

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
CREEK PHASE I SUBDIVISION

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 or on any of these easement strips;

6. No house, dwelling unit or other structure should 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 the 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 storm structures, storm basins and piping, curb and gutter, water and sewer, drainage structures, Rockwall or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the City of Rockwall, is received by the City of Rockwall, the City of Rockwall shall not be bound to authorize 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 written agreement, but in no event shall the required improvements within the time stated in such deposit may be used by the owner and/or developer as progress payments on the work performed 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 excisions 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 or excisions made herein.

STONE CREEK SF, LTD.,
a Texas limited partnership,
67 Texas Construction
a Texas corporation,
Richard M. Skorburg
President

Richard M. Skorburg
Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS

Richard M. Skorburg, appeared RICHARD M. SKORBURG, before me, the undersigned authority, on this day personally, appeared WALTER L. CORWIN, 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 17th day of December, 2008.

Notary Public in and for the State of Texas My Commission Expires: January 9, 2011
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 the City of Rockwall is not a guarantee of performance or guarantee that any building within such plat should be approved, authorized or guaranteed by the City of the adequacy and availability of water for perennation and the protection within such plat, as required under Ordinance 83-54.

LEGAL DESCRIPTION - Stone Creek Phase I
WHESEAS, STONE CREEK SF, LTD. is the owner of a tract of land situated in the W.T. Dewese Survey, District No. 71 and the S. King Survey, Abstract No. 131 in the City of Rockwall, Texas, as more particularly described as follows:
COMMENCEMENT at a 1/2 inch iron rod found at the most westerly southwest corner of said 392,538 acre tract, being in the east line of Lot 205 (F.M. 205) (D.D. F.O. 147);

THENCE North 44° 09' 57" West, containing along said east and west lines, for a distance of 129.43 feet, to a central angle of 10° 18' 35" and a tangent of 509.91 feet;
THENCE, containing along said lines and with said curve, to a 1/2 inch iron rod set, for a distance of 379.29 feet, to a tangent of 03° 07' 00" and a tangent of 154.52 feet;
THENCE North 04° 03' 59" West, containing 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 5880.00 feet, a central angle of 03° 07' 00" and a tangent of 154.52 feet;

THENCE, containing along said lines and with said curve, 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 200.70 feet;
THENCE, along said curve to the left for an arc distance of 833.32 feet (Chord Bearing South 44° 30' 38" 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 910.00 feet, a central angle of 27° 58' 28" and a tangent of 151.29 feet;
THENCE, along said curve to the right for an arc distance of 286.70 feet (Chord Bearing South 64° 48' 54" East - 253.20 feet), to a 1/2 inch iron rod set at the point of tangency;

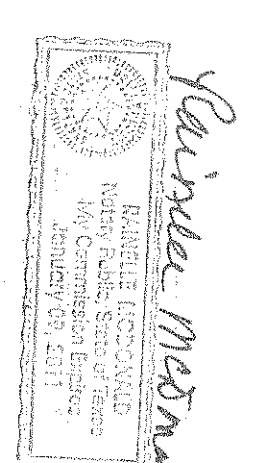
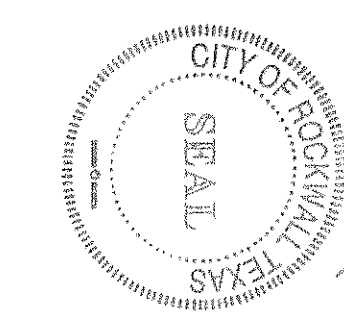
THENCE, along said curve to the right for an arc distance of 131.08 feet (Chord Bearing South 43° 05' 09" East - 100.66 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the left, having a radius of 655.00 feet, a central angle of 27° 51' 51" and a tangent of 185.04 feet;
THENCE, along said curve to the left for an arc distance of 303.95 feet (Chord Bearing South 49° 08' 57" East - 300.87 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 63° 02' 34" East, for a distance of 223.27 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 30° 43' 38" East - 645.86 feet), to a 1/2 inch iron rod set;
THENCE, South 30° 02' 49" East, for a distance of 184.81 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' 19" and a tangent of 287.91 feet;

THENCE, along said curve to the right for an arc distance of 476.38 feet (Chord Bearing South 02° 28' 49" West - 451.28 feet), to a 1/2 inch iron rod set;
THENCE, South 51° 38' 49" East, for a distance of 490.410 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 69° 53' 53" and a tangent of 44.23 feet;
THENCE, along said curve to the right for an arc distance of 85.38 feet (Chord Bearing South 39° 33' 42" West - 83.53 feet), to a 1/2 inch iron rod set;

THENCE, South 42° 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 1930.00 feet, a central angle of 69° 57' 10" and a tangent of 650.87 feet;
THENCE, along said curve to the right for an arc distance of 143.68 feet (Chord Bearing South 49° 09' 19" West - 139.91 feet), to a 1/2 inch iron rod set at the point of tangency;

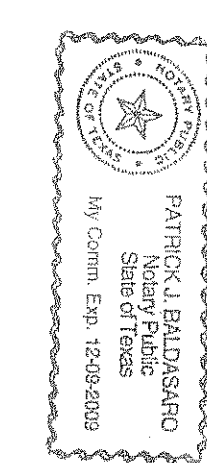
Recommended for Final Approval:
Approved:
Planning & Zoning Commission
Date: 12-09-08
Witness our hands, the 17th day of December, 2008.
Mayor, City of Rockwall
City Secretary
City Engineer



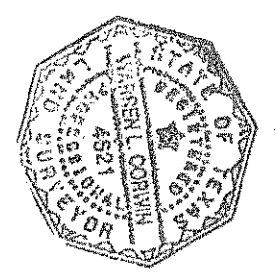
W.T. DEWESE SURVEY, ABSTRACT NO. 71
S. KING SURVEY, ABSTRACT NO. 131
CITY OF ROCKWALL
OWNERS
STONE CREEK SF, LTD.
3838 OAK LAWN AVE., SUITE 1212
DALLAS, TEXAS 75219
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
NOVEMBER 2008

SAVE AND EXCEPT:
WHESEAS, STONE CREEK SF, LTD. is the owner of a tract of land situated in the W.T. Dewese Survey, District No. 71 and the S. King Survey, Abstract No. 131 in the City of Rockwall, Texas, as more particularly described as follows:
COMMENCEMENT at a 1/2 inch iron rod found at the most westerly southwest corner of said 392,538 acre tract, being in the east line of Lot 205 (F.M. 205) (D.D. F.O. 147);
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 591.00 feet, a central angle of 138° 21' 29" and a tangent of 139.21 feet;
THENCE, along said curve to the right for an arc distance of 229.00 feet (Chord Bearing North 22° 00' 11" West - 231.60 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 2750.00 feet, a central angle of 69° 19' 39" and a tangent of 169.50 feet;
THENCE, along said curve to the right for an arc distance of 303.88 feet (Chord Bearing South 44° 01' 47" West - 288.80 feet), to a 1/2 inch iron rod set at the point of tangency;
THENCE, North 75° 41' 10" East, for a distance of 550.01 feet, to a 1/2 inch iron rod set;
THENCE, North 14° 18' 45" West, for a distance of 290.30 feet, to a 1/2 inch iron rod set;
THENCE, South 35° 59' 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 120.78 feet (Chord Bearing North 22° 00' 11" West - 123.60 feet), to a 1/2 inch iron rod set;
THENCE, along said curve to the right for an arc distance of 120.78 feet (Chord Bearing North 22° 00' 11" West - 123.60 feet), to a 1/2 inch iron rod set;
THENCE, North 75° 41' 10" East, for a distance of 550.01 feet, to a 1/2 inch iron rod set;
THENCE, North 14° 18' 45" West, for a distance of 290.30 feet, to a 1/2 inch iron rod set;
THENCE, South 35° 59' 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 591.00 feet, a central angle of 138° 21' 29" and a tangent of 139.21 feet;
THENCE, along said curve to the right for an arc distance of 229.00 feet (Chord Bearing North 22° 00' 11" West - 231.60 feet), to a 1/2 inch iron rod set;



Notary Public in and for the State of Texas



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