

LEGAL DESCRIPTION

WHEREAS, STONE CREEK 50'S POD LTD., is the owner of a tract of land situated in the W.T. Deweese Survey, Abstract No. 71 in the City of Rockwall, being out of a tract of land as described in Stone Creek SF, TD, 08 described in Volume G, Pages 359-365, in the Plat Records of Rockwall County, Texas, being more particularly described as follows: COMMENCEMENT of a 1/2 inch iron rod found at the southeast corner of Stone Creek Retail Addition, Lot 1-6, Block A, on addition to the City of Rockwall as described in Volume H, Pages 15-16, in the Plat Records of Rockwall County, Texas: THENCE North 20° 19'33" East, along the east line of said Stone Creek Retail Addition, for a distance of 170.44 feet, to a 1/2 inch iron rod set at the POINT OF BEGINNING of the herein described tract; THENCE North 20° 19'33" East, continuing along said east line, for a distance of 181.38 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 620.00 feet, a central angle of 12° 58'00", and a tangent of 70.12 feet; THENCE, continuing along said east line and with said curve to the left for an arc distance of 139.70 feet (Chord Bearing North 14° 03'00" East - 139.43 feet), to a 1/2 inch iron rod set; THENCE, doing said curve to the right for an arc distance of 225.75 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 675.00 feet, a central angle of 18° 47'46", and a tangent of 111.72 feet; THENCE, doing said curve to the right for an arc distance of 221.44 feet (Chord Bearing South 60° 23'32" East - 220.44 feet), to a 1/2 inch iron rod set at the point of tangency; THENCE, South 50° 59'39" East, for a distance of 282.89 feet to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 400.00 feet, a central angle of 20° 45'00", and a tangent of 73.27 feet; THENCE, doing said curve to the left for an arc distance of 144.84 feet (Chord Bearing South 61° 29'00" East - 144.5 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 620.00 feet, a central angle of 41° 42'31", and a tangent of 235.19 feet; THENCE, doing said curve to the right for an arc distance of 451.33 feet (Chord Bearing South 50° 54'04" East - 441.43 feet), to a 1/2 inch iron rod set at the point of tangency; THENCE, South 30° 02'48" East, for a distance of 244.20 feet, to a 1/2 inch iron rod set in the north line of Stone Creek Phase 1, on addition to the City of Rockwall, as described in Volume G, Pages 359-365, in said Plat Records, also being the north line of an extension of the 60' R.O.W.; THENCE, North 50° 59'39" West, for a distance of 376.82 feet, to a 1/2 inch iron rod set; THENCE, continuing along said north line and with said curve to the left for an arc distance of 278.83 feet (Chord Bearing South 60° 42'12" West - 277.53 feet), to a 1/2 inch iron rod set; THENCE, North 47° 04'21" West, departing said north line, for a distance of 79.08 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 200.00 feet, a central angle of 11° 01'32", and a tangent of 18.30 feet; THENCE, doing said curve to the right, having a radius of 38.49 feet (Chord Bearing North 35° 33'35" West - 38.43 feet), to a 1/2 inch iron rod set at the point of tangency; THENCE, doing said curve to the left for an arc distance of 37.33 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 575.00 feet, a central angle of 39° 17'31", and a tangent of 205.27 feet; THENCE, doing said curve to the left for an arc distance of 394.32 feet (Chord Bearing North 49° 41'34" West - 386.64 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 475.00 feet, a central angle of 18° 29'19", and a tangent of 78.10 feet; THENCE, doing said curve to the right for an arc distance of 394.32 feet (Chord Bearing North 49° 41'34" West - 386.64 feet), to a 1/2 inch iron rod set at the point of tangency; THENCE, doing said curve to the right for an arc distance of 376.82 feet (Chord Bearing North 60° 09'59" West - 151.43 feet), to a 1/2 inch iron rod set at the POINT OF BEGINNING and containing 0.315 acres of land. SURVEYOR'S CERTIFICATE

I, WARREN L. CORWIN, do hereby certify, that the plat above, herein 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 errors on the ground except as shown and said plat has been prepared in accordance with the plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED this _____ day of _____, 2012.

WARREN L. CORWIN
R.P.L.S. No. 4821

Notary Public in and for the State of Texas

Recommended for Final Approval:

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 _____ day of _____, 2012.

This approval shall be invalid unless the approved plat for such addition is filed 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 _____ day of _____, 2012.

Mayor, City of Rockwall _____

City Secretary _____

City Engineer _____

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as the STONE CREEK PHASE 1 IIB, do hereby certify that the use of the public roads, streets, alleys, easements and public places thereon shown on the purpose and consideration herein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE 1 IIB 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 the owner or any other person shall be responsible for the cost of such removal and replacement. 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 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 completed 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 installation of storm structures, storm sewers, and ditches, all according to the specifications of the City of Rockwall or

Until the developer and/or owner files a corporate survey with the city secretary, it is a firm and to the intent 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 actions 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 such improvements.

STONE CREEK 50'S POD, LTD.
50'S STONE CREEK PHASE 1 IIB, GP Corporation,
a Texas corporation, its General Partner

Richard M. Storbura
Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. STORBURA, 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 purposes and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2012.

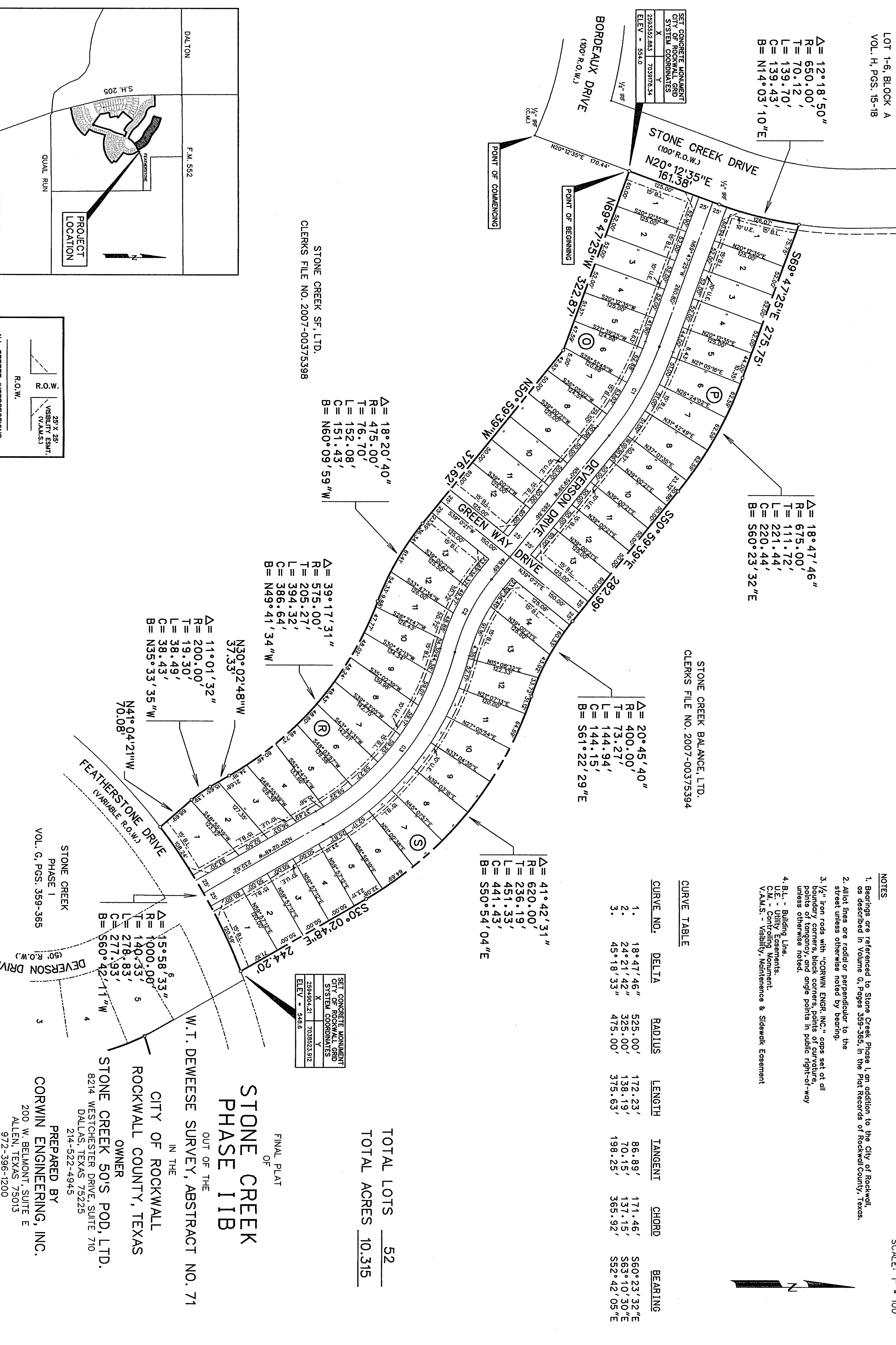
Notary Public in and for the State of Texas My Commission Expires _____

FINAL PLAT
OF
**STONE CREEK
PHASE 1 IIB**
OUT OF THE
OUT OF THE
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

STONE CREEK 50'S POD, 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
JANUARY 2012

SHEET 2 OF 2

STONE CREEK RETAIL ADDITION
LOT 1-6, BLOCK A
VOL. H, PGS. 15-18



Δ = 12° 18' 50"
R = 630.00'
T = 70.12'
L = 139.70'
C = 139.43'
B = N14° 03' 10" E

Δ = 18° 47' 46"
R = 675.00'
T = 111.72'
L = 221.44'
C = 220.44'
B = S60° 23' 32" E

Δ = 20° 45' 00"
R = 400.00'
T = 73.27'
L = 144.94'
C = 144.15'
B = S61° 22' 29" E

Δ = 41° 42' 31"
R = 620.00'
T = 236.19'
L = 431.33'
C = 441.43'
B = S90° 54' 04" E

Δ = 18° 20' 40"
R = 478.00'
T = 76.70'
L = 152.08'
C = 151.43'
B = N60° 09' 59" W

Δ = 39° 17' 31"
R = 575.00'
T = 205.27'
L = 394.32'
C = 386.64'
B = N49° 41' 34" W

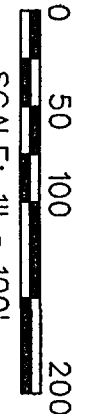
Δ = 11° 01' 32"
R = 200.00'
T = 19.30'
L = 38.49'
C = 38.43'
B = N55° 33' 35" W

Δ = 15° 58' 33"
R = 1000.00'
T = 140.33'
L = 278.83'
C = 278.83'
B = S60° 42' 11" W

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	18° 47' 46"	525.00'	172.23'	86.89'	171.46'	S60° 23' 32" E
2.	24° 21' 42"	325.00'	138.19'	70.15'	137.15'	S63° 10' 30" E
3.	45° 18' 33"	475.00'	375.63'	198.25'	365.92'	S52° 42' 05" E

- NOTES**
1. Bearings are referenced to Stone Creek Phase 1, an addition to the City of Rockwall, as described in Volume G, Pages 359-365, in the Plat Records of Rockwall County, Texas.
 2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 3. 1/2" iron rods with "CORWIN ENR, INC." cast set at all boundary corners, block corners, points of curvature unless otherwise noted.
 4. B.L. - Building Line, M.L. - Main Line, C.M. - Controlling Monument, V.A.W.S. - Visibility, Maintenance & Sidewalk Easement



TOTAL LOTS 52
TOTAL ACRES 10.315

**STONE CREEK
PHASE 1 IIB**

OUT OF THE
OUT OF THE
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER

STONE CREEK 50'S POD, 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

JANUARY 2012 SCALE 1" = 100'

SHEET 1 OF 2

