

LEGAL DESCRIPTION

WHEREAS, STONE CREEK 80/100' POD, 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, Rockwall County, Texas, being part of Tract 1 and Tract 2, as described in Clerks File No. 2007-00375398, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Lot 1 Block C out of Stone Creek Phase I, an addition to the City of Rockwall, as described in Volume G, Pages 359-365, in the Plat Records of Rockwall County;

THENCE, North 75° 41' 15" East, along an interior east line of said Stone Creek Phase I, for a distance of 51.41 feet, to a 1/2 inch iron rod found;

THENCE, North 05° 27' 59" East, continuing along said interior east line, for a distance of 85.05 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 5370.00 feet, a central angle of 06° 24' 38", and a tangent of 300.72 feet;

THENCE, continuing along said interior east line and with said curve to the right for an arc distance of 600.82 feet (Chord Bearing North 10° 37' 20" West - 600.51 feet), to a 1/2 inch iron rod found at the point of compound curvature of a curve to the right, having a radius of 475.00 feet, a central angle of 21° 33' 29", and a tangent of 90.43 feet;

THENCE, continuing along said interior east line and with said curve to the right for an arc distance of 178.72 feet (Chord Bearing North 03° 21' 43" East - 177.67 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 14° 08' 28" East, continuing along said interior east line, for a distance of 144.46 feet, to a 1/2 inch iron rod found at the northeast corner of Lot 17 Block C, out of said Stone Creek Phase I;

THENCE, South 65° 00' 10" East, along the interior north line of said Stone Creek Phase I, for a distance of 224.25 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 275.00 feet, a central angle of 02° 53' 33", and a tangent of 6.94 feet;

THENCE, continuing along said interior north line and with said curve to the right for an arc distance of 13.88 feet (Chord Bearing North 37° 33' 34" East - 13.88 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 39° 00' 21" East, continuing along said interior north line, for a distance of 171.88 feet, to a 1/2 inch iron rod found;

THENCE, South 50° 59' 39" East, continuing along said interior north line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 39° 00' 21" East, continuing along said interior north line, for a distance of 309.58 feet, to a 1/2 inch iron rod found;

THENCE, South 50° 59' 39" East, continuing along said interior north line, for a distance of 58.55 feet, to a 1/2 inch iron rod found on a non-tangent curve to the left, having a radius of 920.00 feet, a central angle of 30° 59' 47", and a tangent of 255.11 feet;

THENCE, continuing along said interior north line and with said curve to the left for an arc distance of 497.71 feet (Chord Bearing South 49° 17' 54" East - 491.66 feet); to a 1/2 inch iron rod found;

THENCE, North 39° 00' 21" East, continuing along said interior north line, for a distance of 124.13 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 800.00 feet, a central angle of 02° 12' 28", and a tangent of 15.42 feet;

THENCE, continuing along said interior north line and with said curve to the left for an arc distance of 30.83 feet (Chord Bearing South 68° 01' 19" East - 30.82 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 69° 07' 33" East, for a distance of 138.56 feet, to a 1/2 inch iron rod found at the southwest intersection of Miramar Drive (50' R.O.W.) and Featherstone Drive (Variable R.O.W.), being on a non-tangent curve to the left, having a radius of 1000.00 feet, a central angle of 02° 35' 38", and a tangent of 22.64 feet;

THENCE, along the interior east line of said Stone Creek Phase I and with said curve to the left for an arc distance of 45.27 feet (Chord Bearing South 21° 39' 30" West - 45.27 feet), to a 1/2 inch iron rod found on a curve to the left, having a radius of 38.00 feet, a central angle of 78° 55' 03", and a tangent of 31.28 feet;

THENCE, continuing along said east line and with said curve to the left for an arc distance of 52.34 feet (Chord Bearing South 57° 40' 59" West - 48.30 feet), to a 1/2 inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 02° 15' 39", and a tangent of 20.32 feet;

THENCE, continuing along said interior east line and with said curve to the left of an arc distance of 40.64 feet (Chord Bearing South 17° 05' 38" West - 40.64 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 15° 57' 48" West, continuing along said interior east line, for a distance of 268.02 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 440.00 feet, a central angle of 16° 52' 37", and a tangent of 65.28 feet;

THENCE, continuing along said interior east line and with said curve to the right for an arc distance of 129.61 feet (Chord Bearing South 24° 24' 07" West - 129.14 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 570.00 feet, a central angle of 16° 52' 37", and a tangent of 84.56 feet;

THENCE, continuing along said interior east line and with said curve to the left for an arc distance of 167.90 feet (Chord Bearing South 24° 24' 07" West - 167.29 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 15° 57' 48" West, continuing along said interior east line, for a distance of 454.43 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 660.00 feet, a central angle of 11° 10' 45", and a tangent of 64.59 feet;

THENCE, continuing along said interior east line and with said curve to the right for an arc distance of 128.77 feet (Chord Bearing South 21° 33' 11" West - 128.57 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 38.00 feet, a central angle of 83° 54' 55", and a tangent of 34.16 feet;

THENCE, continuing along said interior east line and with said curve to the left for an arc distance of 55.65 feet (Chord Bearing South 14° 48' 54" East - 50.81 feet), to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 695.00 feet, a central angle of 03° 35' 24", and a tangent of 21.78 feet;

THENCE, continuing along said interior east line and with said curve to the right for an arc distance of 43.55 feet (Chord Bearing South 32° 03' 15" West - 43.54 feet), to a 1/2 inch iron rod found at the northwest intersection of said Featherstone Drive and Harvard Drive (50' R.O.W.);

THENCE, North 54° 20' 11" West, along the interior south line of said Stone Creek Phase I, for a distance of 160.38 feet, to a 1/2 inch iron rod found;

THENCE, South 35° 39' 49" West, continuing along said interior south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 54° 20' 11" West, continuing along said interior south line, for a distance of 103.69 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 138° 24' 25", and a tangent of 131.65 feet;

THENCE, along said curve to the right for an arc distance of 120.78 feet (Chord Bearing North 22° 00' 11" West - 93.48 feet), to a 1/2 inch iron rod found;

THENCE, North 54° 20' 11" West, for a distance of 195.10 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 275.00 feet, a central angle of 63° 18' 56", and a tangent of 169.56 feet;

THENCE, along said curve to the right for an arc distance of 303.89 feet (Chord Bearing South 44° 01' 47" West - 288.66 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 75° 41' 15" West, for a distance of 55.01 feet, to a 1/2 inch iron rod found;

THENCE, North 14° 18' 45" West, for a distance of 250.00 feet, to the POINT OF BEGINNING and containing 28.004 acres of land.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 35° 39' 49" W	50.00'
2.	N 80° 18' 02" E	21.08'
3.	S 50° 59' 39" E	58.55'

CURVE TABLE

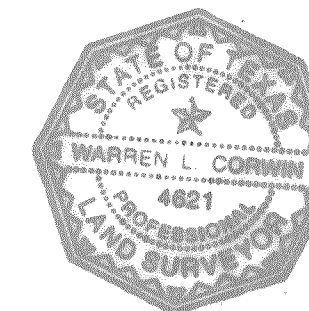
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	02° 53' 33"	275.00'	13.88'	6.94'	13.88'	N37° 33' 34" E
2.	30° 59' 47"	920.00'	497.71'	255.11'	491.66'	N49° 17' 54" W
3.	02° 12' 28"	800.00'	30.83'	15.42'	30.82'	S68° 01' 19" E
4.	138° 24' 25"	50.00'	120.78'	131.65'	93.48'	N22° 00' 11" W
5.	63° 18' 56"	275.00'	303.89'	169.56'	288.66'	S44° 01' 47" W
6.	90° 06' 06"	250.00'	393.14'	250.44'	353.87'	N30° 38' 12" E
7.	06° 59' 19"	5145.00'	627.56'	314.17'	627.18'	N10° 55' 12" W
8.	46° 25' 53"	250.00'	202.59'	107.23'	197.10'	N15° 47' 24" E
9.	02° 55' 32"	4920.0'	251.21'	125.63'	251.18'	S09° 56' 09" E
10.	66° 57' 28"	250.00'	292.16'	165.34'	275.81'	S17° 30' 55" E
11.	20° 05' 40"	375.00'	131.52'	66.44'	130.84'	S26° 00' 38" W
12.	21° 14' 39"	50.00'	18.54'	9.38'	18.43'	N57° 49' 21" E
13.	16° 54' 44"	535.00'	157.92'	79.54'	157.34'	N24° 51' 01" E
14.	16° 52' 37"	695.00'	204.72'	103.11'	203.98'	N24° 24' 07" E
15.	16° 52' 37"	315.00'	92.79'	46.73'	92.45'	N24° 24' 07" E
16.	03° 35' 24"	695.00'	43.55'	21.78'	43.54'	S32° 03' 15" W

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon 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 utilities 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 the this 30th day of August, 2012.

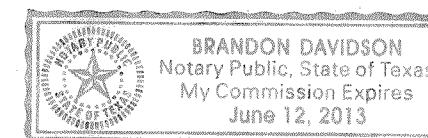
Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621



THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN 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 considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 30th day of August, 2012.



Brandon Davidson
Notary Public in and for the State of Texas

FINAL PLAT
OF
**STONE CREEK
PHASE III**
OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
S. KING SURVEY, ABSTRACT NO. 131

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS
STONE CREEK 80/100' POD, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75219
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

AUGUST 2012

H269

SHEET 2 OF 3