

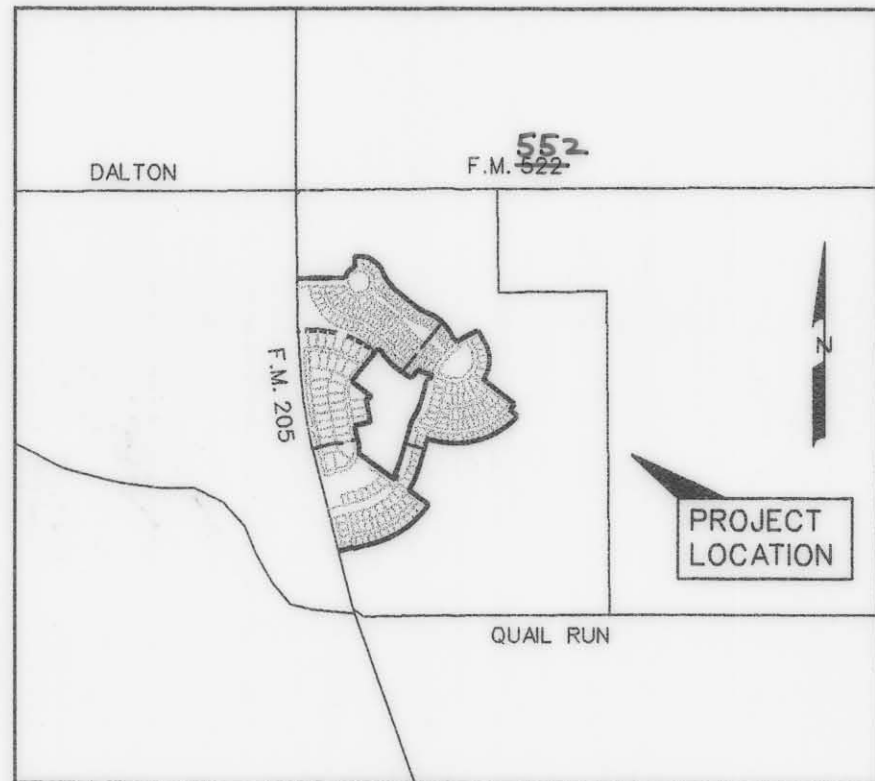
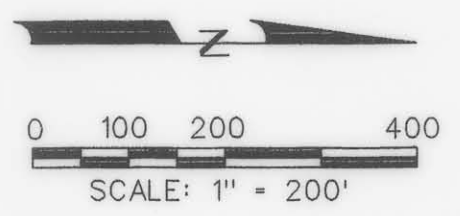
RANDOM OAKS  
AT THE SHORES  
VOL. C, PGS. 268-269  
SF-6 ZONING

MATCHLINE 2 OF 7  
MATCHLINE 3 OF 7

MATCHLINE 3 OF 7  
MATCHLINE 4 OF 7

MATCHLINE 2 OF 7  
MATCHLINE 5 OF 7

MATCHLINE 4 OF 7  
MATCHLINE 5 OF 7



FINAL PLAT  
OF  
**STONE CREEK  
PHASE I**  
OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
S. KING SURVEY, ABSTRACT NO. 131  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNERS  
**STONE CREEK SF., LTD.**  
3838 OAK LAWN AVE., SUITE 1212  
DALLAS, TEXAS 75219  
214-522-4945  
PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

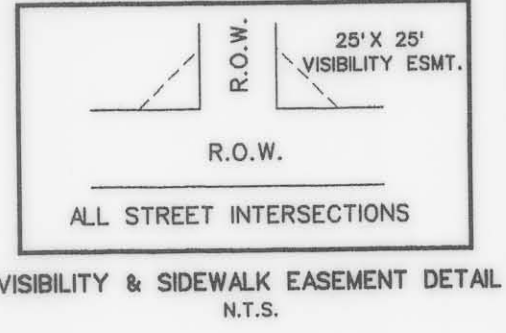
FILED FOR RECORD  
ROCKWALL CO. TEXAS  
08 AUG 28 AM 8:45  
LISA CONSTANT  
COUNTY CLERK  
DEPUTY

Stone Creek - Phase I

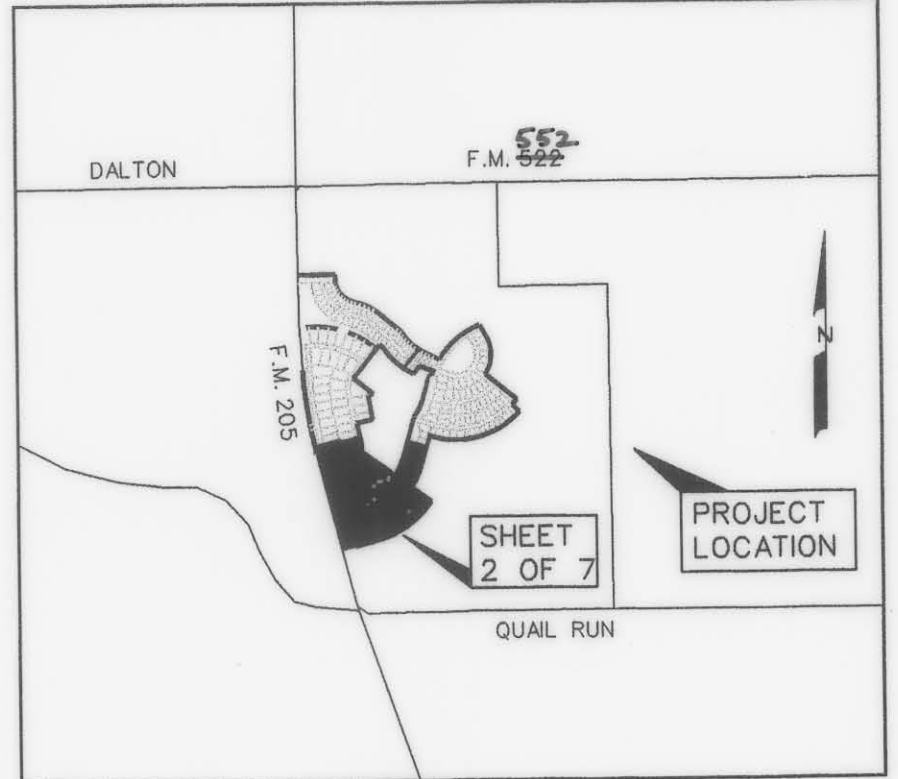
JUNE 2008 SCALE 1" = 100'

G-324





- NOTES
1. Bearing are referenced to 392.938 acre tract (Vol. 64, Pg.22).
  2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
  3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
  4. B.L. - Building Line.  
U.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement  
- Street name change
  5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.



LOCATION MAP  
N.T.S.

FINAL PLAT  
OF  
**STONE CREEK  
PHASE I**

OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
S. KING SURVEY, ABSTRACT NO. 131

IN THE  
**CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS**

OWNERS  
**STONE CREEK SF., LTD.**  
3838 OAK LAWN AVE., SUITE 1212  
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PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

MAY 2008 SCALE 1" = 100'



SET CONCRETE MONUMENT  
CITY OF ROCKWALL GRID  
SYSTEM COORDINATES

X	Y
2594313.294	7036407.980
ELEV = 510.10	

$\Delta = 41^{\circ}06'40''$   
 $R = 1205.00'$   
 $T = 451.86'$   
 $L = 864.62'$   
 $C = 846.19'$   
 $B = S55^{\circ}10'22''W$

SEE SHEET 4 OF 7 FOR  
CURVE AND LINE TABLES

TOTAL LOTS 200  
TOTAL ACRES 83.393



$\Delta = 03^{\circ}07'00''$   
 $R = 5680.00'$   
 $T = 154.52'$   
 $L = 308.97'$   
 $C = 308.93'$   
 $B = N02^{\circ}30'27''W$

$\Delta = 1^{\circ}$   
 $R = 475.$   
 $T = 65.96$   
 $L = 131.08'$   
 $C = 130.66'$   
 $B = S43^{\circ}05'20''E$

$\Delta = 27^{\circ}51'5''$   
 $R = 625.00'$   
 $T = 155.04'$   
 $L = 303.95'$   
 $C = 300.97'$   
 $B = S49^{\circ}06'F$

$\Delta = 30^{\circ}59'47''$   
 $R = 920.00'$   
 $T = 255.11'$   
 $L = 497.71'$   
 $C = 491.66'$   
 $B = S49^{\circ}17'54''E$

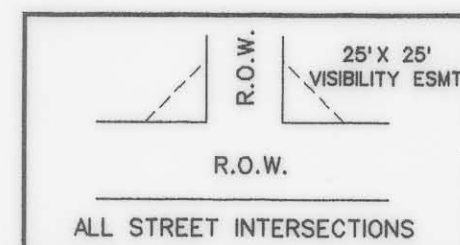
$\Delta = 21^{\circ}33'29''$   
 $R = 475.00'$   
 $T = 90.43'$   
 $L = 178.72'$   
 $C = 177.67'$   
 $B = N03^{\circ}21'43''E$

$\Delta = 06^{\circ}24'38''$   
 $R = 5370.00'$   
 $T = 300.72'$   
 $L = 600.82'$   
 $C = 600.51'$   
 $B = N10^{\circ}37'20''W$

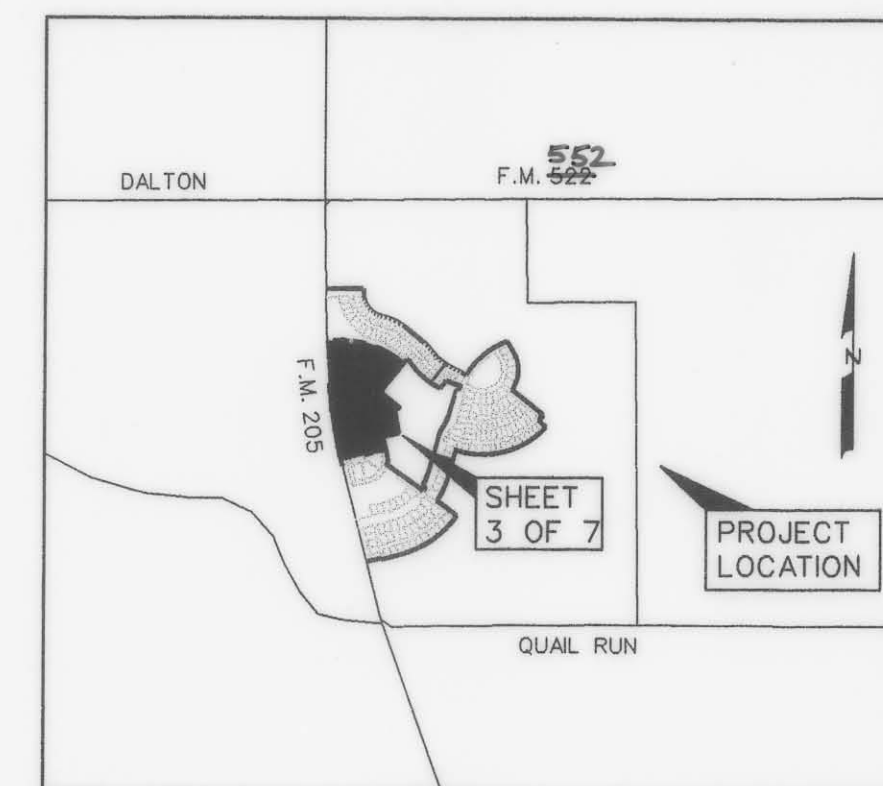
$\Delta = 63^{\circ}18'56''$   
 $R = 275.00'$   
 $T = 169.56'$   
 $L = 303.89'$   
 $C = 288.66'$   
 $B = S44^{\circ}01'47''W$

$\Delta = 10^{\circ}15'35''$   
 $R = 5680.00'$   
 $T = 509.91'$   
 $L = 1017.09'$   
 $C = 1015.74'$   
 $B = N09^{\circ}11'27''W$

0 50 100 200  
 SCALE: 1" = 100'



VISIBILITY & SIDEWALK EASEMENT DETAIL  
N.T.S.



LOCATION MAP  
N.T.S.

# FINAL PLAT OF STONE CREEK PHASE I

OUT OF THE  
 W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
 S. KING SURVEY, ABSTRACT NO. 131

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

OWNERS  
 STONE CREEK SF., LTD.  
 3838 OAK LAWN AVE., SUITE 1212  
 DALLAS, TEXAS 75219  
 214-522-4945

PREPARED BY  
 CORWIN ENGINEERING, INC.  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

MAY 2008 SCALE 1" = 100'

## NOTES

- Bearing are referenced to 392.938 acre tract (Vol. 64, Pg.22).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.  
U.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement  
- Street name change
- All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.

SEE SHEET 4 OF 7 FOR  
 CURVE AND LINE TABLES

Stone Creek - Phase I



STONE CREEK SF., LTD.  
CLERKS FILE NO. 2007-00375398

SET CONCRETE MONUMENT CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2593164.354	7039170.206
ELEV = 558.90	

0 50 100 200  
SCALE: 1" = 100'

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 15°57'48" W	18.43'
2.	S 07°46'03" E	27.12'
3.	S 41°08'58" E	21.08'
4.	S 50°59'37" E	30.81'
5.	S 50°59'39" E	37.97'
6.	S 50°59'39" E	58.55'
7.	S 69°07'33" E	138.56'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	138°24'25"	50.00'	120.78'	---	93.48'	N22°00'11"W
2.	02°53'33"	275.00'	13.88'	6.94'	13.88'	N37°33'34"E
3.	02°12'28"	800.00'	30.83'	15.42'	30.82'	S68°01'19"E
4.	02°35'38"	1000.0'	45.27'	22.64'	45.27'	S21°39'30"W
5.	78°55'03"	38.00'	52.34'	31.28'	48.30'	S57°40'59"W
6.	02°15'39"	1030.0'	40.64'	20.32'	40.64'	S17°05'38"W
7.	11°10'45"	660.00'	128.77'	64.59'	128.57'	S21°33'11"W
8.	83°54'55"	38.00'	55.65'	34.16'	50.81'	S14°48'54"E
9.	03°35'24"	695.00'	43.55'	21.78'	43.54'	S32°03'15"W
10.	39°54'08"	1055.0'	734.73'	382.97'	719.97'	N55°46'39"E
11.	38°17'32"	905.00'	604.83'	314.20'	593.64'	N56°34'57"E
12.	86°55'59"	38.00'	57.66'	36.02'	52.28'	N00°37'20"E
13.	39°49'35"	720.00'	500.47'	260.82'	490.46'	N55°48'55"E
14.	83°54'55"	38.00'	55.65'	34.16'	50.81'	S86°36'04"W
15.	37°03'55"	535.00'	346.10'	179.35'	340.09'	N57°11'45"E
16.	178°51'14"	50.00'	158.08'	---	100.00'	N59°18'45"W
17.	03°23'15"	5595.00'	330.78'	165.44'	330.73'	S12°37'37"E
18.	86°55'59"	38.00'	57.66'	36.02'	52.28'	N70°36'33"E
19.	19°56'19"	720.00'	250.56'	126.56'	249.29'	N25°55'58"E
20.	85°28'19"	38.00'	56.69'	35.11'	51.58'	N26°46'21"W
21.	07°16'41"	510.00'	64.78'	32.44'	64.74'	N19°36'09"E
22.	09°35'56"	510.00'	85.44'	42.82'	85.34'	N28°02'27"E
23.	16°52'37"	500.00'	147.28'	74.18'	146.75'	N24°24'07"E
24.	87°32'53"	38.00'	58.06'	36.41'	52.58'	N72°26'23"E
25.	11°44'47"	885.00'	181.44'	91.04'	181.12'	S79°54'35"E
26.	11°59'05"	885.00'	185.12'	92.90'	184.78'	N88°13'29"E
27.	23°43'52"	250.00'	103.55'	52.53'	102.81'	S04°05'52"W
28.	43°52'44"	885.00'	677.76'	356.48'	661.32'	N60°17'34"E
29.	01°37'07"	885.00'	25.00'	12.50'	25.00'	N37°32'39"E
30.	51°56'19"	730.00'	661.74'	355.56'	639.31'	N66°17'03"E
31.	55°51'49"	575.00'	560.63'	304.86'	538.68'	N66°17'07"E
32.	160°48'02"	50.00'	140.32'	---	98.60'	N47°44'51"E
33.	66°41'34"	420.00'	488.88'	276.38'	461.75'	N75°06'44"E
34.	76°43'18"	38.00'	50.88'	30.08'	47.17'	N20°14'19"W
35.	08°32'05"	970.00'	144.49'	72.38'	144.36'	N20°13'51"E
36.	72°31'14"	260.00'	329.09'	190.71'	307.56'	N74°36'49"E
37.	68°24'01"	260.00'	310.39'	176.70'	292.28'	N04°09'12"E
38.	35°51'48"	970.00'	607.16'	313.89'	597.29'	N42°25'48"E
39.	09°30'01"	970.00'	160.83'	80.60'	160.65'	N65°06'42"E
40.	33°56'32"	775.00'	459.11'	236.51'	452.43'	N52°09'17"W
41.	15°48'38"	325.00'	89.68'	45.13'	89.40'	N43°05'20"W
42.	27°38'29"	465.00'	224.33'	114.39'	222.16'	N64°48'54"W
43.	77°41'11"	455.00'	616.93'	366.39'	570.74'	N39°47'32"W
44.	72°54'22"	600.00'	763.47'	443.22'	713.00'	S42°10'57"E
45.	27°38'29"	320.00'	154.38'	78.72'	152.89'	S64°48'54"E
46.	42°33'29"	1125.00'	835.62'	438.14'	816.55'	S72°53'09"E
47.	45°22'35"	900.00'	712.77'	376.26'	694.29'	S73°40'57"E
48.	17°10'08"	50.00'	163.91'	---	99.77'	N36°43'17"E
49.	06°52'20"	5595.00'	671.09'	335.95'	670.69'	N07°29'49"W

$\Delta = 68^{\circ}15'04"$   
 $R = 305.00'$   
 $T = 206.70'$   
 $L = 363.32'$   
 $C = 342.21'$   
 $B = S44^{\circ}30'36"E$

$\Delta = 27^{\circ}38'29"$   
 $R = 615.00'$   
 $T = 151.29'$   
 $L = 296.70'$   
 $C = 293.83'$   
 $B = S64^{\circ}48'54"E$

STONE CREEK SF., LTD.  
CLERKS FILE NO. 2007-00375398

$\Delta = 15^{\circ}48'38"$   
 $R = 475.00'$   
 $T = 65.96'$   
 $L = 131.08'$   
 $C = 130.66'$   
 $B = S43^{\circ}05'20"E$

$\Delta = 27^{\circ}51'51"$   
 $R = 625.00'$   
 $T = 155.04'$   
 $L = 303.95'$   
 $C = 300.97'$   
 $B = S49^{\circ}06'57"E$

STONE CREEK SF., LTD.  
CLERKS FILE NO. 2007-00375398

$\Delta = 30^{\circ}59'47"$   
 $R = 920.00'$   
 $T = 255.11'$   
 $L = 497.71'$   
 $C = 491.66'$   
 $B = S49^{\circ}17'54"E$

FINAL PLAT  
OF  
**STONE CREEK  
PHASE I**  
OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
S. KING SURVEY, ABSTRACT NO. 131

IN THE  
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214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

MAY 2008

SCALE 1" = 100'

Stone Creek - Phase I

SHEET 4 OF 7

G-327



0 50 100 200  
SCALE: 1" = 100'

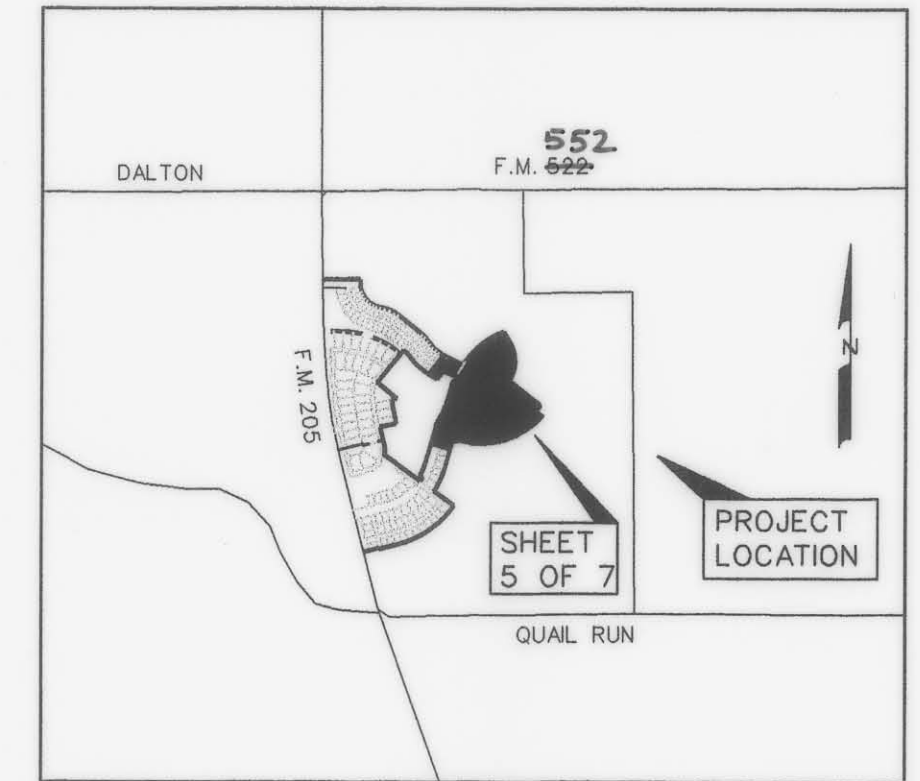
0°E

$\Delta = 27^{\circ}51'51''$   
 $R = 625.00'$   
 $T = 155.04'$   
 $L = 303.95'$   
 $C = 300.97'$   
 $B = S49^{\circ}06'57''E$

$\Delta = 37^{\circ}40'07''$   
 $R = 1000.00'$   
 $T = 341.10'$   
 $L = 657.44'$   
 $C = 645.66'$   
 $B = N50^{\circ}43'38''E$

STONE CREEK SF., LTD.  
CLERKS FILE NO. 2007-00375398

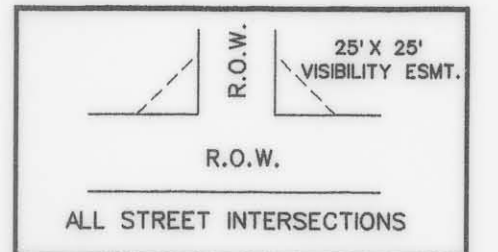
$\Delta = 64^{\circ}59'16''$   
 $R = 420.00'$   
 $T = 267.51'$   
 $L = 476.38'$   
 $C = 451.26'$   
 $B = S02^{\circ}26'49''W$



LOCATION MAP  
N.T.S.

NOTES

- Bearing are referenced to 392.938 acre tract (Vol. 64, Pg.22).
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- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
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U.E. - Utility Easements.  
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V.A.M.S. - Visibility, Maintenance & Sidewalk Easement  
- Street name change
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VISIBILITY & SIDEWALK EASEMENT DETAIL  
N.T.S.

STONE CREEK SF., LTD.  
CLERKS FILE NO. 2007-00375398

W.T. DEWEESE SURVEY  
ABSTRACT NO. 71  
S. KING SURVEY  
ABSTRACT NO. 131

$\Delta = 16^{\circ}52'33''$   
 $R = 440.00'$   
 $T = 65.28'$   
 $L = 129.61'$   
 $C = 129.14'$   
 $B = S24^{\circ}24'07''W$

$\Delta = 16^{\circ}52'37''$   
 $R = 570.00'$   
 $T = 84.56'$   
 $L = 167.90'$   
 $C = 167.29'$   
 $B = S24^{\circ}24'07''W$

$\Delta = 05^{\circ}33'53''$   
 $R = 910.00'$   
 $T = 44.23'$   
 $L = 88.38'$   
 $C = 88.35'$   
 $B = S39^{\circ}33'42''W$

W.T. DEWEESE SURVEY  
ABSTRACT NO. 71  
S. KING SURVEY  
ABSTRACT NO. 131

FINAL PLAT  
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MAY 2008 SCALE 1" = 100'

Stone Creek - Phase I

SEE SHEET 4 OF 7 FOR  
CURVE AND LINE TABLES

$\Delta = 63^{\circ}37'10''$   
 $R = 1030.00'$   
 $T = 638.87'$   
 $L = 1143.68'$   
 $C = 1085.83'$   
 $B = S74^{\circ}09'13''W$



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I(we) the undersigned owner(s) of the land shown on this plat, and designated herein as the STONE CREEK PHASE I, 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. I(we) further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE I, subdivision have been notified and signed this plat.

I(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. I(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 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 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.

I(we) further acknowledge that the dedications and/or exaction's 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(we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I(we) may have as a result of the dedication of exactions made herein.

BY: STONE CREEK SF, LTD., a Texas limited partnership  
OF: STONE CREEK SF GP Corporation, a Texas Corporation

Richard M. Skarburg  
President

Richard M. Skarburg  
Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 26th day of June, 2008.

Notary Public in and for the State of Texas My Commission Expires: 9-30-09

STATE OF TEXAS  
COUNTY OF ROCKWALL DALLAS

Before me, the undersigned authority, on this day personally appeared Kevin E. Crayton, 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 26th day of June, 2008.

Notary Public in and for the State of Texas My Commission Expires: 9-30-09

NOTE: 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.



Recommended for Final Approval:

CW Bricker  
Planning & Zoning Commission

7-15-08  
Date

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 5th day of November, 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.

WITNESS OUR HANDS, this 27th day of August, 2008.

William R. Craig  
Mayor, City of Rockwall

Kristy Ashberry  
City Secretary

Chuck Todd 8-27-08  
City Engineer



FINAL PLAT  
OF

STONE CREEK  
PHASE I

OUT OF THE

W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNERS

STONE CREEK SF., LTD.  
3838 OAK LAWN AVE., SUITE 1212  
DALLAS, TEXAS 75219  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

MAY 2008

Stone Creek - Phase I



LEGAL DESCRIPTION - Stone Creek Phase I

WHEREAS, STONE CREEK SF., LTD., is the owner of a tract of land situated in the W.T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, in the City of Rockwall, Rockwall County, Texas, being part of Tract 1 and Tract 2, in the Deed Records of Rockwall County, Texas, as described in Clerks File No. 2007-00375398, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING, at a 1/2 inch iron rod found at the most westerly southwest corner of said 392.938 acre tract, being in the east line of F.M. 205 (100' R.O.W.);

THENCE, North 14° 18' 45" West, along the west line of said 392.938 acre tract and the east line of said F.M. 205, for a distance of 725.66 feet, to a 1/2 inch iron rod set at the POINT OF BEGINNING;

THENCE, North 14° 18' 45" West, continuing along said east and west lines, for a distance of 1216.43 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 5680.00 feet, a central angle of 10° 15' 35", and a tangent of 509.91 feet;

THENCE, continuing along said lines and with said curve to the right for an arc distance of 1017.09 feet (Chord Bearing North 09° 11' 27" West - 1015.74 feet), to a 1/2 inch iron rod set;

THENCE, North 04° 03' 51" West, continuing along said lines, for a distance of 379.29 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 5680.00 feet, a central angle of 03° 07' 00" and a tangent of 154.52 feet;

THENCE, continuing along said lines and with said curve to the right for an arc distance of 308.97 feet (Chord Bearing North 02° 30' 27" West - 308.93 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 00° 56' 57" West, continuing along said lines, for a distance of 456.84 feet, to a 1/2 inch iron rod set;

THENCE, North 89° 03' 03" East, departing said lines, for a distance of 459.98 feet, to a 1/2 inch iron rod set;

THENCE, South 00° 56' 57" East, for a distance of 100.00 feet, to a 1/2 inch iron rod set on a curve to the left, having a radius of 305.00 feet, a central angle of 68° 15' 04", and a tangent of 206.70 feet;

THENCE, along said curve to the left for an arc distance of 363.32 feet (Chord Bearing South 44° 30' 36" East - 342.21 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 615.00 feet, a central angle of 27° 38' 29", and a tangent of 151.29 feet;

THENCE, along said curve to the right for an arc distance of 296.70 feet (Chord Bearing South 64° 48' 54" East - 293.83 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 50° 59' 39" East, for a distance of 296.62 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 475.00 feet, a central angle of 15° 48' 38", and a tangent of 65.96 feet;

THENCE, along said curve to the right for an arc distance of 131.08 feet (Chord Bearing South 43° 05' 20" East - 130.66 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the left, having a radius of 625.00 feet, a central angle of 27° 51' 51", and a tangent of 155.04 feet;

THENCE, along said curve to the left for an distance of 303.95 feet (Chord Bearing South 49° 06' 57" East - 300.97 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 63° 02' 52" East, for a distance of 223.77 feet, to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 1000.00 feet, a central angle of 37° 40' 07", and a tangent of 341.10 feet;

THENCE, along said curve to the right for an arc distance of 657.44 feet (Chord Bearing North 50° 43' 38" East - 645.66 feet), to a 1/2 inch iron rod set;

THENCE, South 30° 02' 48" East, for a distance of 164.61 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 420.00 feet, a central angle of 64° 59' 16", and a tangent of 267.51 feet;

THENCE, along said curve to the right for an arc distance of 476.38 feet (Chord Bearing South 02° 26' 49" West - 451.26 feet), to a 1/2 inch iron rod set;

THENCE, South 51° 38' 48" East, for a distance of 490.40 feet, to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 910.00 feet, a central angle of 05° 33' 53", and tangent of 44.23 feet;

THENCE, along said curve to the right for an arc distance of 88.38 feet (Chord Bearing South 39° 33' 42" West - 88.35 feet), to a 1/2 inch iron rod set;

THENCE, South 47° 39' 22" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set on a curve to the right, having a radius of 1030.00 feet, a central angle of 63° 37' 10", and a tangent of 638.87 feet;

THENCE, along said curve to the right for an arc distance of 1143.68 feet (Chord Bearing South 74° 09' 13" West - 1085.83 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 74° 02' 12" West, for a distance of 61.78 feet, to a 1/2 inch iron rod set;

THENCE, South 15° 57' 48" West, for a distance of 374.04 feet, to a 1/2 inch iron rod set, at the point of curvature of a curve to the right, having a radius of 905.00 feet, a central angle of 18° 18' 25", and tangent of 145.82 feet;

THENCE, along said curve to the right for an arc distance of 289.16 feet (Chord Bearing South 25° 07' 01" West - 287.93 feet), to a 1/2 inch iron rod set;

THENCE, South 54° 20' 11" East, for a distance of 300.07 feet, to a 1/2 inch iron rod set on a curve to the right, having a radius of 1205.00 feet, a central angle of 41° 06' 40", and a tangent of 451.86 feet;

THENCE, along said curve to the right for an arc distance of 864.62 feet (Chord Bearing South 55° 10' 22" West - 846.19 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 75° 43' 42" West, for a distance of 227.37 feet, to a 1/2 inch iron rod set;

THENCE, North 14° 18' 45" West, for a distance of 15.00 feet, to a 1/2 inch iron rod set;

THENCE, South 75° 41' 15" West, for a distance of 185.00 feet, to the POINT OF BEGINNING and containing 83.393 acres of land.

SAVE AND EXCEPT:

WHEREAS, STONE CREEK SF., LTD., is the owner of a tract of land situated in the W.T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, in the City of Rockwall, Rockwall County, Texas, being part of Tract 1 and Tract 2, in the Deed Records of Rockwall County, Texas, as described in Clerks File No. 2007-00375398, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING, at a 1/2 inch iron rod found at the most westerly southwest corner of said 392.938 acre tract, being in the east line of F.M. 205 (100' R.O.W.);

THENCE, North 14° 18' 45" West, along the west line of said 392.938 acre tract and the east line of said F.M. 205, for a distance of 1397.70 feet;

THENCE, North 75° 41' 15" East, departing the east line of said F.M. 205, for a distance of 876.82 feet, to a 1/2 inch iron rod set at the POINT OF BEGINNING;

THENCE, North 54° 20' 11" West, for a distance of 160.38 feet, to a 1/2 inch iron rod set;

THENCE, South 35° 39' 49" West, for a distance of 50.00 feet, to a 1/2 inch iron rod set;

THENCE, North 54° 20' 11" West, for a distance of 103.69 feet, to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 138° 24' 25";

THENCE, along said curve to the right for an arc distance of 120.78 feet (Chord Bearing North 22° 00' 11" West - 93.48 feet), to a 1/2 inch iron rod set;

THENCE, North 54° 20' 11" West, for a distance of 195.10 feet, to a 1/2 inch iron rod set on a curve to the right, having a radius of 275.00 feet, a central angle of 63° 18' 56", and a tangent of 169.56 feet;

THENCE, along said curve to the right for an arc distance of 303.89 feet (Chord Bearing South 44° 01' 47" West - 288.66 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 75° 41' 15" West, for a distance of 55.01 feet, to a 1/2 inch iron rod set;

THENCE, North 14° 18' 45" West, for a distance of 250.00 feet, to a 1/2 inch iron rod set;

THENCE, North 75° 41' 15" East, for a distance of 51.41 feet, to a 1/2 inch iron rod set;

THENCE, North 05° 27' 59" East, for a distance of 85.05 feet, to a 1/2 inch iron rod set on a curve to the right, having a radius of 5370.00 feet, a central angle of 06° 24' 38", and a tangent of 300.72 feet;

THENCE, along said curve to the right for an arc distance of 600.82 feet (Chord Bearing North 10° 37' 20" West - 600.51 feet), to a point of compound curvature of a curve to the right, having a radius of 475.00 feet, a central angle of 21° 33' 29", and a tangent of 90.43 feet;

THENCE, along said curve to the right for an arc distance of 178.72 feet (Chord Bearing North 03° 21' 43" East - 177.67 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 14° 08' 28" East, for a distance of 144.46 feet, to a 1/2 inch iron rod set;

THENCE, South 65° 00' 10" East, for a distance of 224.25 feet, to a 1/2 inch iron rod set on a curve to the right, having a radius of 275.00 feet, a central angle of 02° 53' 33", and a tangent of 6.94 feet;

THENCE, along said curve to the right for an arc distance of 13.88 feet (Chord Bearing North 37° 33' 34" West - 13.88 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 39° 00' 21" East, for a distance of 171.88 feet, to a 1/2 inch iron rod set;

THENCE, South 50° 59' 39" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set;

THENCE, North 39° 00' 21" East, for a distance of 309.58 feet, to a 1/2 inch iron rod set;

THENCE, South 50° 59' 39" East, for a distance of 58.55 feet, to a 1/2 inch iron rod set on a non-tangent curve to the left, having a radius of 920.00 feet, a central angle of 30° 59' 47", and a tangent of 255.11 feet;

THENCE, along said curve to the left for an arc distance of 497.71 feet (Chord Bearing South 49° 17' 54" East - 491.56 feet); to a 1/2 inch iron rod set;

THENCE, North 39° 00' 21" East, for a distance of 124.13 feet, to a 1/2 inch iron rod set on a curve to the left, having a radius of 800.00 feet, a central angle of 02° 12' 28", and a tangent of 15.42 feet;

THENCE, along said curve to the left for an arc 30.83 feet (Chord Bearing South 68° 01' 19" East - 30.82 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 69° 07' 38" East, for a distance of 138.56 feet, to a 1/2 inch iron rod set being on a non-tangent curve to the left, having a radius of 1000.00 feet, a central angle of 02° 35' 38", and a tangent of 22.64 feet;

THENCE, along said curve to the left for an arc distance of 45.27 feet (Chord Bearing South 21° 39' 30" West - 45.27 feet), to a 1/2 inch iron rod set on a curve to the left, having a radius of 38.00 feet, a central angle of 78° 55' 03", and a tangent of 31.28 feet (Chord Bearing South 57° 40' 59" West - 48.30 feet), to a 1/2 inch iron rod set at the point of compound curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 02° 15' 39", and a tangent of 20.32 feet;

THENCE, along said curve to the left of an arc distance of 40.64 feet (Chord Bearing South 17° 05' 38" West - 40.64 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 15° 57' 48" West, for a distance of 268.02 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 440.00 feet, a central angle of 16° 52' 33", and a tangent of 65.28 feet;

THENCE, along said curve to the right for an arc distance of 129.61 feet (Chord Bearing South 24° 24' 07" West - 129.14 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the left, having a radius of 570.00 feet, a central angle of 16° 52' 37", and tangent of 84.56 feet;

THENCE, along said curve to the left for an arc distance of 167.90 feet (Chord Bearing South 24° 24' 07" West - 167.29 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 15° 57' 48" West, for a distance of 454.43 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 660.00 feet, a central angle of 11° 10' 45", and a tangent of 64.59 feet;

THENCE, along said curve to the right for an arc distance of 128.77 feet (Chord Bearing South 21° 33' 11" West - 128.57 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the left, having a radius of 38.00 feet, a central angle of 83° 54' 55", and a tangent of 34.16 feet;

THENCE, along said curve to the left for an arc distance of 55.65 feet (Chord Bearing South 14° 48' 54" East - 50.81 feet), to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 695.00 feet, a central angle of 03° 35' 24", and a tangent of 21.78 feet;

THENCE, along said curve to the right for an arc distance of 43.55 feet (Chord Bearing South 32° 03' 15" West - 43.54 feet), to the POINT OF BEGINNING and containing 28.004 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 26 day of June, 2008.

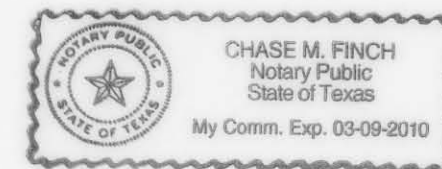
*Warren L. Corwin*  
WARREN L. CORWIN  
R.P.L.S. No. 4621



THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 26 day of June, 2008.



*Chase M. Finch*  
Notary Public  
State of Texas  
Notary Public in and for the State of Texas

FINAL PLAT  
OF  
**STONE CREEK  
PHASE I**  
OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
S. KING SURVEY, ABSTRACT NO. 131  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNERS  
STONE CREEK SF., LTD.  
3838 OAK LAWN AVE., SUITE 1212  
DALLAS, TEXAS 75219  
214-522-4945

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

MAY 2008

Stone Creek - Phase I



RANDOM OAKS  
AT THE SHORES  
VOL. C, PGS. 268-269  
SF-6 ZONING

MATCHLINE 3 OF 7  
MATCHLINE 2 OF 7

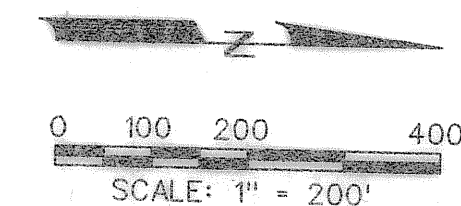
S.H. 205

BARLASS DRIVE

BARRYMORE DRIVE

MATCHLINE 4 OF 7  
MATCHLINE 3 OF 7

BORDEAUX DRIVE



HANSWORTH DRIVE

LAKEVIEW DRIVE

HAYWARD DRIVE

STONE CREEK SF., LTD.

FEATHERSTONE DRIVE

MATCHLINE 2 OF 7  
MATCHLINE 5 OF 7

STONE CREEK SF., LTD.

HYER DRIVE

YORK DRIVE

CRESTWOOD DRIVE

CHAUNTED DRIVE

DEVORSON DRIVE

MATCHLINE 4 OF 7  
MATCHLINE 5 OF 7

STONE CREEK SF., LTD.

NOTE:  
THE PURPOSE OF THIS REPLAT  
IS TO CORRECT SCRIVENER ERROR ON THE  
APPROVED FINAL PLAT AND ADD ONE LOT TO  
BLOCK K.

REPLAT  
OF

# STONE CREEK PHASE I

OUT OF THE

W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNERS

STONE CREEK SF., LTD.  
3838 OAK LAWN AVE., SUITE 1212  
DALLAS, TEXAS 75219  
214-522-4945

PREPARED BY

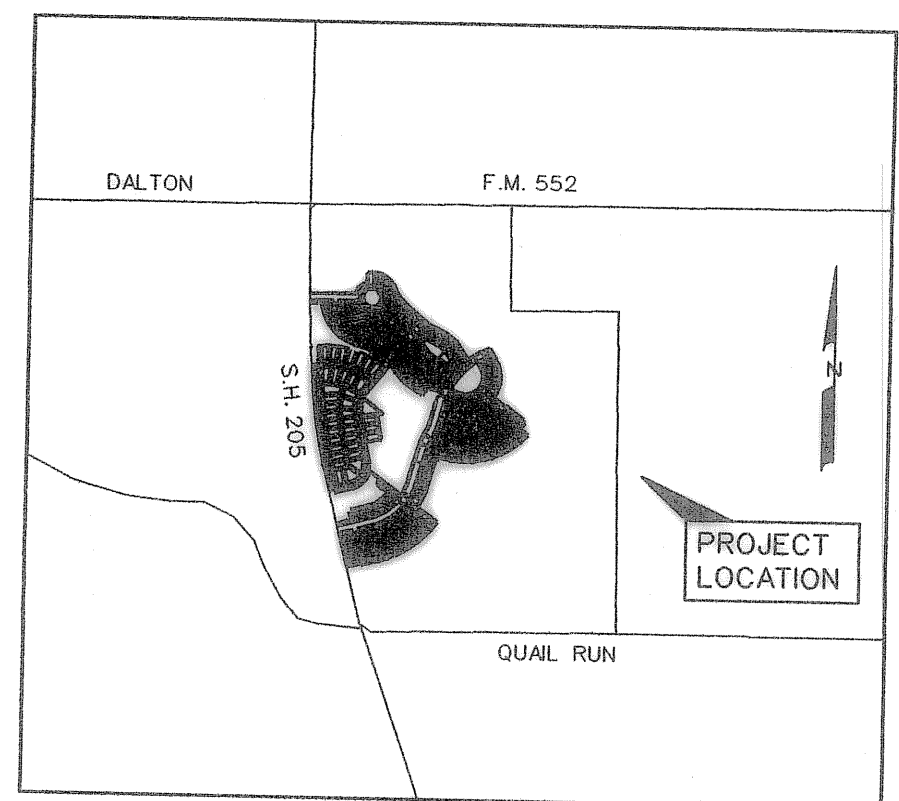
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

OCTOBER 2008

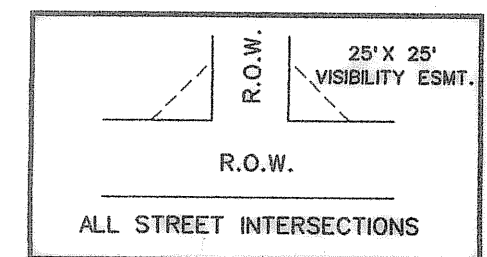
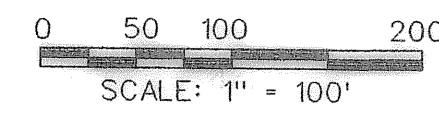
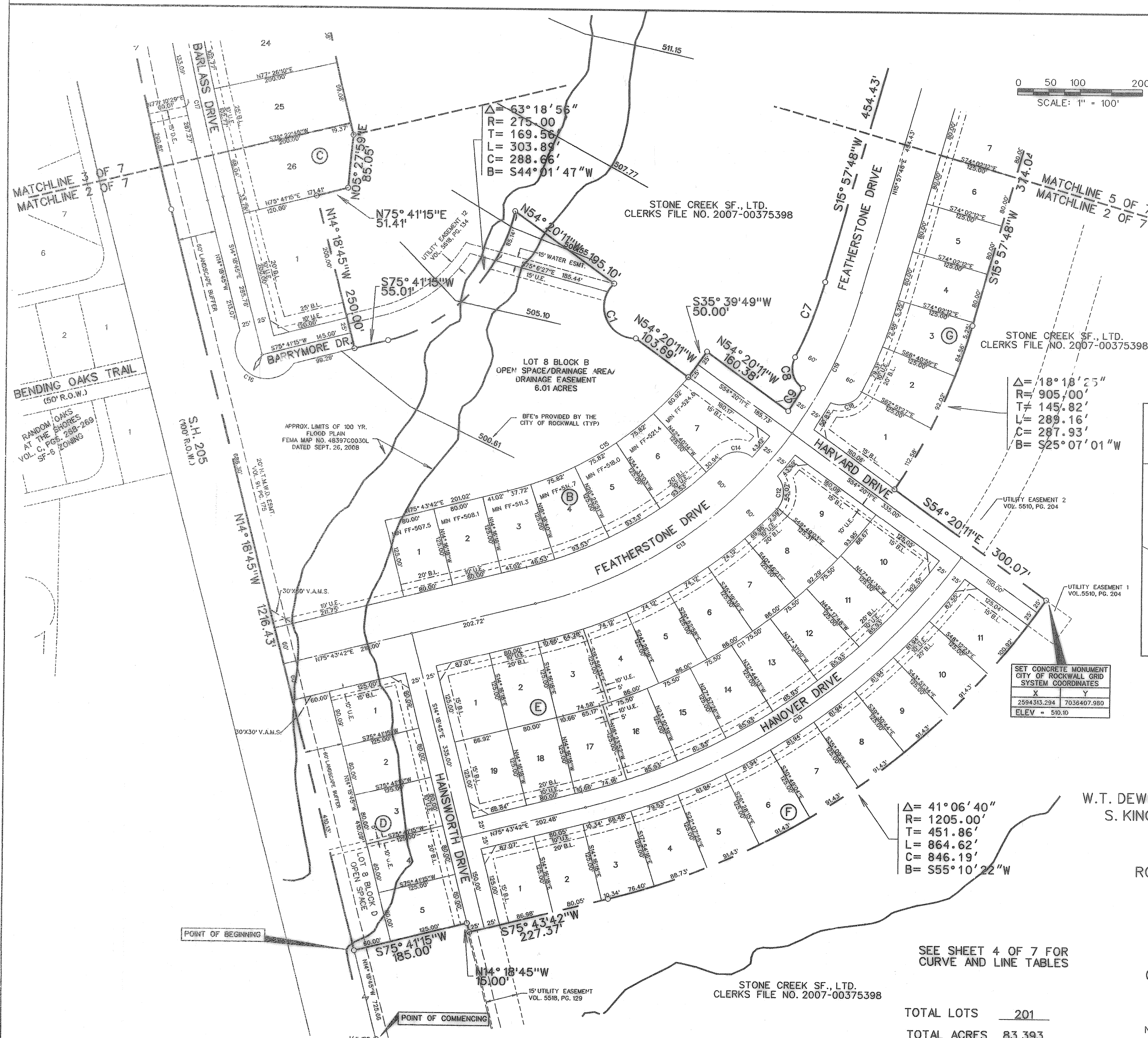
SCALE 1" = 100'

FILED FOR RECORD  
ROCKWALL COUNTY CLERK  
LISA CONSTANT  
COUNTY CLERK  
08 DEC 18 AM 11:12



LOCATION MAP  
N.T.S.

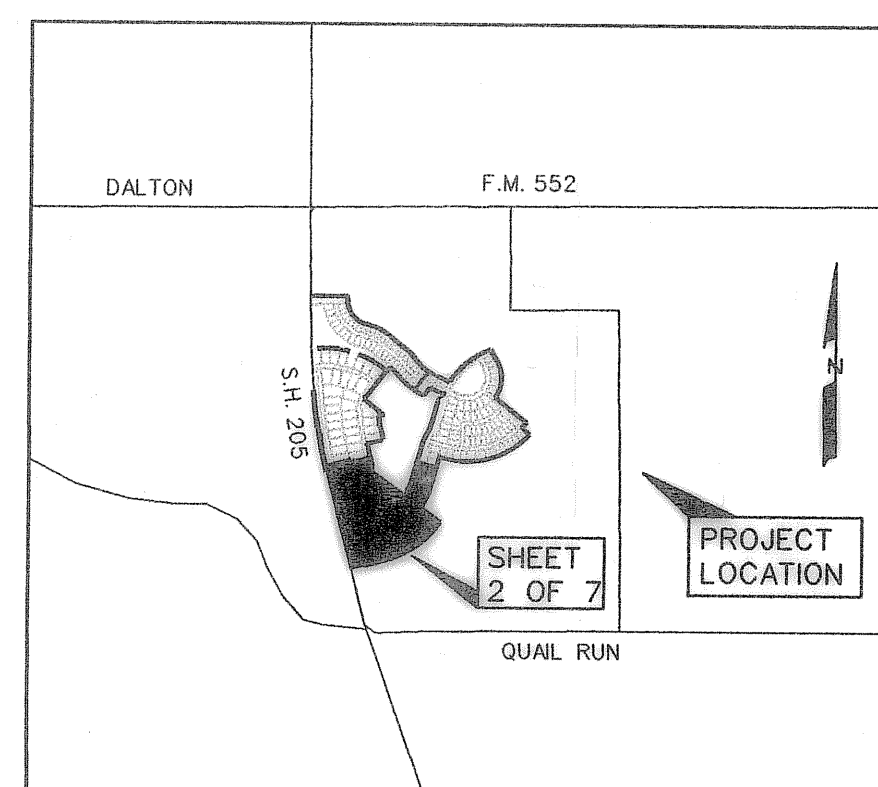




VISIBILITY & SIDEWALK EASEMENT DETAIL  
N.T.S.

NOTES

- Bearing are referenced to 392.938 acre tract (Vol. 64, Pg.22).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.  
U.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement  
BFE - Base Flood Elevation  
- Street name change
- All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.



LOCATION MAP  
N.T.S.

REPLAT  
OF  
**STONE CREEK  
PHASE I**  
OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
S. KING SURVEY, ABSTRACT NO. 131  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNERS  
**STONE CREEK SF., LTD.**  
3838 OAK LAWN AVE., SUITE 1212  
DALLAS, TEXAS 75219  
214-522-4945  
PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

NOVEMBER 2008 SCALE 1" = 100'

$\Delta = 41^{\circ}06'40''$   
 $R = 1205.00'$   
 $T = 451.86'$   
 $L = 864.62'$   
 $C = 846.19'$   
 $B = S55^{\circ}10'22''W$

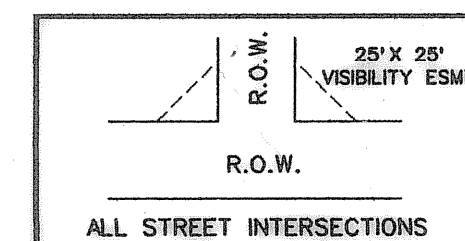
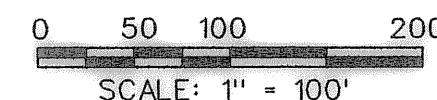
SEE SHEET 4 OF 7 FOR  
CURVE AND LINE TABLES

TOTAL LOTS 201  
TOTAL ACRES 83.393

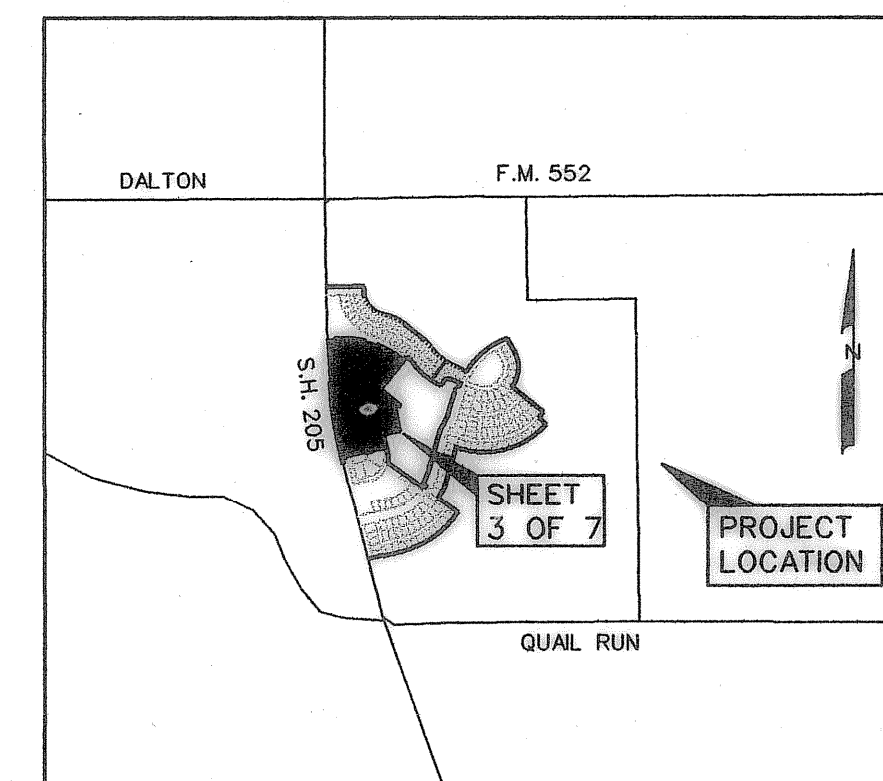
STONE CREEK SF., LTD.  
CLERKS FILE NO. 2007-00375398

SET CONCRETE MONUMENT CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2594313.294	7036407.980
ELEV = 510.10	



$$\begin{aligned}\Delta &= 1. \\ R &= 475. \\ T &= 65.96 \\ L &= 131.08' \\ C &= 130.66' \\ B &= S43^{\circ}05'20''E\end{aligned}$$
$$\begin{aligned}\Delta &= 27^{\circ}51'5'' \\ R &= 625.00' \\ T &= 155.04' \\ L &= 303.95' \\ C &= 300.97' \\ B &= S49^{\circ}06'E\end{aligned}$$


**VISIBILITY & SIDEWALK EASEMENT DETAIL**  
N.T.S.



LOCATION MAP  
N.T.S.

REPLAT  
OF  
STONE CREEK  
PHASE I

OUT OF THE

W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
S. KING SURVEY, ABSTRACT NO. 131

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNERS

**STONE CREEK SF., LTD.**  
3838 OAK LAWN AVE., SUITE 1212  
DALLAS, TEXAS 75219  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

NOVEMBER 2008

SCALE 1" = 100'

SHEET 3 OF 7

G-361

NOTE:  
THE PURPOSE OF THIS REPLAT  
IS TO CORRECT SCRIVENER ERROR ON THE  
APPROVED FINAL PLAT AND ADD ONE LOT TO  
BLOCK K.

BFE's PROVIDED BY THE  
CITY OF ROCKWALL (TYP

## NOTES

1. Bearing are referenced to 392.938 acre tract (Vol. 64, Pg.22).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.  
U.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement  
BFE - Base Flood Elevation  
↓ - Street name change
5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.

SEE SHEET 4 OF 7 FOR  
CURVE AND LINE TABLES

STONE CREEK SF., LTD.  
CLERKS FILE NO. 2007-00375398

APPROX. LIMITS OF 100 YR.  
FLOOD PLAIN  
FEMA MAP NO. 48397C0030L  
DATED SEPT. 26, 2008

$\Delta = 21^{\circ} 33' 29''$   
 $R = 475.00'$   
 $T = 90.43'$   
 $L = 178.72'$   
 $C = 177.67'$   
 $B = N03^{\circ} 21' 43'' E$

$\Delta = 06^{\circ}24'38''$   
 $R = 5370.00'$   
 $T = 300.72'$   
 $L = 600.82'$   
 $C = 600.51'$   
 $B = N10^{\circ}37'20''W$

$\Delta = 63^{\circ} 18' 56''$   
 $R = 275.00$   
 $T = 169.56$   
 $L = 303.89$   
 $C = 288.66$   
 $B = S44^{\circ} 01' 47''$

$\Delta = 10^{\circ} 15' 35''$   
 $R = 5680.00'$   
 $T = 509.91'$   
 $L = 1017.09'$   
 $C = 1015.74'$   
 $B = N09^{\circ} 11' 27'' W$

RIDGE ROAD WEST  
(100' R.O.W.)

RANDOM OAKS  
AT THE SHORES  
VOL. 6 PGS. 268-269  
CE-6 ZONING

MATCHLINE  
MATCHLINE



STONE CREEK SF., LTD.  
CLERKS FILE NO. 2007-00375398

0 50 100 200  
SCALE: 1" = 100'

SET CONCRETE MONUMENT CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2593164.354	7039170.206
ELEV = 558.90	

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 15° 57' 48" W	18.43'
2.	S 07° 46' 03" E	27.12'
3.	S 41° 08' 58" E	21.08'
4.	S 50° 59' 37" E	30.81'
5.	S 50° 59' 39" E	37.97'
6.	S 50° 59' 39" E	58.55'
7.	S 69° 07' 33" E	138.56'
8.	N 85° 56' 09" E	50.00'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	138° 24' 25"	50.00'	120.78'	—	93.48'	N22° 00' 11" W
2.	02° 53' 33"	275.00'	13.88'	6.94'	13.88'	N37° 33' 34" E
3.	02° 12' 28"	800.00'	30.82'	15.42'	30.82'	S68° 01' 19" E
4.	02° 35' 38"	1000.0'	45.27'	22.64'	45.27'	S21° 39' 30" W
5.	78° 55' 03"	38.00'	52.34'	31.28'	48.30'	S57° 40' 59" W
6.	02° 15' 39"	1030.0'	40.64'	20.32'	40.64'	S17° 05' 38" W
7.	11° 10' 45"	660.00'	128.77'	64.59'	128.57'	S21° 33' 11" W
8.	83° 54' 55"	38.00'	55.65'	34.16'	50.81'	S14° 48' 54" E
9.	03° 35' 24"	695.00'	43.55'	21.78'	43.54'	S32° 03' 15" W
10.	39° 54' 08"	1055.0'	734.73'	382.97'	719.97'	N55° 46' 39" E
11.	38° 17' 32"	905.00'	604.83'	314.20'	593.64'	N56° 34' 57" E
12.	86° 55' 59"	38.00'	57.66'	36.02'	52.28'	N00° 37' 20" E
13.	39° 49' 35"	720.00'	500.47'	260.82'	490.46'	N55° 48' 55" E
14.	83° 54' 55"	38.00'	55.65'	34.16'	50.81'	S86° 36' 04" W
15.	37° 03' 55"	535.00'	346.10'	179.35'	340.09'	N57° 11' 45" E
16.	178° 51' 14"	50.00'	158.08'	—	100.00'	N59° 18' 45" W
17.	03° 23' 15"	5595.00'	330.78'	165.44'	330.73'	S12° 37' 37" E
18.	86° 55' 59"	38.00'	57.66'	36.02'	52.28'	N70° 36' 33" E
19.	19° 56' 19"	720.00'	250.56'	126.56'	249.29'	N25° 55' 58" E
20.	85° 28' 19"	38.00'	56.69'	35.11'	51.58'	N26° 46' 21" W
21.	07° 16' 41"	510.00'	64.78'	32.44'	64.74'	N19° 36' 09" E
22.	09° 35' 56"	510.00'	85.44'	42.82'	85.34'	N28° 02' 27" E
23.	16° 52' 37"	500.00'	147.28'	74.18'	146.75'	N24° 24' 07" E
24.	87° 32' 53"	38.00'	58.06'	36.41'	52.58'	N72° 26' 23" E
25.	11° 44' 47"	885.00'	181.44'	91.04'	181.12'	S79° 54' 35" E
26.	11° 59' 05"	885.00'	185.12'	92.90'	184.78'	N88° 13' 29" E
27.	23° 43' 52"	250.00'	103.55'	52.53'	102.81'	S04° 05' 52" W
28.	43° 52' 44"	885.00'	677.76'	356.48'	661.32'	N60° 17' 34" E
29.	01° 37' 07"	885.00'	25.00'	12.50'	25.00'	N37° 32' 39" E
30.	51° 56' 19"	730.00'	661.74'	355.56'	639.31'	N66° 17' 03" E
31.	55° 51' 49"	575.00'	560.63'	304.86'	538.68'	N66° 17' 07" E
32.	160° 48' 02"	50.00'	140.32'	—	98.60'	N47° 44' 51" E
33.	66° 41' 34"	420.00'	488.88'	276.38'	461.75'	N75° 06' 44" E
34.	76° 43' 18"	38.00'	50.88'	30.08'	47.17'	N20° 14' 19" W
35.	08° 32' 05"	970.00'	144.49'	72.38'	144.36'	N20° 13' 51" E
36.	72° 31' 14"	260.00'	329.09'	190.71'	307.56'	N74° 36' 49" E
37.	68° 24' 01"	260.00'	310.39'	176.70'	292.28'	N04° 09' 12" E
38.	35° 51' 48"	970.00'	607.16'	313.89'	597.29'	N42° 25' 48" E
39.	09° 30' 01"	970.00'	160.83'	80.60'	160.65'	N65° 06' 42" E
40.	33° 56' 32"	775.00'	459.11'	236.51'	452.43'	N52° 09' 17" W
41.	15° 48' 38"	325.00'	89.68'	45.13'	89.40'	N43° 05' 20" W
42.	27° 38' 29"	465.00'	224.33'	114.39'	222.16'	N64° 48' 54" W
43.	77° 41' 11"	455.00'	616.93'	366.39'	570.74'	N39° 47' 32" W
44.	72° 54' 22"	600.00'	763.47'	443.22'	713.00'	S42° 10' 57" E
45.	27° 38' 29"	320.00'	154.38'	78.72'	152.89'	S64° 48' 54" E
46.	42° 33' 29"	1125.00'	835.62'	438.14'	816.55'	S72° 53' 09" E
47.	45° 22' 35"	900.00'	712.77'	376.26'	694.29'	S73° 40' 57" E
48.	17° 10' 08"	50.00'	163.91'	—	99.77'	N36° 43' 17" E
49.	06° 52' 20"	5595.00'	671.09'	335.95'	670.69'	N07° 29' 49" W

Δ = 68° 15' 04"  
R = 305.00'  
T = 206.70'  
L = 363.32'  
C = 342.21'  
B = S44° 30' 36" E

Δ = 27° 38' 29"  
R = 615.00'  
T = 151.29'  
L = 296.70'  
C = 293.83'  
B = S64° 48' 54" E

STONE CREEK SF., LTD.  
CLERKS FILE NO. 2007-00375398

Δ = 15° 48' 38"  
R = 475.00'  
T = 65.96'  
L = 131.08'  
C = 130.66'  
B = S43° 05' 20" E

Δ = 27° 51' 51"  
R = 625.00'  
T = 155.04'  
L = 303.95'  
C = 300.97'  
B = S49° 06' 57" E

REPLAT  
OF  
**STONE CREEK  
PHASE I**  
OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
S. KING SURVEY, ABSTRACT NO. 131

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNERS  
STONE CREEK SF., LTD.  
3838 OAK LAWN AVE., SUITE 1212  
DALLAS, TEXAS 75219  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

NOVEMBER 2008 SCALE 1" = 100'

SHEET 4 OF 7

G. 362

VISIBILITY & SIDEWALK EASEMENT DETAIL  
N.T.S.

LOCATION MAP  
N.T.S.



0 50 100 200  
SCALE: 1" = 100'

0"E

$\Delta = 27^\circ 51' 51''$   
 $R = 625.00'$   
 $T = 155.04'$   
 $L = 303.95'$   
 $C = 300.97'$   
 $B = S49^\circ 06' 57'' E$

$\Delta = 37^\circ 40' 07''$   
 $R = 1000.00'$   
 $T = 341.10'$   
 $L = 657.44'$   
 $C = 645.66'$   
 $B = N50^\circ 43' 38'' E$

UTILITY EASEMENT 6  
VOL. 5510, PG. 216

UTILITY EASEMENT 5  
VOL. 5510, PG. 216

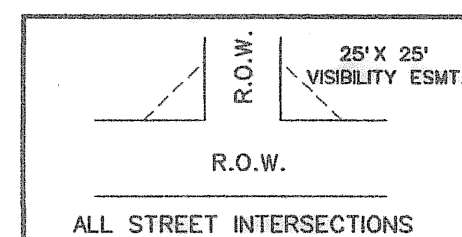
STONE CREEK SF., LTD.  
CLERKS FILE NO. 2007-00375398

$\Delta = 64^\circ 59' 16''$   
 $R = 420.00'$   
 $T = 267.51'$   
 $L = 476.38'$   
 $C = 451.26'$   
 $B = S02^\circ 26' 49'' W$

#### NOTES

- Bearing are referenced to 392.938 acre tract (Vol. 64, Pg.22).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- $\frac{1}{2}$ " iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.  
U.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement  
- Street name change
- All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.

LOCATION MAP  
N.T.S.



VISIBILITY & SIDEWALK EASEMENT DETAIL  
N.T.S.

STONE CREEK SF., LTD.  
CLERKS FILE NO. 2007-00375398

W.T. DEWEESE SURVEY  
ABSTRACT NO. 71  
S. KING SURVEY  
ABSTRACT NO. 131

$\Delta = 16^\circ 52' 33''$   
 $R = 440.00'$   
 $T = 65.28'$   
 $L = 129.61'$   
 $C = 129.14'$   
 $B = S24^\circ 24' 07'' W$

$\Delta = 16^\circ 52' 37''$   
 $R = 570.00'$   
 $T = 84.56'$   
 $L = 167.90'$   
 $C = 167.29'$   
 $B = S24^\circ 24' 07'' W$

MATCHLINE 5 OF 7  
MATCHLINE 2 OF 7

$S15^\circ 57' 48'' W$   
 $454.43'$   
FEATHERSTONE DRIVE

$S15^\circ 57' 48'' W$   
 $268.02'$   
C6

$N74^\circ 02' 12'' W$   
 $61.78'$

STONE CREEK SF., LTD.  
CLERKS FILE NO. 2007-00375398

$\Delta = 63^\circ 37' 10''$   
 $R = 1030.00'$   
 $T = 638.87'$   
 $L = 1143.68'$   
 $C = 1085.83'$   
 $B = S74^\circ 09' 13'' W$

SEE SHEET 4 OF 7 FOR  
CURVE AND LINE TABLES

REPLAT  
OF  
**STONE CREEK  
PHASE I**  
OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
S. KING SURVEY, ABSTRACT NO. 131

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNERS  
STONE CREEK SF., LTD.  
3838 OAK LAWN AVE., SUITE 1212  
DALLAS, TEXAS 75219  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

NOVEMBER 2008 SCALE 1" = 100'

SHEET 5 OF 7

G-363



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the STONE CREEK PHASE I, 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 STONE CREEK PHASE I, 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 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 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.

We further acknowledge that the dedications and/or exaction's 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.

STONE CREEK SF, LTD.,  
a Texas limited partnership  
By: STONE CREEK SF- GP Corporation,  
a Texas corporation

Richard M. Skorburg  
Richard M. Skorburg  
President

Matt G. Maherry  
Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 11<sup>th</sup> day of December, 2008.

Notary Public in and for the State of Texas My Commission Expires: January 9, 2011

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Matt Maherry 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 11 Day of December, 2008.

Notary Public in and for the State of Texas My Commission Expires: 7-17-12

NOTE: 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.

Recommended for Final Approval:

Ch. Bricker  
Planning & Zoning Commission

12-09-08  
Date

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 15<sup>th</sup> day of December, 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.

WITNESS OUR HANDS, this 17<sup>th</sup> day of December, 2008.

William R. Cecil  
Mayor, City of Rockwall

Kristy Ashberry  
City Secretary

Chuck Todd 12-16-08  
City Engineer



REPLAT  
OF

STONE CREEK  
PHASE I

OUT OF THE

W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

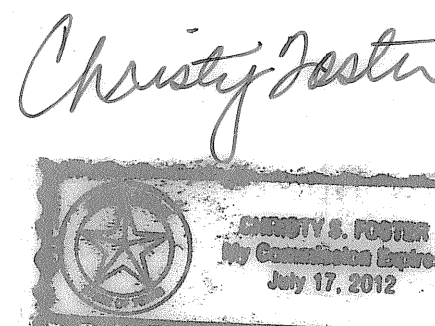
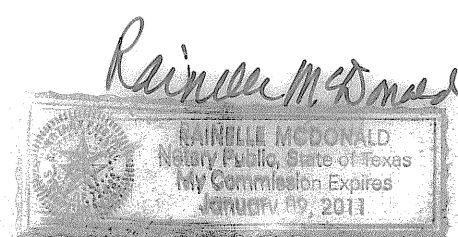
OWNERS

STONE CREEK SF., LTD.  
3838 OAK LAWN AVE., SUITE 1212  
DALLAS, TEXAS 75219  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

NOVEMBER 2008





LEGAL DESCRIPTION - Stone Creek Phase I

WHEREAS, STONE CREEK SF., LTD., is the owner of a tract of land situated in the W.T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, in the City of Rockwall, Rockwall County, Texas, being part of Tract 1 and Tract 2, in the Deed Records of Rockwall County, Texas, as described in Clerks File No. 2007-00375398, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING, at a 1/2 inch iron rod found at the most westerly southwest corner of said 392.938 acre tract, being in the east line of F.M. 205 (100' R.O.W.);

THENCE, North 14°18'45" West, along the west line of said 392.938 acre tract and the east line of said F.M. 205, for a distance of 725.66 feet, to a 1/2 inch iron rod set at the POINT OF BEGINNING;

THENCE, North 14°18'45" West, continuing along said east and west lines, for a distance of 1216.43 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 5680.00 feet, a central angle of 10°15'35", and a tangent of 509.91 feet;

THENCE, continuing along said lines and with said curve to the right for an arc distance of 1017.09 feet (Chord Bearing North 09°11'27" West - 1015.74 feet), to a 1/2 inch iron rod set;

THENCE, North 04°03'51" West, continuing along said lines, for a distance of 379.29 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 5680.00 feet, a central angle of 03°07'00" and a tangent of 154.52 feet;

THENCE, continuing along said lines and with said curve to the right for an arc distance of 308.97 feet (Chord Bearing North 02°30'27" West - 308.93 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 00°56'57" West, continuing along said lines, for a distance of 456.84 feet, to a 1/2 inch iron rod set;

THENCE, North 89°03'03" East, departing said lines, for a distance of 459.98 feet, to a 1/2 inch iron rod set;

THENCE, South 00°56'57" East, for a distance of 100.00 feet, to a 1/2 inch iron rod set on a curve to the left, having a radius of 305.00 feet, a central angle of 68°15'04", and a tangent of 206.70 feet;

THENCE, along said curve to the left for an arc distance of 363.32 feet (Chord Bearing South 44°30'36" East - 342.21 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 615.00 feet, a central angle of 27°38'29", and a tangent of 151.29 feet;

THENCE, along said curve to the right for an arc distance of 296.70 feet (Chord Bearing South 64°48'54" East - 293.83 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 50°59'39" East, for a distance of 296.62 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 475.00 feet, a central angle of 15°48'38", and a tangent of 65.96 feet;

THENCE, along said curve to the right for an arc distance of 131.08 feet (Chord Bearing South 43°05'20" East - 130.66 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the left, having a radius of 625.00 feet, a central angle of 27°51'51", and a tangent of 155.04 feet;

THENCE, along said curve to the left for an distance of 303.95 feet (Chord Bearing South 49°06'57" East - 300.97 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 63°02'52" East, for a distance of 223.77 feet, to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 1000.00 feet, a central angle of 37°40'07", and a tangent of 341.10 feet;

THENCE, along said curve to the right for an arc distance of 657.44 feet (Chord Bearing North 50°43'38" East - 645.66 feet), to a 1/2 inch iron rod set;

THENCE, South 30°02'48" East, for a distance of 164.61 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 420.00 feet, a central angle of 64°59'16", and a tangent of 267.51 feet;

THENCE, along said curve to the right for an arc distance of 476.38 feet (Chord Bearing South 02°26'49" West - 451.26 feet), to a 1/2 inch iron rod set;

THENCE, South 51°38'48" East, for a distance of 490.40 feet, to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 910.00 feet, a central angle of 05°33'53", and tangent of 44.23 feet;

THENCE, along said curve to the right for an arc distance of 88.38 feet (Chord Bearing South 39°33'42" West - 88.35 feet), to a 1/2 inch iron rod set;

THENCE, South 47°39'22" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set on a curve to the right, having a radius of 1030.00 feet, a central angle of 63°37'10", and a tangent of 638.87 feet;

THENCE, along said curve to the right for an arc distance of 1143.68 feet (Chord Bearing South 74°09'13" West - 1085.83 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 74°02'12" West, for a distance of 61.78 feet, to a 1/2 inch iron rod set;

THENCE, South 15°57'48" West, for a distance of 374.04 feet, to a 1/2 inch iron rod set, at the point of curvature of a curve to the right, having a radius of 905.00 feet, a central angle of 18°18'25", and tangent of 145.82 feet;

THENCE, along said curve to the right for an arc distance of 289.16 feet (Chord Bearing South 25°07'01" West - 287.93 feet), to a 1/2 inch iron rod set;

THENCE, South 54°20'11" East, for a distance of 300.07 feet, to a 1/2 inch iron rod set on a curve to the right, having a radius of 1205.00 feet, a central angle of 41°06'40", and a tangent of 451.86 feet;

THENCE, along said curve to the right for an arc distance of 864.62 feet (Chord Bearing South 55°10'22" West - 846.19 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 75°43'42" West, for a distance of 227.37 feet, to a 1/2 inch iron rod set;

THENCE, North 14°18'45" West, for a distance of 15.00 feet, to a 1/2 inch iron rod set;

THENCE, South 75°41'15" West, for a distance of 185.00 feet, to the POINT OF BEGINNING and containing 83.393 acres of land.

SAVE AND EXCEPT:

WHEREAS, STONE CREEK SF., LTD., is the owner of a tract of land situated in the W.T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, in the City of Rockwall, Rockwall County, Texas, being part of Tract 1 and Tract 2, in the Deed Records of Rockwall County, Texas, as described in Clerks File No. 2007-00375398, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING, at a 1/2 inch iron rod found at the most westerly southwest corner of said 392.938 acre tract, being in the east line of F.M. 205 (100' R.O.W.);

THENCE, North 14°18'45" West, along the west line of said 392.938 acre tract and the east line of said F.M. 205, for a distance of 1397.70 feet;

THENCE, North 75°41'15" East, departing the east line of said F.M. 205, for a distance of 876.82 feet, to a 1/2 inch iron rod set at the POINT OF BEGINNING;

THENCE, North 54°20'11" West, for a distance of 160.38 feet, to a 1/2 inch iron rod set;

THENCE, South 35°39'49" West, for a distance of 50.00 feet, to a 1/2 inch iron rod set;

THENCE, North 54°20'11" West, for a distance of 103.69 feet, to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 138°24'25";

THENCE, along said curve to the right for an arc distance of 120.78 feet (Chord Bearing North 22°00'11" West - 93.48 feet), to a 1/2 inch iron rod set;

THENCE, North 54°20'11" West, for a distance of 195.10 feet, to a 1/2 inch iron rod set on a curve to the right, having a radius of 275.00 feet, a central angle of 63°18'56", and a tangent of 169.56 feet;

THENCE, along said curve to the right for an arc distance of 303.89 feet (Chord Bearing South 44°01'47" West - 288.66 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 75°41'15" West, for a distance of 55.01 feet, to a 1/2 inch iron rod set;

THENCE, North 14°18'45" West, for a distance of 250.00 feet, to a 1/2 inch iron rod set;

THENCE, North 75°41'15" East, for a distance of 51.41 feet, to a 1/2 inch iron rod set;

THENCE, North 05°27'59" East, for a distance of 85.05 feet, to a 1/2 inch iron rod set on a curve to the right, having a radius of 5370.00 feet, a central angle of 06°24'38", and a tangent of 300.72 feet;

THENCE, along said curve to the right for an arc distance of 600.82 feet (Chord Bearing North 10°37'20" West - 600.51 feet), to a point of compound curvature of a curve to the right, having a radius of 475.00 feet, a central angle of 21°33'29", and a tangent of 90.43 feet;

THENCE, along said curve to the right for an arc distance of 178.72 feet (Chord Bearing North 03°21'43" East - 177.67 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 14°08'28" East, for a distance of 144.46 feet, to a 1/2 inch iron rod set;

THENCE, South 65°00'10" East, for a distance of 224.25 feet, to a 1/2 inch iron rod set on a curve to the right, having a radius of 275.00 feet, a central angle of 02°53'33", and a tangent of 6.94 feet;

THENCE, along said curve to the right for an arc distance of 13.88 feet (Chord Bearing North 37°33'34" West - 13.88 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 39°00'21" East, for a distance of 171.88 feet, to a 1/2 inch iron rod set;

THENCE, South 50°59'39" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set;

THENCE, North 39°00'21" East, for a distance of 309.58 feet, to a 1/2 inch iron rod set;

THENCE, South 50°59'39" East, for a distance of 58.55 feet, to a 1/2 inch iron rod set on a non-tangent curve to the left, having a radius of 920.00 feet, a central angle of 30°59'47", and a tangent of 255.11 feet;

THENCE, along said curve to the left for an arc distance of 497.71 feet (Chord Bearing South 49°17'54" East - 491.56 feet); to a 1/2 inch iron rod set;

THENCE, North 39°00'21" East, for a distance of 124.13 feet, to a 1/2 inch iron rod set on a curve to the left, having a radius of 800.00 feet, a central angle of 02°12'28", and a tangent of 15.42 feet;

THENCE, along said curve to the left for an arc 30.83 feet (Chord Bearing South 68°01'19" East - 30.82 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 69°07'38" East, for a distance of 138.56 feet, to a 1/2 inch iron rod set being on a non-tangent curve to the left, having a radius of 1000.00 feet, a central angle of 02°35'38", and a tangent of 22.64 feet;

THENCE, along said curve to the left for an arc distance of 45.27 feet (Chord Bearing South 21°39'30" West - 45.27 feet), to a 1/2 inch iron rod set on a curve to the left, having a radius of 38.00 feet, a central angle of 78°55'03", and a tangent of 31.28 feet (Chord Bearing South 57°40'59" West - 48.30 feet), to a 1/2 inch iron rod set at the point of compound curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 02°15'39", and a tangent of 20.32 feet;

THENCE, along said curve to the left of an arc distance of 40.64 feet (Chord Bearing South 17°05'38" West - 40.64 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 15°57'48" West, for a distance of 268.02 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 440.00 feet, a central angle of 16°52'33", and a tangent of 65.28 feet;

THENCE, along said curve to the right for an arc distance of 129.61 feet (Chord Bearing South 24°24'07" West - 129.14 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the left, having a radius of 570.00 feet, a central angle of 16°52'37", and tangent of 84.56 feet;

THENCE, along said curve to the left for an arc distance of 167.90 feet (Chord Bearing South 24°24'07" West - 167.29 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 15°57'48" West, for a distance of 454.43 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 660.00 feet, a central angle of 11°10'45", and a tangent of 64.59 feet;

THENCE, along said curve to the right for an arc distance of 128.77 feet (Chord Bearing South 21°33'11" West - 128.57 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the left, having a radius of 38.00 feet, a central angle of 83°54'55", and a tangent of 34.16 feet;


THENCE, along said curve to the left for an arc distance of 55.65 feet (Chord Bearing South 14°48'54" East - 50.81 feet), to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 695.00 feet, a central angle of 03°35'24", and a tangent of 21.78 feet;

THENCE, along said curve to the right for an arc distance of 43.55 feet (Chord Bearing South 32°03'15" West - 43.54 feet), to the POINT OF BEGINNING and containing 28.004 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 9<sup>th</sup> day of Dec., 2008.

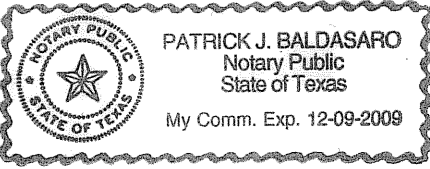
  
WARREN L. CORWIN  
R.P.L.S. No. 4621

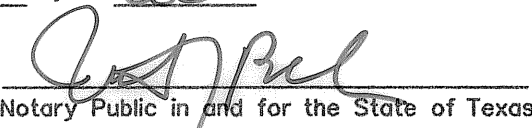


THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 9 day of Dec., 2008.



  
Notary Public in and for the State of Texas

REPLAT  
OF

STONE CREEK  
PHASE I

OUT OF THE

W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNERS

STONE CREEK SF., LTD.

3838 OAK LAWN AVE., SUITE 1212  
DALLAS, TEXAS 75219

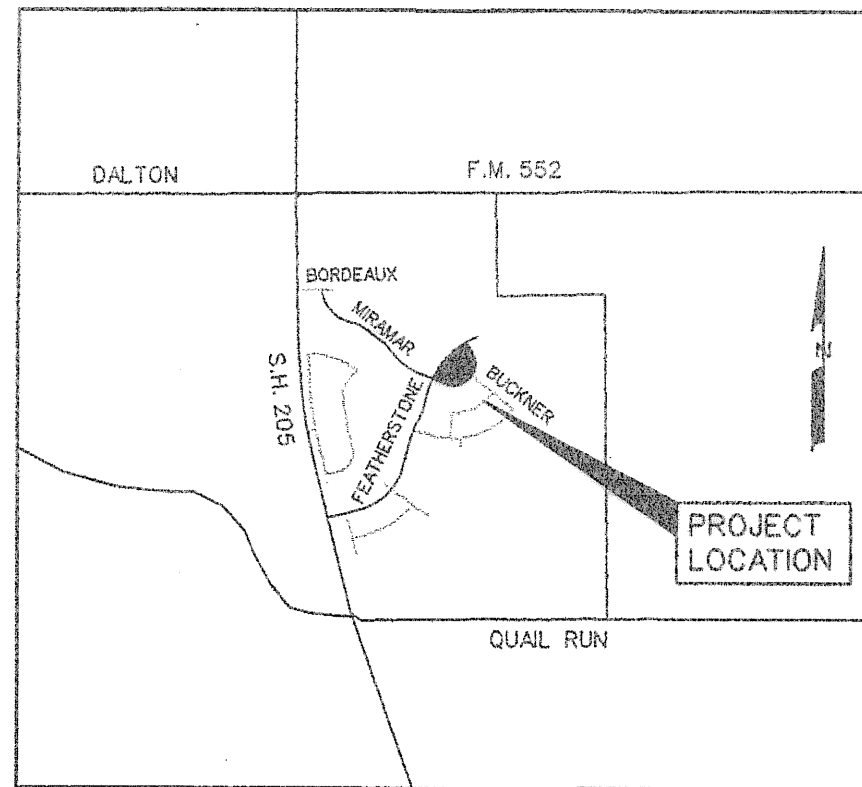
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

NOVEMBER 2008





LOCATION MAP  
N.T.S.

STONE CREEK SF., LTD.  
VOL. 5011, PG. 9

$\Delta = 32^\circ 42' 29''$   
 $R = 940.00'$   
 $T = 275.84'$   
 $L = 536.61'$   
 $C = 529.36'$   
 $B = N42^\circ 29' 48'' E$

STONE CREEK  
PHASE I  
VOL. G, PGS. 359-365

LOT 1 BLOCK 0

STONE CREEK  
PHASE I  
VOL. G, PGS. 359-365

$\Delta = 140^\circ 55' 15''$   
 $R = 235.00'$   
 $T = 662.16'$   
 $L = 577.99'$   
 $C = 442.93'$   
 $B = S40^\circ 24' 49'' W$

25'x25' V.S.E.  
(VOL. G, PGS. 359-365)

STONE CREEK  
PHASE I  
VOL. G, PGS. 359-365

#### NOTES

- Bearing are referenced to Stone Creek Phase I, as recorded in Volume G, Pages 359-365 in the Map Records of Rockwall, County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- V.S.E. - Visibility & Sidewalk Easement  
IRF - Iron Rod Found
- All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.

#### CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	31°34'49"	20.50'	11.30'	5.80'	11.16'	S38°56'10"E
2.	79°48'58"	124.00'	172.74'	103.71'	159.11'	S14°49'05"E
3.	32°32'59"	20.50'	11.65'	5.98'	11.49'	S08°48'54"W
4.	23°23'29"	20.50'	8.37'	4.24'	8.31'	N36°47'09"E
5.	79°14'58"	100.00'	138.32'	82.80'	127.55'	N14°32'05"W
6.	33°32'00"	20.50'	12.00'	6.18'	11.83'	N70°55'34"W
7.	27°36'28"	20.50'	9.88'	5.04'	9.78'	N46°08'58"E
8.	79°59'16"	100.00'	139.60'	83.89'	128.54'	S80°03'11"E
9.	29°55'59"	20.50'	10.71'	5.48'	10.59'	S22°13'57"E
10.	31°34'49"	20.50'	11.30'	5.80'	11.16'	N56°01'15"W
11.	79°48'58"	124.00'	172.74'	103.71'	159.11'	S80°08'19"E
12.	32°49'42"	20.50'	11.75'	6.04'	11.59'	N76°22'03"E

0 25 50 100  
SCALE: 1" = 50'

REPLAT  
OF  
**LOT 1 BLOCK 0**

OUT OF  
STONE CREEK PHASE I  
OUT OF THE  
W.T. DEWEESE SURVEY, ABSTRACT NO. 71  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNERS  
STONE CREEK HOMEOWNERS ASSOCIATION

3838 OAK LAWN AVE., SUITE 1212  
DALLAS, TEXAS 75219  
214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

TOTAL ACRES 2.820

TOTAL LOTS 1

FEBRUARY 2009 SCALE 1" = 50'

SHEET 1 OF 2

A-35

Stone Creek Ph I - Replat  
Lot 1, Block 0



## OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 1 BLOCK 0 out of Stone Creek Phase I, 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 LOT 1 BLOCK 0, 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 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 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.

We further acknowledge that the dedications and/or exaction's 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.

STONE CREEK HOMEOWNERS ASSOCIATION

Jed Olson  
Jed Olson  
Officer

N/A  
Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 1st day of June, 2009.

N/A  
Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared Jed Olson, 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 1st day of June, 2009.

Rainelle McDonald  
Notary Public in and for the State of Texas My Commission Expires: 01-09-2011

NOTE: 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.

## LEGAL DESCRIPTION

WHEREAS, STONE CREEK HOMEOWNERS ASSOCIATION is the owner of a tract of land situated in the W.T. Deweese Survey, Abstract No. 71, in the City of Rockwall, Rockwall County, Texas, being all of Lot 1 Block 0 out of Stone Creek Phase I, as recorded in Volume G, Pages 359-365, in the Map Records Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most northerly north corner of said Lot 1 Block 0, being at the intersection of the east line of Featherstone Drive (60' R.O.W.) and the west line of Deverson Drive (50' R.O.W.);

THENCE, South 30°02'48" East, along an easterly line of Lot 1, for a distance of 118.47 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 235.00 feet, a central angle of 140°55'15", and a tangent of 662.16 feet;

THENCE, continuing along said easterly line and with said curve to the right for an arc distance of 577.99 feet (Chord Bearing South 40°24'49" West - 442.93 feet), to a 1/2 inch iron rod found at the point of tangency, being in the south line of said Lot 1;

THENCE, North 69°07'33" West, continuing along said south line, for distance of 138.88 feet, to a 1/2 inch iron rod found at the most westerly corner of Lot 1, being in the east line of Featherstone Drive (60' R.O.W.), being on a non-tangent curve to the right, for an arc distance of 940.00 feet, a central angle of 32°42'28", and a tangent of 275.84 feet;

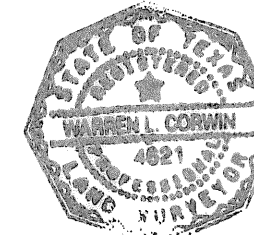
THENCE, along the west line of Lot 1 and with said east line and continuing along said curve to the right for an arc distance of 536.61 feet (Chord Bearing North 42°29'48" East - 529.36 feet), to the POINT OF BEGINNING and containing 2.820 acres of land.

## SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 15 day of MAY, 2009.

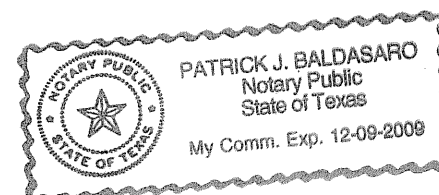
Warren L. Corwin  
WARREN L. CORWIN  
R.P.L.S. No. 4621

THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 15 day of May, 2009.

Patrick J. Baldasaro  
Notary Public in and for the State of Texas



Recommended for Final Approval:

CW Bricker 03-10-09  
Planning & Zoning Commission Date

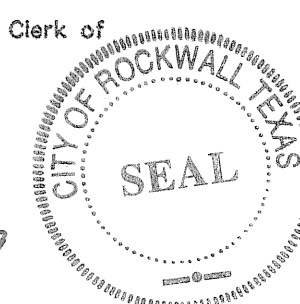
APPROVED

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 16th day of March, 2009.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 2nd day of July, 2009.

William R. Cecil Kristy Wahberry Chuck Add  
Mayor, City of Rockwall City Secretary City Engineer

REPLAT  
OF

LOT 1 BLOCK 0

OUT OF

STONE CREEK PHASE I

OUT OF THE

W.T. DEWEESE SURVEY, ABSTRACT NO. 71

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNERS

STONE CREEK HOMEOWNERS ASSOCIATION

3838 OAK LAWN AVE., SUITE 1212

DALLAS, TEXAS 75219

214-522-4945

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

FEBRUARY 2009

Stone Creek Ph 1 - Replat  
Lot 1, Block 0