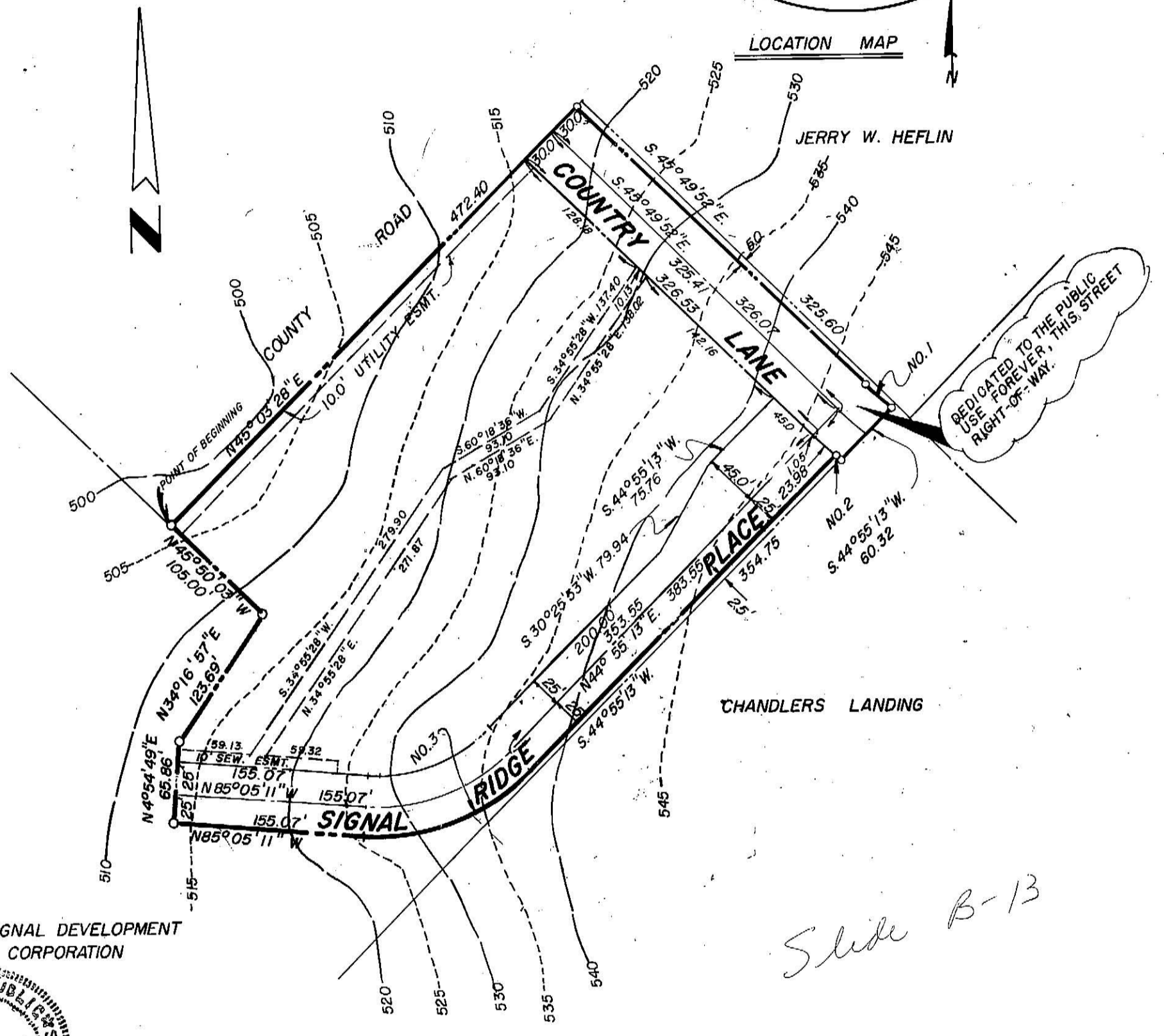
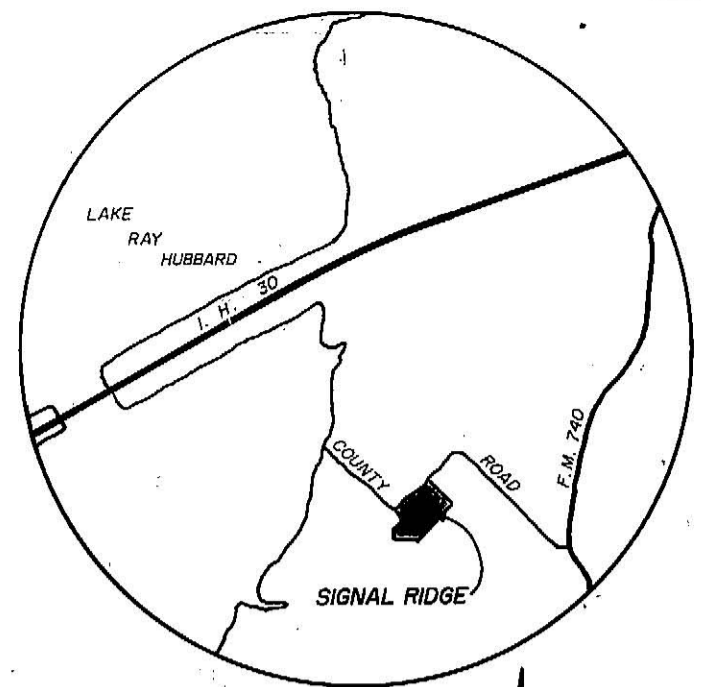


CURVE NO. 1  
 $\Delta = 05^{\circ}47'36''$   
 $R = 270.00$   
 $T = 13.66$   
 $L = 27.30$

CURVE NO. 2  
 $\Delta = 00^{\circ}26'09''$   
 $R = 330.00$   
 $T = 1.26$   
 $L = 2.51$

CURVE NO. 3  
 $\Delta = 49^{\circ}59'37''$   
 $R = 175.00$   
 $T = 81.59$   
 $L = 152.70$



WHEREAS, SIGNAL DEVELOPMENT CORPORATION is the owner of a tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being all of that 3.8725 acre tract of land conveyed to SIGNAL DEVELOPMENT CORPORATION by deed recorded in Volume 160, Page 96, Deed Records, Rockwall County, Texas, and being a part of the 55.106 acre tract conveyed from Henry Beckman to Kirby Albright by deed recorded in Volume 83, Page 510, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the Northeast line of said 55.106 acre tract and the West corner of said 3.8725 acre tract and the Southeast line of a public road, said iron rod bears South  $45^{\circ} 50' 03''$  East a distance of 879.54 feet from the North corner of said 55.106 acre tract;

THENCE: North  $45^{\circ} 03' 28''$  East a distance of 472.40 feet along the Southeast line of said public road and along the North line of said 3.8725 acre tract to an iron rod for a corner, said iron rod bears South  $45^{\circ} 03' 28''$  West a distance of 5.00 feet from the North corner of said 3.8725 acre tract and the West corner of a tract of land conveyed to Jerry W. Hefflin;

THENCE: South  $45^{\circ} 49' 52''$  East a distance of 325.60 feet, 5.00 feet Southwest of and parallel to the Southwest line of said Hefflin tract and the Northeast line of said 3.8725 acre tract to an iron rod at the point of curvature of a circular curve to the left having a central angle of  $5^{\circ} 47' 36''$  and a radius of 270.00 feet;

THENCE: Along said curve in a Southeasterly direction an arc distance of 27.30 feet to an iron rod for a corner on the Southeast line of said 3.8725 acre tract and on the most Northerly Northwest line of that 285.2916 acre tract of land known as Chandlers Landing and conveyed to Clarke-Frutes Corporation by deed recorded in Volume 102, Page 895, Deed Records, Rockwall County, Texas, said iron rod bears South  $44^{\circ} 55' 13''$  West a distance of 3.62 feet from the East corner of said 3.8725 acre tract and the North corner of said Chandlers Landing;

THENCE: South  $44^{\circ} 55' 13''$  West a distance of 60.32 feet along the Southeast line of said 3.8725 acre tract and the most Northerly Northwest line of said Chandlers Landing to an iron rod for a corner, said iron rod being on a circular curve to the right having a central angle of  $0^{\circ} 26' 09''$ , a radius of 330.00 feet, and a chord that bears North  $50^{\circ} 12' 45''$  West a distance of 2.51 feet;

THENCE: Along said curve an arc distance of 2.51 feet to an iron rod for a corner;

THENCE: South  $44^{\circ} 55' 13''$  West a distance of 354.75 feet 2.50 feet Northwest of and parallel to the Northwest line of Chandlers Landing and the Southeast line of said 3.8725 acre tract to the point of curvature of a circular curve to the right having a central angle of  $49^{\circ} 59' 37''$  and a radius of 175.00 feet;

THENCE: Along said curve in a Southwesterly and then Westerly direction an arc distance of 152.70 feet to the point of tangency of said curve;

THENCE: North  $85^{\circ} 05' 11''$  West a distance of 155.07 feet to an iron rod for a corner;

THENCE: North  $4^{\circ} 54' 49''$  East a distance of 65.86 feet to an iron rod for a corner;

THENCE: North  $34^{\circ} 16' 57''$  East a distance of 123.69 feet to an iron rod for a corner on the Northeast line of said 55.106 acre tract and on the Southwest line of said 3.8725 acre tract;

THENCE: North  $45^{\circ} 50' 03''$  West a distance of 105.00 feet along the Northeast line of said 55.106 acre tract and the Southwest line of said 3.8725 acre tract to the Point of Beginning and Containing 4.3705 Acres of Land.

Signal Ridge

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT SIGNAL DEVELOPMENT CORPORATION does hereby adopt this plat designating the hereinabove described property as SIGNAL RIDGE, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to the SIGNAL DEVELOPMENT CORPORATION, its successors and assigns, and further, reserving its private easement for itself, its successors, and assigns, at all times hereafter for ingress and egress to and from the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto SIGNAL DEVELOPMENT CORPORATION, its successors and assigns. Provided however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or growths which may in any way, endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. The SIGNAL DEVELOPMENT CORPORATION, its successors or assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

WITNESS OUR HANDS at Dallas, Texas, this 3 Day of May, 1982.

SIGNAL DEVELOPMENT CORPORATION  
 By: Joseph L. Zehr, President  
 Attest By: Robert Whittle, Secretary

STATE OF Texas  
 COUNTY OF Dallas  
 BEFORE ME, the undersigned authority, in and for said State, on this day personally appeared Joseph L. Zehr and Robert Whittle known to me to be the person(s) and officer(s) whose name(s) is(are) subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said SIGNAL DEVELOPMENT CORPORATION, a corporation, and that they executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3 day of May, 1982.

Ray W. Williams  
 Notary Public in and for the State of Texas  
 Commission expires 5-26-85

**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 Public Surveyor

STATE OF TEXAS  
 COUNTY OF DALLAS  
 BEFORE ME, the undersigned Notary Public, in and for said State, on this day personally appeared Harold L. Evans, 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 expressed.

SIGNAL DEVELOPMENT CORPORATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3 day of May, 1982.

Ray W. Williams  
 Notary Public in and for the State of Texas  
 Commission expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL  
James E. Huber  
 City Administrator Date 11-12-81

APPROVED:  
Wesley Rogers  
 Chairman, Planning and Zoning Commission Date 11-12-81

I hereby certify that the above and foregoing plat of SIGNAL RIDGE, an addition to the city of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 3rd day of May, 1982.

Said addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS MY HAND this 30th day of June, 1982.

James E. Huber  
 Mayor, City of Rockwall  
City Secretary, City of Rockwall



FILE PLAT		ROCKWALL COUNTY TEXAS	
SIGNAL RIDGE			
G.C.W.	T.L.B.	1" = 100'	10-21-81
		328-8133	HAROLD L. EVANS
		CONSULTING ENGINEER DALLAS	