



WHEREAS, Signal Development Corporation is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 5.5842 acre tract of land conveyed to Signal Development Corporation by deed recorded in Volume 159, Page 314, Deed Records, Rockwall County, Texas, and also being a part of that 4.4158 acre tract of land conveyed to Signal Development Corporation by deed recorded in Volume 170, Page 451, Deed Records, Rockwall County, Texas, and being more particularly described as follows: BEGINNING at an iron rod on the Northeast line of the above mentioned 5.5842 acre tract and at the West corner of Signal Ridge, addition to the City of Rockwall, recorded in Slide B, Page 13, Plat Records, Rockwall County, Texas, said iron rod bears South 50° 03' East, a distance of 13.27 feet from the North corner of said 5.5842 acre tract; THENCE: South 45° 50' 03" East, a distance of 105.00 feet along the Northeast line of said 5.5842 acre tract and the most Northern Southwest line of Signal Ridge to an iron rod for a corner; THENCE: South 34° 16' 57" West, a distance of 123.69 feet along a Southwest line of Signal Ridge to an iron rod for a corner; THENCE: South 4° 54' 49" West, a distance of 65.86 feet to an iron rod for a corner at the West corner of Signal Ridge and on the Southwest line of Signal Ridge Place, a 50 foot wide private right-of-way; THENCE: South 85° 05' 11" East, a distance of 155.07 feet along said Southwest line to an iron rod at the point of curvature of a circular curve to the left having a central angle of 30° 25' 32", and a radius of 175.00 feet; THENCE: Along said curve and continuing with Southerly line of Signal Ridge Place, an arc distance of 92.93 feet to an iron rod for a corner; THENCE: South 45° 50' 03" East, a distance of 12.61 feet to an iron rod for a corner at the East corner of said 5.5842 acre tract and on the Northwest line of that tract of land conveyed to Texas Frates Company, (formerly Clarke Frates Company) by deed recorded in Volume 103, Page 255, Deed Records, Rockwall County, Texas; THENCE: South 44° 45' 56" West along the Northwest line of said Texas Frates Company tract and the Southeast line of said 5.5842 acre tract passing at 631.05 feet the most Easterly South corner of said 5.5842 acre tract and continuing a total distance of 724.66 feet to an iron rod for a corner on the most Easterly Southeast line of the above mentioned 4.4158 acre tract; THENCE: North 16° 05' 49" West, a distance of 210.84 feet traversing said 4.4158 acre tract and then said 5.5842 acre tract to an iron rod for a corner; THENCE: North 73° 54' 11" East, a distance of 36.50 feet continuing traversing said 5.5842 acre tract to an iron rod for a corner; THENCE: North 16° 05' 49" West, a distance of 148.97 feet continuing traversing said 5.5842 acre tract to an iron rod for a corner; THENCE: North 29° 35' 05" East, a distance of 59.55 feet continuing traversing said 5.5842 acre tract to an iron rod for a corner; THENCE: North 60° 24' 55" West, a distance of 50.00 feet to an iron rod for a corner on the West line of said 5.5842 acre tract and the East line of said 4.4158 acre tract, said iron rod being the point of curvature of a circular curve to the right having a central angle of 44° 19' 06" and a radius of 175.00 feet; THENCE: Along said curve and leaving said common line at an arc distance of 118.40 feet and continuing a total arc distance of 135.36 feet to an iron rod for a corner; THENCE: North 73° 54' 11" East, a distance of 179.31 feet to an iron rod for a corner; THENCE: North 16° 05' 49" West, a distance of 111.74 feet to an iron rod for a corner; THENCE: North 45° 03' 28" East, a distance of 127.44 feet to the Point of Beginning and Containing 4.0654 Acres of Land.

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 NO.2 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 area, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government 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 buildings, fences, trees, shrubs, or growths which may in any way, endanger or interfere with construction, maintenance, or efficiency of its respective system on the utility 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 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 Rockwall, Texas, this 30th day of January, 1984.
SIGNAL DEVELOPMENT CORPORATION
By: Joseph L. Zehr, President Attest By: Robert Whittle, Secretary

STATE OF Texas
COUNTY OF Rockwall
BEFORE ME, the undersigned authority, in and for said State, on this day personally appeared Joseph L. Zehr, President and Robert S. Whittle, Secretary 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 he (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 30th day of January, 1984.
John E. Duke
Notary Public in and for the State of Texas
Commission expires 9-14-87



NOTARY PUBLIC
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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of September, 1983.
Robert Whittle
Notary Public in and for the State of Texas
Commission expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL
Julie Couch
City Administrator
Date 4/14/83
APPROVED:
Wayne Rogers
Chairman Planning and Zoning Commission
Date 4/14/83

I hereby certify that the above and foregoing plat of SIGNAL RIDGE NO.2, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2 day of May, 1983.
Said addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.
WITNESS MY HAND this 15 day of September, 1983.
Robert Whittle
Mayor, City of Rockwall
Julie Couch
Asst. City Secretary, City of Rockwall



Filed 9/16/83
B-73

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

FILE PLAT				ROCKWALL COUNTY, TEXAS	
SIGNAL RIDGE NO.2				HAROLD L. EVANS - CONSULTING ENGINEER	
Design G.C.W.	Drawn PN	Date 3-24-83	Scale 1" = 100'		