

Stonebridge Meadows

WHEREAS, CROW-COKER REALTY COMPANY, is the owner of 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 to Crow-Coker Realty Company and being more particularly described as follows:

BEGINNING at a point that is the most northerly, northeast corner of Stonebridge Meadows, Phase One, an addition to the City of Rockwall as recorded in Volume 4, Page 45 of the Rockwall County Deed Records, said curve to the right running in a northeasterly direction, having a central angle of 7° 39' 50", a bearing of N. 82° 25' 15" E., a radius of 1132.51 feet and a tangent bearing of N. 82° 25' 15" E.;

THENCE along said curve 151.49 feet to the end of said curve; THENCE S. 89° 54' 55" E., 753.29 feet to the beginning of a curve to the left having a central angle of 91° 27' 16" and a radius of 40.00 feet;

THENCE along said curve 63.85 feet to the end of said curve; THENCE S. 1° 22' 11" E., 46.15 feet to a point for corner; THENCE S. 20° 11' 27" E., 41.09 feet to a point for corner;

THENCE S. 0° 04' 55" E., 91.34 feet to a point that is the southwest corner of Lot 1 of Ridge View Addition, an addition to the City of Rockwall as recorded in Volume 1, Page 30 of the Rockwall County Deed Records, said point also being on the north line of Shore View Drive (a 50 foot right-of-way);

THENCE N. 89° 54' 55" W., 808.95 feet along the said north line of Shore View Drive to the beginning of a curve to the left having a central angle of 7° 39' 50" and a radius of 997.51 feet;

THENCE along said curve and the said north line of Shore View Drive 133.43 feet to the end of said curve; THENCE N. 7° 34' 35" W., 135.00 feet to the Point of Beginning and containing 2.948 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 Two, 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 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 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 above is described herein. Witness my hand this 4th day of February 1977.

CROW-COKER REALTY COMPANY  
By: 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.

Dorothy J. Darden GIVEN under my hand and seal of office this 4th day of February, A.D., 1977.  
Notary Public in and for Dallas County, Texas  
Commission expires 6-1-77

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.

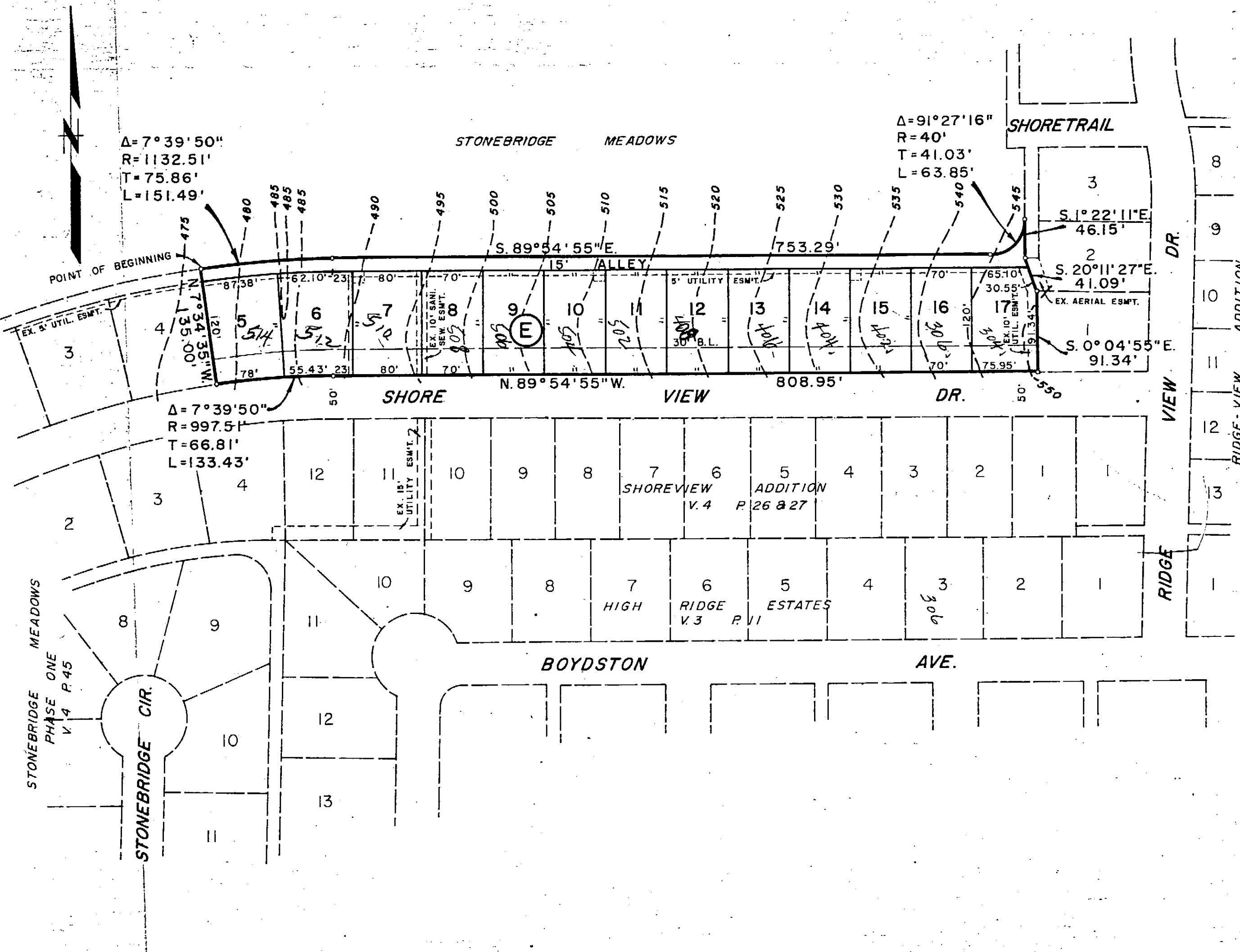
GIVEN under my hand and seal of office this 4th day of February, A.D., 1977.  
Joseph A. Dusen  
Notary Public in and for Dallas County, Texas  
Commission expires 9-7-78

STONEBRIDGE MEADOWS  
PHASE TWO

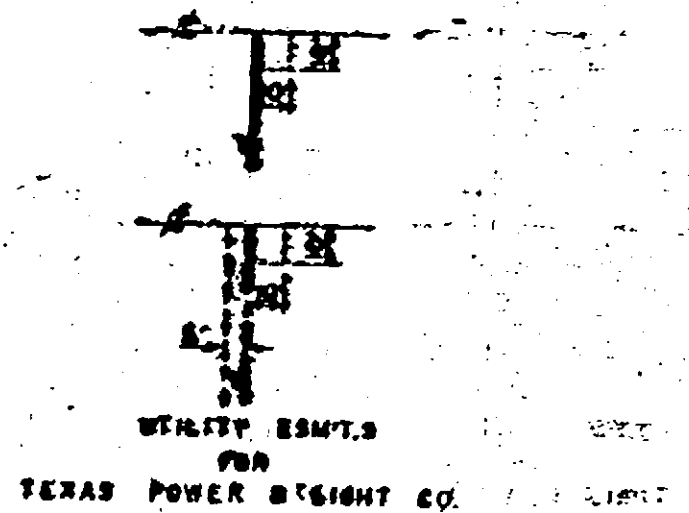
A REVISION OF STONEBRIDGE MEADOWS ADDITION AN ADDITION TO THE CITY OF ROCKWALL, TEXAS B. F. Boydston Survey, Abstract No. 14 ROCKWALL COUNTY, TEXAS

OWNER  
CROW-COKER REALTY COMPANY  
% BAKER & CROW COMPANY  
2001 BRYAN TOWER SUITE 3232 DALLAS, TEXAS

CONSULTING ENGINEER  
Threadgill - Dowdey Associates  
4639 INSURANCE LANE DALLAS, TEXAS  
Date: Jan. 1977  
Scale: 1" = 100'



Recommended for Final Approval:  
John Sellon Date 2/7/77  
City Administrator  
I hereby certify that the above and foregoing plat of Stonebridge Meadows, Phase Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 7 day of February, 1977.  
Witness our hand this 7 day of February, 1977.  
Henry Meyers Mayor  
James Williams City Secretary, City of Rockwall  
APPROVED: J. H. Hancock Date 2/7/77  
Chairman, Planning and Zoning Commission



A waiver of claim for damages against the City, occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision, is a condition of this plat.