

**STONEBRIDGE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS CROW-COKER REALTY COMPANY is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the B. F. Boydston Survey, Abstract No. 14 and in the City of Rockwall, Rockwall County, Texas and also being part of that certain tract of land conveyed to Crow-Coker Realty Company and being more particularly described as follows:

BEGINNING at an iron pipe in the west line of High Ridge Estates, an addition to the City of Rockwall, recorded in Volume 3, Page 11, Rockwall County Deed Records, said iron pipe also being located N. 10° 29' 14" W., 172.74 feet from the intersection of the said west line of High Ridge Estates and the south right-of-way line of Forest Trace (a 50 foot right-of-way), said iron pipe also being the northeast corner of Royal Park Place, an addition to the City of Rockwall recorded in Plat Book 4, Page 37, Rockwall County;

THENCE N. 89° 42' 51" W., 1015.00 feet with the north line of said Royal Park Place to a concrete monument (number AA-36-1, AA-33-1) on the City of Dallas take line for Lake Ray Hubbard also being the northwest corner of said Royal Park Place;

THENCE N. 7° 47' 04" W., 570.00 feet with said City of Dallas take line to a point for a corner;

THENCE N. 82° 12' 56" E., 120.00 feet, perpendicular to said City of Dallas take line, to a point for a corner;

THENCE N. 7° 47' 04" W., 29.45 feet, parallel to and 120 feet from said City of Dallas take line to a point for a corner;

THENCE N. 82° 12' 56" E., 170.00 feet to a point which is the point of tangency of a circular curve to the left having a central angle of 20° 53' 56" and a radius of 525.42 feet;

THENCE with said curve an arc length of 191.65 feet to a point of tangency;

THENCE N. 61° 19' 00" E., 172.58 feet to a point which is the point of tangency of a circular curve to the right having a central angle of 21° 06' 15" and a radius of 1132.51 feet;

THENCE with said curve an arc length of 417.15 feet to a point for a corner;

THENCE S. 7° 34' 45" E., 135.00 feet, and radial to the previous curve, to a point in the north right-of-way line of Shoreview Drive (a 50 foot right-of-way) said point being in a circular curve to the right having a tangent bearing of N. 82° 25' 15" E., said curve having a central angle of 4° 19' 28" and a radius of 997.51 feet;

THENCE with said curve and the north right-of-way line of Shoreview Drive an arc length of 75.29 feet to a point for a corner;

THENCE S. 3° 15' 17" E., 50.00 feet and radial to the previous curve, to a point in the south right-of-way line of Shoreview Drive and also being the northeast corner of Shoreview Addition as recorded in Plat Book 4, Page 26 & 27, Rockwall County;

THENCE S. 0° 09' 00" W., 138.33 feet with the west line of said Shoreview Addition to a point which is the southwest corner of Shoreview Addition and the northwest corner of High Ridge Estates;

THENCE S. 1° 15' 00" W., 595.00 feet with the west line of said High Ridge Estates to the Point of Beginning and containing 18.111 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That Crow-Coker Realty Company being owner does hereby adopt this plat designating the hereinabove described property as Stonebridge Meadows, Phase One, 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 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 or any of these easement strips; and any public utility shall have the right of ingress 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 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.

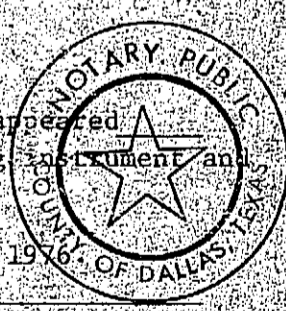
No house, dwelling unit or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner files a corporate surety bond with the City Secretary in a sum equal to the cost of such improvements to the designated area, guaranteeing the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

Witness my hand this 22<sup>nd</sup> day of November 1976. CROW-COKER REALTY COMPANY  
By: *J. Trammell Crow*  
Trammell Crow - Vice President

STATE OF TEXAS  
COUNTY OF DALLAS  
Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared *Trammell 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.

*Barth J. Barkins* GIVEN under my hand and seal of office this 22<sup>nd</sup> day of November, A.D., 1976.  
Notary Public in and for Dallas County, Texas  
Commission expires *June 1, 1977*



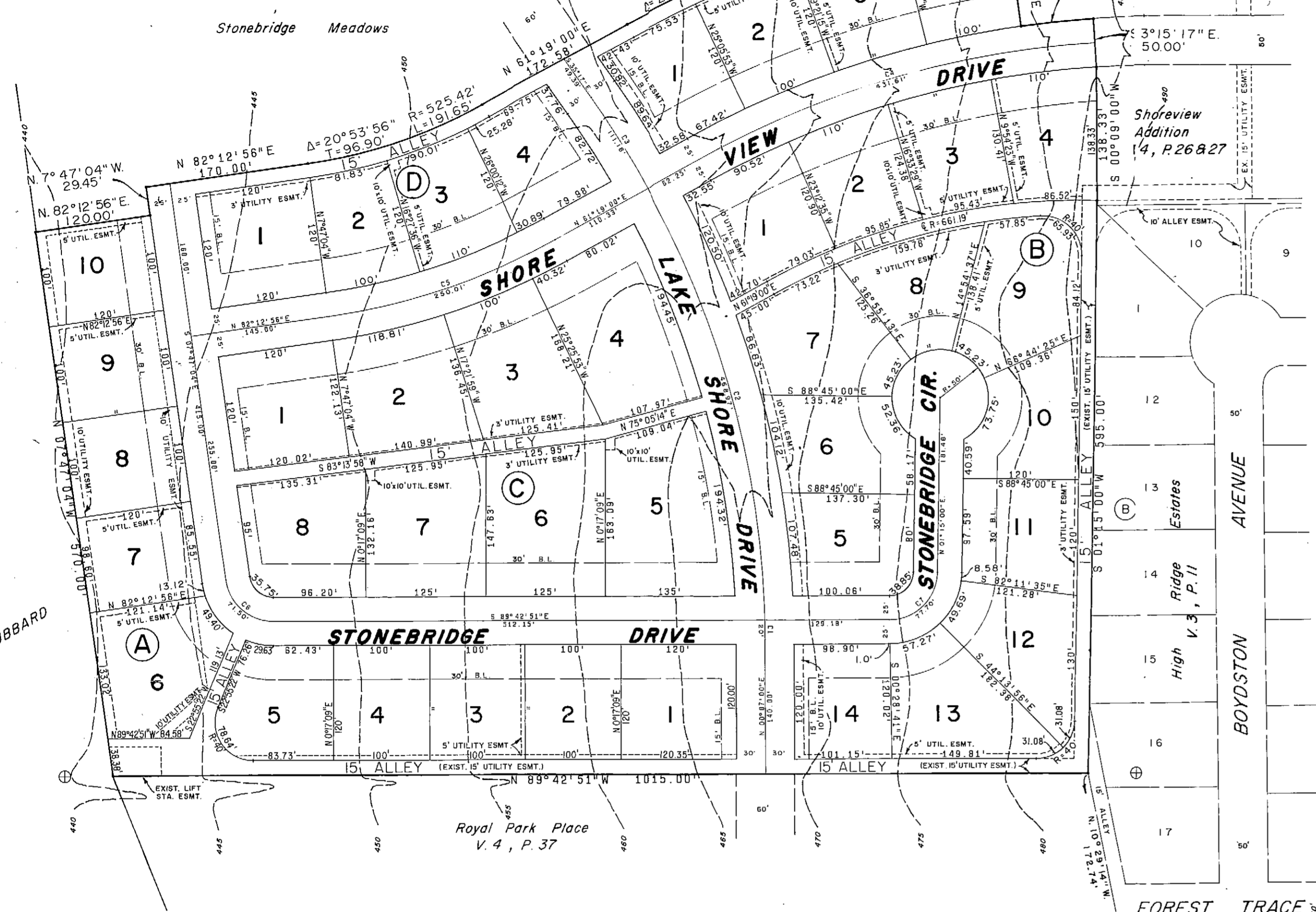
ENGINEERS CERTIFICATE

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.

*Barth J. Barkins* GIVEN under my hand and seal of office this 22<sup>nd</sup> day of November, A.D., 1976.  
Notary Public in and for Dallas County, Texas  
Commission expires *Sept 1, 1978*



**STREET CURVE DATA**

NO.	ANGLE	RADIUS	TANGENT	LENGTH
1	1° 10' 48"	971.36'	10.00'	20.00'
2	27° 39' 43"	971.36'	239.15'	468.97'
3	6° 33' 29"	971.36'	55.65'	111.18'
4	25° 25' 43"	972.51'	219.42'	431.61'
5	20° 53' 56"	685.42'	126.41'	250.01'
6	81° 55' 47"	50.00'	43.41'	71.50'
7	89° 02' 09"	50.00'	49.17'	77.70'

Recommended for Final Approval:  
*John Sutton* Date *12/6/76*  
*Ruby Adm.*

I hereby certify that the above and foregoing plat of Stonebridge Meadows, Phase One, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 6 day of December, 1976.

Witness our hand this 6th day of December, 1976.

*Henry Meyer* Mayor  
*Lalene Williams* City Secretary, City of Rockwall

APPROVED: *K. L. Glasscock* 11/23/76  
Chairman, Planning and Zoning Commission Date

**STONEBRIDGE MEADOWS PHASE ONE**

AN ADDITION TO THE CITY OF ROCKWALL  
B. F. BOYDSTON SURVEY — ABSTRACT NO. 14  
ROCKWALL COUNTY, TEXAS  
SCALE: 1" = 100' DATE: NOV., 1976

Crow-Coker Realty Company — Owner  
% Baker-Crow Company  
2001 Bryan Tower - Suite 3232 Dallas, Texas

Threadgill - Dowdey & Assoc. — Engineer  
4639 Insurance Ln. Dallas, Texas