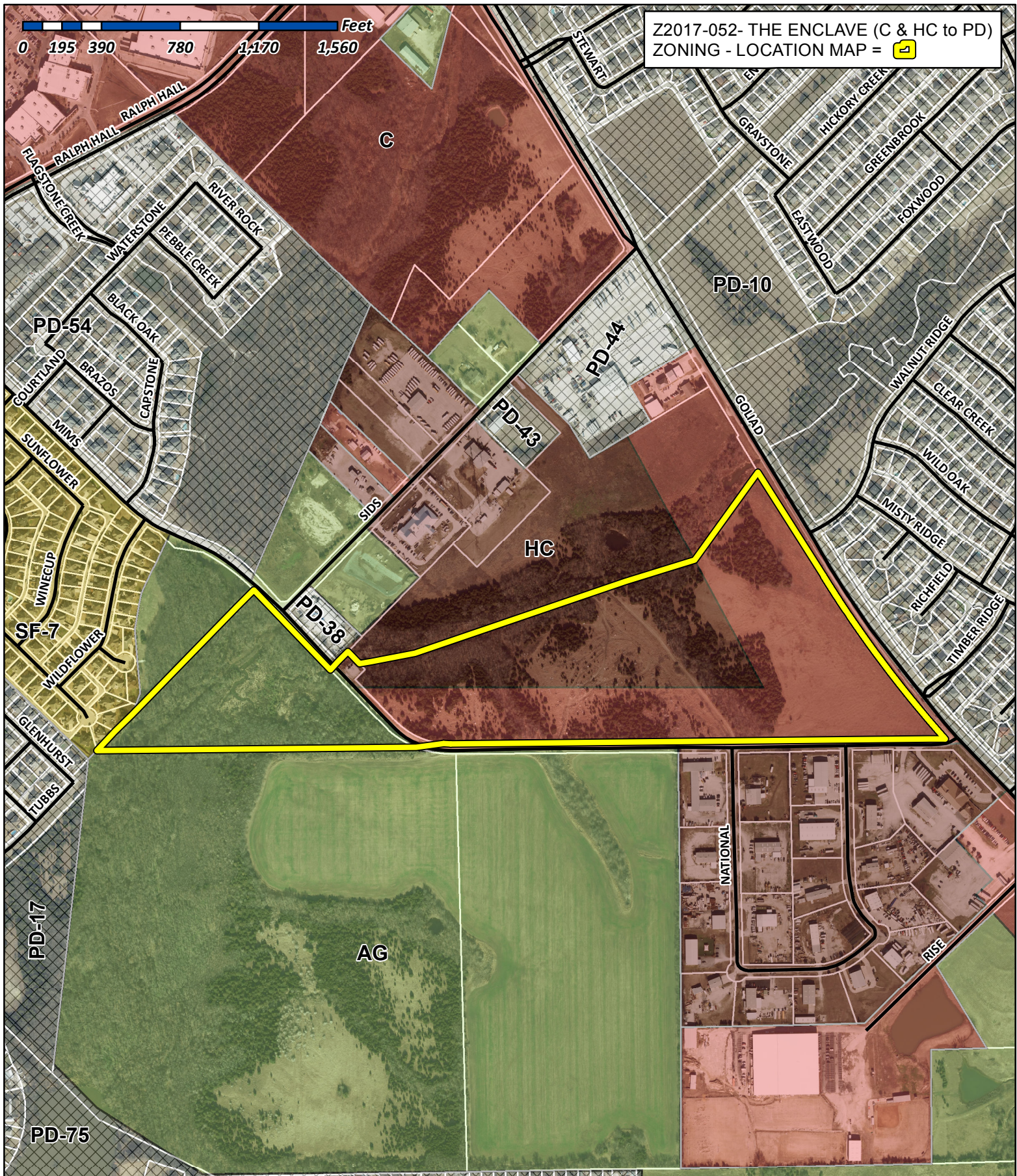
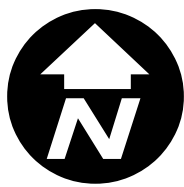




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

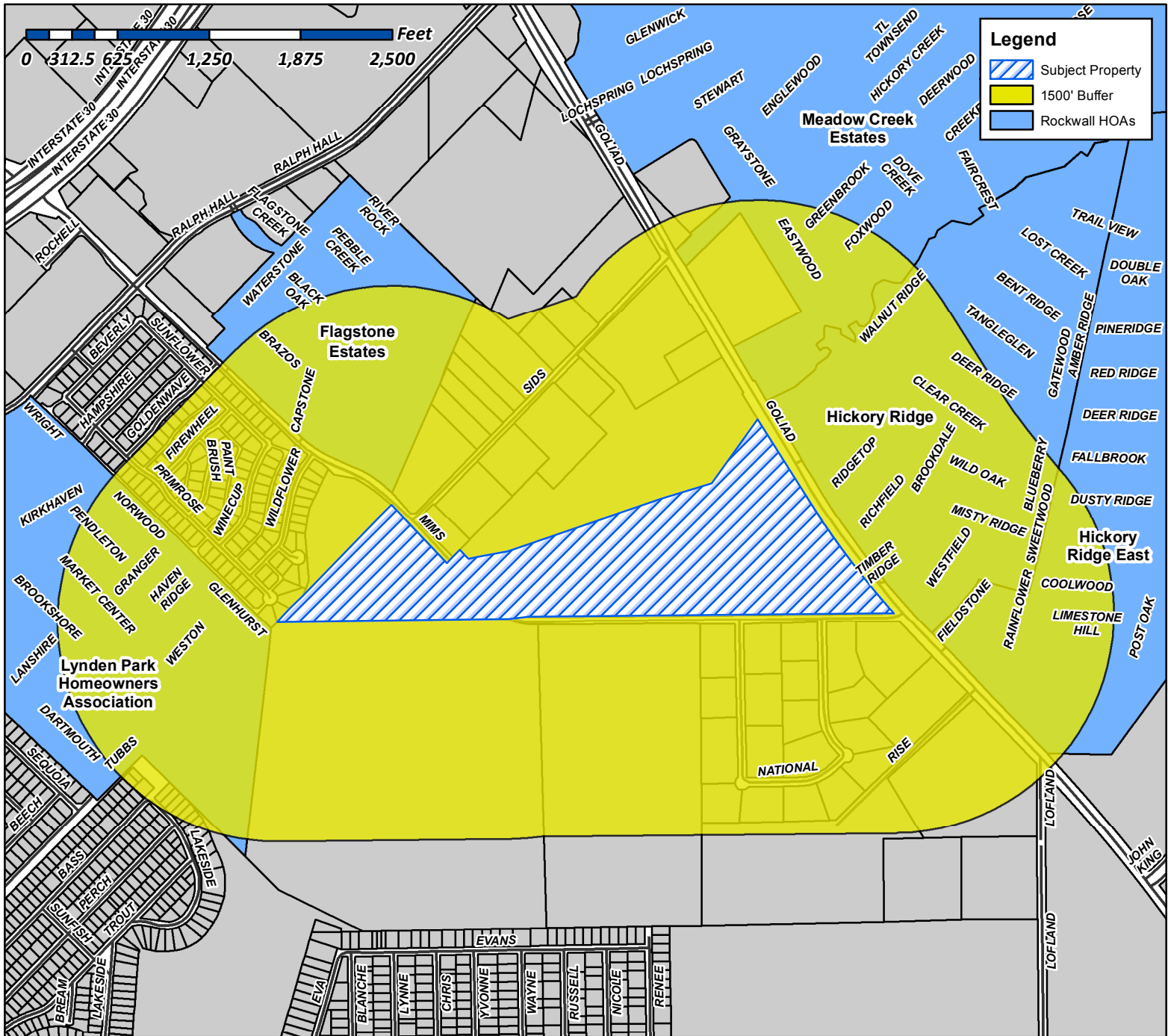




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

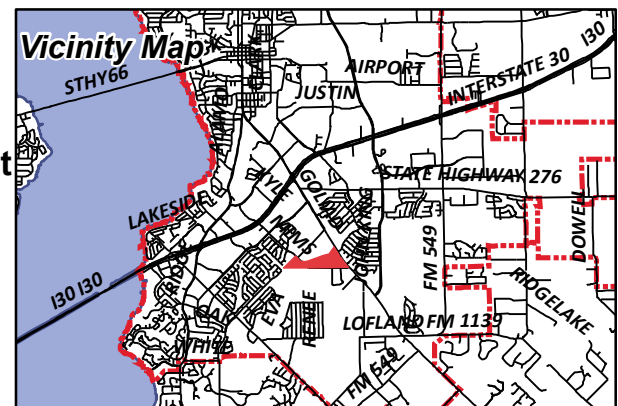
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2017-052
Case Name: Zoning Change (C & HC to PD)
Case Type: Zoning
Zoning: Commercial & Heavy Commercial District
Case Address: Northwest Corner of S. Goliad Street and Mims Road.

Date Created: 10/17/2017

For Questions on this Case Call (972) 771-7745

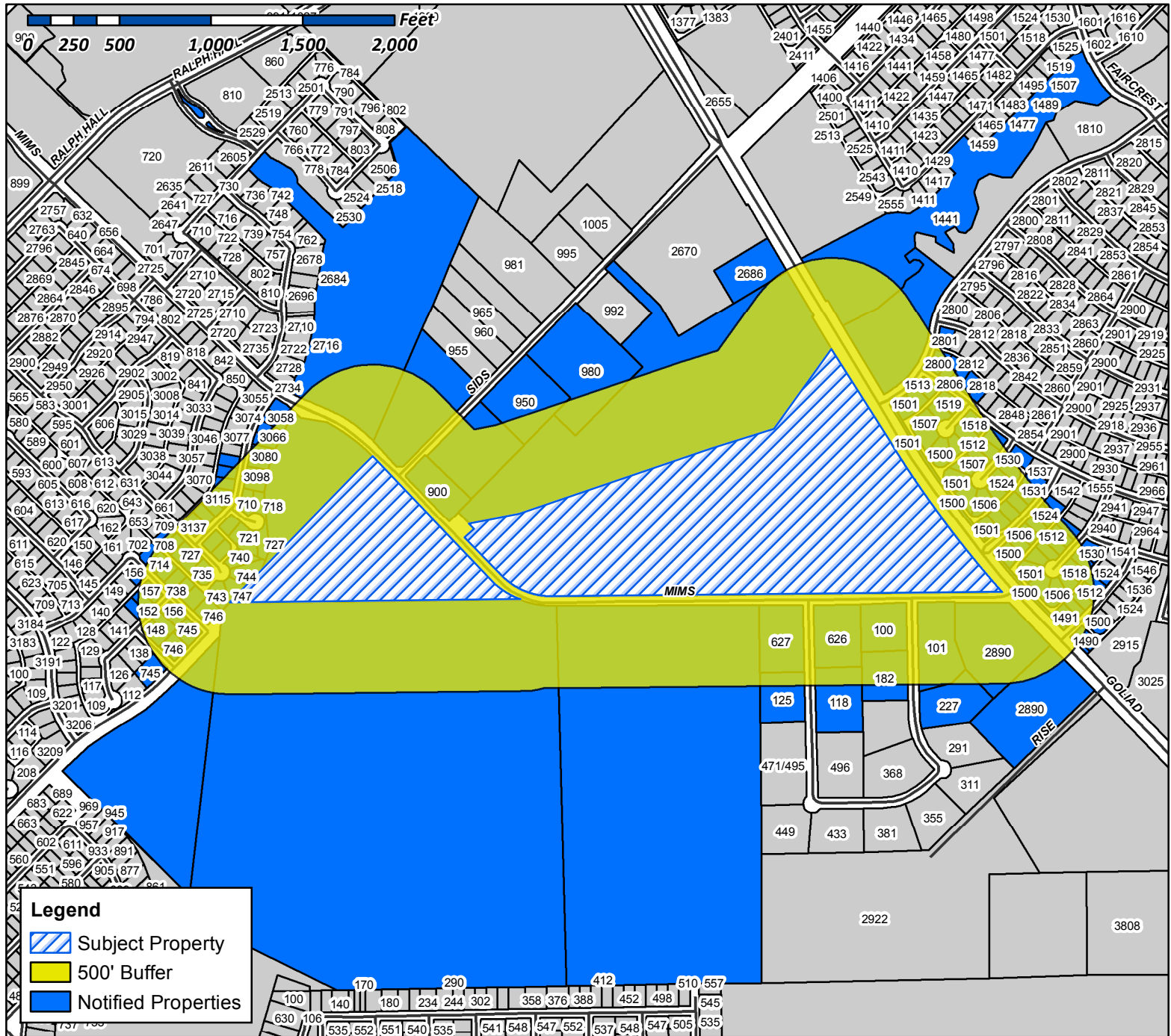




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

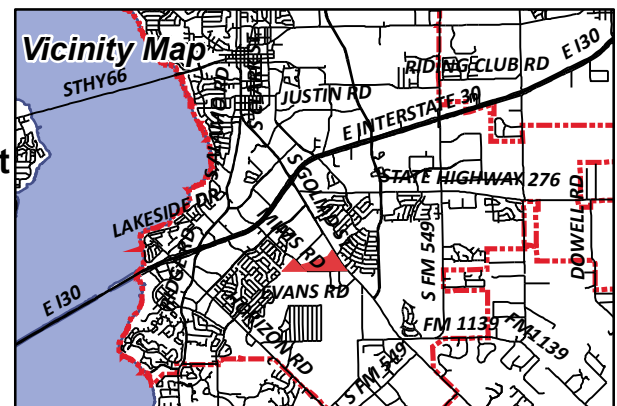
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Case Type: Zoning
Zoning: Commercial & Heavy Commercial District
Case Address: Northwest Corner of S. Goliad Street and Mims Road

Date Created: 10/17/2017

For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
100 NATIONAL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
101 NATIONAL DR
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

LEMMOND BRENTON & KIMBERLY
10349 S STATE HWY 205
ROCKWALL, TX 75032

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

VICMAR I LTD &
E LOFLAND
105 KAUFMAN ST
ROCKWALL, TX 75087

SCOTTFREE INVESTMENTS LP
118 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
125 NATIONAL DR
ROCKWALL, TX 75087

MOORE LEE OSCAR & SHRYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

DING CHENG LIANG AND LUH LUH TING
1406 ROSALIA AVE
SAN JOSE, CA 95130

CURRENT RESIDENT
1441 FOXWOOD LN
ROCKWALL, TX 75087

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

PEACOCK JAY C & ROBYN M
148 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
149 WESTON CT
ROCKWALL, TX 75087

ZIYADEH MUNEE R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URAMIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1500 RICHFIELD CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1500 WESTFIELD LN
ROCKWALL, TX 75087

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

GARY SHAWN
1501 RICHFIELD CT
ROCKWALL, TX 75032

HOWERTON RICKY D & CHRISTINE A
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

MARTINEZ JOSUE
1501 WALNUT RIDGE DR
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

DOUGLAS LEANNE
1506 RICHFIELD COURT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER
TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 TIMBER RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1507 WALNUT RIDGE DR
ROCKWALL, TX 75087

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

TORRES JOSLYN NOEL & ANDREW
1507 RIDGETOP COURT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

JS CUSTOM HOMES LLC
1509 LEXINGTON DR
GARLAND, TX 75041

BROOKS CLINT E
1512 RICHFIELD CT
ROCKWALL, TX 75032

LOPEZ ANDREW T & LAUREL L
1512 RIDGETOP COURT
ROCKWALL, TX 75032

DAVIDSON ANTHONY D & CLOTEAL M
1512 TIMBER RIDGE DR
ROCKWALL, TX 75032

LIM KATCHHAUY & MONY KROUCH
1512 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WALNUT RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1513 WESTFIELD LN
ROCKWALL, TX 75087

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

CROSSWHITE MICHAEL B
1513 RICHFIELD CT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND
MANISHA D AMIN
1513 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1518 RIDGETOP CT
ROCKWALL, TX 75087

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

HURLEY MARTHA AND DAVID
1519 RIDGETOP CT
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH & GINO AND
SHARLE L CAMP
1519 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

AL-GHAZAWI OMAR AND SAMAH ALMALKAWIE
1519 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
152 WESTON CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1524 WESTFIELD LN
ROCKWALL, TX 75087

BURRISS ELWOOD & DOROTHY L
1524 RICHFIELD CT
ROCKWALL, TX 75032

MEBRATU GEZI
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

SAWYER CHARLENE &
DANNY & CHARLOTTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

WHALEN DANIEL & KYONG SUK
1525 TIMBER RIDGE DR
ROCKWALL, TX 75032

SHAH MURTAZA & MARIA
1525 WESTFIELD LN
ROCKWALL, TX 75032

RICHARDS NINA R
153 WESTON CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1530 WESTFIELD LN
ROCKWALL, TX 75087

LABLANK CORTLIN AND ASHLEY
1530 RICHFIELD CT
ROCKWALL, TX 75032

CHODUN ERIC
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1531 WESTFIELD LN
ROCKWALL, TX 75087

SHAHER LORI E
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
156 WESTON CT
ROCKWALL, TX 75087

PENA YOAMY G & JOAQUIN S
156 HAVEN RIDGE DRIVE
ROCKWALL, TX 75032

EISENSTEIN JENNIPHER
157 WESTON CT
ROCKWALL, TX 75032

DOS HILLS INC
1701 SHERBURNE DR
KELLER, TX 76262

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

CURRENT RESIDENT
182 NATIONAL DR
ROCKWALL, TX 75087

GREGORY COREY ALAN
2124 BURTON DR APT 207
AUSTIN, TX 78741

WATTS KYLA & CALE
218 STANFORD CT
HEATH, TX 75032

CURRENT RESIDENT
227 NATIONAL DR
ROCKWALL, TX 75087

NGUYEN JENNIFER
2608 SANTA ROSA AVE
ODESSA, TX 79763

CURRENT RESIDENT
2686 S HWY205
ROCKWALL, TX 75087

CROSS RONALD D & EMMA R
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2801 WILD OAK LN
ROCKWALL, TX 75087

HARDMAN MARK
2801 WILD OAK LN
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

PRICE BETTY L
2812 MISTY RIDGE LN
ROCKWALL, TX 75032

CONFIDENTIAL
2818 MISTY RIDGE LN
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75087

STAEV GHINICA
299 PHEASANT HILL DR
ROCKWALL, TX 75032

LLC SERIES G
RONALD SPENCER FAMILY INVESTMENTS
3021 RIDGE RD SUITE A-277
ROCKWALL, TX 75032

RACK PARTNERS LTD
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

CHRISTIAN LARRY N
3058 WILDFLOWER WAY
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

MARKS WESLEY & AMY E
3066 WILDFLOWER WAY
ROCKWALL, TX 75032

McFARLAND RODERIC B
3074 WILDFLOWER WAY
ROCKWALL, TX 75032

BARNETT VIRGINIA M
3080 WILDFLOWER WAY
ROCKWALL, TX 75032

ELLIOTT PAULA C
3086 WILDFLOWER WAY
ROCKWALL, TX 75032

HUDSON JOHN D & KATHY L
3092 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3095 WILDFLOWER WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
3098 WILDFLOWER WAY
ROCKWALL, TX 75087

CANETTY CHAYRA SANCHEZ
3101 WILDFLOWER WAY
ROCKWALL, TX 75032

CHRISTIAN LON K JR
3104 WILDFLOWER WAY
ROCKWALL, TX 75032

SILVA GLADYS E
3107 WILDFLOWER WAY
ROCKWALL, TX 75032

CURRENT RESIDENT
3115 WILDFLOWER WAY
ROCKWALL, TX 75087

PEREZ ELIZABETH
3120 W NORTHWEST HWY
DALLAS, TX 75220

COOPER TERESA L
3123 WILDFLOWER WAY
ROCKWALL, TX 75032

SHIVERS WAYNE A
3129 WILDFLOWER WAY
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M
3137 WILDFLOWER WAY
ROCKWALL, TX 75032

BODFORD ALVIN M
C/O EPES TRANSPORT SYSTEM
3400 EDGEFIELD COURT
GREENSBORO, NC 27409

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

CLARK RICHARD A II
5019 MERLIN DR
SAN ANTONIO, TX 78218

STAGLIANO FAMILY TRUST
5501 ST ANDRES CT
PLANO, TX 75093

JACOBS DAVID RAY
626 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
627 NATIONAL DR
ROCKWALL, TX 75087

CHEN CHAI
708 GLENHURST DR
ROCKWALL, TX 75032

REECE EDDY P & JUDY
709 BLUEBELL CT
ROCKWALL, TX 75032

LEBLANC BRIAN E
709 PRIMROSE LN
ROCKWALL, TX 75032

TURNER LAQUITTA L
710 BLUEBELL CT
ROCKWALL, TX 75032

CLARK JEAN F & KRISTINE L
714 GLENHURST DR
ROCKWALL, TX 75032

RIDDLE RONALD E & LINDA K
715 BLUEBELL CT
ROCKWALL, TX 75032

GRIFFITH ALLYSON RENEE SCARBER
715 PRIMROSE LN
ROCKWALL, TX 75032

MISSELL KASSIE DANIELLE & KEVIN MICHAEL
720 GLENHURST DR
ROCKWALL, TX 75032

JONES JAMES & MARY
721 BLUEBELL CT
ROCKWALL, TX 75032

HARRIS CHAD &
MISTY PIERCE
721 PRIMROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
726 GLENHURST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
727 PRIMROSE LN
ROCKWALL, TX 75087

NUGENT GAYLEEN K
727 BLUEBELL CT
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE
728 PRIMROSE LN
ROCKWALL, TX 75032

SOAITA MARIUS & DANIELA M
732 GLENHURST DR
ROCKWALL, TX 75032

GULICK ANNA C
734 PRIMROSE LN
ROCKWALL, TX 75032

TIPPING DORA MARIA
735 PRIMROSE LN
ROCKWALL, TX 75032

HUDDLESTON EMILY D AND
BRYON STEWART JR
738 GLENHURST DR
ROCKWALL, TX 75032

LEWIS GOMER J & CHARLSIE J
740 PRIMROSE LN
ROCKWALL, TX 75032

SITTER KAREEN RUTH
743 PRIMROSE LN
ROCKWALL, TX 75032

HEFFLER MICHAEL A
744 PRIMROSE LN
ROCKWALL, TX 75032

ROACH SHANE D AND LEANNE L
745 BRAEWICK DR
FATE, TX 75032

WINTERS KEVIN R & STELIANA V
745 GLENHURST DR
ROCKWALL, TX 75032

ORAVSKY JAMES S & GINGER L
746 BRAEWICK DR
ROCKWALL, TX 75032

CZARNOPYS BENJAMIN J & ROBIN K
746 GLENHURST DR
ROCKWALL, TX 75032

HOLLAND JON E
747 PRIMROSE LN
ROCKWALL, TX 75032

WHITE CODY
7828 OLD HICKORY DR
N RICHLAND HILLS, TX 76182

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

CURRENT RESIDENT
900 SIDS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
950 SIDS RD
ROCKWALL, TX 75087

CURRENT RESIDENT
980 SIDS RD
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

ASBURY MICHAEL & LEAANN
PO BOX 1012
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

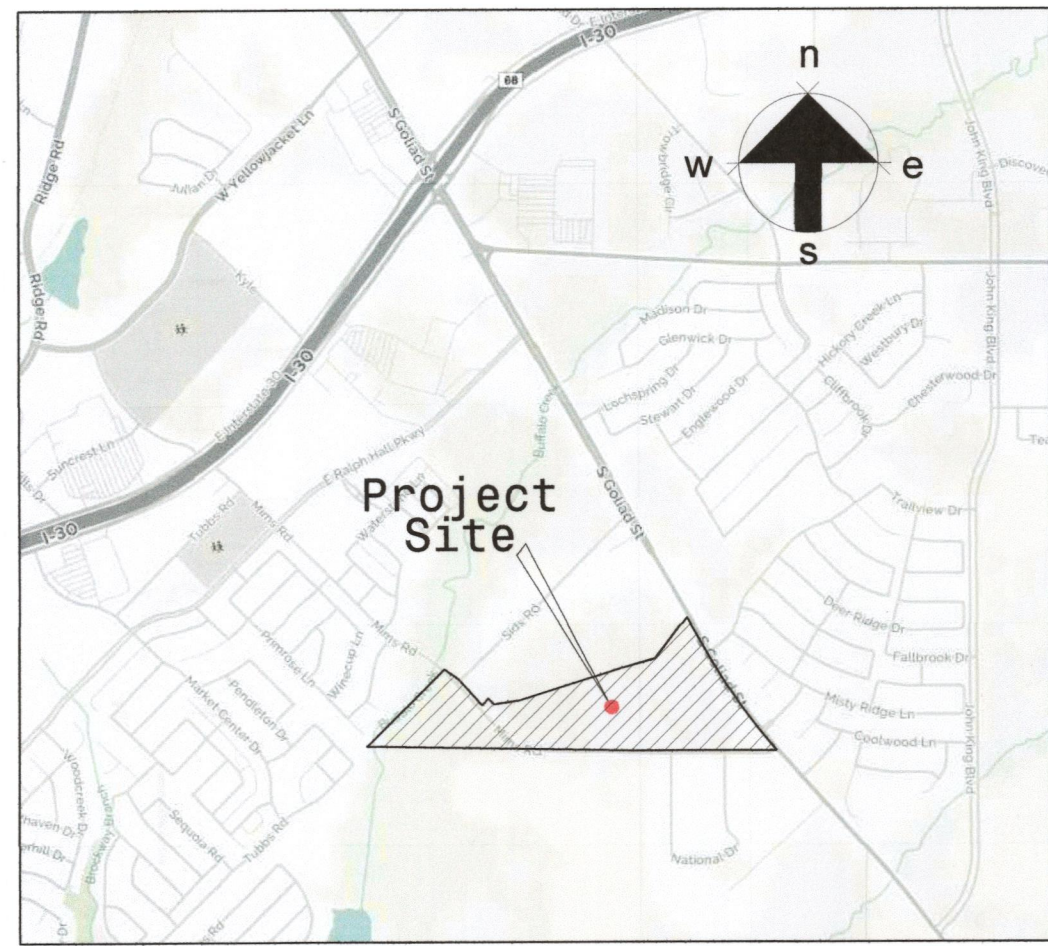
RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

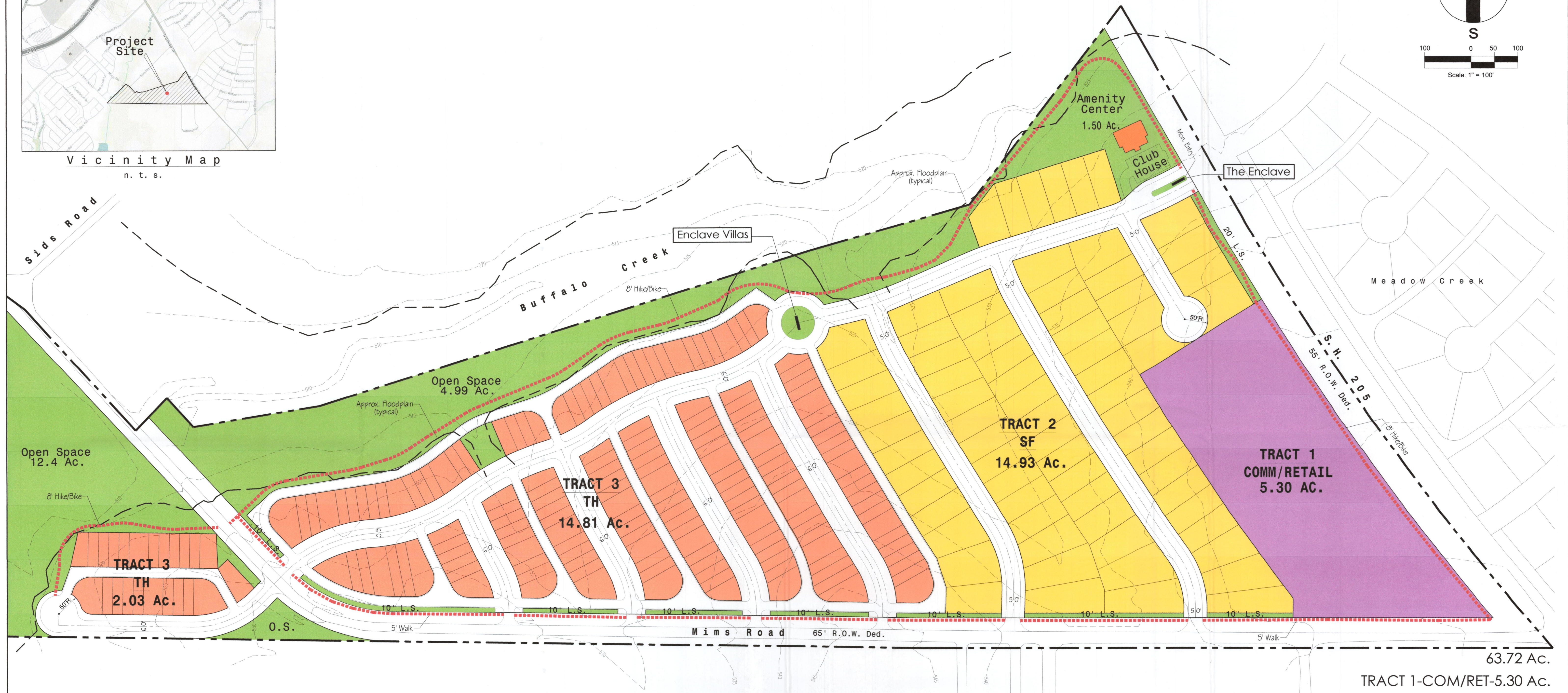
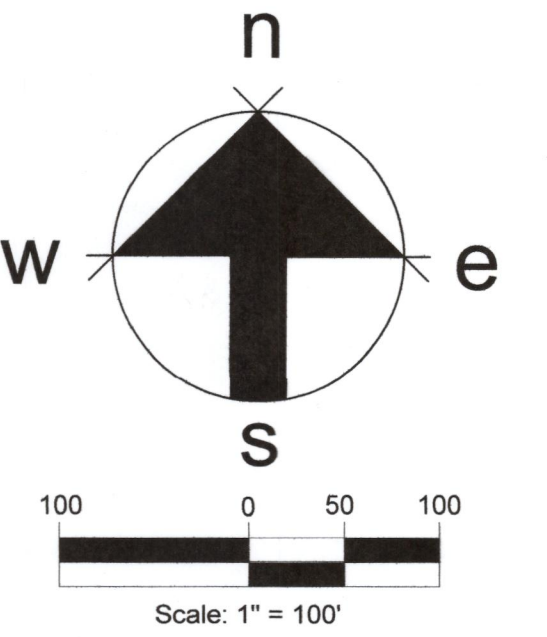
RAYBURN COUNTRY ELECTRIC CORP INC
PO BOX 37
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

D & A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087



Vicinity Map
n. t. s.



63.72 Ac.

TRACT 1-COM/RET-5.30 Ac.

TRACT 2 (SF)-73 LOTS (50'x120')

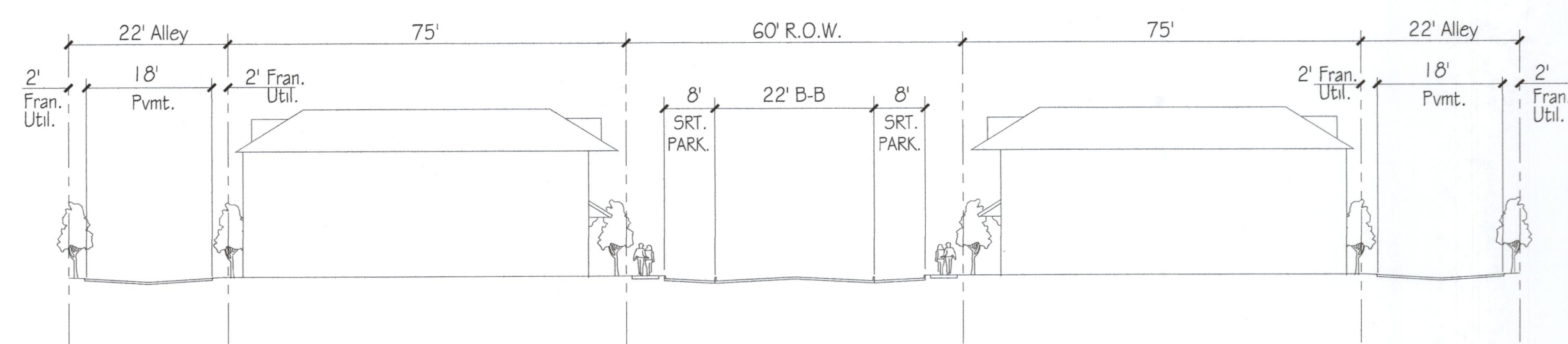
TRACT 3 (TH)-182 LOTS (22'x75')

concept plan "A"

for

the enclave

city of rockwall, rockwall county, texas



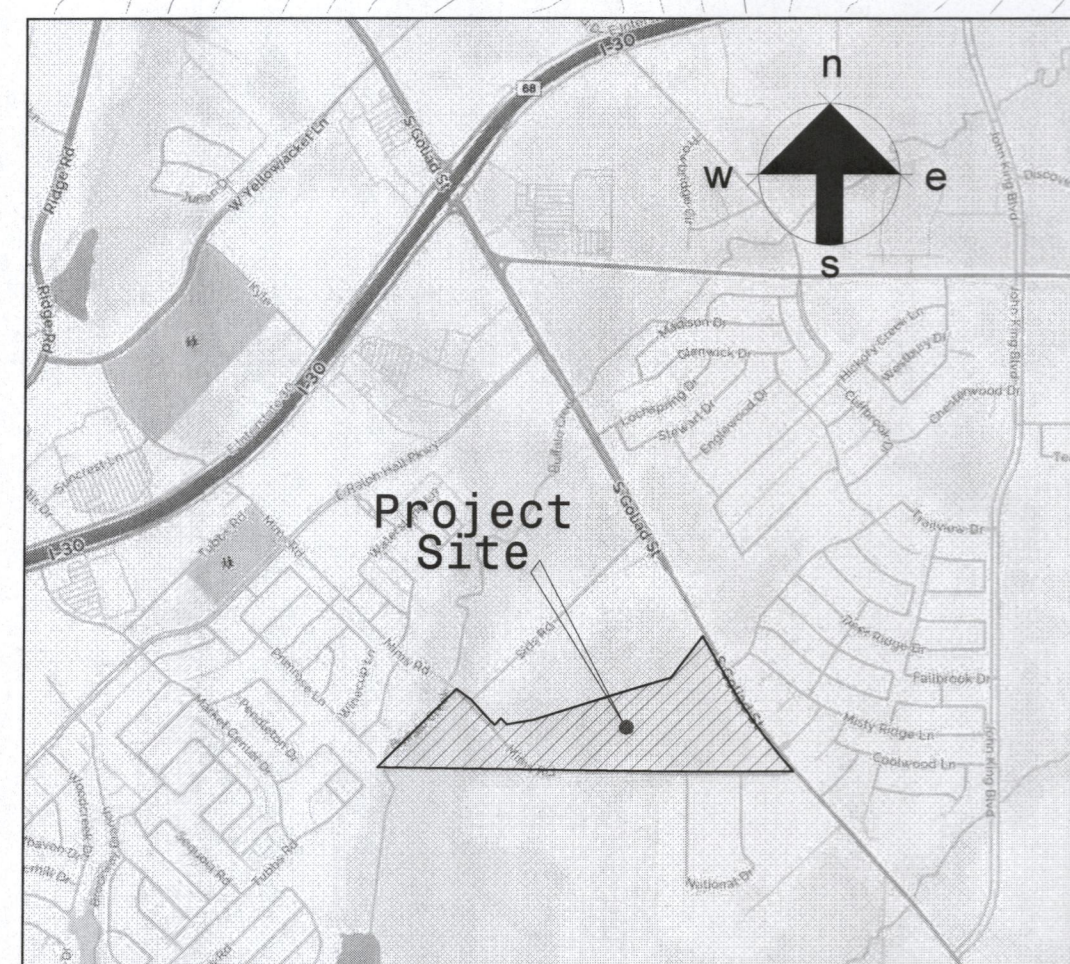
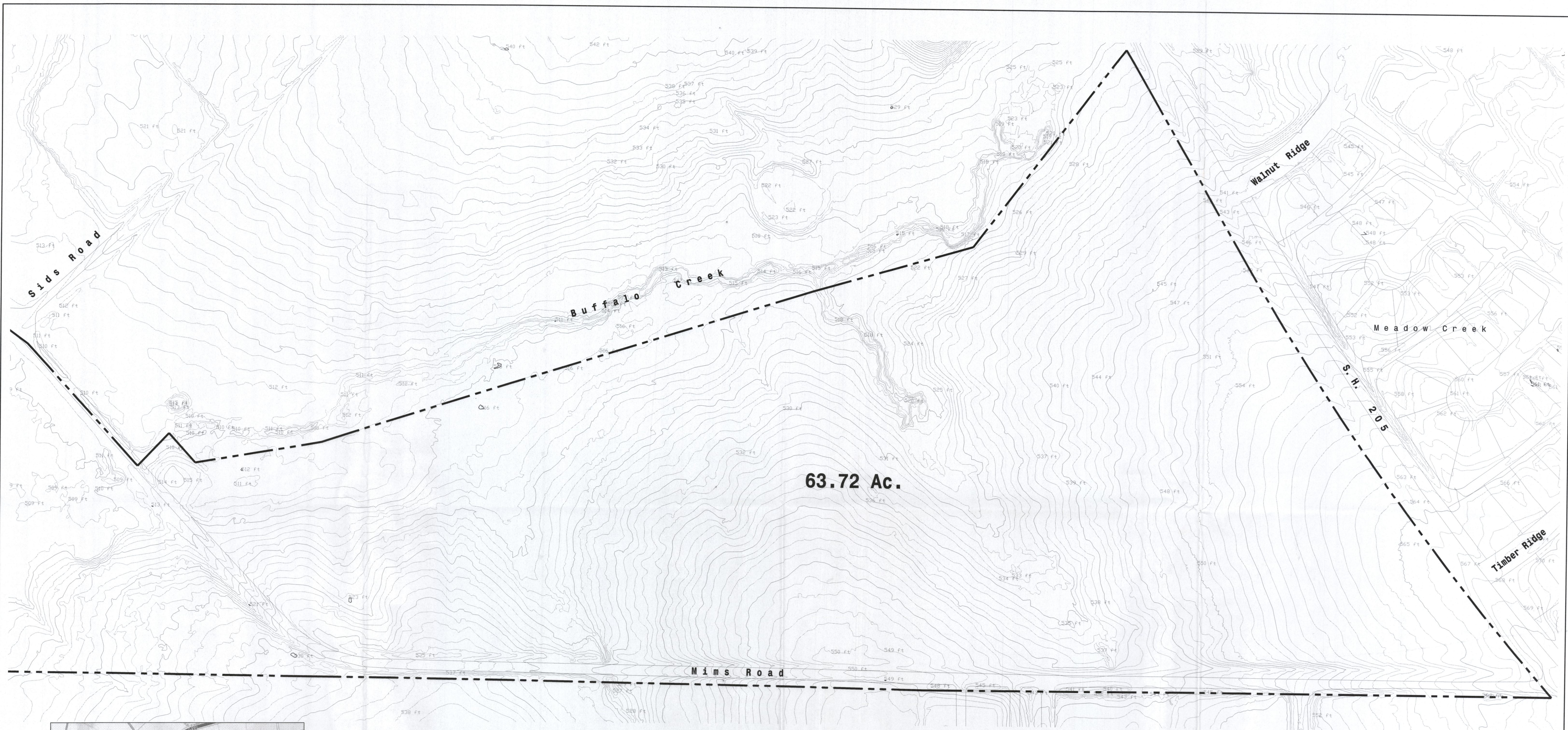
Tract 3 - TH - Typical Section
n.t.s.

Developer:
SADDLESTAR
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

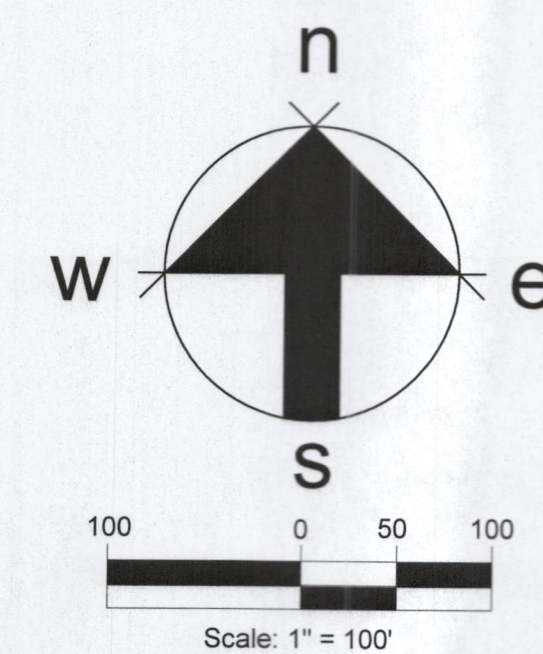
ENGINEERINGCONCEPTS
& DESIGN, L.P.
CIVIL ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES
FIRM REGISTRATION #F-001145
201 WINDO CIRCLE, SUITE 200, WYKE, TX 75098
972.941.8400 WWW.ECDLP.COM FAX: 972.941.8401

Oct. 11, 2017

Scale: 1" = 100'



Vicinity Map
n. t. s.



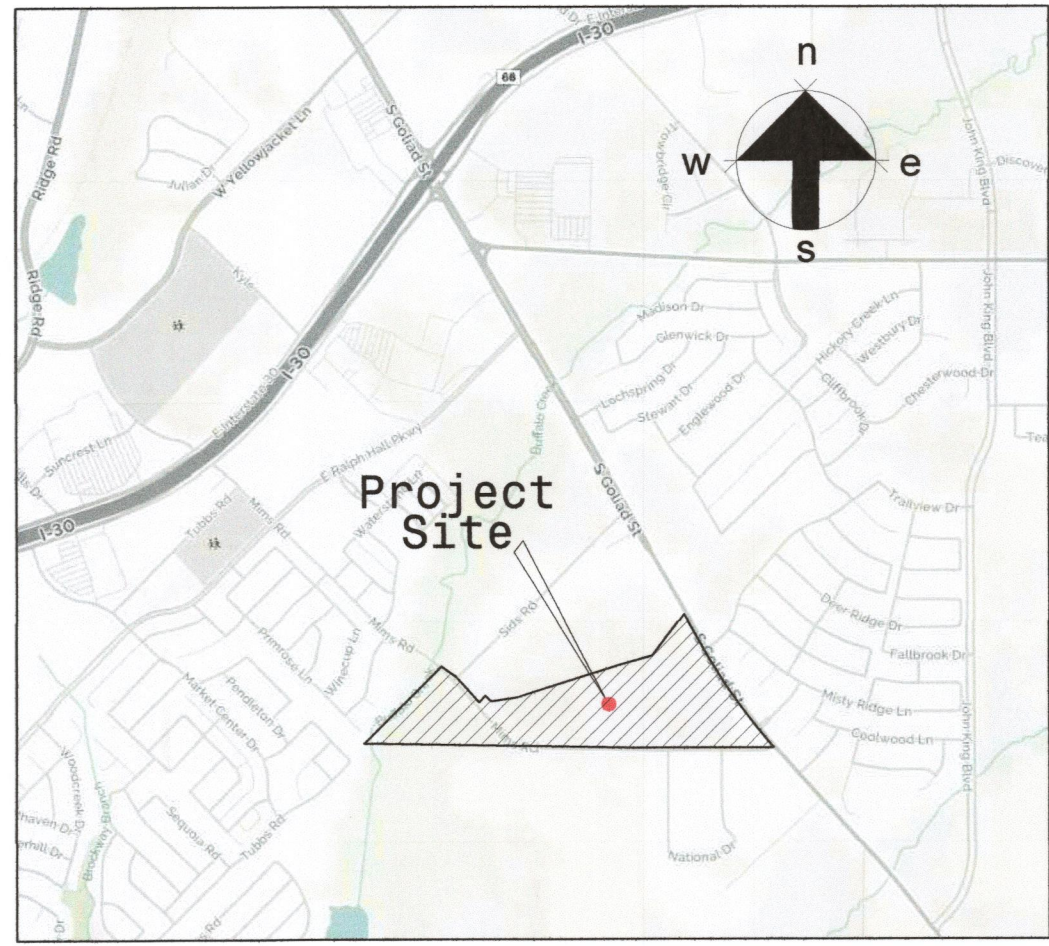
Lidar Topography Map
for
the enclave
city of rockwall, rockwall county, texas

ENGINEERINGCONCEPTS
& DESIGN, L.P.
CIVIL ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES
FIRM REGISTRATION #P-001145
201 WINDS CIRCLE, SUITE 200, WILCOX, TX 75098
972.941.8400 WWW.ECDLP.COM FAX: 972.941.8401

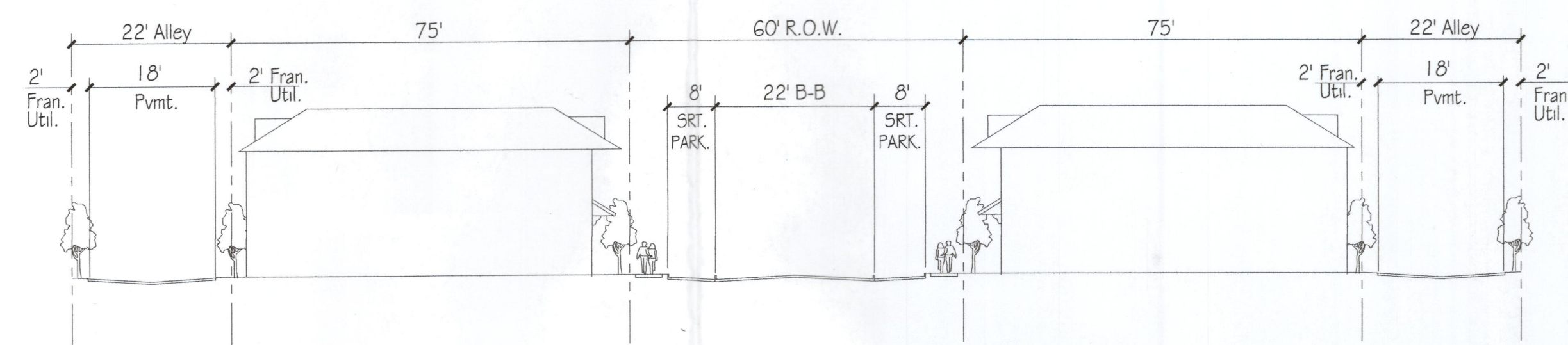
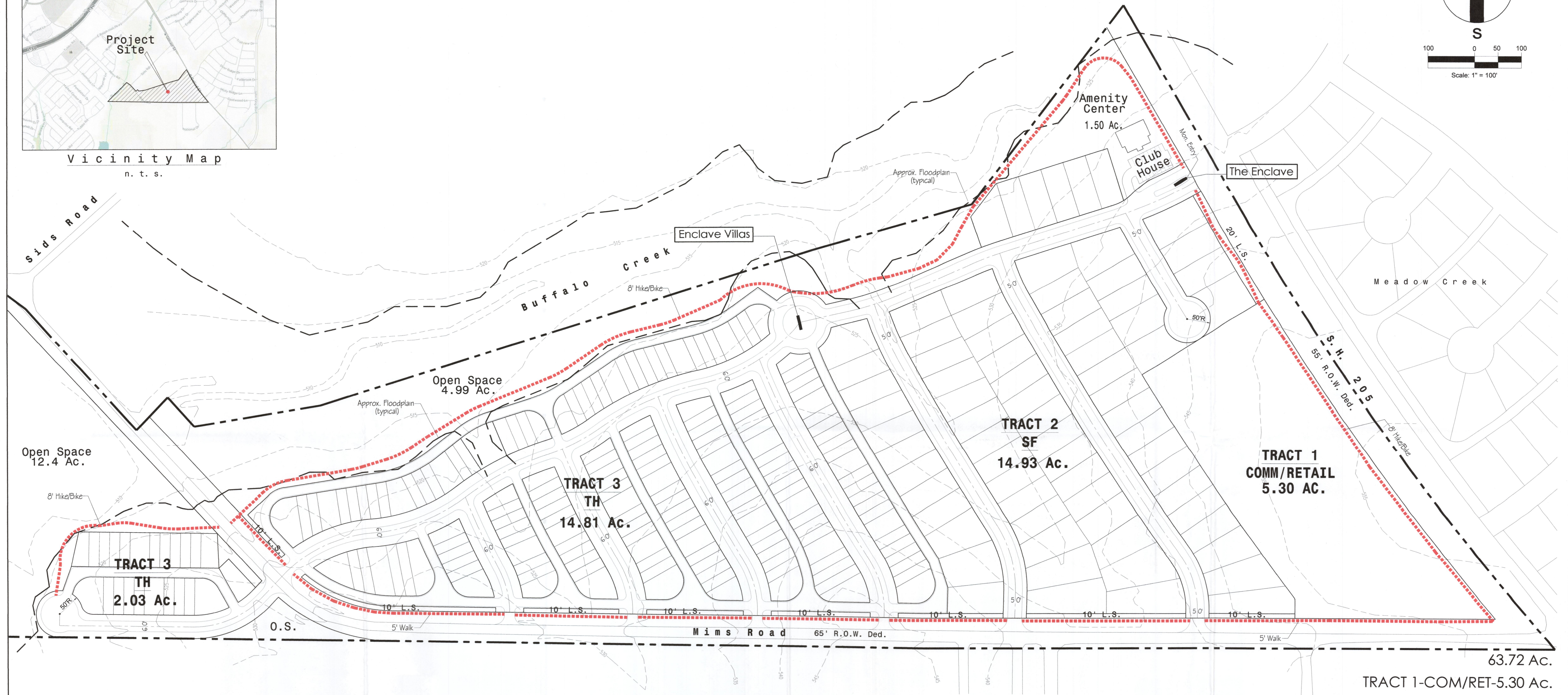
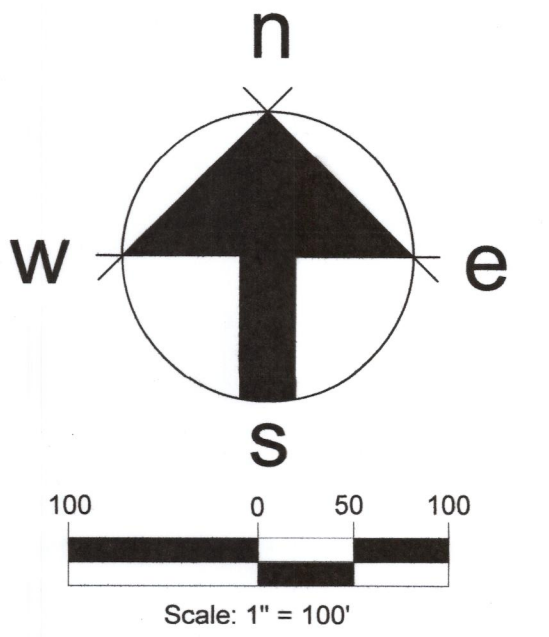
Developer:
SADDLESTAR
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

Oct. 11, 2017

Scale: 1" = 100'



Vicinity Map
n. t. s.



Tract 3 - TH - Typical Section
n.t.s.

63.72 Ac.
TRACT 1-COM/RET-5.30 Ac.
TRACT 2 (SF)-73 LOTS (50'x120')
TRACT 3 (TH)-182 LOTS (22'x75')

concept plan "A"
for
the enclave
city of rockwall, rockwall county, texas

2017 052
OCT 16 2017

Developer:
SADDLESTAR
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

ENGINEERINGCONCEPTS
& DESIGN, L.P.
CIVIL ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES
FIRM REGISTRATION #F001145
201 WINDGIRL CIRCLE, SUITE 200, WYLLIE, TX 75098
972.941.8400 WWW.ECDLP.COM FAX: 972.941.8401

Oct. 11, 2017

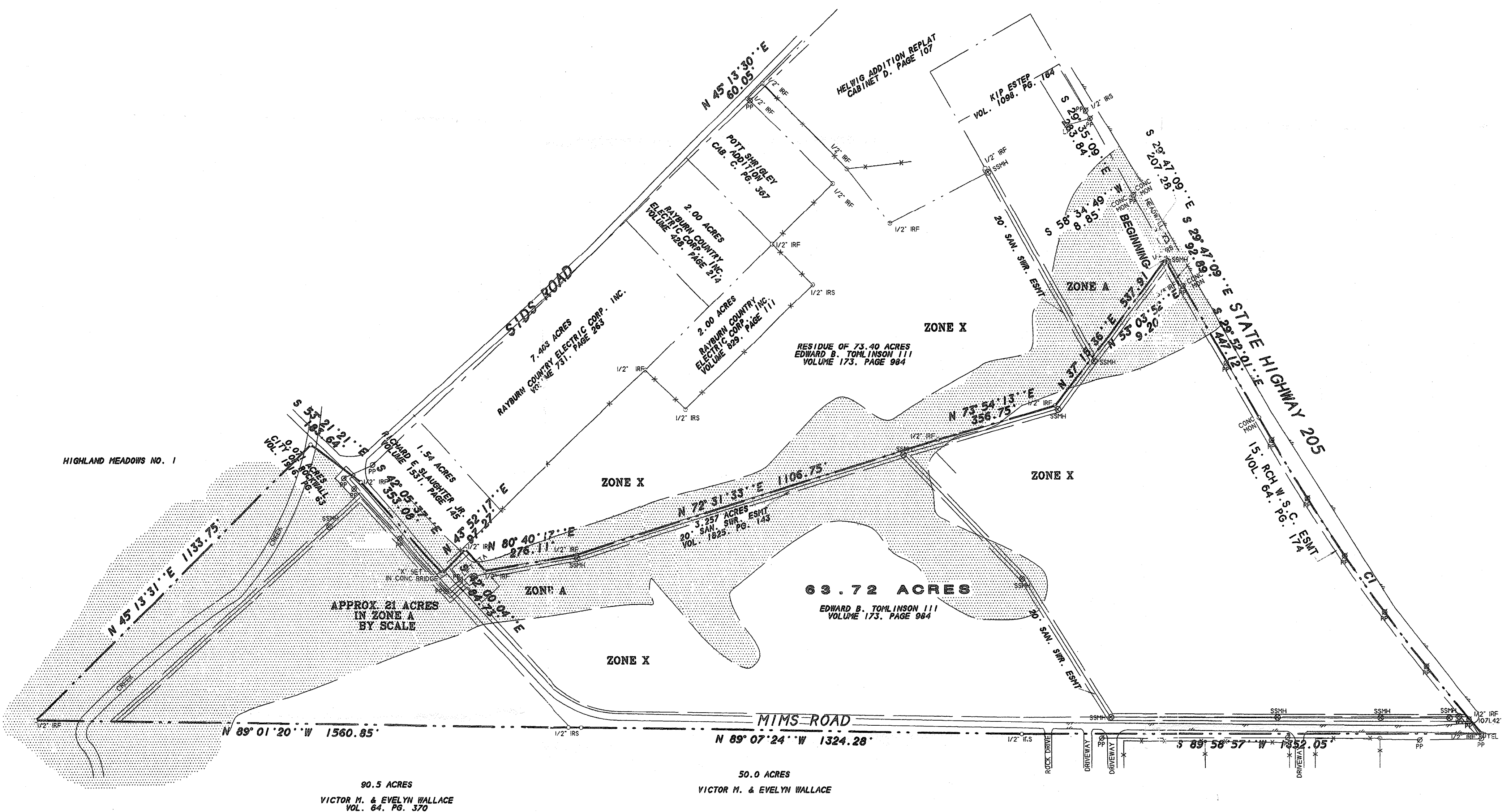
Scale: 1" = 100'

FILE COPY



LINE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	11°12'22"	5779.60	1130.41	567.01	1128.61	S 35°14'01"E



DESCRIPTION

All that certain lot, tract or parcel of land situated in the W. H. BARNES SURVEY, ABSTRACT NO. 28, City of Rockwall, Rockwall County, Texas, and being part of that tract of land as described in a deed to Edward B. Tomlinson II recorded in Volume 173, Page 984 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Southwest right-of-way of State Highway 205, at the intersection of the North line of a 20' sanitary sewer easement to the City of Rockwall, Texas, and being in the Northeast line of said Tomlinson tract, said point bears S. 29 deg. 47 min. 09 sec. E. 207.28 feet, S. 53 deg. 53 min. 49 sec. W. 8.85 feet and S. 29 deg. 47 min. 09 sec. E. 207.28 feet from a fence corner post at the East corner of a tract of land as described in a Deed to Kip Estep, as recorded in Volume 1088, Page 184 of the Real Property Records of Rockwall County, Texas;

THENCE S. 29 deg. 47 min. 09 sec. E. along said right-of-way line, a distance of 92.89 feet to a 3/8" iron rod found for corner;

THENCE N. 53 deg. 03 min. 52 sec. E. along said right-of-way line, a distance of 9.20 feet to a concrete highway monument found for corner;

THENCE S. 29 deg. 52 min. 01 sec. E. (CONTROLLING BEARING LINE) along said highway a distance of 447.12 feet to a concrete highway monument found for corner;

THENCE in a Southeasterly direction along a curve to the left having a central angle of 10 deg. 37 min. 17 sec., a radius of 5779.90 feet, a tangent of 537.25 feet, a chord of S. 34 deg. 56 min. 28 sec. E. 1069.88 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner on the Southeast margin of Mims Road at the Southeast corner of said Tomlinson tract;

THENCE S. 89 deg. 58 min. 37 sec. W. along the South margin of Mims Road, a distance of 1352.05 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 07 min. 24 sec. W. along the South margin of Mims Road, a distance of 1324.28 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 89 deg. 01 min. 20 sec. W. a distance of 1560.85 feet to a 1/2" iron rod found for corner;

THENCE N. 45 deg. 13 min. 31 sec. E. a distance of 1133.75 feet to 1/2" iron rod found in a creek for corner and being in the Southwest margin of Mims Road;

THENCE S. 53 deg. 21 min. 21 sec. E. a distance of 183.84 feet to a 1/2" iron rod found for corner in the center of Mims Road

THENCE S. 42 deg. 05 min. 37 sec. E. along the center of Mims Road, a distance of 353.08 feet to an "X" set in concrete bridge for corner at the South corner of a 1.54 acre tract of land as described in a Deed to Richard Slaughter as recorded in Volume 1531, Page 145 of the Real Property Records of Rockwall County, Texas;

THENCE N. 43 deg. 52 min. 17 sec. E. a distance of 97.27 feet to a 1/2" iron rod found for corner;

THENCE along the Northeast line of a 20' sanitary sewer easement to the City of Rockwall, Texas, as recorded in Volume 1825, Page 143, of the Real Property Records of Rockwall County, Texas, as follows:

S. 42 deg. 00 min. 04 sec. E. a distance of 84.73 feet to a 1/2" iron rod found for corner;

N. 80 deg. 40 min. 17 sec. E. a distance of 276.11 feet to a 1/2" iron rod found for corner;

N. 72 deg. 31 min. 33 sec. E. a distance of 1106.75 feet to a 1/2" iron rod found for corner;

N. 73 deg. 54 min. 13 sec. E. a distance of 356.75 feet to a 1/2" iron rod found for corner;

N. 37 deg. 15 min. 36 sec. E. a distance of 537.91 feet to the POINT OF BEGINNING and containing 63.72 acres of land, of which 5.0 acres lies within the margins of Mims Road and approximately 21 acres lies within the 100 year flood plain, leaving a net area of 40.82 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X & A. Part of this property does appear to be within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 173, PG. 984, D.R.R.C.T.

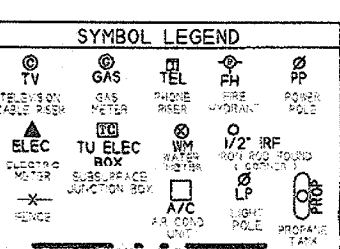
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

4) THE FOLLOWING EASEMENT DO NOT LIE ON THIS TRACT: (i) V. 51, PG. 108 (ii) V. 68, PG. 211 (iii) V. 107, PG. 374

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for HERITAGE TITLE and VINCENT J. STAGLIANO at STATE HIGHWAY 205 & MIMS ROAD, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this 9th day of April, 2004.

Harold D. Fetty, III, R.P.L.S. No. 5034



R.S.C.I.
ROCKWALL SURVEYING CO., INC.

LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75188 972-772-6434 PHONE 972-772-6443 FAX