

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 the following tracts of land; a 55.106 acre tract conveyed to Kirby Albright by deed recorded in Volume 83, Page 510, a 4.4158 acre tract conveyed to Signal Development Corporation by deed recorded in Volume Page 451, a 5.5842 acre tract conveyed to Signal Development Corporation by deed recorded in Volume 159, Page 314, and a 0. acre tract conveyed to Signal Development Corporation by deed recorded in Volume , Page , all of the above recorded in Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the South corner of Signal Ridge No. 2, an addition to the City of Rockwall, and on the Northwest line of that 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 a distance of 547.25 feet to an iron rod at an "ell" corner of said Texas Frates Company tract to an iron rod for a corner;

THENCE: North 56° 45' 23" West a distance of 348.44 feet along the most Westerly Northeast line of said Texas Frates Company tract to an iron rod for a corner;

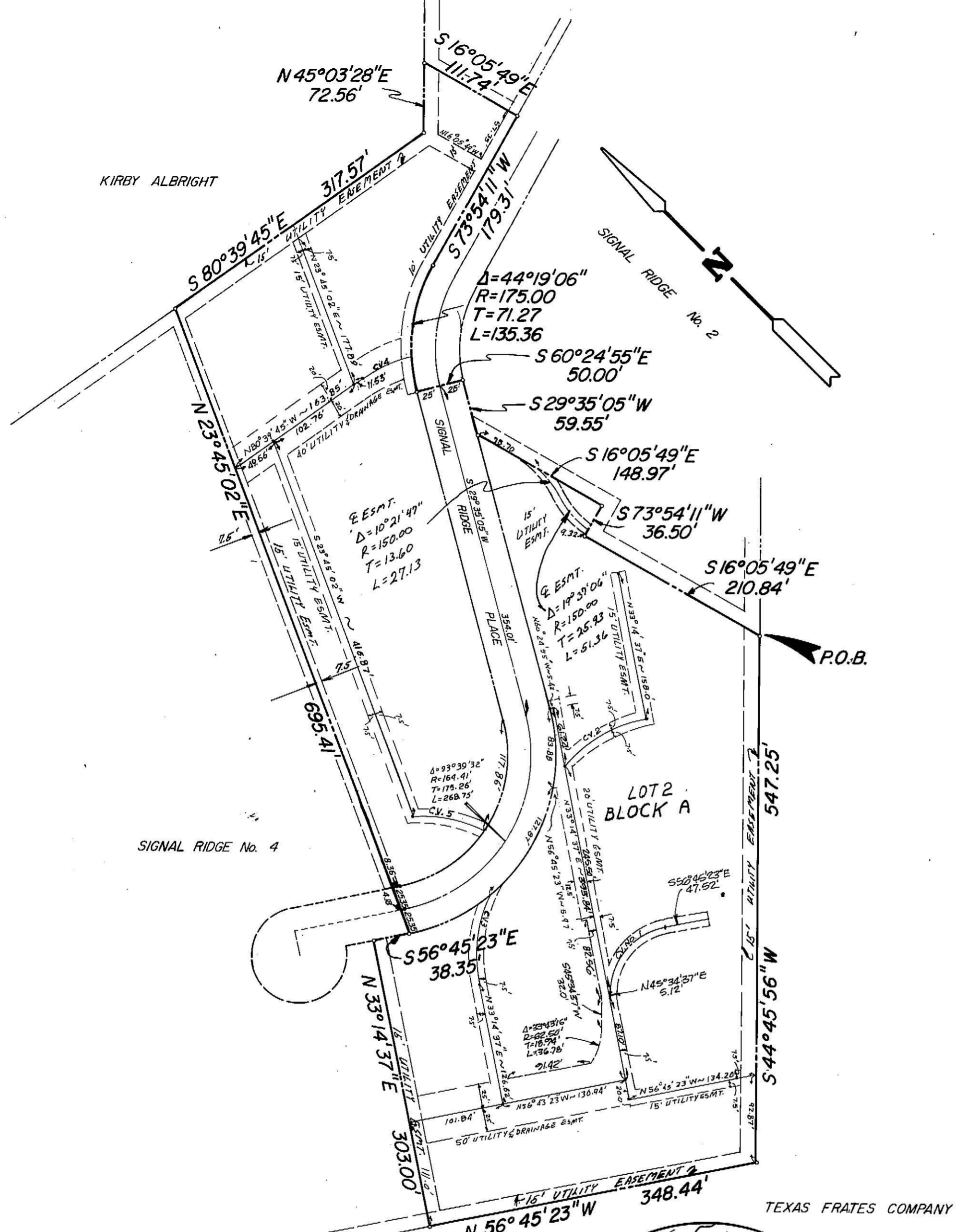
THENCE: Leaving said line and traversing said Albright tract, said 4.4158 acre tract, and said 0.4364 acre tract as follows: North 33° 14' 37" East a distance of 303.00 feet to an iron rod for a corner; South 56° 45' 23" East a distance of 38.35 feet to an iron rod for a corner; and North 23° 45' 02" East a distance of 695.41 feet to an iron rod on the North line of said 0.4364 acre tract;

THENCE: South 80° 39' 45" East a distance of 317.57 feet to an iron rod at the South corner of a 0.3353 acre tract conveyed to Kirby Albright and Peter Wolf from Signal Development Corporation by deed recorded in Volume , Page , Deed Records, Rockwall County, Texas;

THENCE: North 45° 03' 28" East a distance of 72.56 feet to an iron rod at the most Northerly West corner of the above mentioned Signal Ridge No. 2;

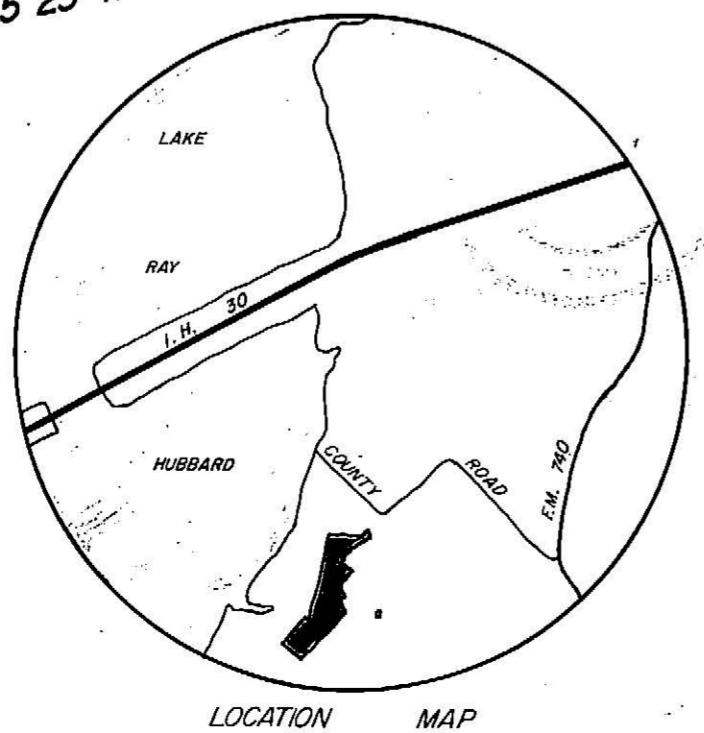
THENCE: Along the Westerly lines of Signal Ridge No. 2 as follows: South 16° 05' 49" East a distance of 111.74 feet to an iron rod for a corner; South 73° 54' 11" West a distance of 179.31 feet to an iron rod at the point of curvature of a circular curve to the left having a central angle of 44° 19' 06", and a radius of 175.00 feet; Along said curve in a Southwesterly direction an arc distance of 135.36 feet to an iron rod for a corner; South 60° 24' 55" East a distance of 50.00 feet to an iron rod for a corner; South 29° 35' 05" West a distance of 59.55 feet to an iron rod for a corner; South 16° 05' 49" East a distance of 148.97 feet to an iron rod for a corner; South 73° 54' 11" West a distance of 36.50 feet to an iron rod for a corner; and South 16° 05' 49" East a distance of 210.84 feet to the Point of Beginning and Containing 8.6737 Acres of Land.

Signal Ridge 3



Easement Curve Data for Signal Ridge No. 3

Curve No.	Delta	Radius	Tan.	Length
Cv. 1	44° 19' 06"	175.00'	71.27'	135.36'
Cv. 2	38° 33' 38"	150.0'	52.47'	100.95'
Cv. 3	36° 55' 15"	150.0'	50.07'	96.66'
Cv. 4	19° 18' 23"	166.0'	28.24'	55.94'
Cv. 5	29° 13' 18"	150.0'	39.10'	76.50'



3/13/84
B-89,90

1/2

FILE PLAT		ROCKWALL COUNTY, TEXAS	
SIGNAL RIDGE No. 3			
DESIGN: G.C.W.	DRAWN: T.L.O.	DATE: 9/13/83	SCALE: 1"=100'
		328-8133 HAROLD L. EVANS CONSULTING ENGINEER DALLAS	