

GRAPHIC SCALE

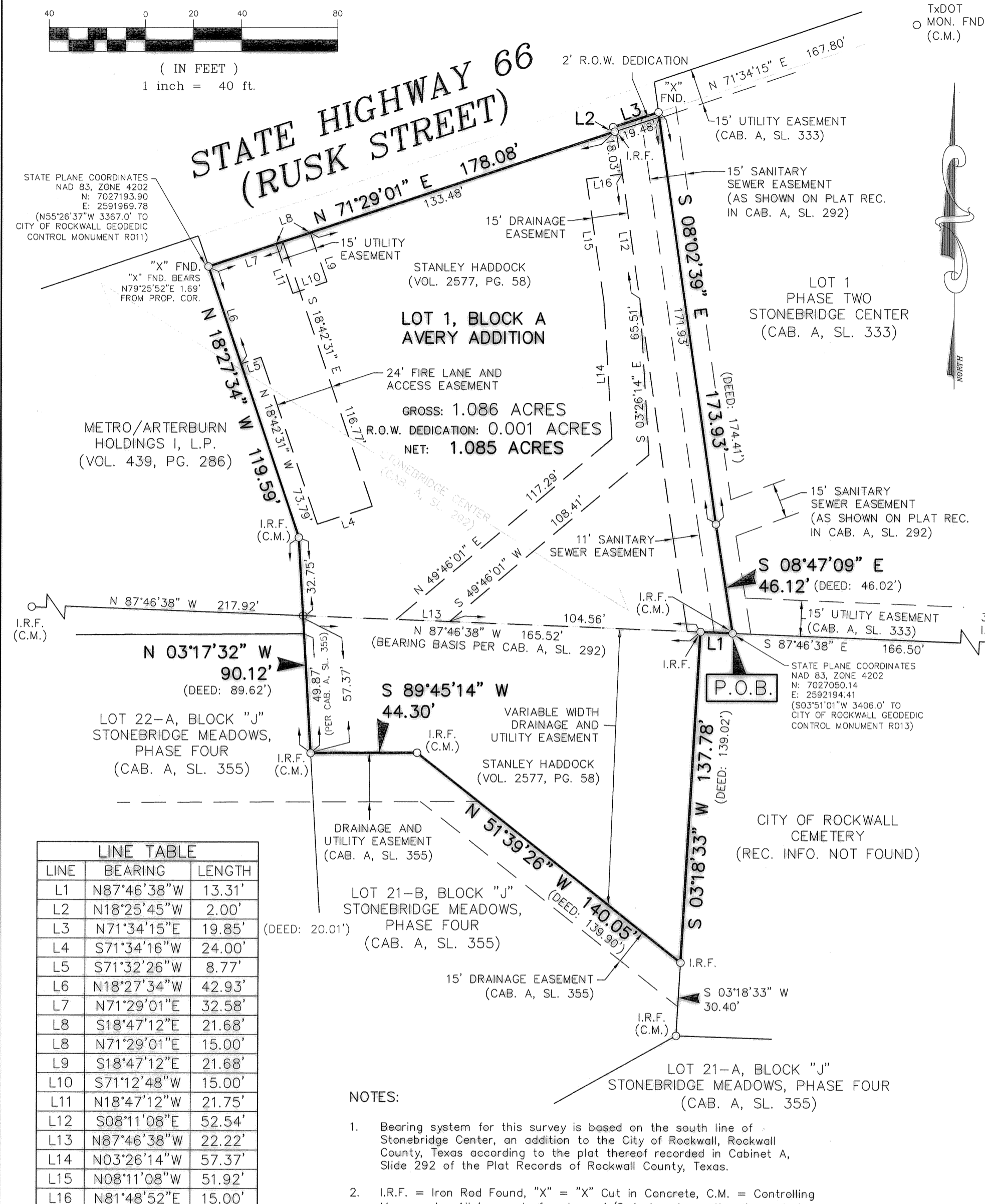


(IN FEET)
1 inch = 40 feet.

STATE PLANE COORDINATES
NAD 83, ZONE 4202
N: 7027193.90
E: 2591969.78
(N55°26'37"W 3367.0' TO
CITY OF ROCKWALL GEODESIC
CONTROL MONUMENT R011)

"X" FND.
"X" FND. BEARS
N79°25'52"E 1.69'
FROM PROP. COR.

METRO/ARTERBURN
HOLDINGS I, L.P.
(VOL. 439, PG. 286)



LINE	BEARING	LENGTH
L1	N87°46'38"W	13.31'
L2	N18°25'45"W	2.00'
L3	N71°34'15"E	19.85'
L4	S71°34'16"W	24.00'
L5	S71°32'26"W	8.77'
L6	N18°27'34"W	42.93'
L7	N71°29'01"E	32.58'
L8	S18°47'12"E	21.68'
L9	S18°47'12"E	21.68'
L10	S71°12'48"W	15.00'
L11	N18°47'12"W	21.75'
L12	S08°11'08"E	52.54'
L13	N87°46'38"W	22.22'
L14	N03°26'14"W	57.37'
L15	N08°11'08"W	51.92'
L16	N81°48'52"E	15.00'

NOTES:

- Bearing system for this survey is based on the south line of Stonebridge Center, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet A, Slide 292 of the Plat Records of Rockwall County, Texas.
- I.R.F. = Iron Rod Found, "X" = "X" Cut in Concrete, C.M. = Controlling Monument. All iron rods found are 1/2-inch unless otherwise noted.
- Easements shown hereon are created by this plat unless otherwise noted.

RECOMMENDED FOR FINAL APPROVAL

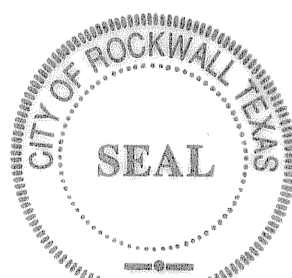
W. Bricks
Planning and Zoning Commission
Date: 1-29-08

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 30th day of January, 2008.

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 of final approval.

Willie R. Cecil Mayor, City of Rockwall
Dorothy Brooks City Secretary
Chuck Hill City Engineer 1-30-08



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, AVERY LAND & FARM, LLC, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 1.086 acre tract situated in the B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, said tract being part of Stonebridge Center, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet A, Slide 292 of the Plat Records of Rockwall County, Texas and all of that certain tract of land described in deed to Stanley Haddock recorded in Volume 2577, Page 58 of the Deed Records of Rockwall County, Texas, said 1.086 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said Stonebridge Center and the southwest corner of Lot 1, Phase Two Stonebridge Center, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet A, Slide 333 of the Plat Records of Rockwall County, Texas, said point being in a north line of the City of Rockwall Cemetery;

THENCE North 87 degrees 46 minutes 38 seconds West, with a north line of said Cemetery, a distance of 13.31 feet to a 1/2-inch iron rod with yellow cap marked "Arthur Surveying Company" set for corner;

THENCE South 03 degrees 18 minutes 33 seconds West, with a west line of said Cemetery, a distance of 137.78 feet to a 1/2-inch iron rod with yellow cap marked "Arthur Surveying Company" set for the most easterly northeast corner of Lot 21-B, Block "J" of Stonebridge Meadows, Phase Four, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet A, Slide 355 of the Plat Records of Rockwall County, Texas;

THENCE departing the west line of said Cemetery and with the north line of said Lot 21-B, the following two (2) calls:

North 51 degrees 39 minutes 26 seconds West, a distance of 140.05 feet to a 1/2-inch iron rod found for corner;

South 89 degrees 45 minutes 14 seconds West, a distance of 44.30 feet to a 1/2-inch iron rod found in the east line of Lot 22-A, Block "J" of said Stonebridge Meadows, Phase Four, said point being the northwest corner of said Lot 21-B;

THENCE North 03 degrees 17 minutes 32 seconds West, passing at a distance of 57.37 feet the southeast corner of that certain tract of land described in deed to Metro/Arterburn Holdings I, L.P. recorded in Volume 439, Page 286 of the Deed Records of Rockwall County, Texas, continuing with the east line of said Metro/Arterburn Holdings tract in all a total distance of 90.12 feet to a 1/2-inch iron rod found for corner;

THENCE North 18 degrees 27 minutes 34 seconds West, with the east line of said Metro/Arterburn Holdings tract, a distance of 119.59 feet to a "X" cut in concrete set for corner in the southeast right-of-way line of State Highway 66 (a variable width right-of-way);

THENCE departing the east line of said Metro/Arterburn Holdings tract and with the said southeast line of State Highway 66, the following three (3) calls:

North 71 degrees 29 minutes 01 seconds East, a distance of 178.08 feet to a 1/2-inch iron rod with yellow cap marked "Arthur Surveying Company" set for corner;

North 18 degrees 25 minutes 45 seconds West, a distance of 2.00 feet to a "X" cut in concrete set for corner;

North 71 degrees 34 minutes 15 seconds East, a distance of 19.85 feet to a "X" cut in concrete set for corner in the west line of said Lot 1, Phase Two Stonebridge Center;

THENCE departing the said southeast line of State Highway 66 and with the west line of said Lot 1, the following two (2) calls:

South 08 degrees 02 minutes 39 seconds East, a distance of 173.93 feet to a point for corner on a sanitary sewer manhole;

South 08 degrees 47 minutes 09 seconds East, a distance of 46.12 feet to the POINT OF BEGINNING, containing 1.086 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of that land shown on this plat, and designated herein as AVERY ADDITION to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicate to the 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 AVERY ADDITION 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:

- No building shall be constructed or placed upon, over or across the utility easements as described herein.
- 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 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 grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 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, 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 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 exactions 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 exactions made herein.

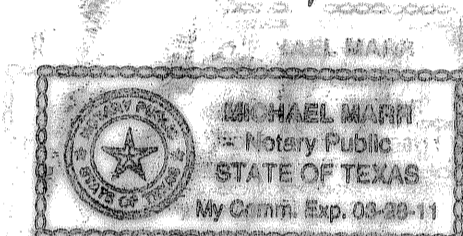
Kurt Avery
Kurt Avery
Manager

COUNTY OF ROCKWALL
STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Stanley Haddock, 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 under my hand and seal of office on the 29 day of January, 2008.

Michael Marx
Notary Public in and for the State of Texas
My commission expires: 3-28-11



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, 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.

W. Thad Murley III
W. Thad Murley III
Registered Professional Land Surveyor No. 5802



FILED FOR RECORD
ROCKWALL CO., TEXAS
08 JAN 31 PM 2:42
LISA CONSTANT
COUNTY CLERK
DEPUTY

FINAL PLAT
of
Lot 1, Block A
Avery Addition

Including a replat of
part of Lot 4, Stonebridge Center
and being 1.086 acres out of the
B. F. Boydston Survey, Abstract No. 14
City of Rockwall
Rockwall County, Texas

-- January 2008 --

OWNER / DEVELOPER
AVERY LAND & FARM, LLC
1365 Southern Pines Drive
Rockwall, Texas 75087



ARTHUR SURVEYING COMPANY, INC.
Registered Professional Land Surveyors
P.O. Box 54 - Lewisville, Texas 75067
Office: (972) 221-9439 Fax: (972) 221-4675