

**Walker County
Kari A. French
Walker County Clerk**

Instrument Number: 99396

ERecordings-RP

DECLARATION

Recorded On: June 14, 2024 11:12 AM

Number of Pages: 14

" Examined and Charged as Follows: "

Total Recording: \$73.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Instrument Number: 99396
Receipt Number: 20240612000051
Recorded Date/Time: June 14, 2024 11:12 AM
User: Brenda L
Station: Recording01

Record and Return To:

CSC Global



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

A handwritten signature in cursive script that reads "Kari A. French".

**AMENDMENT TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTION
OF ROCKBRIDGE**

This Amendment to the Declaration of Covenants, Conditions and Restrictions of Rockbridge ("**Amended Declaration and Amendment**") is made on the 22nd day of December, 2023 by AMSTAD HUNTSVILLE 1791, LP, a Texas limited partnership, the Declarant for Rockbridge Subdivision and Rockbridge East Subdivision ("**Declarant**"), and the Rockbridge Homeowners Association, Inc., a Texas nonprofit corporation ("**Rockbridge HOA**").

RECITALS

WHEREAS, Declarant is the developer of that approximately 76.618 acres of real property located in Walker County, Texas (comprising the residential subdivision known as Rockbridge East Subdivision) and being more particularly depicted and described on the Final Plat of Rockbridge East Subdivision ("**Rockbridge East**") recorded in Volume 7, Page 189 of the Official Records of Walker County, Texas, a copy of which is attached hereto as **Exhibit A** and made a part hereof (the "**Rockbridge East Property**"); and

WHEREAS, the Rockbridge East Property is adjacent to that certain subdivision known as Rockbridge Subdivision according to the plat recorded in Volume 7 Page 111 of the official records of Walker County, Texas ("**Rockbridge**"); and

WHEREAS, Rockbridge is subject to that certain Restated and Amended Declaration of Rights, Easements, Restrictions, Reservations, and Covenants of Rockbridge recorded in Document Nos. 2020-57611 of the Official Records of Walker County and incorporated herein by reference ("**Rockbridge Declaration**"); and

WHEREAS, the Rockbridge HOA is named as the Property Owners' Association (as defined in the Rockbridge Declaration) for Rockbridge; and

WHEREAS, the Declarant names the Rockbridge HOA to serve as the Homeowners' Association for the Rockbridge East Property; and

WHEREAS, pursuant to Article 3.3 of the Rockbridge Declaration, the declarant under the Rockbridge Declaration had authority to complete development of Rockbridge; and

WHEREAS, pursuant to Article 10.4 of the Rockbridge Declaration, the Declaration may be amended or changed, in whole or in part, at any time within forty (40) years of the date of the Rockbridge Declaration by the written agreement of those Members holding not less than two-thirds of the total votes of Members; and

WHEREAS, for the benefit of Declarant and other Owners of Lots within the Rockbridge East Property, Declarant desires to: (i) adopt the Rockbridge Declaration, and (ii) subject the Rockbridge East Property to the Rockbridge Declaration and authority of the Rockbridge HOA; and

WHEREAS, Declarant has received and reviewed a copy of the Rockbridge Declaration and agrees to be bound by the terms and conditions of the Rockbridge Declaration; and

WHEREAS, the Rockbridge HOA joins herein to evidence the consent of those Members holding not less than two-thirds of the total votes of Members of Rockbridge to the addition of the Rockbridge East Property to the Rockbridge, to the adoption of the Rockbridge Declaration by Declarant, and to the other provisions set forth herein;

NOW, THEREFORE, Declarant and the Rockbridge HOA, as applicable, hereby declare and agree as follows:

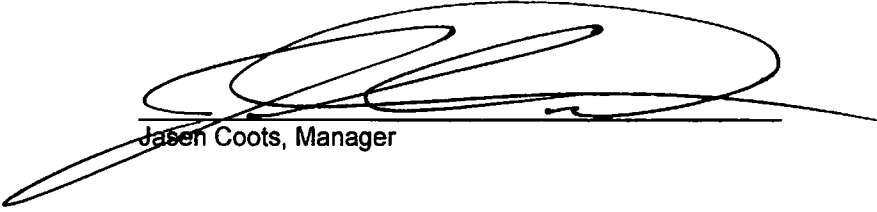
1. Effective as of the date of the recording of this instrument, the Rockbridge Declaration shall be applicable to and binding on all Lots in the Rockbridge East Property and shall be a covenant running with the land.
2. Pursuant to Article 3.3 of the Rockbridge Declaration, the Rockbridge East Property is hereby added to the Property as that term is defined in the Rockbridge Declaration.
3. All Rockbridge East Property Owners and other occupants of Lots by their acceptance of deeds, leases, or occupancy of any Lot shall be subject to the Rockbridge Declaration.
4. The Rockbridge HOA shall be the homeowner's association applicable to the Rockbridge East Property.
5. Homeowner's or properties situated on Rockbridge East lots shall have full access to any amenities located in Rockbridge and managed by the Rockbridge Homeowners Association.
6. All capitalized terms not otherwise defined herein have the meanings ascribed to them in the Rockbridge Declaration.
7. The Rockbridge HOA joins herein to evidence the consent of not less than two-thirds of the total votes of Members to the addition of the Rockbridge East Property to Rockbridge, the adoption of the Rockbridge Declaration by the Declarant, and the other terms and provisions herein.
8. This instrument may be executed in multiple counterparts.

[Signatures appear on following page.]

DECLARANT:

AMSTAD HUNTSVILLE 1791, LP

BY: Amstad Development LLC It's General Partner

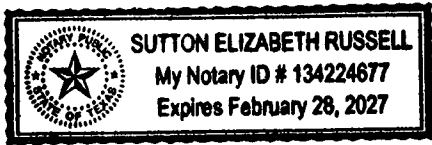


Jasen Coots, Manager

THE STATE OF TEXAS

COUNTY OF Brazos

This document was acknowledged before me on the 22nd day of December, 2023, by Jasen Coots, Manager of AMSTAD HUNTSVILLE 1791, LP, on behalf of said limited partnership.




Notary Public, State of Texas

Consent of Rockbridge Homeowners Association, Inc.

The ROCKBRIDGE Property Owners Association, Inc. joins herein to evidence the consent not less than two-thirds of the total votes of Rockbridge Members to the adoption of the Rockbridge Declaration by the Declarant, the addition of the Rockbridge East Property to the ROCKBRIDGE, and the other terms and provisions herein.

Rockbridge Homeowners Association, a Texas nonprofit corporation

By:


Jasen Coots, President

By:

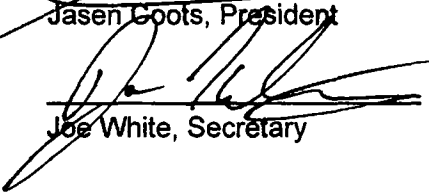
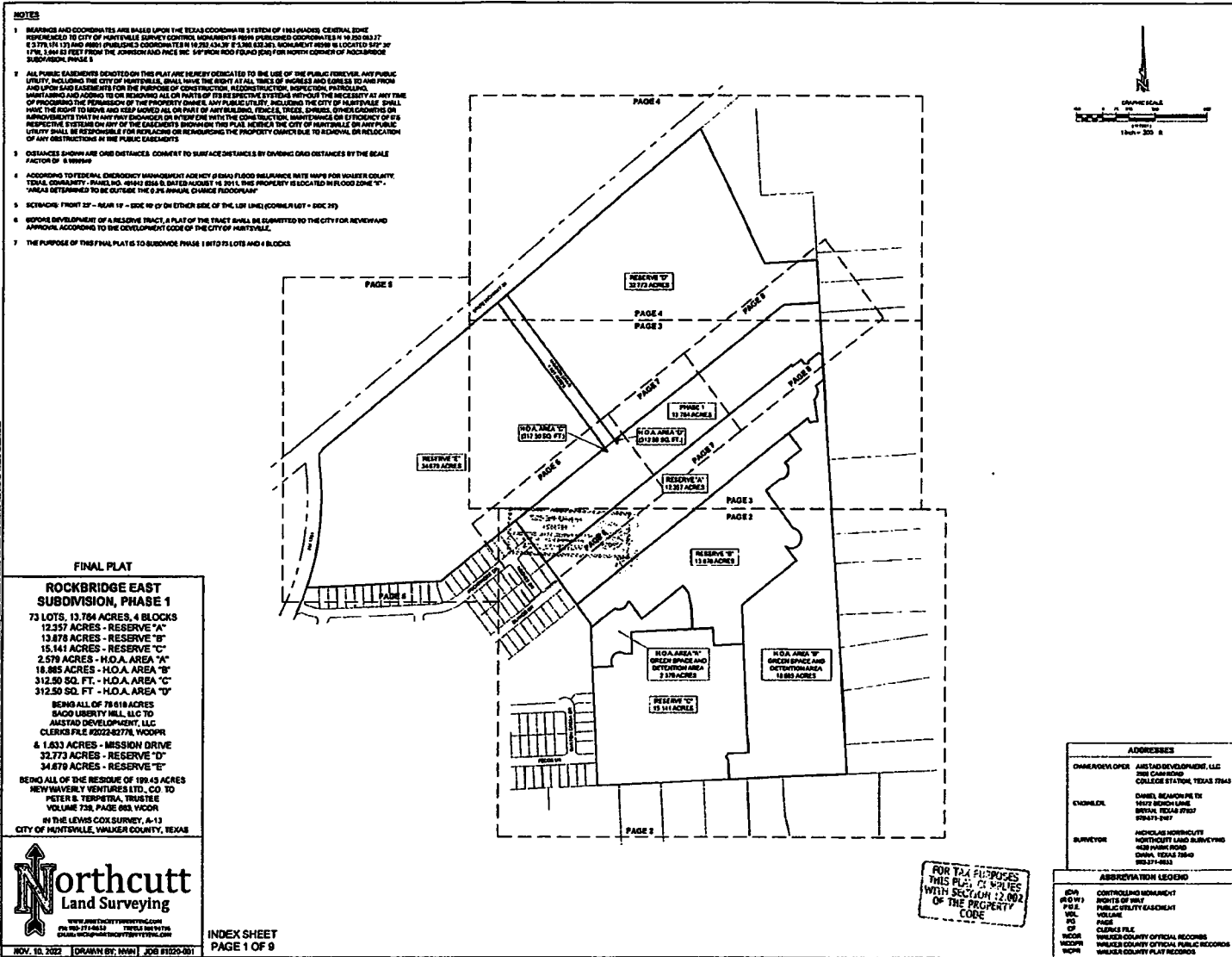

Joe White, Secretary

EXHIBIT
A



- NOTES**
1. BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83). CENTRAL ZONE, REFERENCED TO CITY OF HUNTSVILLE SURVEY CONTROL MONUMENT'S 1998 PUBLISHED COORDINATES N 10 203 883.77 E 3 378 174.13 (AND 1998) PUBLISHED COORDINATES N 10 203 883.77 E 3 378 174.13, MONUMENT BEING LOCATED 547' 37" N, 144' 50" E FROM THE CORNER AND 192' 84" FROM CORNER (200) FOR NORTH CORNER OF ADJACENT SUBDIVISION, PHASE 1.
 2. ALL PUBLIC EASEMENTS NOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC THEREBY, ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUNTSVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF WOODS AND FORESTS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, REPAIRS, INSPECTION, PATROLLING, MAINTENANCE AND AS WELL AS READING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHIN THE NECESSITY AT ANY TIME OF PROGRESSING THE PROJECTS OF THE PROPERTY OWNER, ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUNTSVILLE SHALL HAVE THE RIGHT TO ENTER AND CLEAR SAID ALL OR PART OF ANY FENCING, FENCE, TREE, SHRUB, OTHER GROWING OR APPROXIMATELY THAT IN ANY WAY OBSTRUCTS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS OR BY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF HUNTSVILLE OR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING THE PROPERTY OWNERS DUE TO REMOVAL OR RELOCATION OF ANY OBSTRUCTIONS IN THE PUBLIC CASES ONLY.
 3. DISTANCES SHOWN ARE GROUND DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GROUND DISTANCES BY THE SCALE FACTOR OF 4.999946.
 4. ACCORDING TO FEDERAL ENERGY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR WALKER COUNTY, TEXAS, COMMUNITY NUMBER 4843 858-0, DATED AUGUST 18, 2011, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", "XALAS REFERENCED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODWAY".
 5. SETBACKS: FRONT 25' - REAR 10' - SIDE 10' (2) ON EITHER SIDE OF THE LOT LINE (COMMON LOT - SIDE 25').
 6. BEFORE DEVELOPMENT OF A RESERVE TRACT, A PLAT OF THE TRACT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL, ACCORDING TO THE DEVELOPMENT CODE OF THE CITY OF HUNTSVILLE.
 7. THE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE PHASE 1 INTO 73 LOTS AND 4 BLOCKS.

FINAL PLAT
ROCKBRIDGE EAST SUBDIVISION, PHASE 1
73 LOTS, 13,784 ACRES, 4 BLOCKS
12,357 ACRES - RESERVE "A"
13,878 ACRES - RESERVE "B"
15,141 ACRES - RESERVE "C"
2,576 ACRES - H.O.A. AREA "A"
18,885 ACRES - H.O.A. AREA "B"
312.50 SQ. FT. - H.O.A. AREA "C"
312.50 SQ. FT. - H.O.A. AREA "D"
BEING ALL OF 78,618 ACRES
SAGO LIBERTY HILL, LLC TO
AMSTAD DEVELOPMENT, LLC
CLERKS FILE 8022-82778, HCOOPR
4, 1,833 ACRES - MISSION DRIVE
32,773 ACRES - RESERVE "D"
34,878 ACRES - RESERVE "E"
BEING ALL OF THE RESIDUE OF 199.45 ACRES
NEW HAVENLY VENTURES LTD. CO TO
PETER B. TERPSTRA, TRUSTEE
VOLUME 738, PAGE 880, VECOR
IN THE LEWIS COX SURVEY, A-13
CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS

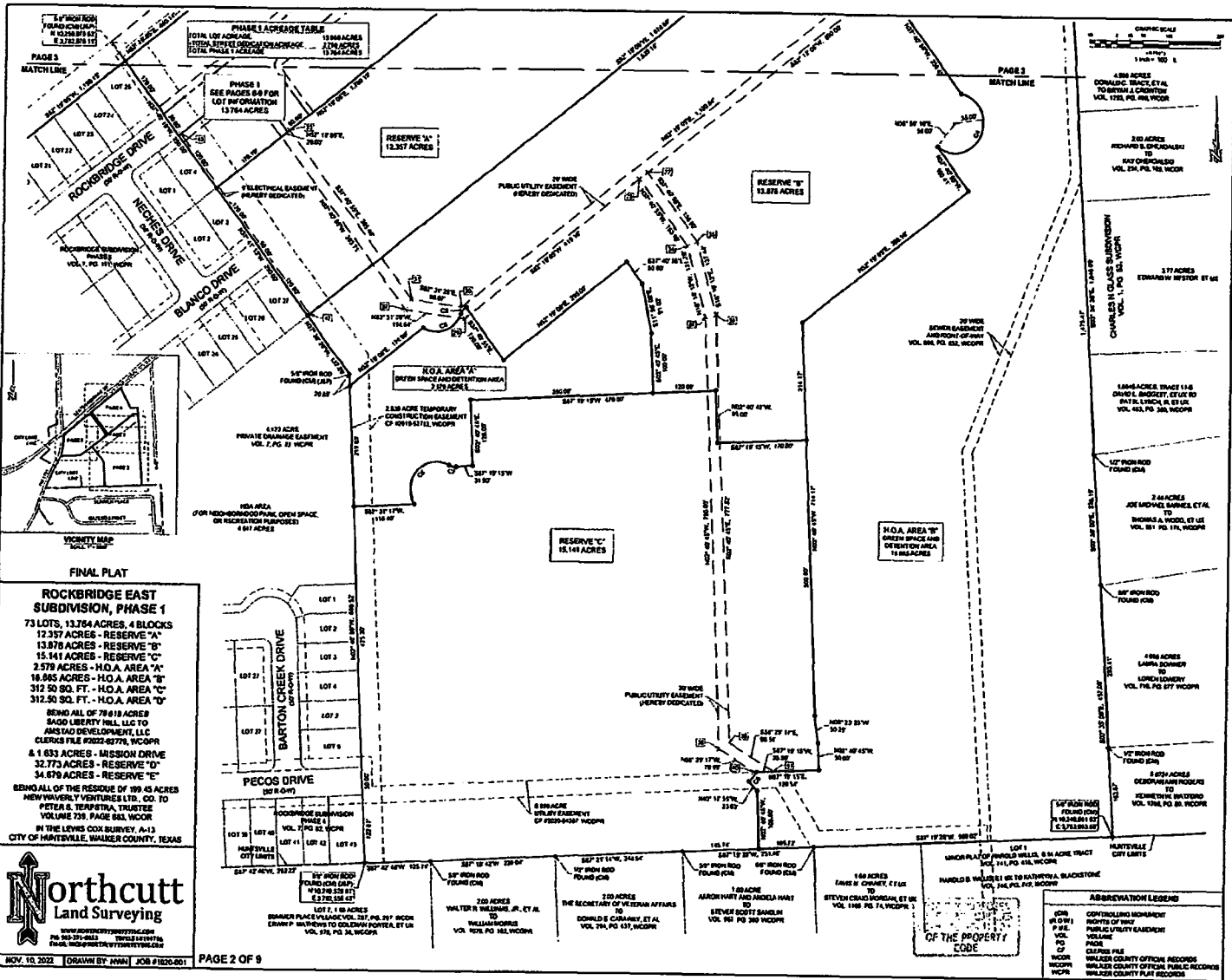
Northcutt
Land Surveying
WWW.NORTHCUTTLANDSURVEYING.COM
P.O. BOX 371-0683 TREAS. REG. 97176
DANIEL NORTHCUTT@NORTHCUTTLANDSURVEYING.COM

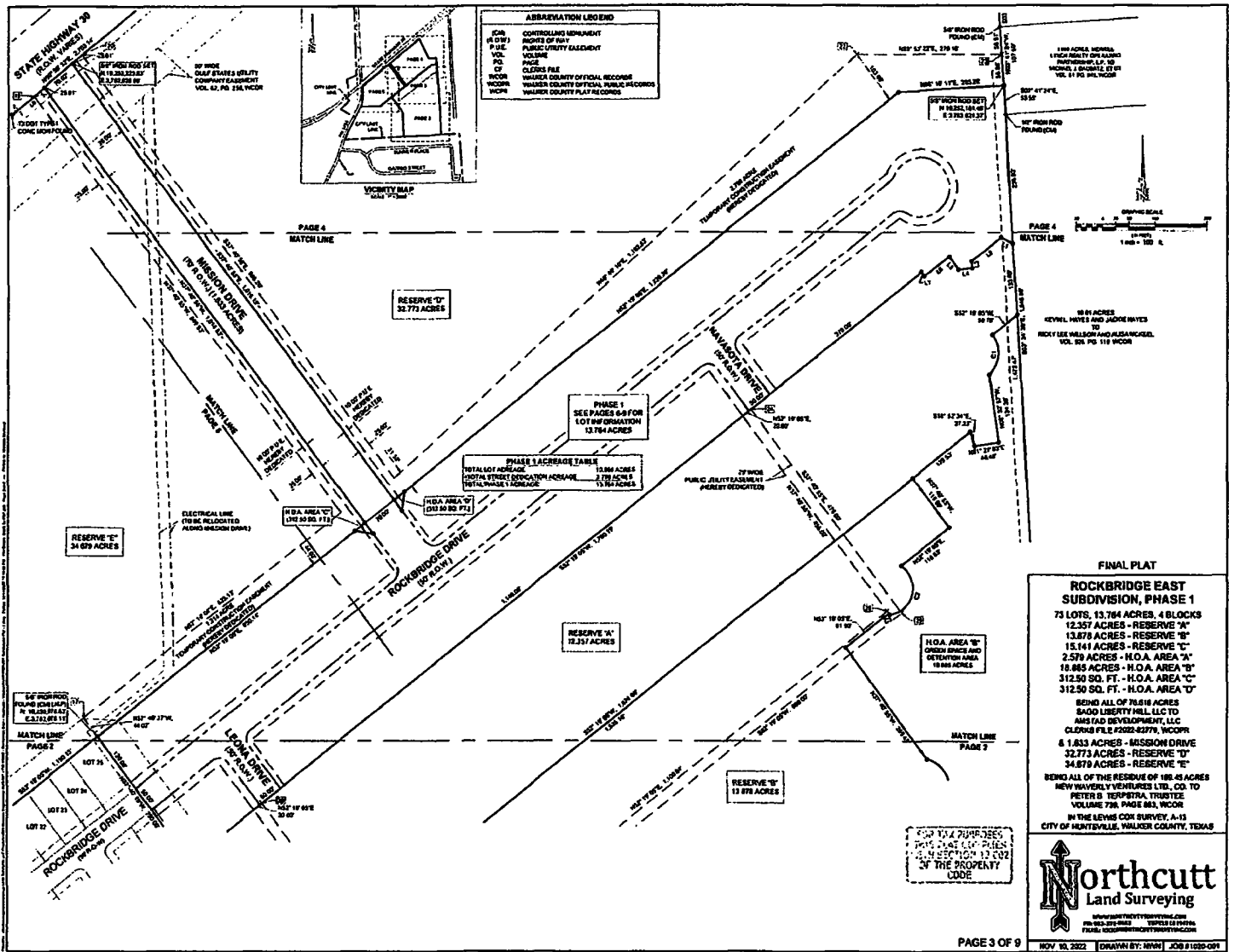
NOV. 10, 2023 [DRAWN BY: 10494] JOB #1220-001

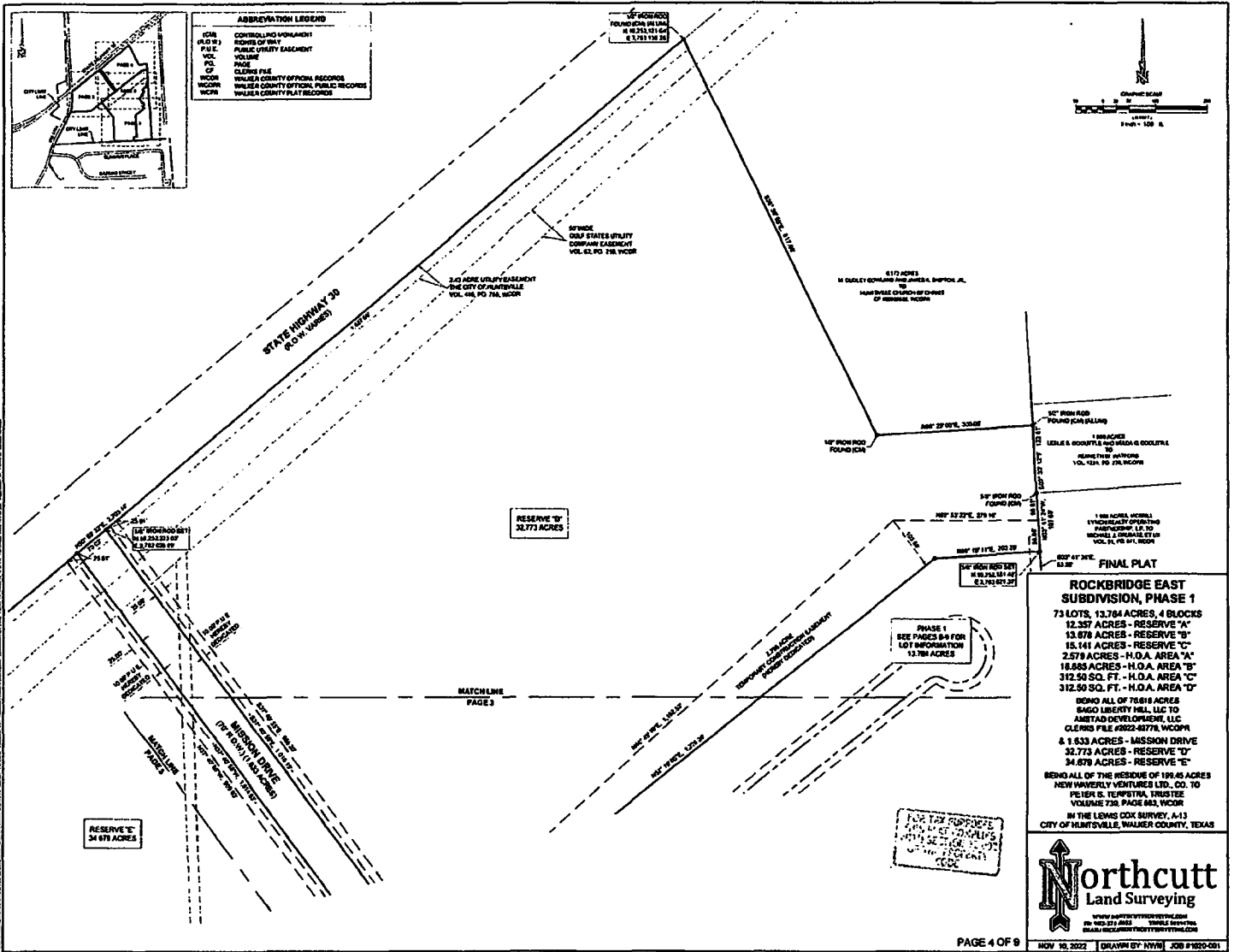
INDEX SHEET
PAGE 1 OF 8

ADDRESSES	
OWNER/PLAT OFFER	AMSTAD DEVELOPMENT, LLC 2800 CARROLL COLLEGE STATION, TEXAS 77840
ENGINEER	DANIEL BEAUMON PE DE 1627 BIRCH LAKE BRISAN, TEXAS 77821 508471-2467
SURVEYOR	NICHOLAS NORTHCUTT NORTHCUTT LAND SURVEYING 4209 PARK ROAD DANIEL, TEXAS 77849 508471-8843
ABBREVIATION LEGEND	
CON	CONTROLLING MONUMENT
IR	IRREDEEMABLE
PL	PUBLIC UTILITY EASEMENT
WOL	WILLIAM
MS	MAGE
CP	CLERKS FILE
INCO	WALKER COUNTY OFFICIAL RECORDS
WCO	WALKER COUNTY OFFICIAL PUBLIC RECORDS
WCP	WALKER COUNTY PLAT RECORDS

FOR TLA PURPOSES
THIS PLAT IS VALID
WITH SECTION 12.002
OF THE PROPERTY
CODE





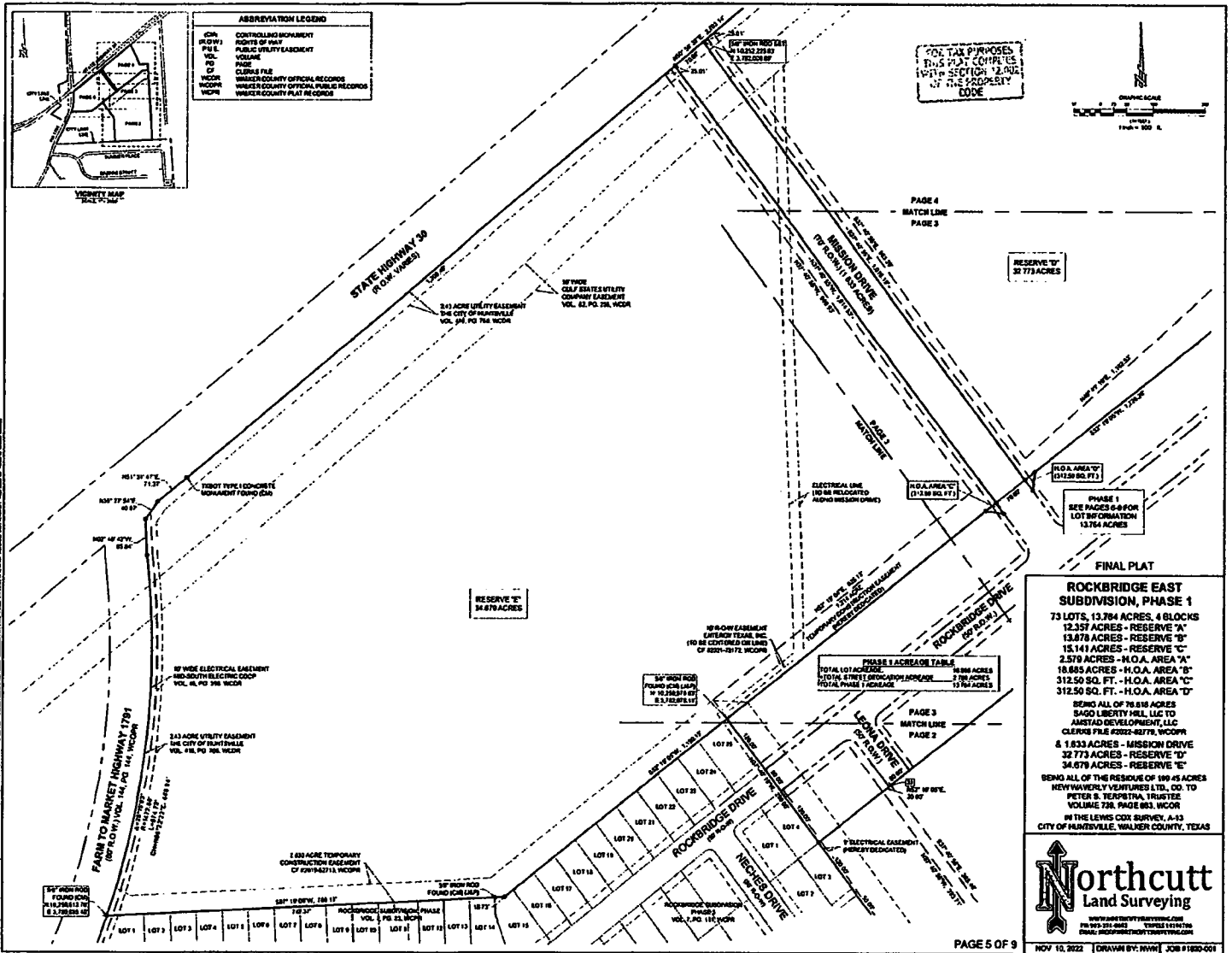


ABBREVIATION LEGEND

CON	CONTRIBUTING INSTRUMENT
ROW	RIGHT OF WAY
PU E	PUBLIC UTILITY EASEMENT
VOL	VOLUME
PG	PAGE
CL	CLERK'S FILE
WOCR	WALKER COUNTY OFFICIAL RECORDS
WOCR	WALKER COUNTY OFFICIAL PUBLIC RECORDS
WOCR	WALKER COUNTY PLAT RECORDS

ROCKBRIDGE EAST SUBDIVISION, PHASE 1
 73 LOTS, 13,784 ACRES, 4 BLOCKS
 12.357 ACRES - RESERVE "A"
 13.878 ACRES - RESERVE "B"
 15.141 ACRES - RESERVE "C"
 2.579 ACRES - H.O.A. AREA "A"
 18.885 ACRES - H.O.A. AREA "B"
 312.50 SQ. FT. - H.O.A. AREA "C"
 312.50 SQ. FT. - H.O.A. AREA "D"
 BEING ALL OF THE 198.6 ACRES SAGO LIBERTY HILL, LLC TO AMTAD DEVELOPMENT, LLC
 CLERK'S FILE 8852-8878, WOCRPA & 1.833 ACRES - MISSION DRIVE
 32.773 ACRES - RESERVE "D"
 34.878 ACRES - RESERVE "E"
 BEING ALL OF THE RESIDUE OF 198.45 ACRES NEW HAVELY VENTURES LTD., CO. TO PETER S. TERPETA, TRUSTEE VOLUME 738, PAGE 883, WOCR
 IN THE LEWIS COX SURVEY, A-13 CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS

Northcutt
 Land Surveying
 WWW.NORTHCUTTLANDSURVEYING.COM
 800-271-0663 TEXAS LICENSED
 800-462-0663 TEXAS LICENSED



ABBREVIATION LEGEND

CON	CONTROLLING DOCUMENT
PLDW	POINTS OF INTEREST
PU E	PUBLIC UTILITY EASEMENT
VOL	VOLUME
EP	EASEMENT FILE
PO	PAGE
WCOOR	WALKER COUNTY OFFICIAL RECORDS
WCOOR	WALKER COUNTY OFFICIAL PUBLIC RECORDS
WCOOR	WALKER COUNTY PLAT RECORDS

FOR TAX PURPOSES THIS PLAT CORRELATES WITH SECTION 12.06 OF THE PROPERTY CODE



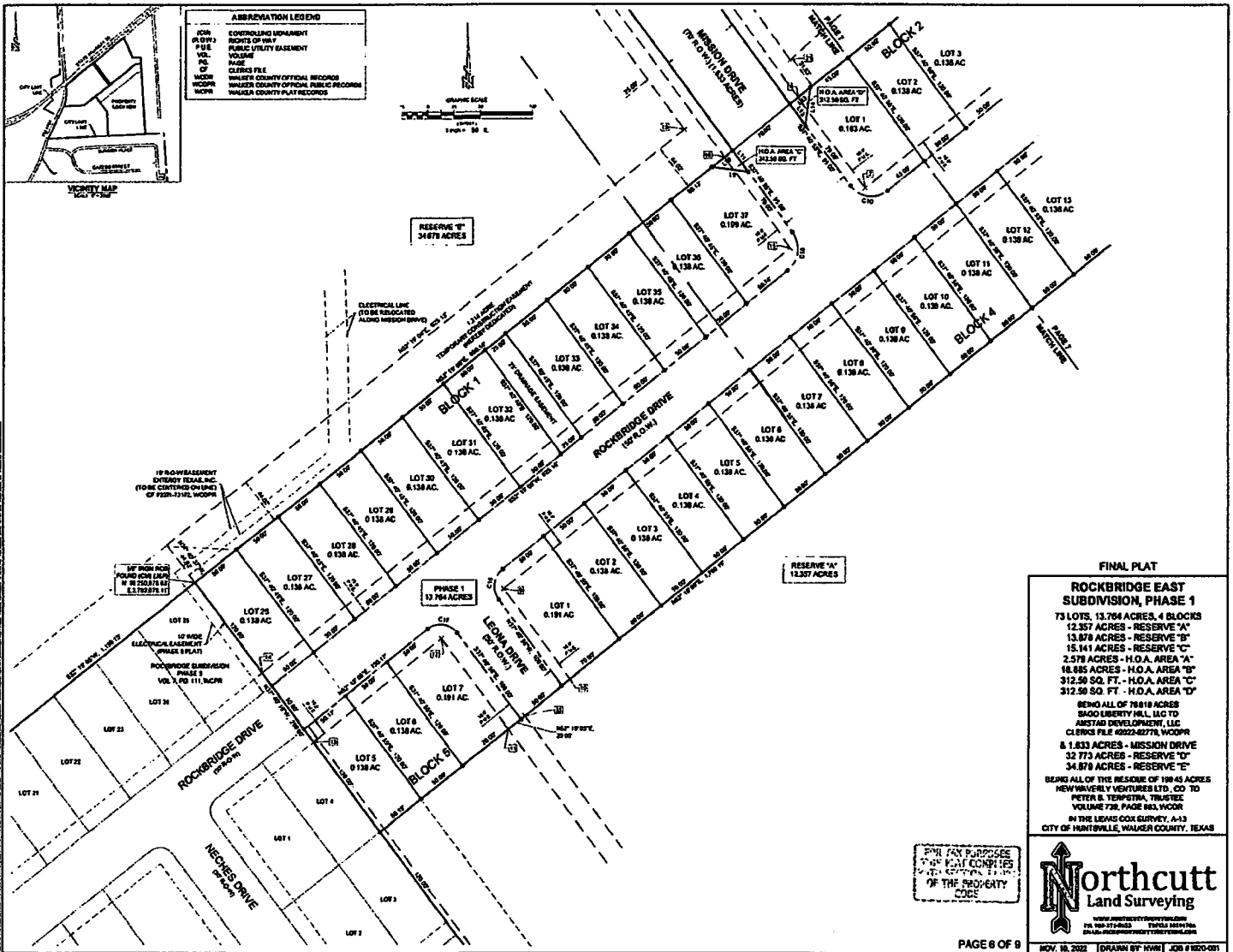
FINAL PLAT

ROCKBRIDGE EAST SUBDIVISION, PHASE 1
 73 LOTS, 13,784 ACRES, 4 BLOCKS
 12,337 ACRES - RESERVE "A"
 13,878 ACRES - RESERVE "B"
 15,141 ACRES - RESERVE "C"
 2,578 ACRES - H.O.A. AREA "A"
 18,845 ACRES - H.O.A. AREA "B"
 312.50 SQ. FT. - H.O.A. AREA "C"
 312.50 SQ. FT. - H.O.A. AREA "D"
 BEING ALL OF 76.818 ACRES
 SAGE LIBERTY HILL, LLC TO
 AMSTAR DEVELOPMENT, LLC
 CLERKS FILE #2022-02779, WCOOR
 & 1,833 ACRES - MISSION DRIVE
 32,773 ACRES - RESERVE "T"
 34,679 ACRES - RESERVE "E"
 BEING ALL OF THE RESERVE OF 199.45 ACRES
 NEWHAVERLY VENTURES LTD., CO. TO
 PETER S. TERPSTRA, TRUSTEE
 VOLUME 728, PAGE 883, WCOOR
 IN THE LEWIS COX SURVEY, A-13
 CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS

PHASE 1 ACREAGE TABLE

TOTAL LOT ACREAGE	13,784 ACRES
TOTAL 2,773 ACRES	2,773 ACRES
TOTAL PHASE 1 ACREAGE	10,011 ACRES

Northcutt
 Land Surveying
 www.northcuttlandsurveying.com
 PO BOX 291-0462 | TEXAS 75110-0462
 PHONE: 936-291-0462 | FAX: 936-291-0462



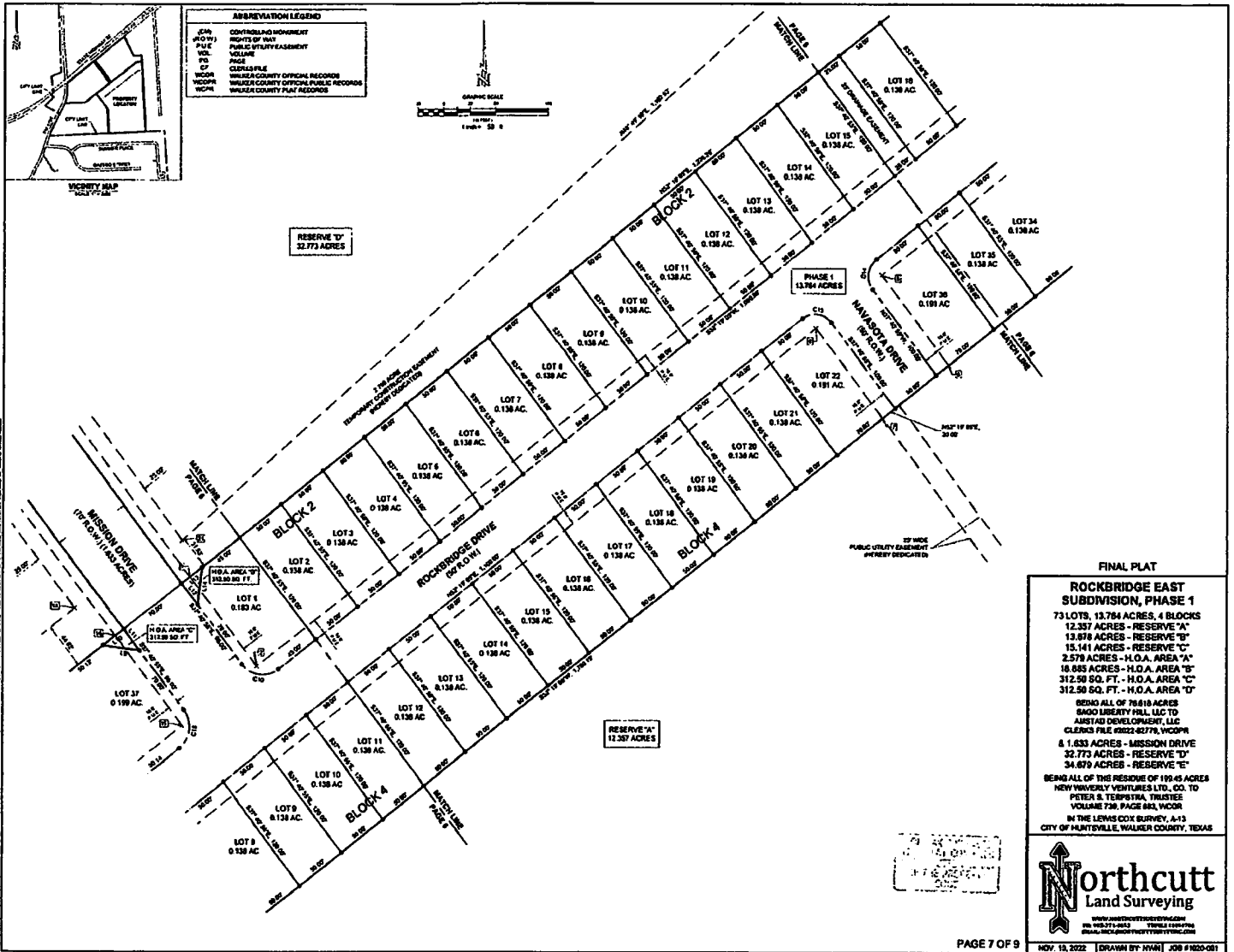
ABBREVIATION LEGEND

CON	CONTROLLING EASEMENT
ROF	RIGHTS OF WAY
PUE	PUBLIC UTILITY EASEMENT
VOL	VOLUME
PAGE	PAGE
CF	CLERKS FILE
WOCR	WALKER COUNTY OFFICIAL RECORDS
WOCR	WALKER COUNTY OFFICIAL PUBLIC RECORDS
WOCR	WALKER COUNTY PLAT RECORDS

FINAL PLAT
ROCKBRIDGE EAST SUBDIVISION, PHASE 1
 73 LOTS, 13.764 ACRES, 4 BLOCKS
 12.37 ACRES - RESERVE "A"
 13.878 ACRES - RESERVE "B"
 15.141 ACRES - RESERVE "C"
 2.578 ACRES - H.O.A. AREA "A"
 18.885 ACRES - H.O.A. AREA "B"
 312.50 SQ. FT. - H.O.A. AREA "C"
 312.50 SQ. FT. - H.O.A. AREA "D"
 SEND ALL OF 1818 ACRES
 8400 LIBERTY HILL, LLC TO
 ANSTAD DEVELOPMENT, LLC
 CLERKS FILE # 40222-02778, WOCR#
 & 1.833 ACRES - MISSION DRIVE
 32 773 ACRES - RESERVE "D"
 34.878 ACRES - RESERVE "E"
 BEING ALL OF THE RESERVE OF 198.45 ACRES
 NEWMAVERICK VENTURES LTD. CO. TO
 PETER B. TERPSTRA, TRUSTEE
 VOLUME 728, PAGE 883, WOCR
 IN THE LEWIS COX SURVEY, A-13
 CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS

FOR TAX PURPOSES
 THIS PLAT COMPLIES
 WITH THE REQUIREMENTS
 OF THE PROPERTY
 CODE





FINAL PLAT

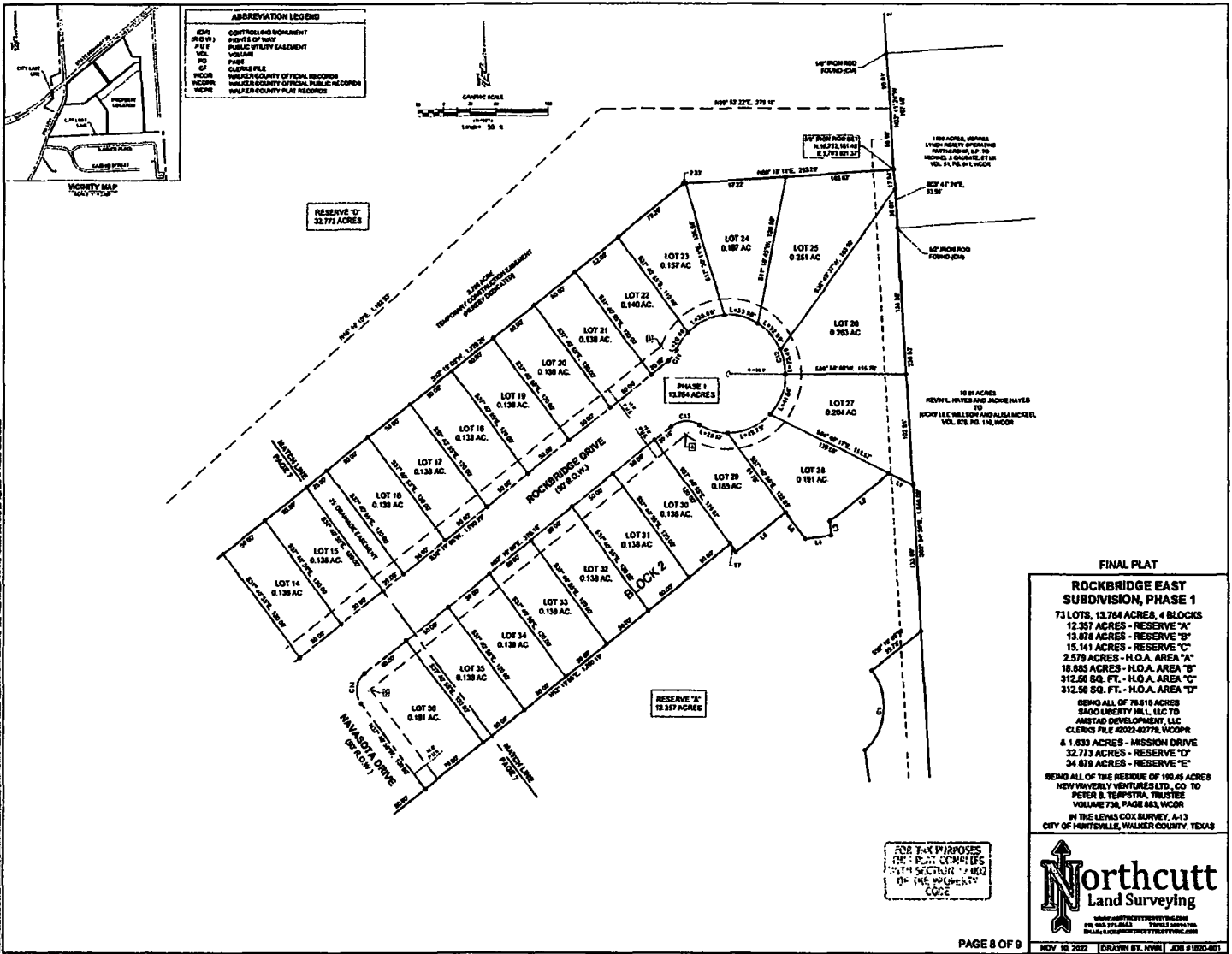
ROCKBRIDGE EAST SUBDIVISION, PHASE 1

73 LOTS, 13.784 ACRES, 4 BLOCKS
 12.337 ACRES - RESERVE "A"
 13.878 ACRES - RESERVE "B"
 15.741 ACRES - RESERVE "C"
 2.578 ACRES - H.O.A. AREA "A"
 16.685 ACRES - H.O.A. AREA "B"
 312.50 SQ. FT. - H.O.A. AREA "C"
 312.50 SQ. FT. - H.O.A. AREA "D"

BEING ALL OF 76.818 ACRES
 SAKO LIBERTY HILL, LLC TO
 AUSTAD DEVELOPMENT, LLC
 CLERKS FILE #2022-02779, WCOOP
 & 1.833 ACRES - MISSION DRIVE
 32.770 ACRES - RESERVE "T"
 34.870 ACRES - RESERVE "E"

BEING ALL OF THE RESIDUE OF 199.45 ACRES
 NEW WIMBERLY VENTURES LTD., CO. TO
 PETER S. TERPSTRA, TRUSTEE
 VOLUME 736, PAGE 663, WCOOP
 IN THE LEWIS COX SURVEY, A-13
 CITY OF HUNTSVILLE, WALKER COUNTY, TEXAS





NOTES

- 1. BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983...
2. ALL PUBLIC EASEMENTS...
3. DISTANCES SHOWN ARE GRID DISTANCES...
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY...
5. DISTANCES FROM 25' - BEAR 17° - 30' OF 50' ON EITHER SIDE...
6. BEFORE DEVELOPMENT OF A RESERVE TRACT...
7. THE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE PHASE I INTO 73 LOTS AND 4 BLOCKS.

APPROVAL OF THE PLANNING COMMISSION

THIS PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF HUNTVILLE, TEXAS...
DATE: 29th day of December, 2022

COUNTY CLERK PLACING ACKNOWLEDGEMENT STATEMENT

THE STATE OF TEXAS...
I, CLERK OF COUNTY CLERK...
DATE: 10 day of January, 2023

ABBREVIATION LEGEND
CIR CONTIGUOUS MOVEMENT
P.U.E. PUBLIC UTILITY EASEMENT
VOL. VOLUME
PAGE PAGE
CL. COUNTY CLERK
CF. COUNTY OFFICIAL RECORDS
W.C. WALKER COUNTY OFFICIAL RECORDS
W.C.P. WALKER COUNTY PLAT RECORDS

ADDRESSES
OWNER: AMSTAD DEVELOPMENT, LLC
3000 GAIN ROAD
COLLEGE STATION, TEXAS 77904
ADDRESS: 6000 W. BEAUFORT ST.
SUITE 300
WALKER COUNTY, TEXAS 77981
SURVEYOR: MICHAEL NORTHUTT
1000 NORTH HAVEN DRIVE
DALLAS, TEXAS 75206

OWNER'S STATEMENT

WE, AMSTAD DEVELOPMENT, LLC, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND DESIGNATED AS ROCKBRIDGE EAST SUBDIVISION...
DATE: 10th day of November, 2022

OWNER'S STATEMENT

WE, PETER S. TERPSTRA, TRUSTEE OF THE PROPERTY SHOWN ON THIS PLAT AND DESIGNATED AS ROCKBRIDGE EAST SUBDIVISION...
DATE: 10th day of November, 2022

FOR TAX PURPOSES THIS PLAT COMPLIES WITH SECTION 52.03 OF THE PROPERTY CODE

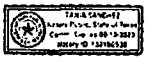
LINE TABLE
CURVE TABLE
COORDINATE TABLE

ACKNOWLEDGEMENT

STATE OF TEXAS...
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th day of November, 2022...
DATE: 29th day of November, 2022

ACKNOWLEDGEMENT

STATE OF TEXAS...
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th day of November, 2022...
DATE: 29th day of November, 2022



CERTIFICATION BY CITY ENGINEER

I, THE UNDERSIGNED, PLANNING OFFICER OF THE CITY OF HUNTVILLE, TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN REGARDING TO THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS AND RELATED EASEMENTS AND RIGHTS OF WAY.

DATED THIS 6th day of January, 2023

[Signature] CITY ENGINEER

CERTIFICATION OF PLANNING OFFICER

I, THE UNDERSIGNED, PLANNING OFFICER OF THE CITY OF HUNTVILLE, TEXAS, CERTIFY THAT THIS PLAT COMPLIES TO THE CITY OF HUNTVILLE COMPREHENSIVE PLANNING AND THAT ALL APPLICABLE DESIGN STANDARDS OF THE CITY OF HUNTVILLE, TEXAS.

DATED THIS 29th day of December, 2022

[Signature] PLANNING OFFICER

CERTIFICATION BY PROJECT ENGINEER

I, DANIEL P. BEAUCHAMP, LICENSED PROFESSIONAL ENGINEER NO. 100876 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN REGARDING TO DESIGN, CONSTRUCTION AND LAYOUT OF PUBLIC IMPROVEMENTS.

DATED THIS 15th day of November, 2022

[Signature] PROFESSIONAL ENGINEER

MODIFICATION/ADDITION OF SUBDIVISION STANDARD REQUIREMENTS

DEVELOPMENT CODE ARTICLE 14-08 SUBDIVISIONS AT THE END OF EACH BLOCK IS

APPROVED: 2022

FINAL PLAT

ROCKBRIDGE EAST SUBDIVISION, PHASE 1
73 LOTS, 13.784 ACRES, 4 BLOCKS
12.357 ACRES - RESERVE "A"
13.878 ACRES - RESERVE "B"
15.141 ACRES - RESERVE "C"
2.578 ACRES - H.O.A. AREA "A"
18.685 ACRES - H.O.A. AREA "B"
312.50 SQ. FT. - H.O.A. AREA "C"
312.50 SQ. FT. - H.O.A. AREA "D"
BEING ALL OF THE RESERVE OF 198.45 ACRES MDW WALKER COUNTY RECORDS LTD. CO TO PETER S. TERPSTRA, TRUSTEE VOLUME 73B, PAGE 80, WDOR

Northcutt Land Surveying
1000 NORTH HAVEN DRIVE
DALLAS, TEXAS 75206
(972) 251-0000
WWW.NORTHUTTLANDSURVEYING.COM

Michael Northcutt
Professional Land Surveyor
Texas Registration No. 6884