

CURVE DATA	
1	Δ=10°35'00" R=500' T=85.00' L=132.70'
2	Δ=35°06'27" R=100' T=52.00' L=64.21'
3	Δ=18°10'46" R=710.00' T=113.59' L=225.28'
4	Δ=48°46'01" R=386.24' T=175.07' L=328.75'
5	Δ=18°58'59" R=506.24' T=84.64' L=167.73'
6	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
7	Δ=0°49'48" R=1036.01' T=7.50' L=15.01'
8	Δ=6°41'49" R=1637.00' T=95.78' L=191.34'
9	Δ=15°11'29" R=465.50' T=62.08' L=123.42'
10	Δ=8°26'27" R=725.00' T=53.50' L=106.81'
11	Δ=9°23'15" R=750.00' T=59.23' L=115.15'
12	Δ=3°25'02" R=3949.71' T=45.25' L=90.48'
13	Δ=91°58'25" R=40.00' T=41.40' L=64.21'
14	Δ=26°39'45" R=56.00' T=9.50' L=18.13'
15	Δ=52°05' R=52.00' T=31.61' L=42.42'
16	Δ=16°02'34" R=103.80' T=18.13' L=36.00'
17	Δ=15°56'00" R=156.80' T=24.41' L=49.41'
18	Δ=53°36'24" R=536.24' T=260.60' L=617.95'
19	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
20	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
21	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
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56	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
57	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
58	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
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64	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
65	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
66	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
67	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
68	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
69	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
70	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
71	Δ=20°53'56" R=525.42' T=96.90' L=199.65'
72	Δ=20°53'56" R=525.42' T=96.90' L=199.65'

OWNERS-CERTIFICATE AND DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL-STONEBRIDGE MEADOWS CORP. is the owner of a tract of land in the B.F. Boyston Sur., Abst. 14 and the M.B. Jones Sur., Abst. 121, Rockwall County, Texas, and being part of Stonebridge Meadows, an addition to the City of Rockwall as recorded in Volume 3, Page 14 of the Map Records of Rockwall County, Texas, said tract also being part of Stonebridge Meadows, Phase Five, an addition to the City of Rockwall as recorded in Slide A-332 of the Map Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point that is the northwest corner of Lot 10, Block "A" of Stonebridge Meadows, Phase One, an addition to the City of Rockwall as recorded in Volume 4, Page 45 of the Map Records of Rockwall County, Texas;

THENCE N. 7° 47' 04" W., 346.93 feet to a point for corner;

THENCE N. 18° 22' 04" W., 1163.96 feet to a point for corner on the south line of State Highway No. 66 (a variable width right-of-way);

THENCE along the said south line of State Highway No. 66 the following courses and distances; N. 68° 03' 25" E., 211.15 feet; Thence N. 75° 47' 30" E., 233.72 feet; Thence N. 75° 47' 05" E., 148.82 feet to the beginning of a curve to the left having a central angle of 2° 45' 22" and a radius of 3949.71 feet; Thence along said curve, 190.00 feet to the end of said curve;

THENCE leaving the said south line of State Highway No. 66, S. 4° 48' 03" E., 176.76 feet to a point for corner;

THENCE S. 87° 25' 58" E., 254.32 feet to a point for corner in a curve to the left running in a northwesterly direction and having a central angle of 10° 35' 40" a radius of 1427.00 feet and a tangent bearing of N. 10° 20' 50" W., 120.00 feet to the end of said curve, same being on the said south line of State Highway No. 66, said point being in a curve to the left running in a northeasterly direction and having a central angle of 0° 27' 13" a radius of 3949.71 feet and a tangent bearing of N. 69° 59' 08" E.;

THENCE along said curve, and the said south line of State Highway No. 66, 31.27 feet to the end of said curve;

THENCE N. 69° 31' 55" E., 58.73 feet continuing along the said south line of State Highway No. 66 to a point for corner in a curve to the right running in a southerly direction and having a central angle of 3° 25' 02" a radius of 1517.00 feet and a tangent bearing of S. 20° 54' 32" E.;

THENCE along said curve 90.48 feet to the end of said curve;

THENCE N. 71° 56' 31" E., 79.13 feet to the beginning of a curve to the right having a central angle of 91° 58' 25" and a radius of 40.00 feet;

THENCE along said curve 64.21 feet to the end of said curve, same being the beginning of another curve to the right having a central angle of 6° 41' 49" and a radius of 1637.00 feet;

THENCE along said curve 191.34 feet to the end of said curve;

THENCE S. 9° 23' 15" E., 75.00 feet to the beginning of a curve to the right having a central angle of 15° 11' 29" and a radius of 465.50 feet;

THENCE along said curve 123.42 feet to the end of said curve, same being the beginning of another curve to the right having a central angle of 8° 26' 27" and a radius of 725.00 feet;

THENCE along said curve 106.81 feet to the end of said curve, said point being in another curve to the right running in a northwesterly direction and having a central angle of 0° 49' 48" a radius of 1036.01 feet and a tangent bearing of N. 78° 10' 17" W.;

THENCE along said curve 225.28 feet to the end of said curve;

THENCE S. 32° 28' 00" W., 228.10 feet to the beginning of a curve to the left having a central angle of 48° 46' 01" and a radius of 386.24 feet;

THENCE along said curve 328.75 feet to the end of said curve;

THENCE S. 73° 41' 59" W., 120.00 feet to a point for corner in a curve to the left running in a southeasterly direction and having a central angle of 18° 58' 59" a radius of 506.24 feet and a tangent bearing of S. 16° 18' 01" E.;

THENCE along said curve 167.73 feet to the end of said curve;

THENCE S. 35° 17' 00" E., 133.28 feet to a point for corner;

THENCE S. 61° 19' 00" W., 128.42 feet to the beginning of a curve to the right running in a southwesterly direction and having a central angle of 20° 53' 56" and a radius of 525.42 feet;

THENCE along said curve 191.65 feet to the end of said curve;

THENCE S. 82° 12' 56" W., 120.00 feet to a point for corner;

THENCE S. 7° 47' 04" E., 29.45 feet to a point for corner;

THENCE S. 82° 12' 56" W., 120.00 feet to the Point of Beginning and containing 29.729 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Rockwall-Stonebridge Meadows Corp., being owner does hereby vacate the plat of Stonebridge Meadows, Phase Five, including any easements, streets, alleys or right-of-ways, as recorded in Slide A-332 of the Map Records of Rockwall County, Texas, and does hereby adopt this plat designating the hereinabove described property as the REVISED FINAL PLAT OF STONEBRIDGE MEADOWS, PHASE FIVE, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets, and alleys shown thereon, and does hereby reserve 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 the 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 systems on any of these easement strips; and any public utility shall have the right of ingress to, from and upon the said easement strips for the purpose of construction, reconstruction, 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. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this subdivision.

No house, dwelling unit or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner files a corporate surety bond with the City Secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the City Council of the City of Rockwall.

These restrictions with respect to street improvements are made to insure the installation of such street improvements and to give notice to each owner and to each prospective owner of lots in the subdivision that no house or other building can be constructed on any lot in the subdivision until said street improvements are actually made or provided for on the entire block on the street and/or streets on which the property abuts as described hereon.

Witness my hand this 20th day of October, 1980. ROCKWALL-STONEBRIDGE MEADOWS CORP.

By: *D. Michael Crow*  
D. Michael Crow President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared *D. Michael Crow*, 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 herein expressed.

Given under my hand and seal of office this 20th day of October, A.D., 1980.

*[Signature]*  
Notary Public in and for Dallas County, Texas  
Commission Expires 10-31-81

ENGINEERS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, J. G. Threadgill, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

*J. G. Threadgill*  
J. G. Threadgill, Registered Professional Engineer

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared J. G. Threadgill, 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 expressed.

Given under my hand and seal of office this 20th day of September, A.D., 1980.

*[Signature]*  
Notary Public in and for Dallas County, Texas  
Commission Expires 10/31/81

Recommended for Final Approval:

*[Signature]*  
City Administrator  
Date: 10/30/80

I hereby certify that the above and foregoing plat of Stonebridge Meadows, Phase Five an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 18th day of October, 1980.

Witness our hand this 18th day of October, 1980.

*[Signature]*  
Mayor

*[Signature]*  
City Secretary, City of Rockwall

REVISED FINAL PLAT  
STONEBRIDGE MEADOWS  
PHASE FIVE

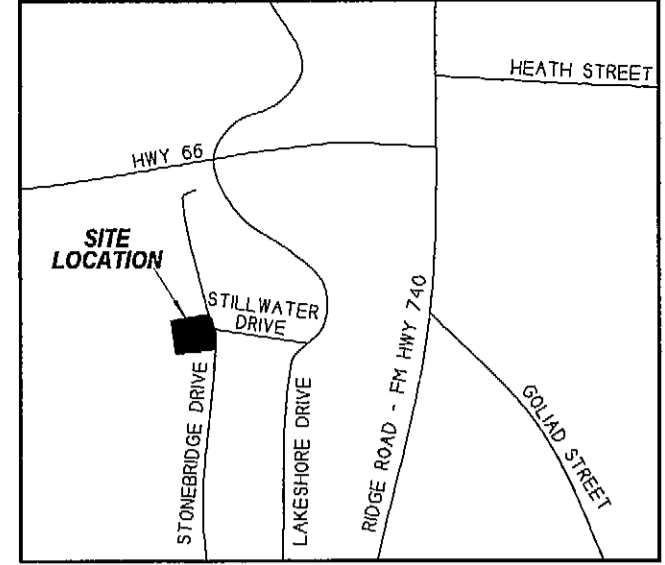
AN ADDITION TO THE CITY OF ROCKWALL  
B. F. BOYDSTON SURVEY, ABSTRACT NO. 14  
M. B. JONES SURVEY, ABSTRACT NO. 121  
ROCKWALL COUNTY, TEXAS  
SEPTEMBER, 1980 SCALE: 1"=100'

OWNER  
ROCKWALL-STONEBRIDGE MEADOWS CORP.  
% CROW DEVELOPMENT COMPANY  
2001 BRYAN TOWER SUITE 3150 DALLAS, TEXAS

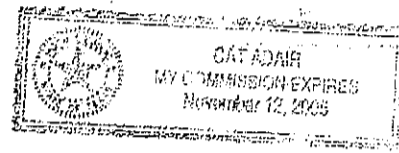
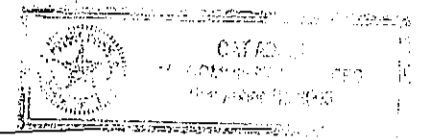
THREADGILL-DOWDEY and ASSOCIATES  
CONSULTING ENGINEERS  
4639 INSURANCE LANE DALLAS, TEXAS

72 LOTS

18

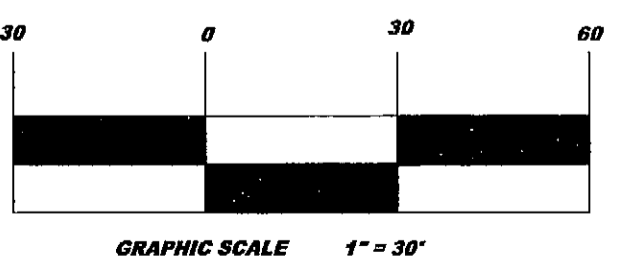


VICINITY MAP  
N.T.S.



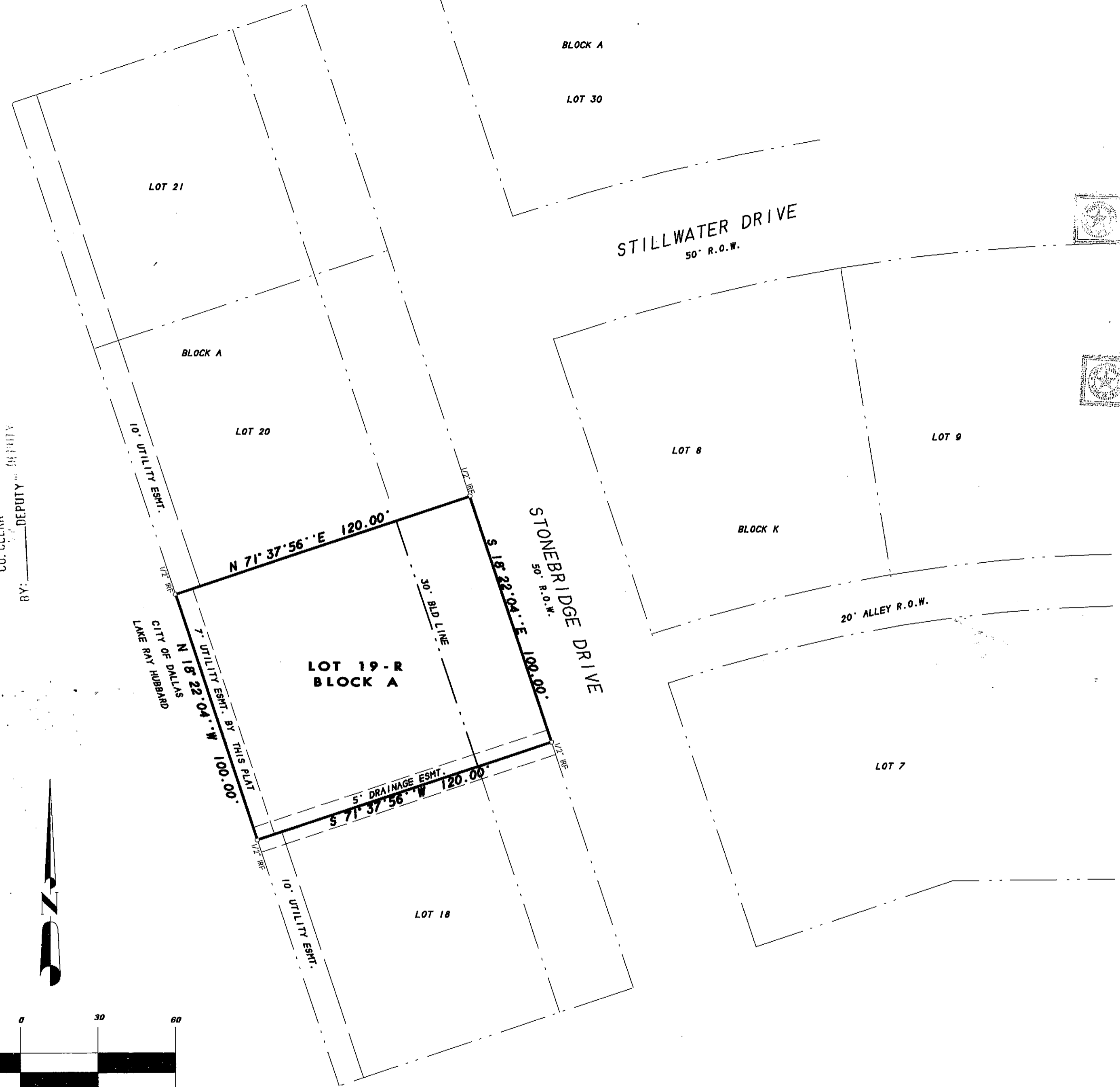
FILED FOR RECORD  
ROCKWALL COUNTY  
03 JUN 25 AM 8:26  
PAULETTE BURKS  
CO. CLERK  
BY: \_\_\_\_\_ DEPUTY

CITY OF DALLAS  
LAKE RAY HUBBARD



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. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."



A REPLAT OF *E315-316*  
**STONEBRIDGE MEADOWS, PHASE FIVE,**  
**LOT 19, BLOCK A**

CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 SITUATED IN M.B. JONES  
 ABSTRACT NO. 121

OWNER:  
**ROBERT & JAN BLAHA**  
 303 STONEBRIDGE DRIVE  
 ROCKWALL, TEXAS 75087  
 (972) 772-9980  
 (972) 772-8821 FAX

03 JUN 25 AM 8:25

PAULETTE BURKS  
CO. CLERK

BY: \_\_\_\_\_ DEPUTY

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ROBERT BLAHA AND JAN BLAHA, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING LOT 19, BLOCK A, of REVISED FINAL PLAT OF STONEBRIDGE MEADOWS, PHASE FIVE, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof, recorded in Cabinet A, Slide 388, of the Plat Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as A REPLAT OF STONEBRIDGE MEADOWS, PHASE FIVE, LOT 19, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of 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 the subdivision have been notified and signed this plat.

I understand and do hereby reserve 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.

I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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 easement 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, inspecting, 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.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until 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 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 alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Robert Blaha  
ROBERT BLAHA

Jan Blaha  
JAN BLAHA

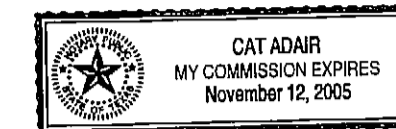
STATE OF TEXAS  
COUNTY OF ROCKWALL DALLAS

Before me, the undersigned authority, on this day personally appeared Robert Blaha, 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 19<sup>th</sup> day of JUNE 20<sup>05</sup>

Cat Adair  
Notary Public in and for the State of Texas

Nov. 12, 2005  
My Commission Expires:



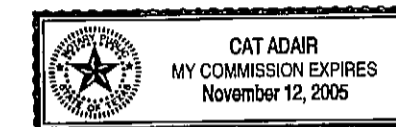
STATE OF TEXAS  
COUNTY OF ROCKWALL DALLAS

Before me, the undersigned authority, on this day personally appeared Jan Blaha, 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 19<sup>th</sup> day of JUNE 20<sup>05</sup>

Cat Adair  
Notary Public in and for the State of Texas

Nov. 12, 2005  
My Commission Expires:



NOTE: 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, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee 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.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

Ann L. Ramsey  
Planning and Zoning Commission

24 June 03  
Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT OF STONEBRIDGE MEADOWS, PHASE FIVE, LOT 19, BLOCK A, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 16 day of June, 20<sup>05</sup>

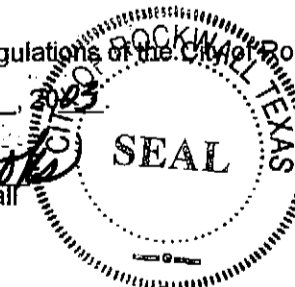
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 24<sup>th</sup> day of June 20<sup>05</sup>

[Signature]  
Mayor, City of Rockwall

Corothy Brooks  
City Secretary, City of Rockwall



Chuck Todd 6-23-03  
CITY ENGINEER

A REPLAT OF E 315-314  
STONEBRIDGE MEADOWS, PHASE FIVE,  
LOT 19, BLOCK A

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
SITUATED IN M.B. JONES  
ABSTRACT NO. 121

OWNER :

ROBERT & JAN BLAHA  
303 STONEBRIDGE DRIVE  
ROCKWALL, TEXAS 75087  
(972) 772-9980  
(972) 772-8821 FAX

RSCILAND SURVEYING

306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SHEET 2 OF 2

SURVEY DATE MAY 15, 2003  
SCALE 1" = 30' FILE # 20030794-P  
CLIENT BLAHA

Stonebridge Meadows