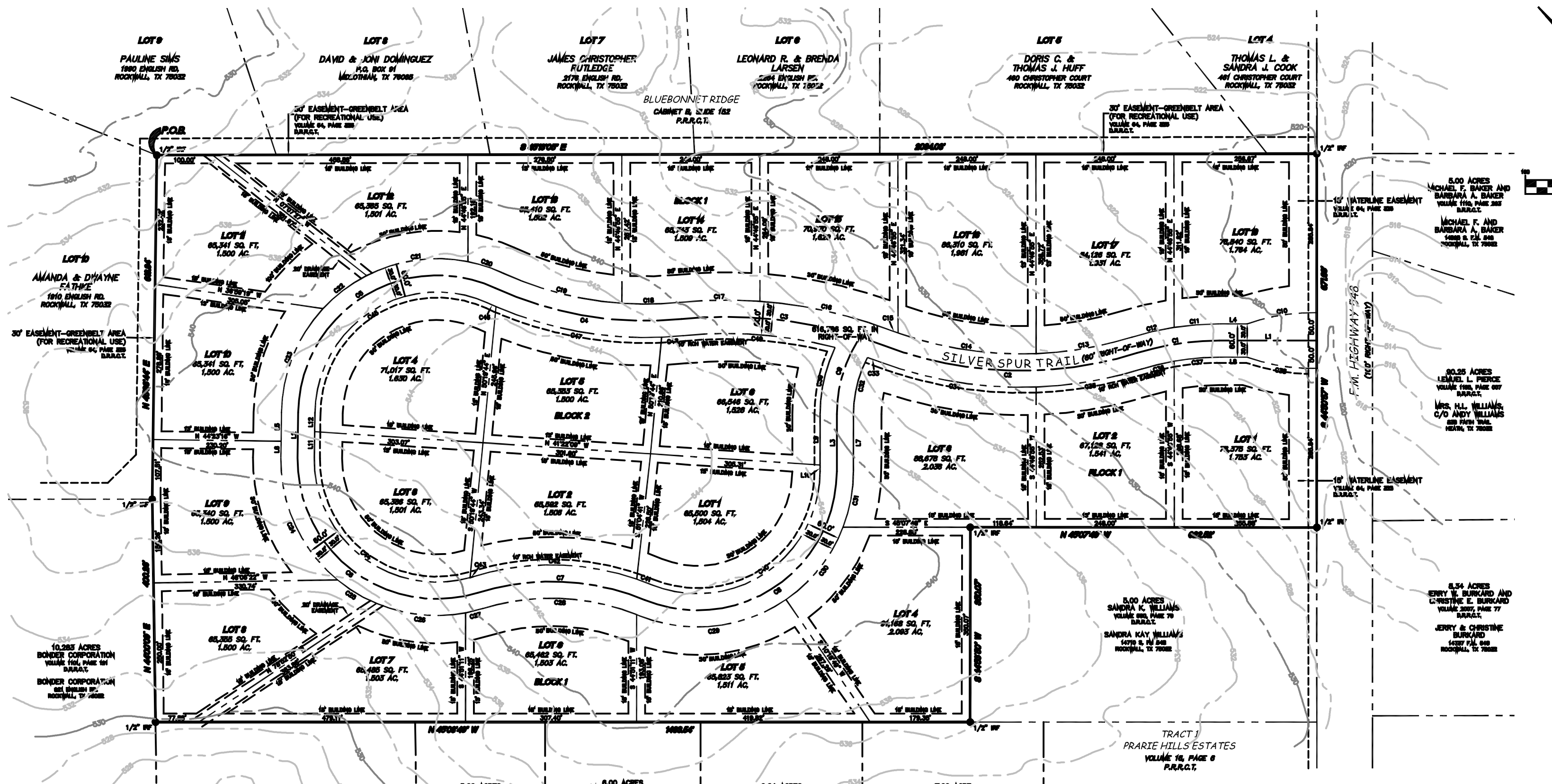

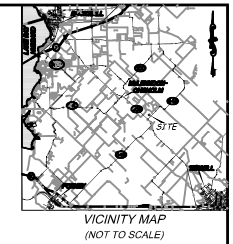

VICINITY MAP
(NOT TO SCALE)

OWNERS CERTIFICATE:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, AMERICAN EQUITIES DEVELOPMENT AND CONSTRUCTION, LLC, ARE THE OWNERS OF A 43.92 ACRE (1,913,155 SQUARE FEET) TRACT OF LAND SITUATED IN THE KING LATHAM SURVEY, ABSTRACT NO. 133, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT 105.25 ACRES TRACT OF LAND AS DESCRIBED IN AN EXECUTOR'S DEED FROM LEMUEL L. PIERCE, EXECUTOR TO LEMUEL L. PIERCE, DATED DECEMBER 31, 1996 AND BEING RECORDED IN VOLUME 1195, PAGE 007 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING THE SAME TRACT AS DESCRIBED IN A WARRANTY DEED FROM T.J. CASSTEVENS, ET UX TO HATTIE WILLIAMS, DATED DECEMBER 18, 1915 AND BEING RECORDED IN VOLUME 16, PAGE 1 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTH CORNER OF SAID 105.25 ACRES TRACT, AT THE INNER "L" CORNER OF BLUEBONNET RIDGE, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 150, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 45°13'05" EAST (CONTROLLING BEARING LINE) ALONG THE SOUTHWEST LINE OF BLUEBONNET RIDGE, A DISTANCE OF 2084.03 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 548;

THENCE SOUTH 44°50'57" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 671.69 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE EAST CORNER OF A 5.000 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM MARGARET PIERCE, ET AL TO SANDRA KAY WILLIAMS, DATED OCTOBER 18, 1991 AND BEING RECORDED IN VOLUME 660, PAGE 79 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 45°07'49" WEST A DISTANCE OF 622.52 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTH CORNER OF SAID 5,000 ACRE TRACT;

THENCE SOUTH 44°53'50" WEST A DISTANCE OF 350.07 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE WEST CORNER OF SAID 5.000 ACRE TRACT AND IN THE SOUTHWEST LINE OF SAID 105.25 ACRE TRACT;

THENCE NORTH 45°08'49" WEST ALONG THE SOUTHWEST LINE OF SAID 105.25 ACRE TRACT, A DISTANCE OF 1463.54 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE WEST CORNER OF SAME;

THENCE NORTH 44°00'09" EAST A DISTANCE OF 400.26 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTH CORNER OF LOT 10 OF SAID BLUEBONNET RIDGE ADDITION;

THENCE NORTH 45°36'44" EAST ALONG THE SOUTHEAST LINE OF SAID ADDITION, A DISTANCE OF 618.84 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 43.92 ACRES OF LAND.

SURVEYOR CERTIFICATE:

I, ROBERT DAVISON, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THIS PLAT; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE ________ DAY OF ______________________, 200_.

PRELIMINARY (THIS DOCUMENT SHALL NOT BE FILED FOR ANY REASON) 2/14/06

ROBERT DAVISON
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3937

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, ROBERT DAVISON, 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 THEREIN EXPRESSED AND UNDER OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __________ DAY OF ____________________ 200__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:________________

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, AMERICAN EQUITIES DEVELOPMENT AND CONSTRUCTION, LLC, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LARIAT ESTATES, AN ADDITION TO THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS AND HEREBY RESERVES THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. 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 CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS STRIPS; AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

WITNESS, MY HAND, THIS THE _____ DAY OF ________________ 200_.

JIM WOOMER
PRESIDENT

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JIM WOOMER, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF __________ 200_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

1. BASIS OF BEARING: THE WESTERLY LINE OF BLUEBONNET RIDGE ACCORDING TO THE PLAT FILED OF RECORD IN CABINET B, SLIDE 152, PLAT RECORDS ROCKWALL COUNTY, TEXAS. CALLED SOUTH 45°13'05" EAST.
2. SUBJECT PROPERTY LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION OF McLENNDON-CHISHOLM.

LEGEND

C.M.	CONTROLLING MONUMENT
●	FOUND MONUMENT
○	5/8" IRON ROD SET W/"ARS" CAP (EXCEPT AS NOTED)
IRF	IRON ROD FOUND
D.R.R.C.T.	DEED RECORDS, ROCKWALL CO., TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL CO., TEXAS
P.O.B.	POINT OF BEGINNING
━━━	PLAT BOUNDARY
— — —	ADJOINER/INTERIOR LOT LINES

LINE TABLE

LINE	LENGTH	BEARING
L1	175.00	N45°09'05"W
L2	81.54	S45°36'44"W
L3	102.74	N44°53'50"E
L4	50.00	N45°09'05"W
L5	52.01	S45°36'44"W
L6	29.53	S45°36'44"W
L7	102.74	N44°53'50"E
L8	50.00	S45°09'05"E
L9	91.42	S44°53'50"W
L10	11.32	S44°53'50"W
L11	47.59	N45°36'44"E
L12	33.96	N45°36'44"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	17°15'14"	500.00'	150.57'	N53°46'40"W	150.00'
C2	37°57'02"	700.00'	463.65'	S43°25'46"E	455.22'
C3	25°27'28"	800.00'	359.42'	N57°40'59"W	356.14'
C4	30°27'13"	645.00'	342.83'	S35°41'08"E	338.81'
C5	113°55'46"	250.00'	497.11'	N77°25'23"W	419.17'
C6	107°57'51"	250.00'	471.05'	S05°22'12"E	404.42'
C7	39°26'46"	445.00'	306.37'	N42°37'43"W	300.35'
C8	112°11'51"	250.00'	489.55'	S79°00'15"E	415.00'
C9	33°32'39"	250.00'	146.36'	S61°40'09"W	144.26'
C10	20°50'16"	350.00'	127.29'	N54°14'28"W	126.59'
C11	5°49'27"	530.00'	51.63'	N49°33'47"W	51.55'
C12	8°25'46"	530.00'	77.98'	N56°11'24"W	77.91'
C13	14°58'19"	670.00'	175.06'	S54°55'07"E	174.56'
C14	21°34'29"	670.00'	252.29'	S36°38'45"E	250.80'
C15	1°24'14"	670.00'	16.42'	S25°09'22"E	16.42'
C16	16°30'10"	830.00'	239.05'	N32°42'20"W	238.24'
C17	9°57'17"	830.00'	144.21'	N45°56'04"W	144.03'
C18	9°42'01"	615.00'	104.12'	S46°03'42"E	104.00'
C19	20°45'12"	615.00'	222.75'	S30°50'05"E	221.54'
C20	13°21'17"	280.00'	65.26'	N27°08'08"W	65.12'
C21	38°18'52"	280.00'	187.24'	N52°58'12"W	183.77'
C22	20°11'43"	280.00'	98.69'	N82°13'30"W	98.18'
C23	42°03'55"	280.00'	205.57'	S66°38'41"W	200.98'
C24	51°15'03"	280.00'	250.50'	S20°00'13"W	242.04'
C25	16°49'07"	280.00'	82.19'	S14°00'52"E	81.90'
C26	33°22'07"	280.00'	163.07'	S39°06'29"E	160.78'
C27	6°33'35"	280.00'	32.06'	S59°04'20"E	32.04'
C28	38°55'14"	415.00'	281.91'	N42°53'30"W	276.52'
C29	57°31'35"	280.17'	281.30'	S80°24'51"E	269.63'
C30	34°23'06"	280.00'	168.04'	N83°07'16"E	165.53'
C31	21°01'53"	280.00'	102.78'	N55°24'47"E	102.20'
C32	27°38'45"	220.00'	106.15'	S58°43'12"W	105.13'
C33	1°26'34"	770.00'	19.39'	N25°10'32"W	19.39'
C34	22°47'46"	730.00'	290.45'	S35°51'09"E	288.54'
C35	15°09'14"	730.00'	193.06'	S54°49'40"E	192.51'
C36	7°18'04"	470.00'	59.89'	N58°45'15"W	59.85'
C37	9°57'10"	470.00'	81.64'	N50°07'38"W	81.54'
C38	20°50'16"	350.00'	127.29'	S36°03'38"E	126.59'
C39	25°20'00"	280.00'	123.80'	S57°33'50"W	122.80'
C40	112°11'51"	220.00'	430.81'	S79°00'15"E	365.20'
C41	3°20'28"	475.00'	27.70'	N24°34'33"W	27.69'
C42	36°06'20"	475.00'	299.33'	N44°17'57"W	294.40'
C43	1°25'18"	220.00'	5.46'	S61°38'28"E	5.46'
C44	106°32'33"	220.00'	409.09'	S07°39'33"E	352.65'
C45	113°55'46"	220.00'	437.46'	N77°25'23"W	368.87'
C46	1°15'38"	675.00'	14.85'	S21°05'19"E	14.85'
C47	25°54'25"	675.00'	305.21'	S34°40'20"E	302.61'
C48	3°17'10"	675.00'	38.71'	S49°16'07"E	38.71'
C49	20°29'14"	770.00'	275.33'	N40°40'05"W	273.86'

PRELIMINARY PLAT OF
LARIAT ESTATES
OUT OF THE
KING LATHAM SURVEY, ABSTRACT NO. 133
ROCKWALL COUNTY, TEXAS
MARCH 21,2006

OWNER/DEVELOPER:
AMERICAN EQUITIES DEVELOPMENT AND CONSTRUCTION, LLC
303 S. JUPITER RD., SUITE 110
ALLEN, TX 75002
214-644-0715

AMERICAN EQUITIES
DEVELOPMENT & CONSTRUCTION

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Dallas, Texas 75206
(214) 739-3152 Fax (214) 750-8823