 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 65.01 FEET TO A 3/8" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID BROWN AND BROWN SUBDIVISION, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 1.50 ACRE TRACT AS CONVEYED TO TERRY AND DEBORAH MCKINNEY AS RECORDED IN VOLUME 1284, PAGE 219, OF SAID DEED RECORDS;

THENCE, SOUTH 23 DEGREES 56 MINUTES 59 SECONDS WEST, A DISTANCE OF 130.77 FEET TO A 1/2" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID MCKINNEY TRACT, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 1.504 ACRE TRACT AS CONVEYED TO ROBERT RANDALL JR. AS RECORDED IN VOLUME 1298, PAGE 187 OF SAID DEED RECORDS;

THENCE, SOUTH 24 DEGREES 02 MINUTES 23 SECONDS WEST, A DISTANCE OF 143.85 FEET TO A 1/2" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID RANDALL TRACT, SAME BEING THE MOST NORTHERLY CORNER OF A CALLED 5.00 ACRE TRACT AS CONVEYED TO DALLAS CONSTRUCTION COMPANY AS RECORDED IN VOLUME 630, PAGE 320, OF SAID DEED RECORDS;

THENCE, SOUTH 23 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 353.71 FEET TO A 3/8" IRON ROD FOUND;

THENCE, SOUTH 23 DEGREES 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 344.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 52.375 ACRES OF LAND, MORE OR LESS.

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 FLAGSTONE 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 FLAGSTONE ESTATES, have been notified and signed this plat.

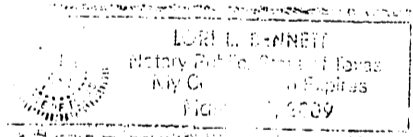
I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 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. 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.

Russell B Phillips MANAGER
OWNER: ROCKWALL HALL PARKWAY LOTS, L.P.

STATE OF TEXAS COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Russell Phillips 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 8th day of August, 2005.
Louis R. Bennett My Commission Expires: 3/8/10



OWNER/DEVELOPER
STERLING ONE PROPERTIES
TWO HORIZON COURT
HEATH, TEXAS 75032
(972) 772-9400

ENGINEER/SURVEYOR
DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
(972) 771-9004

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

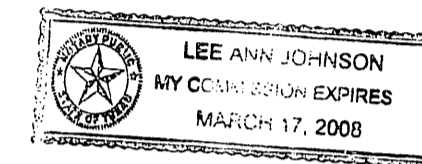
THAT I, KENNETH E. BROWN, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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 24th day of October, 2005.
Lee Ann Johnson
Notary Public in and for the State of Texas My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

Planning And Zoning Commission Date

APPROVED

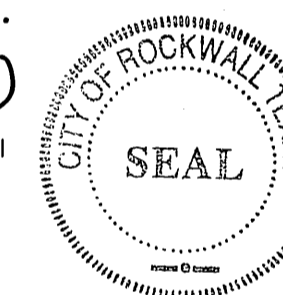
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the

10th day of December, 2005.

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.

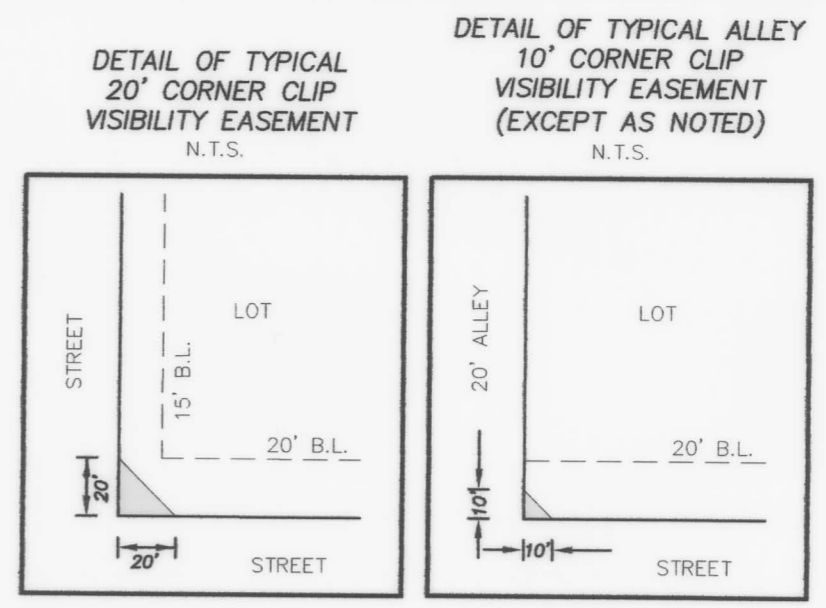
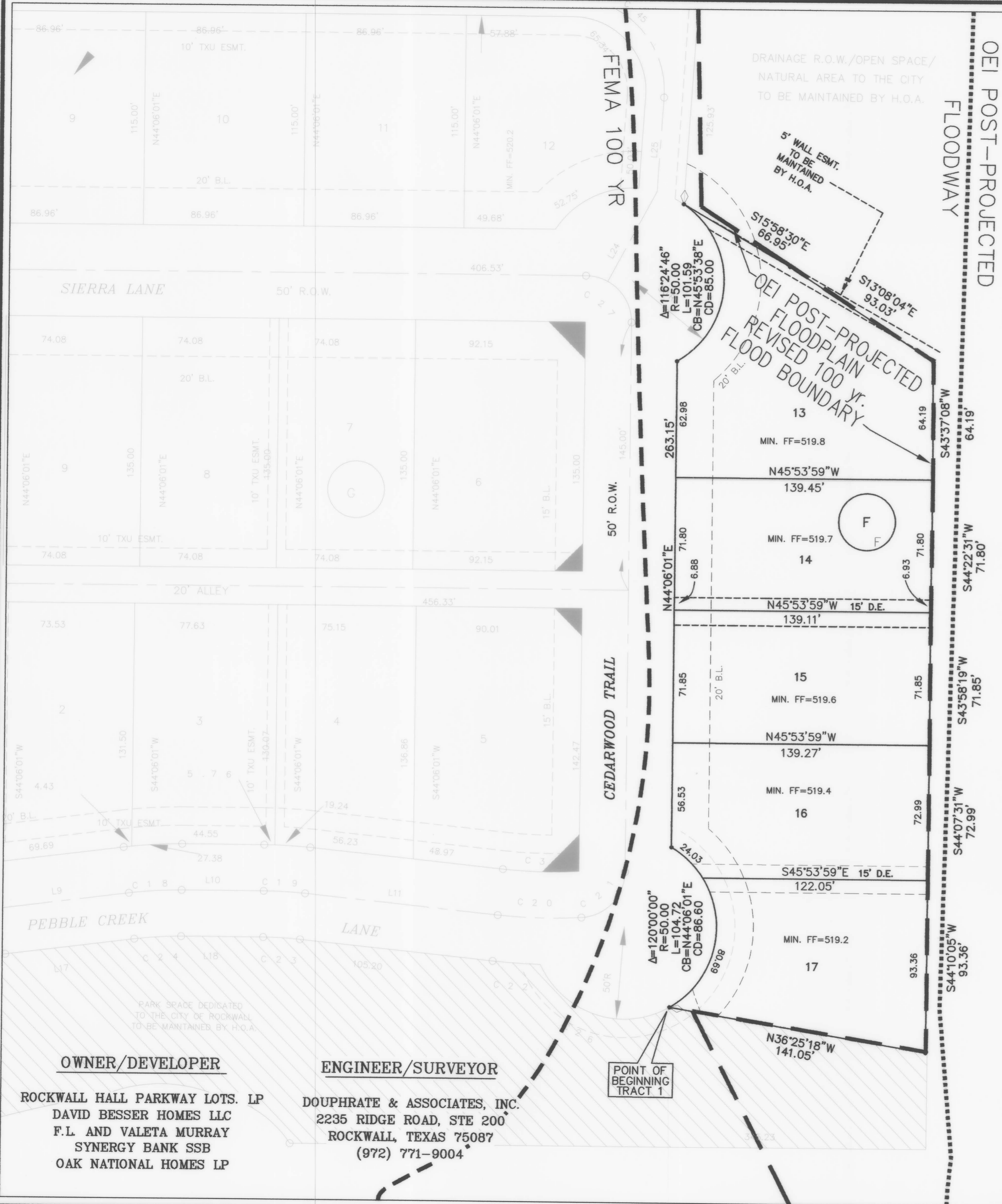
WITNESS OUR HANDS, this 24th day of August, 2005.
William R. Cecil Mayor, City of Rockwall
Arndy Brooks City Secretary, City of Rockwall
Chuck Todd 7-7-06 City Engineer



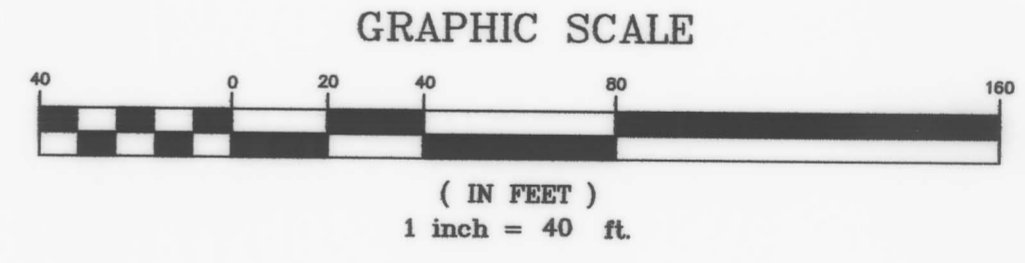
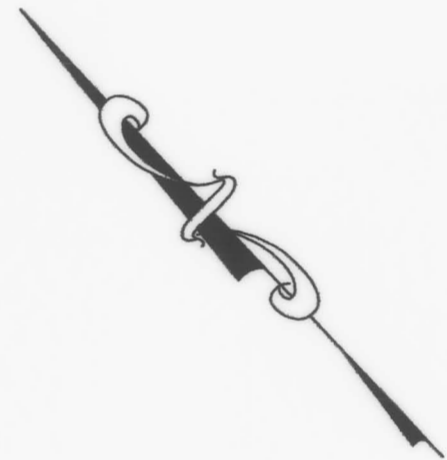
FINAL PLAT
FLAGSTONE ESTATES
76 LOTS - 52.375 AC.
J.D. MCFARLAND SURVEY, ABSTRACT NO. 145
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PROJECT: 0114FPPLT
DATE: MARCH 2005
SCALE: 1"=100'
DRAWN: D.L.B.
CHK'D: W.L.D.
DOUPHRATE & ASSOCIATES, INC.
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005
SHEET 4 OF 4

Flagstone Estates

G26



ROCKWALL HALL PARKWAY L.P.  
VOL. 3257, PG. 91  
D.R.R.C.T.



**LEGEND**  
 OEI = O'BRIEN ENGINEERING INCORPORATED  
 NOTE: ALL CORNERS ARE 1/2" IRON RODS SET UNLESS OTHERWISE NOTED.

**REPLAT PLAT**  
**FLAGSTONE ESTATES**  
 REPLAT OF LOTS 1-5 BLOCK E AND LOTS 13-17 BLOCK F - 2.52 ACRES +/-  
 J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

PROJECT:	0114FPL1 AMENDED-1	<p><b>DOUPHRATE &amp; ASSOCIATES, INC.</b>                  ENGINEERING • PROJECT MANAGEMENT • SURVEYING                  2235 RIDGE ROAD ROCKWALL, TEXAS 75087                  PHONE: (972)771-9004 FAX: (972)771-9005</p>
DATE:	MAY 2008	
SCALE:	1"=40'	
DRAWN:	J.T.S.	
CHK'D:	K.E.B.	

**OWNER/DEVELOPER**  
 ROCKWALL HALL PARKWAY LOTS, LP  
 DAVID BESSER HOMES LLC  
 F.L. AND VALETA MURRAY  
 SYNERGY BANK SSB  
 OAK NATIONAL HOMES LP

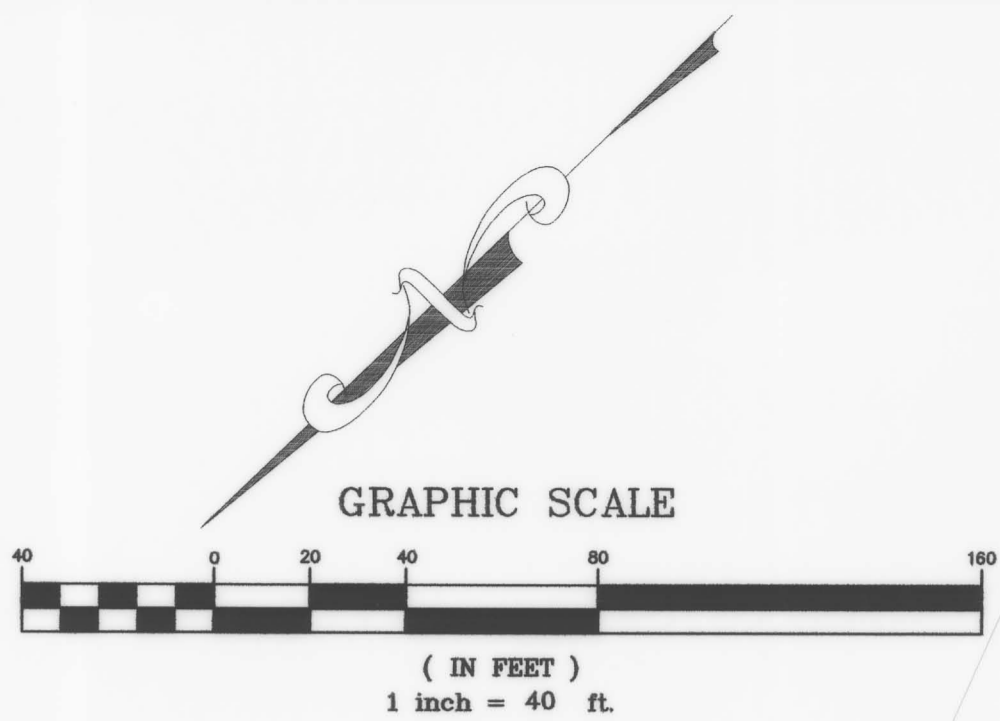
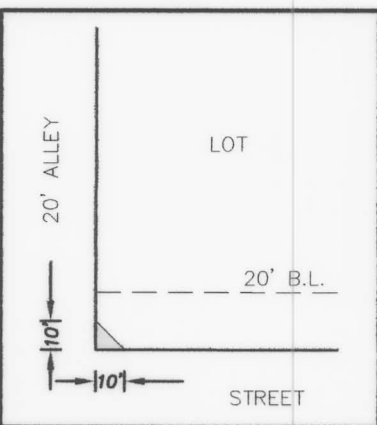
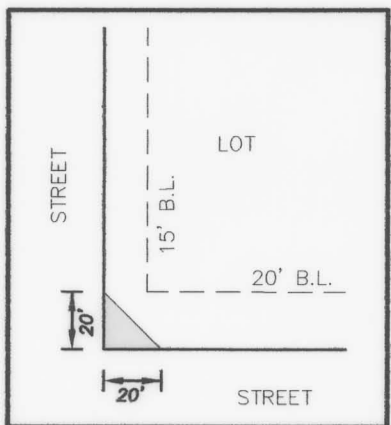
**ENGINEER/SURVEYOR**  
 DOUPHRATE & ASSOCIATES, INC.  
 2235 RIDGE ROAD, STE 200  
 ROCKWALL, TEXAS 75087  
 (972) 771-9004

G-304

FILED FOR RECORD  
 ROCKWALL COUNTY, TEXAS  
 08 JUL - 3 PM 3:40  
 LISA CONSTANT  
 COUNTY CLERK  
 DEPUTY

DETAIL OF TYPICAL STREET  
20' CORNER CLIP  
VISIBILITY EASEMENT  
N.T.S.

DETAIL OF TYPICAL ALLEY  
10' CORNER CLIP  
VISIBILITY EASEMENT  
(EXCEPT AS NOTED)  
N.T.S.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S42°38'41"E	21.52'
L2	S07°32'39"W	37.11'
L3	S17°23'27"W	19.75'
L4	S72°45'13"E	0.42'
L5	S01°59'26"E	20.67'

PARK SPACE DEDICATED  
TO THE CITY OF ROCKWALL  
TO BE MAINTAINED BY H.O.A.

WILDFLOWER

POINT OF  
BEGINNING  
TRACT 2

**LEGEND**  
\* = DISTANCE FROM PROPERTY CORNER  
TO WEST LINE OF DRAINAGE EASEMENT.  
OEI = O'BRIEN ENGINEERING INCORPORATED  
NOTE: ALL CORNERS ARE 1/2" IRON RODS SET  
UNLESS OTHERWISE NOTED.

REPLAT  
**FLAGSTONE ESTATES**  
REPLAT OF LOTS 1-5 BLOCK E AND LOTS  
13-17 BLOCK F - 2.52 ACRES +/-  
J.D. McFARLAND SURVEY, ABSTRACT NO. 145  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER  
ROCKWALL HALL PARKWAY LOTS. LP  
ENGINEER/SURVEYOR  
DOUPHRADE & ASSOCIATES, INC.  
2235 RIDGE ROAD, STE 200  
ROCKWALL, TEXAS 75087  
(972) 771-9004

PROJECT: 0114PLT AMENDED-2  
DATE: MAY 2008  
SCALE: 1"=40'  
DRAWN: J.T.S.  
CHK'D: K.E.B.

**DOUPHRADE & ASSOCIATES, INC.**  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
2235 RIDGE ROAD ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

G-305  
SHEET 2 OF 3

LEGAL DESCRIPTION  
TRACT 1

BEING, A TRACT OF LAND SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING A PART OF LOTS 13, 14, 15, 16 AND 17 OF BLOCK F OF FLAGSTONE ESTATES AS RECORDED IN CABINET G, SLIDE 23 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET ON THE NORTHWEST CORNER OF LOT 17 BLOCK F OF FLAGSTONE ESTATES AS RECORDED IN CABINET G, SLIDE 23 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 50.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 120 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 104.72 FEET WITH A CHORD BEARING NORTH 44 DEGREES 06 MINUTES 01 SECONDS EAST A CHORD DISTANCE OF 86.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE NORTH 44 DEGREES 06 MINUTES 01 SECONDS EAST, A DISTANCE OF 263.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 50.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 116 DEGREES 24 MINUTES 46 SECONDS, AN ARC LENGTH OF 101.59 FEET WITH A CHORD BEARING NORTH 45 DEGREES 53 MINUTES 38 SECONDS EAST A CHORD DISTANCE OF 85.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 15 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 66.95 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 13 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 93.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 43 DEGREES 37 MINUTES 08 SECONDS WEST, A DISTANCE OF 64.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 44 DEGREES 22 MINUTES 31 SECONDS WEST, A DISTANCE OF 71.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 43 DEGREES 58 MINUTES 19 SECONDS WEST, A DISTANCE OF 71.85 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 44 DEGREES 07 MINUTES 31 SECONDS WEST, A DISTANCE OF 72.99 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 44 DEGREES 10 MINUTES 05 SECONDS WEST, A DISTANCE OF 93.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE NORTH 36 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF 141.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.2279 ACRES OF LAND MORE OR LESS.

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 FLAGSTONE ESTATES, subdivision on 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 FLAGSTONE 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.
- No fences, buildings or other improvements in drainage easements without City approval.
- 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 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.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 2nd day of July, 2008

*Charles Lee Baggs*  
Notary Public in and for the State of Texas  
Expires: \_\_\_\_\_

**CHARLES LEE BAGGS**  
Notary Public  
STATE OF TEXAS  
My Commission Expires 4/28/2011


OWNER: SYNERGY BANK SSB

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



LEGAL DESCRIPTION  
TRACT 2

BEING, A TRACT OF LAND SITUATED IN THE J.D. MCFARLAND SURVEY, ABSTRACT NO. 145, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING A PART OF LOTS 1,2,3,4, AND 5, OF BLOCK E OF FLAGSTONE ESTATES AS RECORDED IN CABINET G, SLIDE 23 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND "X" CUT IN CONCRETE AT THE NORTHWEST CORNER OF LOT 1 BLOCK E OF FLAGSTONE ESTATES AS RECORDED IN CABINET G, SLIDE 23 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 05 MINUTES 13 SECONDS EAST, A DISTANCE OF 40.33 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 260.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29 DEGREES 34 MINUTES 05 SECONDS, AN ARC LENGTH OF 134.18 FEET WITH A CHORD BEARING NORTH 29 DEGREES 18 MINUTES 10 SECONDS EAST A CHORD DISTANCE OF 132.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE NORTH 14 DEGREES 31 MINUTES 07 SECONDS EAST, A DISTANCE OF 83.85 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 260.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18 DEGREES 05 MINUTES 05 SECONDS, AN ARC LENGTH OF 82.07 FEET WITH A CHORD BEARING NORTH 05 DEGREES 28 MINUTES 35 SECONDS EAST A CHORD DISTANCE OF 81.73 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE NORTH 03 DEGREES 33 MINUTES 58 SECONDS WEST, A DISTANCE OF 2.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE NORTH 86 DEGREES 29 MINUTES 32 SECONDS EAST, A DISTANCE OF 139.99 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 04 DEGREES 02 MINUTES 05 SECONDS EAST, A DISTANCE OF 33.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 03 DEGREES 39 MINUTES 32 SECONDS EAST, A DISTANCE OF 33.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 14 DEGREES 27 MINUTES 43 SECONDS WEST, A DISTANCE OF 112.31 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 14 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 73.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 30 DEGREES 05 MINUTES 14 SECONDS WEST, A DISTANCE OF 55.87 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 30 DEGREES 22 MINUTES 34 SECONDS WEST, A DISTANCE OF 53.59 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 13 DEGREES 28 MINUTES 07 SECONDS WEST, A DISTANCE OF 34.59 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET;

THENCE SOUTH 30 DEGREES 38 MINUTES 23 SECONDS WEST, A DISTANCE OF 47.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED D.A.I. SET, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS 768.66 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12 DEGREES 14 MINUTES 04 SECONDS, AN ARC LENGTH OF 164.13 FEET WITH A CHORD BEARING NORTH 53 DEGREES 47 MINUTES 55 SECONDS WEST A CHORD DISTANCE OF 163.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.2934 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 1st day of July, 2008

*Lori L. Bennett*  
Notary Public in and for the State of Texas  
Expires: \_\_\_\_\_

**LORI L. BENNETT**  
Notary Public, State of Texas  
My Commission Expires  
March 08, 2009

OWNER: DAVID BESSER HOMES LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 1st day of July, 2008

*Lori L. Bennett*  
Notary Public in and for the State of Texas  
Expires: \_\_\_\_\_

**LORI L. BENNETT**  
Notary Public, State of Texas  
My Commission Expires  
March 08, 2009

OWNER: F.L. AND VALETA MURRAY

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 1st day of July, 2008

*Lori L. Bennett*  
Notary Public in and for the State of Texas  
Expires: \_\_\_\_\_

**LORI L. BENNETT**  
Notary Public, State of Texas  
My Commission Expires  
March 08, 2009

OWNER: ROCKWALL HALL PARKWAY LOTS, L.P.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 30th day of June, 2008

*Lori L. Bennett*  
Notary Public in and for the State of Texas  
Expires: \_\_\_\_\_

**LORI L. BENNETT**  
Notary Public, State of Texas  
My Commission Expires  
March 08, 2009

OWNER: OAK NATIONAL HOMES LP

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 2 day of July, 2008

*Lee Ann Johnson*  
Notary Public in and for the State of Texas  
Expires: \_\_\_\_\_

**LEE ANN JOHNSON**  
My Commission Expires  
March 17, 2012

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

*Robert Salazar*  
Director of Planning

*Chuck Todd*  
City Engineer

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 27th day of June, 2008

*Lori L. Bennett*  
Notary Public in and for the State of Texas  
Expires: \_\_\_\_\_

**LORI L. BENNETT**  
Notary Public, State of Texas  
My Commission Expires  
March 08, 2009

OWNER: ROCKWALL HALL PARKWAY LOTS, L.P.

**LORI L. BENNETT**  
Notary Public, State of Texas  
My Commission Expires  
March 08, 2009

**OWNERS**

ROCKWALL HALL PARKWAY LOTS, LP  
DAVID BESSER HOMES LLC  
F.L. AND VALETA MURRAY  
SYNERGY BANK SSB  
OAK NATIONAL HOMES LP

**ENGINEER/SURVEYOR**

DOUPHRATE & ASSOCIATES, INC.  
2235 RIDGE ROAD, STE 200  
ROCKWALL, TEXAS 75087  
(972) 771-9004

REPLAT PLAT

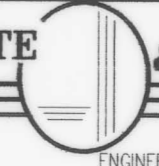
**FLAGSTONE ESTATES**

REPLAT OF LOTS 1-5 BLOCK E AND LOTS 13-17 BLOCK F - 2.52 ACRES +/-

J.D. MCFARLAND SURVEY, ABSTRACT NO. 145

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

PROJECT: 0114FPLT AMENDED-3	 <b>DOUPHRATE &amp; ASSOCIATES, INC.</b> <small>ENGINEERING • PROJECT MANAGEMENT • SURVEYING</small> <b>2235 RIDGE ROAD ROCKWALL, TEXAS 75087</b> <b>PHONE: (972)771-9004 FAX: (972)771-9005</b>
DATE: MAY 2008	
SCALE: N/A	
DRAWN: J.T.S.	
CHK'D: K.E.B.	

**G-306**

SHEET 3 OF 3