

CURVE DATA

Table with columns: CURVE, RADIUS, DELTA, TANGENT, LENGTH, CHORD, BEARING. Contains curve data for curves C-1 through C-79.

STATE OF TEXAS)

COUNTY OF ROCKWALL)

OWNERS CERTIFICATE

WHEREAS, CENTEX HOMES, a Nevada general partnership, the City of Rockwall, David D. Powell, Jr. and Barbara L. Powell, Julia Ann Hendon, Michael Krebs and Lesley Krebs, and Jodi Hall, are the owners of a tract of land situated in the J.D. McFarland Survey, Abstract No. 145 and the Joseph Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, according to the following deeds...

BEGINNING at a point in the south right-of-way line of State Highway No. 276, said point being S 86° 36' 03" E, a distance of 1268.88 feet from the north right-of-way cut-back line of the intersection of said State Highway No. 276 and State Highway No. 205, a 1/2" iron pin set at corner;

- THENCE, S 86° 36' 03" E, a distance of 889.59 feet, along the south line of said State Highway No. 276, to a 1/2" iron pin set at corner;
THENCE, S 03° 23' 57" W, a distance of 180.00 feet;
THENCE, N 86° 36' 03" W, a distance of 27.83 feet;
THENCE, S 38° 07' 04" W, a distance of 104.18 feet;
THENCE, Around a tangent curve to the left having a central angle of 34° 43' 07", a radius of 225.00 feet and a chord of S 20° 45' 30" W - 134.26 feet, an arc distance of 136.34 feet to a 1/2" iron pin set at corner;
THENCE, S 03° 23' 57" W, a distance of 26.22 feet to a 1/2" iron pin set at corner;
THENCE, S 86° 36' 03" E, a distance of 35.60 feet;
THENCE, S 03° 23' 57" W, a distance of 180.00 feet;
THENCE, N 86° 36' 03" W, a distance of 2.76 feet;
THENCE, S 03° 23' 57" W, a distance of 110.00 feet to a 1/2" iron pin set at corner;
THENCE, S 86° 36' 03" E, a distance of 32.16 feet;
THENCE, S 03° 23' 57" W, a distance of 72.62 feet;
THENCE, Around a tangent curve to the right having a central angle of 28° 30' 35", a radius of 275.00 feet and a chord S 17° 39' 14" W - 135.43 feet, an arc distance of 136.84 feet to a 1/2" iron pin set at corner;
THENCE, S 44° 25' 09" E, a distance of 117.79 feet;
THENCE, N 55° 34' 51" E, a distance of 5.49 feet;
THENCE, S 44° 25' 09" E, a distance of 180.00 feet;
THENCE, S 45° 34' 51" W, a distance of 46.63 feet to a 1/2" iron pin set at corner;
THENCE, S 44° 25' 09" E, a distance of 110.00 feet to a 1/2" iron pin set at corner;
THENCE, N 45° 34' 51" E, a distance of 6.81 feet;
THENCE, S 44° 25' 09" E, a distance of 180.00 feet;
THENCE, S 45° 34' 51" W, a distance of 1538.78 feet to the northeasterly line of said State Highway No. 205 to a 1/2" iron pin set at corner;
THENCE, N 30° 35' 44" W, a distance of 124.77 feet to a 1/2" iron pipe found at corner;
THENCE, N 45° 23' 07" E, a distance of 146.82 feet to a 3/4" iron pin found at corner;
THENCE, N 44° 31' 34" W, a distance of 16.57 feet to a 1/2" iron pin with a cap stamped Stovall found at corner;
THENCE, Around a non-tangent curve to the left having a central angle of 06° 54' 49", a radius of 787.50 feet and a chord of N 49° 02' 15" E - 94.97 feet, an arc distance of 95.02 feet;
THENCE, Around a reverse tangent curve to the right having a central angle of 12° 50' 19", a radius of 250.00 feet and a chord of N 52° 00' 02" E - 55.91 feet, an arc distance of 56.02 feet;
THENCE, Around a reverse tangent curve to the left having a central angle of 12° 50' 19", a radius of 250.00 feet and a chord of N 52° 00' 02" E - 55.91 feet, an arc distance of 56.02 feet;
THENCE, N 45° 34' 52" E, a distance of 176.29 feet to a 1/2" iron pin set at corner;
THENCE, N 30° 17' 53" W, a distance of 439.53 feet to a 1/2" iron pin set at corner;
THENCE, Around a tangent curve to the left having a central angle of 90° 04' 19", a radius of 40.00 feet and a chord of N 75° 20' 02" W - 56.60 feet, an arc distance of 62.88 feet to a 1/2" iron pin set at corner;
THENCE, S 59° 37' 48" W, a distance of 443.81 feet to the northeasterly line of said State Highway No. 205, a 1/2" iron pin with a cap stamped Stovall found at corner;
THENCE, N 29° 55' 28" W, along the north line of said State Highway No. 205, a distance of 896.46 feet to a point in water;
THENCE, Along the northerly line of said Centex Homes tract, the following:
THENCE, N 51° 53' 42" E, a distance of 78.81 feet;
THENCE, N 20° 04' 02" E, a distance of 91.62 feet;
THENCE, N 05° 47' 53" E, a distance of 63.47 feet;
THENCE, N 12° 08' 06" E, a distance of 73.10 feet;
THENCE, N 24° 08' 29" W, a distance of 84.53 feet;
THENCE, N 36° 36' 02" W, a distance of 72.20 feet;
THENCE, N 26° 03' 58" E, a distance of 78.73 feet;
THENCE, N 46° 54' 06" E, a distance of 135.30 feet;
THENCE, N 38° 12' 22" E, a distance of 85.87 feet;
THENCE, N 47° 41' 36" E, a distance of 56.64 feet;
THENCE, N 44° 07' 41" E, a distance of 65.62 feet;
THENCE, N 34° 51' 40" E, a distance of 102.36 feet;
THENCE, N 75° 08' 04" E, a distance of 52.11 feet;
THENCE, S 57° 10' 13" E, a distance of 36.48 feet;
THENCE, N 83° 52' 59" E, a distance of 21.81 feet;
THENCE, N 25° 59' 07" E, a distance of 47.56 feet;
THENCE, N 35° 24' 34" E, a distance of 57.70 feet;
THENCE, N 34° 30' 36" W, a distance of 42.07 feet;
THENCE, N 75° 28' 08" W, a distance of 36.22 feet;

THENCE, N 35° 35' 09" W, a distance of 41.15 feet;
THENCE, N 08° 20' 29" W, a distance of 86.28 feet;
THENCE, N 71° 50' 39" E, a distance of 89.63 feet;
THENCE, N 50° 22' 18" E, a distance of 93.19 feet;
THENCE, N 04° 27' 31" E, a distance of 91.46 feet to a 1/2" iron pin set at corner;
THENCE, N 28° 59' 05" E, a distance of 32.49 feet to the PLACE OF BEGINNING with the subject tract containing 2,595,531 square feet or 59.5852 acres of land.

WITNESS MY HANDS at Rockwall Texas this 16th day of May, 2000.

THE STATE OF TEXAS
COUNTY OF ROCKWALL
Julia Ann Hendon
Notary Public, State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared Julia Ann Hendon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of May, 2000.
LINDA LANCASTER
Notary Public, State of Texas
My Commission Expires 06-07-04

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Centex Homes, the City of Rockwall, David D. Powell, Jr. and Barbara L. Powell, Julia Ann Hendon, Michael Krebs and Lesley Krebs, and Jodi Hall, being the owners of the herein described property, do hereby adopt this plat designating the hereinabove described property as Meadowcreek Estates Phase 1, which is an Amended Plat of Meadowcreek Estates Phase 1, which was the incorrect name and the name should be Meadowcreek Estates Phase 1 as referenced on this Amended Plat, an addition to the City of Rockwall, Rockwall County, Texas, and do hereby dedicate to the City of Rockwall for the public use forever the streets and alleys shown thereon with the exception that the area identified as State Highway No. 276 is to be dedicated to the State of Texas in fee simple and do hereby reserve the easement removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any of these easement strips; and any public utility shall have the right to remove and keep any way endanger or interfere with construction maintenance or efficiency of their respective systems on or across the utility easements as described herein.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and ditches all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, warranty or guarantee that any building within such plat shall be assured or guaranteed by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

CENTEX HOMES, a Nevada general partnership
By: Centex Real Estate Corporation, a Nevada corporation, its managing general partner
Robert J. Romo
Vice President - Land Acquisition and Development - DFW Region

STATE OF TEXAS)
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 16th day of May, 2000 by Robert J. Romo (who is personally known to me), Vice President - Land Acquisition and Development (DFW Region) of Centex Real Estate Corporation, a Nevada corporation, in his capacity as Managing partner of Centex Homes, a Nevada general partnership, on behalf of said corporation and partnership.

Alloryn L. Wiggins
Notary Public in and for the State of Texas
Alloryn L. Wiggins
MY COMMISSION EXPIRES
November 2, 2002

Printed Name: ALLORYN L. WIGGINS
My Commission Expires: 11/2/02

AMENDED
FINAL PLAT
MEADOWCREEK ESTATES PHASE I

J. D. McFARLAND SURVEY, ABSTRACT NO. 145
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNERS
(See Sheet 1)

ENGINEERING/SURVEYING/PLANNING
TIPTON ENGINEERING, INC.
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