

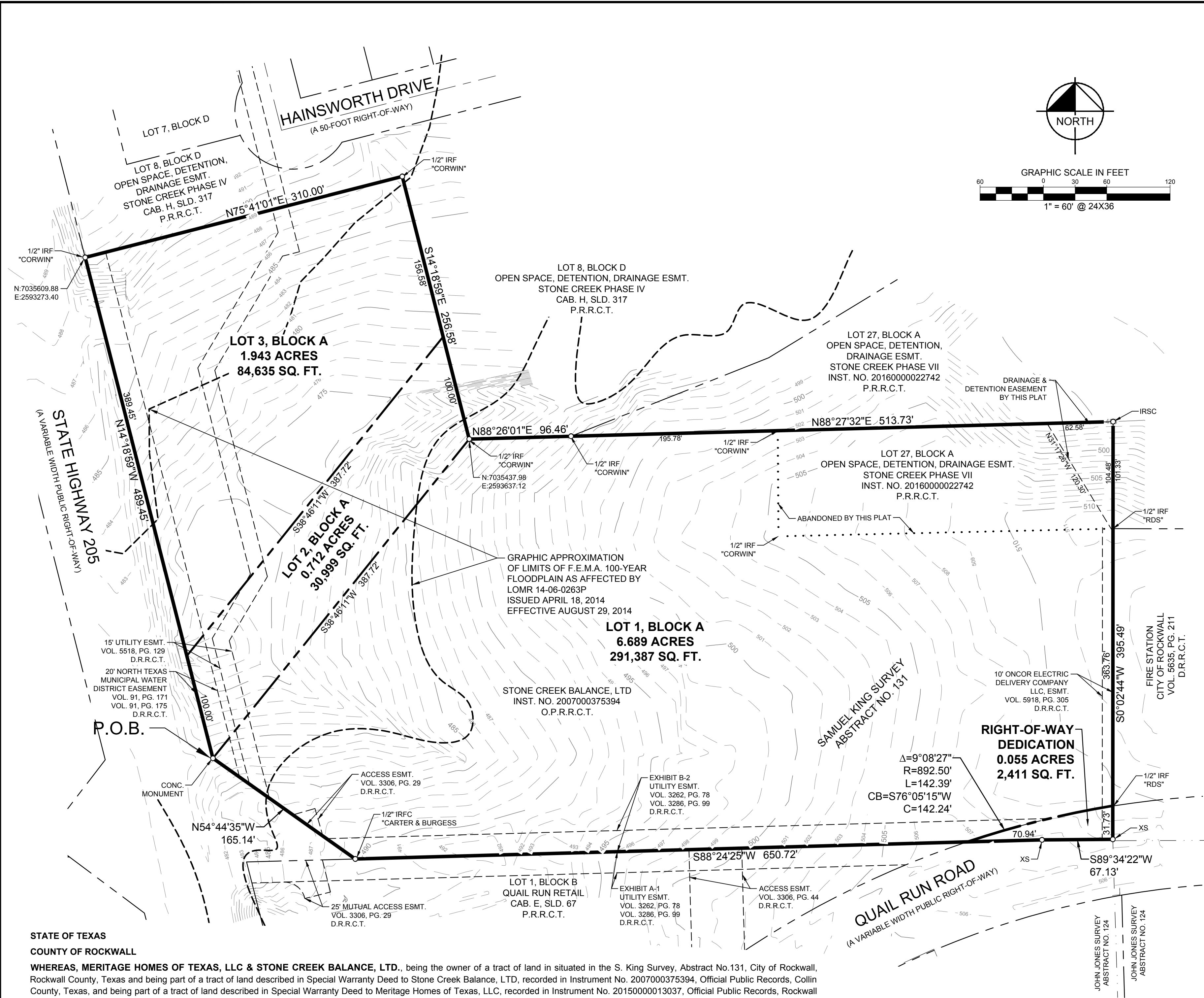
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://www.rockwall.com)

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STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, MERITAGE HOMES OF TEXAS, LLC & STONE CREEK BALANCE, LTD., being the owner of a tract of land in situated in the S. King Survey, Abstract No.131, City of Rockwall, Rockwall County, Texas and being part of a tract of land described in Special Warranty Deed to Stone Creek Balance, LTD, recorded in Instrument No. 2007000375394, Official Public Records, Collin County, Texas, and being part of a tract of land described in Special Warranty Deed to Meritage Homes of Texas, LLC, recorded in Instrument No. 20150000013037, Official Public Records, Rockwall County, Texas, and being part of Lot 27, Block A, of Stone Creek Phase VII, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20160000022742, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a Concrete Monument found at the north corner of a right-of-way corner clip for the east right-of-way line of State Highway 205 (N Goliad Street - a variable width right-of-way)

**THENCE** with said east right-of-way line, North 14°18'59" West, a distance of 489.45 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for the most westerly southwest corner of Lot 8, Block D of Stone Creek Phase IV, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet H, Slide 317, Plat Records, Rockwall County, Texas;

**THENCE** departing said east right-of-way line and with the south lines of said Lot 8 the following courses and distances, to wit:

North 75°41'01" East, a distance of 310.00 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;  
South 14°18'59" East, a distance of 256.58 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found;  
North 88°26'01" East, a distance of 96.46 feet to a 1/2-inch iron rod with plastic cap stamped "CORWIN" found at the most westerly southwest corner of said Lot 27;

**THENCE** with the south line of said Lot 27 part of the way, North 88°27'32" East, passing at a distance of 195.78 feet a 1/2-inch iron rod with plastic cap stamped "CORWIN" found for an angle point in the south line of said Lot 27, departing said south line and continuing in all a total distance of 513.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;

**THENCE** South 0°02'44" West, passing at a distance of 101.33 feet a 1/2-inch iron rod with plastic cap stamped "RDS" found at the northwest corner of a tract of land described as Quail Run Fire Station recorded in Special Warranty Deed to The City of Rockwall, recorded in Vol. 5635, Pg. 211, Deed Records, Rockwall County, Texas, and continuing with the west line of said Quail Run Fire Station, passing at a distance of 262.60 feet a 1/2-inch iron rod with plastic cap stamped "RDS" found at the southwest corner of said Quail Run Fire Station, being in the north right-of-way line of Quail Run Drive (a variable width public right-of-way) in all a total distance of 395.49 feet to an "X" cut in concrete;

**THENCE** with said north right-of-way line, South 89°34'22" West, a distance of 67.13 feet to an "X" cut in concrete for the northeast corner of Lot 1, Block B of Quail Run Retail, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet E, Slide 67, Plat Records, Rockwall County, Texas;

**THENCE** with the north line of said Lot 1, South 88°24'25" West, a distance of 650.72 feet to a 1/2-iron rod with plastic cap stamped "CARTER & BUGESS" found at the southeast corner of said right-of-way corner clip;

**THENCE** departing said north line and with said corner clip, North 54°44'35" West, a distance of 165.14 feet to the **POINT OF BEGINNING** and containing 9.399 acres or 409,432 square feet of land.

All bearings shown are based on grid north and referenced to City of Rockwall Monuments R003 and R018 at the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998540.

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 Grocer Addition** 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, watercourses, 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 Grocer Addition** 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;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, 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.

MERITAGE HOMES OF TEXAS, LLC, an Arizona  
limited liability company

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STONE CREEK BALANCE, LTD., a Texas limited  
partnership

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS \$  
COUNTY OF DALLAS \$

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

STATE OF TEXAS \$  
COUNTY OF DALLAS \$

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

#### SURVEYOR'S STATEMENT

I, Dana Brown, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

DANA BROWN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5336  
KIMLEY-HORN AND ASSOC., INC.  
12750 MERIT DRIVE, SUITE 1000  
DALLAS, TEXAS 75251  
972-770-1300  
dana.brown@kimley-horn.com

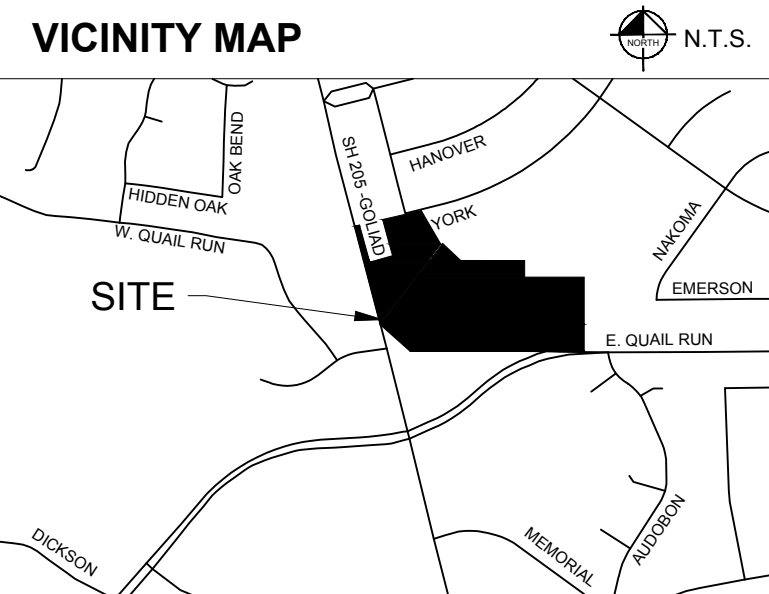
PRELIMINARY  
THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR RELIED  
UPON AS A FINAL  
SURVEY DOCUMENT

STATE OF TEXAS \$  
COUNTY OF DALLAS \$

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas



#### LEGEND

P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
IRFC = IRON ROD W/CAP FOUND  
D.R.D.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS  
M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

#### NOTES:

- This Final Plat is for conveyance purposes only and not for the development of the subject property.
- A conveyance plat is a record of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, final plat, or replat is a violation of the city ordinance and State law.
- Coordinates shown on this survey is based on a line oriented between City of Rockwall monuments R003 and R018 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983. The horizontal coordinates of this survey are grid coordinates derived from Rockwall Monument R003.
- Drainage & detention easement to be maintained, repaired, and replaced by the property owner.

#### RECOMMENDED FOR FINAL APPROVAL

Planning and 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_ day of \_\_\_\_\_.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

FINAL PLAT OF  
LOTS 1, 2 & 3, BLOCK A  
STONE CREEK GROCER ADDITION  
BEING A 8.665 ACRE TRACT OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
AND A REPLAT OF A 0.734 ACRE PORTION  
OF LOT 27, BLOCK A  
STONE CREEK PHASE VII  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS  
CASE NO. P2017-005

**Kimley»Horn**

12750 Merit Drive, Suite 1000  
Dallas, Texas 75251

FIRM # 10115500

Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	DAB	DEC. 2016	064500153	1 OF 1

# Parcel Map Check Report

**Client:**

N/A

Kimley-Horn and Associates, Inc.

12750 Merit Dr., Suite 1000

Date: 2/16/2017 5:13:28 PM

**Prepared by:**

Bradin Hopper

Kimley-Horn and Associates, Inc.

12750 Merit Dr., Suite 1000

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Parcel Name: BOUNDARY - LOT 7

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,031,126.6608'

East: 2,605,130.7485'

Segment# 1: Line

Course: N14°18'59"W

Length: 489.45'

North: 7,031,600.9109'

East: 2,605,009.7191'

Segment# 2: Line

Course: N75°41'01"E

Length: 310.00'

North: 7,031,677.5665'

East: 2,605,310.0921'

Segment# 3: Line

Course: S14°18'59"E

Length: 256.58'

North: 7,031,428.9546'

East: 2,605,373.5382'

Segment# 4: Line

Course: N88°26'01"E

Length: 96.46'

North: 7,031,431.5914'

East: 2,605,469.9622'

Segment# 5: Line

Course: N88°27'32"E

Length: 195.78'

North: 7,031,436.8567'

East: 2,605,665.6714'

Segment# 6: Line

Course: S0°22'31"E

Length: 100.02'

North: 7,031,336.8389'

East: 2,605,666.3265'

Segment# 7: Line

Course: N88°41'31"E

Length: 317.18'

North: 7,031,344.0794'

East: 2,605,983.4238'

Segment# 8: Line

Course: S0°02'44"W

Length: 294.16'

North: 7,031,049.9195'

East: 2,605,983.1899'

Segment# 9: Line

Course: S89°34'22"W

Length: 67.13'

North: 7,031,049.4190'

East: 2,605,916.0618'

Segment# 10: Line

Course: S88°24'25"W

Length: 650.72'

North: 7,031,031.3286'

East: 2,605,265.5933'

Segment# 11: Line

Course: N54°44'35"W

Length: 165.14'

North: 7,031,126.6547'

East: 2,605,130.7447'

Perimeter: 2,942.62'

Area: 377,470.15Sq.Ft.

Error Closure: 0.0071

Course: S32°09'35"W

Error North : -0.00603

East: -0.00379

Precision 1: 414,453.52