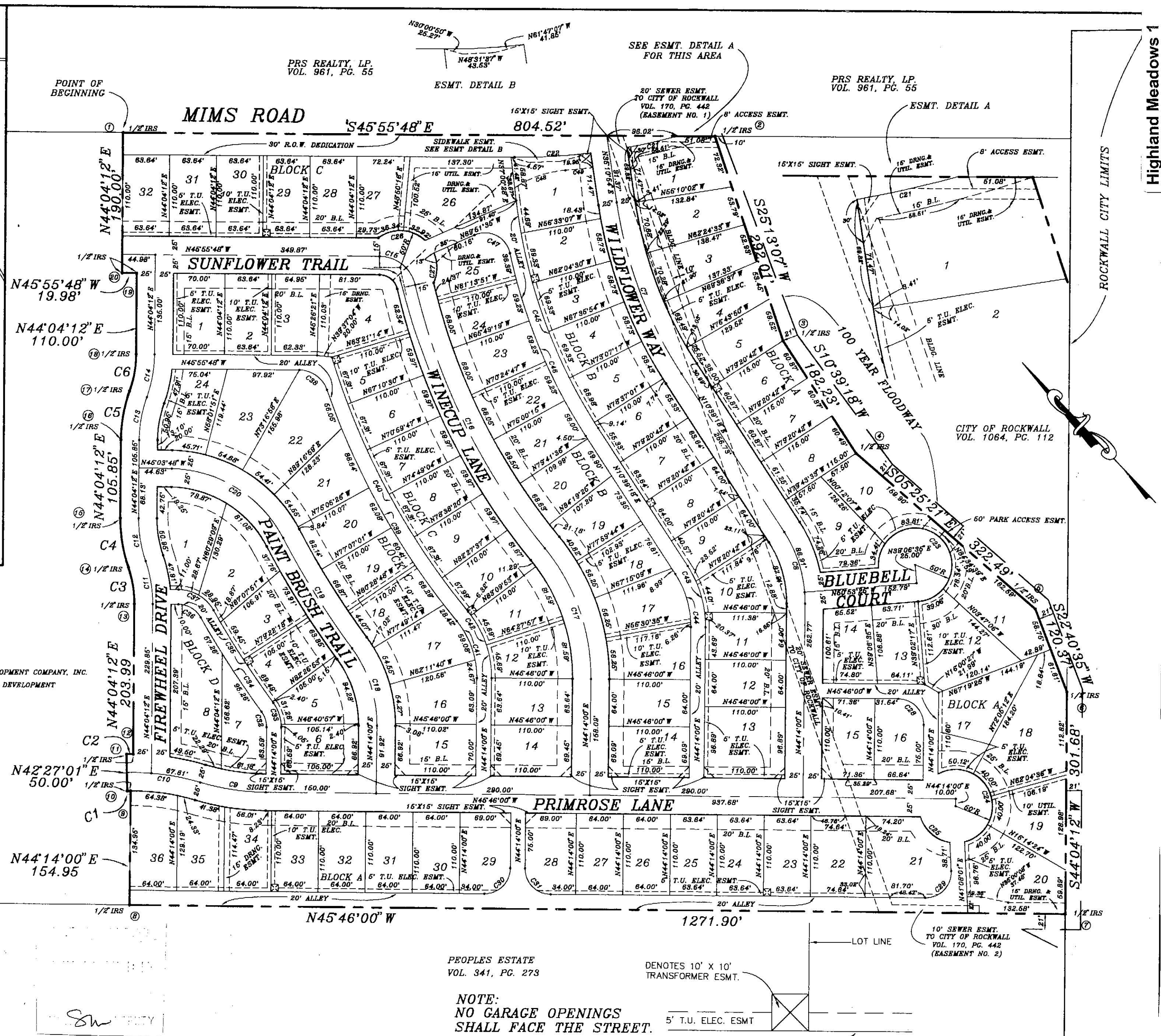


**SURFACE ADJUSTED COORDINATES**

Point	Northing	Easting
1	7016565.1490	2597105.7741
2	7016005.5751	2597683.8131
3	7015741.3934	2597559.3945
4	7015562.3086	2597525.7019
5	7015241.2614	2597556.1763
6	7015130.1998	2597509.7722
7	7014913.4426	2597299.9392
8	7015800.6932	2596388.6195
9	7015911.7188	2596496.7128
10	7015914.8545	2596493.3257
11	7015951.8056	2596527.0098
12	7015945.5075	2596533.7386
13	7016092.0694	2596675.6187
14	7016133.9409	2596704.2229
15	7016189.7703	2596742.3624
16	7016265.8247	2596815.9873
17	7016305.7654	2596870.5489
18	7016335.7040	2596911.4705
19	7016414.7373	2596987.9792
20	7016428.6359	2596973.6219

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	4.62'	2.31'	4.62'	N47°12'26" W	00°52'54"
C2	350.00'	9.22'	4.61'	9.22'	S46°53'37" E	01°30'32"
C3	150.00'	50.95'	25.72'	50.71'	N34°20'19" E	19°27'47"
C4	200.00'	67.94'	34.30'	67.61'	N53°48'05" E	19°27'48"
C5	200.00'	67.94'	34.30'	67.61'	N53°48'05" E	19°27'48"
C6	150.00'	50.95'	25.73'	50.71'	N53°48'05" E	19°27'48"
C7	584.21'	250.08'	126.99'	248.18'	N22°55'06" E	24°31'36"
C8	175.00'	102.56'	52.80'	101.10'	N27°26'39" E	33°34'44"
C9	325.00'	90.43'	45.51'	90.14'	N37°47'44" W	15°56'33"
C10	325.00'	101.10'	50.96'	100.69'	N38°44'10" W	17°49'26"
C11	175.00'	59.45'	30.01'	59.16'	N34°20'19" E	19°27'47"
C12	175.00'	59.45'	30.01'	59.16'	N34°20'19" E	19°27'47"
C13	175.00'	59.45'	30.01'	59.16'	N53°48'05" E	19°27'48"
C14	175.00'	59.45'	30.01'	59.16'	N53°48'05" E	19°27'48"
C15	50.00'	66.80'	39.45'	61.94'	N07°39'23" W	76°32'57"
C16	874.21'	402.36'	204.81'	398.82'	N17°25'58" E	26°22'15"
C17	275.00'	191.92'	100.05'	188.05'	N24°14'26" E	39°59'09"
C18	175.00'	112.80'	58.44'	110.85'	N25°46'07" E	36°55'48"
C19	1164.21'	176.87'	88.61'	176.70'	N11°39'21" E	08°42'16"
C20	175.00'	186.53'	103.23'	177.83'	N14°31'39" W	61°04'17"
C21	830.00'	70.07'	35.06'	70.05'	N58°57'47" W	04°50'14"
C22	830.00'	103.76'	51.95'	103.69'	N49°30'40" W	07°09'45"
C23	50.00'	235.62'	50.00'	70.71'	N05°53'25" E	27°00'00"
C24	50.00'	170.12'	38.123'	99.15'	N22°07'29" E	19°45'38"
C25	50.00'	55.94'	31.31'	53.07'	N05°16'37" W	64°06'19"
C26	50.00'	36.34'	19.01'	35.54'	N61°58'52" W	41°38'15"
C27	50.00'	42.01'	22.34'	40.79'	N44°12'43" E	48°08'36"
C28	35.00'	54.98'	35.00'	49.50'	N00°46'00" W	90°00'00"
C29	35.00'	56.87'	36.95'	50.82'	N87°41'01" E	93°06'01"
C30	35.00'	54.98'	35.00'	49.50'	N89°14'00" E	90°00'00"
C31	35.00'	54.98'	35.00'	49.50'	N00°46'00" W	90°00'00"
C32	35.00'	22.47'	11.64'	22.09'	N25°50'22" E	36°47'16"
C33	55.00'	35.31'	18.29'	34.71'	N25°50'22" E	36°47'16"
C34	1314.21'	152.53'	76.35'	152.44'	N10°46'14" E	06°38'59"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C35	1294.21'	150.20'	75.19'	150.12'	N10°46'14" E	06°38'59"
C36	35.00'	36.67'	20.22'	35.01'	N15°55'02" W	60°01'31"
C37	55.00'	57.62'	31.77'	55.02'	N15°55'02" W	60°01'31"
C38	40.00'	49.10'	28.18'	46.07'	N10°46'04" W	70°19'28"
C39	1029.21'	361.90'	182.84'	360.04'	N14°19'15" E	20°08'49"
C40	1009.21'	394.53'	199.82'	392.02'	N15°26'49" E	22°23'55"
C41	120.00'	89.76'	43.66'	82.06'	N24°14'25" E	39°59'09"
C42	140.00'	97.70'	50.94'	95.73'	N24°14'25" E	39°59'09"
C43	150.00'	87.91'	45.26'	86.66'	N27°26'39" E	33°34'42"
C44	130.00'	78.19'	39.22'	75.10'	N27°26'39" E	33°34'43"
C45	719.21'	330.80'	168.38'	327.89'	N23°49'53" E	26°21'10"
C46	739.21'	270.10'	136.57'	268.60'	N21°07'21" E	20°56'06"
C47	35.00'	61.97'	42.80'	54.19'	N19°08'06" W	101°26'59"
C48	145.00'	73.64'	37.63'	72.85'	N65°09'28" W	29°05'54"
C49	850.00'	37.46'	18.73'	37.46'	N51°52'16" W	02°31'31"

**NOTE:**  
NO GARAGE OPENINGS SHALL FACE THE STREET.

100 LOTS  
25.971 ACRES

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE: 1" = 100'  
DATE: 7/4/95  
JOB No.: 9563

**HIGHLAND MEADOWS NO. 1**

E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MASTERPLAN DEVELOPMENT COMPANY, INC.  
810 SANTA FE TRAIL, IRVING, TEXAS 76063 (214) 508-0648

95-37-FP

WHEREAS MASTERPLAN DEVELOPMENT COMPANY, INC. is the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being a part of that tract of land conveyed to G.C. Rochell, Jr. by Deed recorded in Volume 26, Page 614, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the right-of-way cut-back for the Southeast line of IH-30 with the centerline of Mims Road, a 60-foot right-of-way at this point;  
THENCE: South 45° 46' 24" East a distance of 174.06 feet with said centerline to a 1/2" iron rod set at the intersection of said centerline with the centerline of Tubbs Road, a 60-foot right-of-way, said point also being the North corner of said Rochell Tract;  
THENCE: South 45° 46' 24" East a distance of 471.59 feet continuing with said centerline of Mims Road and with the Northeast line of said Rochell Tract to a 1/2" iron rod set at an angle point;  
THENCE: South 45° 55' 48" East a distance of 1,065.68 feet continuing with said centerline and said Northeast line to a 1/2" iron rod set for a corner and the POINT OF BEGINNING;  
THENCE: South 45° 55' 48" East continuing with said centerline and said Northeast line a distance of 804.52 feet to a 1/2" iron rod set for a corner;  
THENCE: Leaving said line and traversing said Rochell Tract as follows: South 25° 13' 07" West a distance of 292.01 feet to a 1/2" iron rod set for a corner, South 10° 39' 18" West a distance of 182.23 feet to a 1/2" iron rod set for a corner, South 05° 25' 21" East a distance of 322.49 feet to a 1/2" iron rod set for a corner, South 22° 40' 36" West a distance of 120.37 feet to a 1/2" iron rod set for a corner on the Southeast line of said Rochell Tract;  
THENCE: South 44° 04' 12" West along said Southeast line a distance of 301.68 feet to a 1/2" iron rod set for a corner said point also being the Southeast corner of a tract of land owned by the Peoples Estate recorded in Volume 341, Page 273, Deed Records, Rockwall County, Texas;  
THENCE: North 45° 46' 00" West along the Westerly line of said Rochell Tract said line also being the Easterly line of the Peoples Estate Tract a distance of 1271.90 feet to a 1/2" iron rod set for a corner;  
THENCE: Leaving said common line and traversing said Rochell Tract North 44° 14' 00" East a distance of 154.95 feet to a 1/2" iron rod set for a corner said point being on a curve to the left having a radius of 300 feet a central angle of 00° 52' 54" and a chord that bears North 47° 12' 26" West a distance of 4.62 feet;  
THENCE: Along the arc of said curve an arc distance of 4.62 feet to a 1/2" iron rod set for a corner;  
THENCE: North 42° 27' 01" East a distance of 50.00 feet to a 1/2" iron rod set for a corner said point being on a curve to the right having a radius of 350 feet a central angle of 01° 30' 32" and a chord that bears South 46° 53' 37" East a distance of 9.22 feet;  
THENCE: Along the arc of said curve an arc distance of 9.22 feet to a 1/2" iron rod set for a corner;  
THENCE: North 44° 04' 12" East a distance of 203.99 feet to a 1/2" iron rod set for a corner said point being at the beginning of a curve to the left having a radius of 150.00 feet, a central angle of 19° 27' 47" and a chord that bears North 34° 20' 19" East a distance of 50.71 feet;  
THENCE: Along the arc of said curve an arc distance of 50.95 feet to a 1/2" iron rod set for a corner at the point of a reverse curve having a central angle of 19° 27' 47" a radius of 200 feet and a chord that bears North 34° 20' 19" East a distance of 67.61 feet;  
THENCE: Along the arc of said curve an arc distance of 67.94 feet to a 1/2" iron rod set for a corner;  
THENCE: North 44° 04' 12" East a distance of 105.85 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the right having a radius of 200.00 feet, a central angle of 19° 27' 48" and a chord that bears North 53° 48' 06" East a distance of 67.94 feet;  
THENCE: Along the arc of said curve an arc distance of 67.94 feet to a 1/2" iron rod set for a corner at a point of reverse curve having a radius of 150.00 feet, a central angle of 19° 27' 48" and a chord that bears North 53° 48' 06" East a distance of 50.71 feet;  
THENCE: Along the arc of said curve an arc distance of 50.95 feet to a 1/2" iron rod set for a corner;  
THENCE: North 44° 04' 12" East a distance of 110.00 feet to a 1/2" iron rod set for a corner;  
THENCE: North 45° 55' 48" West a distance of 19.98 feet to a 1/2" iron rod set for a corner;  
THENCE: North 44° 04' 12" East a distance of 190.00 feet to the PLACE OF BEGINNING and containing .26.971 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL  
We the undersigned owners of the land shown on this plat, and designated herein as the Highland Meadows NO. 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the Highland Meadows No. 1 subdivision have been notified and signed this plat.

- We 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. We 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 occasioned 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 that 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 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.

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.

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

MASTERPLAN DEVELOPMENT COMPANY, INC.

BY: [Signature]

STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared [Signature] of Masterplan Development Company, Inc., a Texas Corporation, 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 17 day of November, 1995.

[Signature]  
Notary Public in and for the State of Texas

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 1995.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
That I, Harold L. Evans, 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.

[Signature]  
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

STATE OF TEXAS  
COUNTY OF DALLAS  
This instrument was acknowledged before me on the 17 day of November, 1995 by Harold L. Evans.

[Signature]  
Notary Public

RECOMMENDED FOR FINAL APPROVAL

[Signature]  
Planning and Zoning Commission  
Date 1/9/96

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 9th day of September, 1995.

This approval shall be invalid unless the approved plat for such addition is in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 9th day of January, 1995.

[Signature] Mayor, City of Rockwall  
[Signature] City Secretary, City of Rockwall



Highland Meadows



FINAL PLAT

95-37-FP

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
NONE	7/4/95	9663

**HIGHLAND MEADOWS NO. 1**  
E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
MASTERPLAN DEVELOPMENT COMPANY, INC.  
810 SANTA FE TRAIL, IRVING, TEXAS 75063 (214) 506-0648

Col. C. Pg. 302