

LEGAL DESCRIPTION

WHEWAS, STONE CREEK 60'S POD, LTD. and STONE CREEK BALANCE, 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, Texas, as described in Volume 5, Page 359-365.

THENCE North 89°25'13" East, for a distance of 235.61 feet, to a 1/2 inch iron rod set in the south line of Feather Stone Drive (60' R.O.W.);

THENCE North 89°25'13" East, along the south line of said Feather Stone Drive, for a distance of 245.08 feet, to a 1/2 inch iron rod set at the point of tangency of said curve

THENCE along said curve to the right for an arc distance of 644.05 feet (Chord Bearing South 15°02'37" West - 608.46 feet), to a 1/2 inch iron rod set at the point of tangency of said curve

THENCE North 59°19'11" West, for a distance of 90.28 feet, to a 1/2 inch iron rod set

THENCE North 59°19'11" West, for a distance of 164.69 feet to a 1/2 inch iron rod found at the south east corner of said Stone Creek Phase I

THENCE North 47°39'21" West with the north east line of said Stone Creek Phase I, for a distance of 120.00 feet to a 1/2 inch iron rod found in the south line of Crestbrook Drive (60' R.O.W.), being on a curve to the left, having a radius of 90.00 feet, a central angle of 05°33'53", and a tangent of 44.23 feet

THENCE along said south line of Crestbrook Drive and said curve to the left for an arc distance of 88.38 feet (Chord Bearing North 39°33'42" East - 88.35 feet), to a 1/2 inch iron rod found on a northeast line of said Stone Creek Phase I, being in the north line of previously referenced Buckner Drive

THENCE North 51°38'49" West, along a northeast line of said Stone Creek Phase I and with the north line of said Buckner Drive, for a distance of 490.40 feet, to the POINT OF BEGINNING and containing 13,121 acres of land.

THE STATE OF TEXAS, Warren L. Corwin, Notary Public in and for the State of Texas, on this day personally appeared WARENE 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 consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the ___ day of ___, 2012.

Notary Public in and for the State of Texas

Major: City of Rockwall City Secretary City Engineer

Pinning & 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 ___, 2012.

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 ___, 2012.

NOTES

1. Section 505 referenced to Stone Creek Phase I, in addition to the City of Rockwall as described in Volume 5, Page 359-365.

2. All lot lines are to be read and perpendicular to the street unless otherwise noted by bearing.

3. 1/2 inch iron rods with wooden caps, "N.C." caps set at all boundary corners, block corners, points of curvature, points of tangency, and end points in public right-of-way unless otherwise noted.

4. B.L. - Building Line. C.L. - Center Line. D.E. - Drainage Easement. H.O.A. - Homeowners Association

5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.

6. No building permits will be issued until all public improvements are completed by the City.

OWNER'S CERTIFICATE

I, NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, STATE OF TEXAS, COUNTY OF ROCKWALL, that the undersigned owner(s) of the land shown on this plat, and designated herein as the STONE CREEK PHASE IIA, hereby desire to use the public for the purpose of construction, reconstruction, inspecting, 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 control 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 storm structures, storm sewers, and ditches, all according to the specifications of the City of Rockwall or

Richard M. Storchburg, Notary Public in and for the State of Texas My Commission Expires: 2012. Mortgage or Lien Interest

STATE OF TEXAS, County of Dallas, Before me, the undersigned authority, on this day personally appeared RICHARD M. STORCHBURG, 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 ___ day of ___, 2012.

Notary Public in and for the State of Texas My Commission Expires: 2012.

STATE OF TEXAS, County of Dallas, Before me, the undersigned authority, on this day personally appeared W. T. DEWEES SURVEY, ABSTRACT NO. 71 and S. KING SURVEY, ABSTRACT NO. 131, 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 ___ day of ___, 2012.

Notary Public in and for the State of Texas My Commission Expires: 2012.

NOTE: It shall be the policy of the City of Rockwall to withhold 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 which such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee that the City will be responsible for water for water for person/uses and fire protection within such plat, as required under Ordinance 83-54.

CURVE TABLE

Table with 5 columns: CURVE NO., DELTA, RADIUS, LENGTH, TANGENT. Contains data for curves 1 through 5.

Table with 5 columns: CURVE NO., DELTA, RADIUS, LENGTH, TANGENT. Contains data for curves 6 through 25.

STONE CREEK BALANCE, LTD. CLERKS FILE NO. 2007-00375394

TOTAL LOTS 41 TOTAL ACRES 13.121

STONE CREEK PHASE IIA

W. T. DEWEES SURVEY, ABSTRACT NO. 71 S. KING SURVEY, ABSTRACT NO. 131 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

STONE CREEK BALANCE, LTD. 8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225

CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALEN, TEXAS 75013

JANUARY 2012 SCALE 1" = 100'

SHEET 1 OF 2

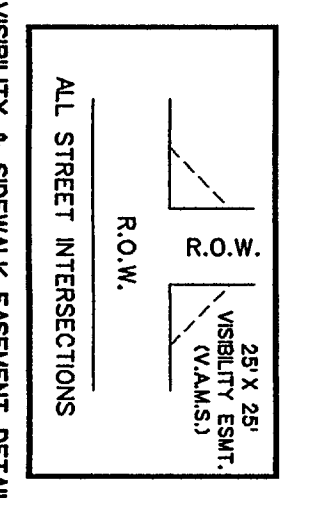
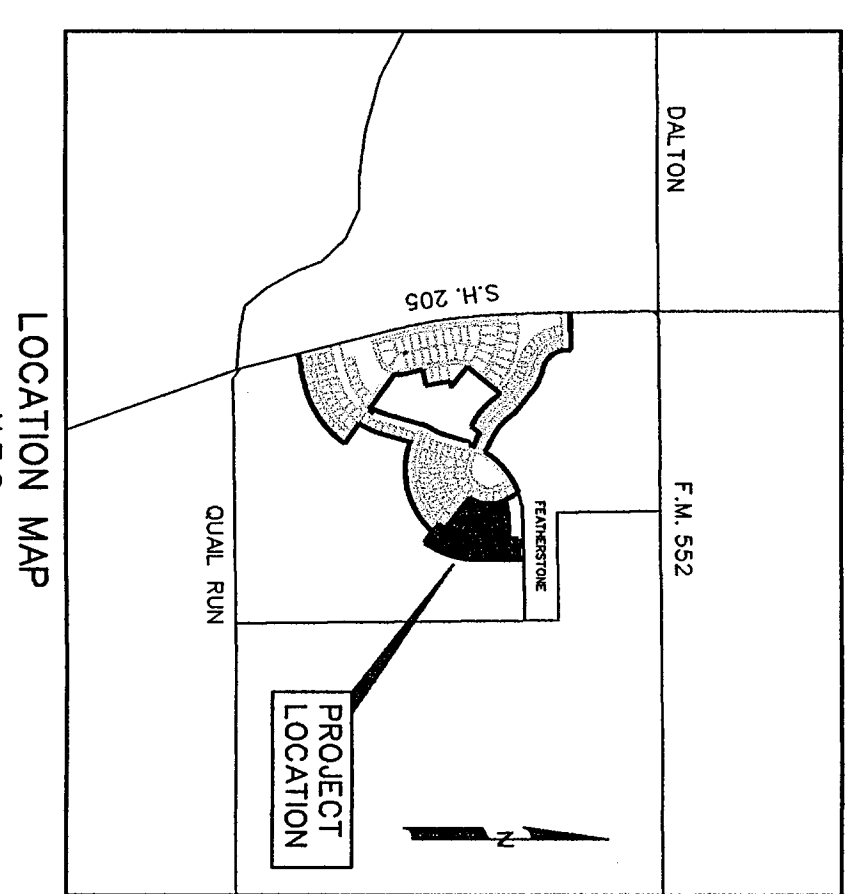


Table with 2 columns: SET CONCRETE MONUMENT SYSTEM COORDINATES. Values for X and Y coordinates.

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