

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE U.O. MCFARLAND SURVEY, BEING A PORTION OF SAID TRACT AS CONVERTED 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 MMS ROAD AT THE MOST SOUTHERLY CORNER OF SAID ROCKWALL HALL PARKWAY L.P. TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT AS CONVERTED TO DALLAS CONSTRUCTION COMPANY AS RECORDED IN VOLUME 630, PAGE 320 OF SAID DEED RECORDS;

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

NORTH 47 DEGREES 40 MINUTES 06 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 49 DEGREES 54 MINUTES 47 SECONDS WEST, A DISTANCE OF 273.00 FEET TO A 1/2" IRON ROD SET;  
 NORTH 42 DEGREES 14 MINUTES 11 SECONDS WEST, A DISTANCE OF 273.00 FEET TO A POINT;  
 SOUTHERLY LINE OF A CALLED 1.00 ACRE TRACT AS CONVERTED 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 MMS ROAD, A DISTANCE OF 211.98 FEET TO A 1/2" IRON ROD SET;  
 NORTH 46 DEGREES 34 MINUTES 48 SECONDS WEST, A DISTANCE OF 119.65 FEET TO A POINT;

THENCE NORTH 44 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 594.60 FEET TO A 1/2" IRON ROD SET;

THENCE NORTH 75 DEGREES 24 MINUTES 39 SECONDS WEST, A DISTANCE OF 29.00 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29 DEGREES 10 MINUTES 17 SECONDS, A RADIUS OF 334.00 FEET, A CHORD DISTANCE OF 170.05 FEET THAT BEARS NORTH 30 DEGREES 02 MINUTES 59 SECONDS WEST, AROUND SAID CURVE AN ARC DISTANCE OF 170.05 FEET TO A 1/2" IRON ROD SET;

THENCE, NORTH 48 DEGREES 14 MINUTES 27 SECONDS WEST, A DISTANCE OF 4.24 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 43 MINUTES 23 SECONDS, A RADIUS OF 500.00 FEET, A CHORD DISTANCE OF 93.14 FEET THAT BEARS NORTH 40 DEGREES 52 MINUTES 48 SECONDS WEST, AROUND SAID CURVE AN ARC DISTANCE OF 93.36 FEET TO A 1/2" IRON ROD SET;

THENCE NORTH 35 DEGREES 31 MINUTES 04 SECONDS WEST, A DISTANCE OF 6.31 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 42 MINUTES 17 SECONDS, A RADIUS OF 409.00 FEET, A CHORD DISTANCE OF 78.30 FEET THAT BEARS NORTH 30 DEGREES 02 MINUTES 59 SECONDS WEST, AROUND SAID CURVE AN ARC DISTANCE OF 78.41 FEET TO A 1/2" IRON ROD SET;

THENCE NORTH 24 DEGREES 48 MINUTES 47 SECONDS WEST, A DISTANCE OF 23.74 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF RALPH HALL PARKWAY;

THENCE NORTH 62 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF RALPH HALL PARKWAY, A DISTANCE OF 77.11 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE SOUTH 25 DEGREES 17 MINUTES 16 SECONDS EAST, LEAVING THE SOUTH LINE OF RALPH HALL PARKWAY, A DISTANCE OF 24.84 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37 DEGREES 09 MINUTES 13 SECONDS, A RADIUS OF 91.00 FEET, A CHORD DISTANCE OF 57.98 FEET THAT BEARS SOUTH 44 DEGREES 22 MINUTES 32 SECONDS EAST, AROUND SAID CURVE AN ARC DISTANCE OF 58.01 FEET TO A 1/2" IRON ROD SET;

THENCE SOUTH 62 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 22.50 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25 DEGREES 19 MINUTES 00 SECONDS, A RADIUS OF 176.64 FEET, A CHORD DISTANCE OF 77.42 FEET THAT BEARS SOUTH 50 DEGREES 18 MINUTES 05 SECONDS EAST, AROUND SAID CURVE AN ARC DISTANCE OF 78.05 FEET TO A 1/2" IRON ROD SET;

THENCE SOUTH 37 DEGREES 38 MINUTES 36 SECONDS EAST, A DISTANCE OF 28.71 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28 DEGREES 36 MINUTES 07 SECONDS, A RADIUS OF 341.00 FEET, A CHORD DISTANCE OF 168.46 FEET THAT BEARS SOUTH 51 DEGREES 56 MINUTES 36 SECONDS EAST, AROUND SAID CURVE AN ARC DISTANCE OF 170.23 FEET TO A 1/2" IRON ROD SET;

THENCE NORTH 44 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 699.55 FEET TO A 1/2" IRON ROD SET ON THE NORTHEAST LINE OF SAID ROCKWALL HALL PARKWAY L.P. TRACT;

THENCE, SOUTH 46 DEGREES 53 MINUTES 59 SECONDS EAST, ALONG SAID ROCKWALL HALL PARKWAY, A DISTANCE OF 176.82 FEET TO 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 CONVERTED TO EDDE KELLEY EXPRESS, L.L.C. AS RECORDED IN VOLUME 184, PAGE 122, 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 EDDE KELLEY EXPRESS TRACT, SAME BEING THE MOST NORTHERLY CORNER OF SAID ROCKWALL HALL PARKWAY L.P. TRACT, AN ANGLE OF 17 DEGREES 18 MINUTES 05 SECONDS RECORDED IN CABINET 8, SLIDE 264, 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 176.82 FEET TO A 1/2" IRON ROD FOUND;  
 SOUTH 23 DEGREES 04 MINUTES 28 SECONDS WEST, A DISTANCE OF 69.01 FEET TO A 3/8" IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID BROWN AND BROWN SUBDIVISION, SAME BEING THE MOST WESTERLY CORNER OF A CALLED 1.50 ACRE TRACT AS CONVERTED 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 1.50 ACRE TRACT AS CONVERTED TO ROBERT RANDALL, JR. AS RECORDED IN VOLUME 1284, PAGE 197, OF SAID DEED RECORDS;

THENCE, SOUTH 24 DEGREES 02 MINUTES 23 SECONDS WEST, A DISTANCE OF 143.95 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 1.50 ACRE TRACT AS CONVERTED TO ROBERT RANDALL, JR. 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 52.3727 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
 COUNTY OF ROCKWALL

1. 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 herein, and do hereby reserve and accommodate 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 the installation, maintenance, operation, or use of any public utility, and any public utility 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, inspection, 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 damage 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 from the subdivision properties within the drainage area 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 unless 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, lots, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, street structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2006

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

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 shown hereon, and that the corner monuments shown thereon were properly placed under my personal supervision.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2006

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 \_\_\_\_\_ day of \_\_\_\_\_, 2006

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 \_\_\_\_\_ day of \_\_\_\_\_, 2006

Mayor, City of Rockwall \_\_\_\_\_ City Secretary City of Rockwall \_\_\_\_\_

City Engineer \_\_\_\_\_

FINAL PLAT

FLAGSTONE ESTATES

76 LOTS - 52.3727AC.

J.D. MCFARLAND SURVEY, ABSTRACT NO. 145  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

DOUPHRATE & ASSOCIATES, INC.

2235 RIDGE ROAD ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005

PROJECT: 0114FL1  
 DATE: MARCH 2005  
 SCALE: \_\_\_\_\_  
 DRAWN: D.L.B.  
 CHK'D: W.L.D.

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

REMOVED TO CONFORM TO CONSTRUCTION RECORDS.  
 DATE: \_\_\_\_\_