

R & R HANCE INVESTMENTS, LP.  
VOL. 5433 PG. 45  
VOL. 5702 PG. 99

DRAINAGE EASEMENT  
DOC. NO. 2017000015568

NOTE: NO FRANCHISE UTILITIES SHALL BE LOCATED WITHIN THE 20' NTMWD ESMT

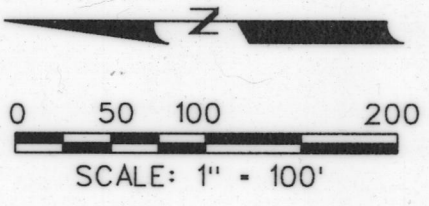
LOT 1 BLOCK FF  
OPEN SPACE/DRAINAGE ESMT

HAYS ROAD (VARIABLE R.O.W.)

S00° 35' 35" E 1480.61'

LOT 30 BLOCK X - OPEN SPACE/DRAINAGE ESMT

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596524.07	7036599.23
ELEV = 543.0	

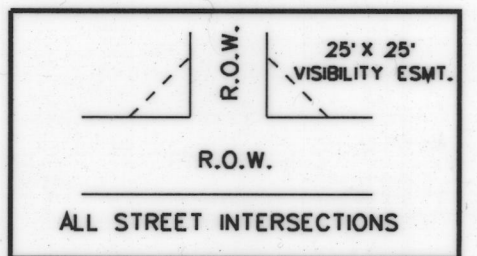


STONE CREEK BALANCE, L.T.D.  
CLERKS FILE NO. 2007-00375394

Δ = 11° 10' 37"  
R = 1270.00'  
T = 124.27'  
L = 247.74'  
C = 247.35'  
B = N83° 49' 06" E

Δ = 14° 11' 44"  
R = 680.00'  
T = 84.67'  
L = 168.48'  
C = 168.05'  
B = N85° 19' 40" E

Δ = 01° 08' 34"  
R = 800.00'  
T = 7.98'  
L = 15.96'  
C = 15.96'  
B = S87° 00' 11" E



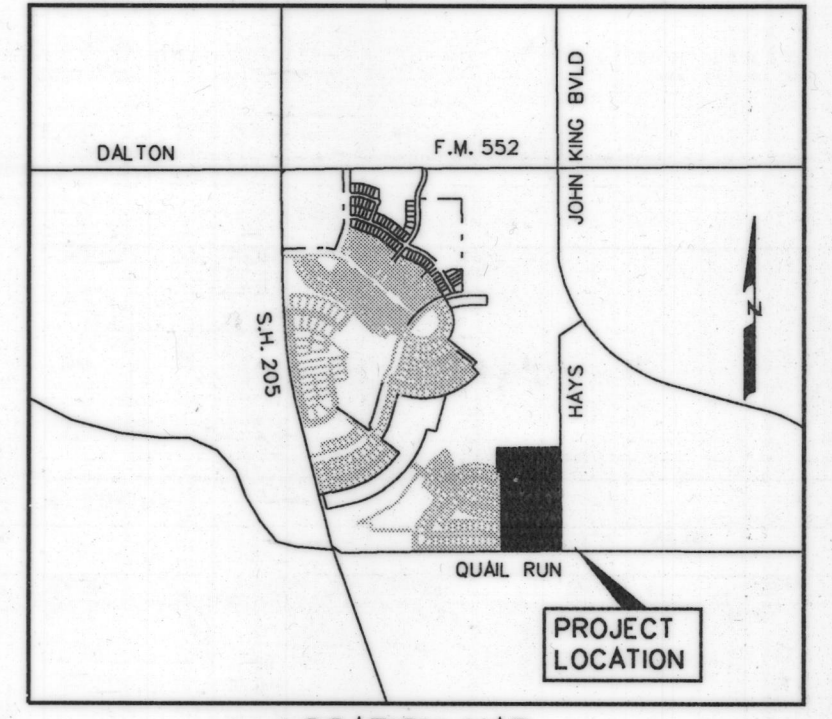
- NOTES
- Bearing are referenced to Stone Creek Phase I (Cob. G, Slide 359-365).
  - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
  - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, 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
  - The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 30 Block X, Lot 21 Block CC, Lot 21 Block DD, Lot 21 Block EE, Lot 1 Block FF)

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	12° 57' 14"	1510.00'	341.39'	171.43'	340.67'	N82° 57' 43" E
2.	12° 55' 19"	415.00'	93.59'	47.00'	93.40'	N82° 56' 45" E
3.	176° 41' 01"	55.00'	169.60'	109.95'	109.95'	N44° 24' 25" E
4.	14° 17' 33"	220.00'	54.88'	27.58'	54.74'	N82° 15' 38" E
5.	14° 19' 41"	1355.00'	338.85'	170.31'	337.97'	S82° 16' 43" W
6.	14° 19' 47"	1295.00'	323.88'	162.79'	323.04'	N82° 16' 46" E
7.	14° 17' 33"	280.00'	69.85'	35.11'	69.66'	N82° 15' 38" E
8.	14° 17' 33"	425.00'	106.02'	53.28'	105.74'	S82° 15' 38" W
9.	14° 20' 04"	1150.00'	287.71'	144.61'	286.96'	S82° 16' 54" W
10.	14° 20' 26"	1005.00'	251.54'	126.43'	250.89'	N82° 17' 05" E
11.	14° 17' 33"	570.00'	142.19'	71.46'	141.82'	N82° 15' 38" E
12.	14° 11' 56"	630.00'	156.13'	78.47'	155.73'	N82° 18' 26" E
13.	14° 24' 04"	945.00'	237.52'	119.39'	236.90'	S82° 24' 30" W
14.	14° 26' 16"	800.00'	201.59'	101.33'	201.06'	N82° 26' 36" E
15.	14° 11' 56"	775.00'	192.06'	96.52'	191.57'	N82° 18' 26" E
16.	14° 11' 56"	920.00'	227.99'	114.58'	227.41'	S82° 18' 26" W
17.	14° 29' 27"	655.00'	165.66'	83.27'	165.22'	S82° 27' 11" W
18.	14° 31' 12"	595.00'	150.79'	75.80'	150.38'	N82° 28' 04" E
19.	14° 11' 56"	980.00'	242.86'	122.06'	242.24'	N82° 18' 26" E
20.	15° 20' 18"	825.00'	220.86'	111.09'	220.20'	N85° 53' 57" E
21.	11° 10' 37"	1125.00'	219.46'	110.08'	219.11'	N83° 49' 06" E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45° 35' 35" W	21.21'
2.	N 45° 30' 29" E	42.49'
3.	S 44° 24' 25" W	35.36'
4.	S 45° 35' 35" E	35.36'
5.	S 44° 29' 30" W	42.36'



QUAIL-RUN VALLEY NO. 2  
CAB. E. SLD. 185

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2595701.24	7035097.53
ELEV = 551.0	

MEMORIAL DR. 5289  
FINAL PLAT  
OF  
**STONE CREEK PHASE VIII**  
TOTAL RESIDENTIAL LOTS 102  
TOTAL ACRES 28.655  
OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
**STONE CREEK PHASE 8, LTD.**  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945  
PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
OCTOBER 2017 SCALE 1" = 100'  
CASE NO. P2017-023  
SHEET 1 OF 2

POINT OF BEGINNING

QUAIL RUN ROAD  
S89° 34' 35" W 838.00'

42.5' R.O.W. DEDICATION

72.50'

"X" CUT FND.

EMERSON DRIVE (50' R.O.W.)

HARVARD DRIVE (50' R.O.W.)

NAKOMA DRIVE (50' R.O.W.)

MEMORIAL DR.

15' U.E.

15' U.E.

15' U.E.

15' U.E.

15' U.E.

15' U.E.

15' U.E.

15' U.E.