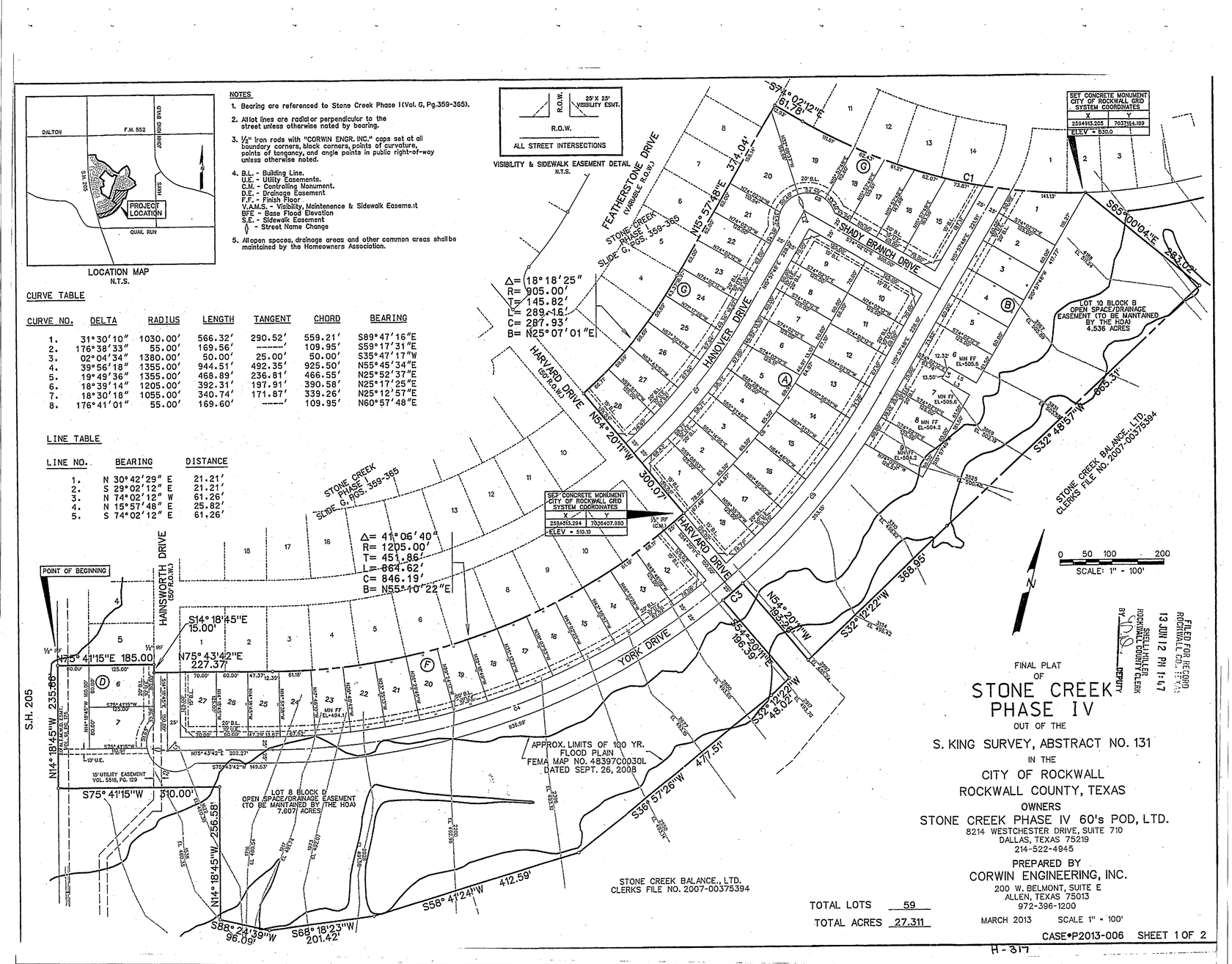

FILED FOR RECORD
ROCKWALL CO., TEXAS
13 JUN 12 PM 1:47
SHELLA MILLER
ROCKWALL COUNTY CLERK
BY _____ DEPUTY

FINAL PLAT
OF
STONE CREEK PHASE IV
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNERS
STONE CREEK PHASE IV 60's 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

TOTAL LOTS 59
TOTAL ACRES 27.311

MARCH 2013 SCALE 1" = 100'

CASE#P2013-006 SHEET 1 OF 2

H-317

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner(s) of the land shown on this plat, and designated herein as the STONE CREEK PHASE IV, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE IV, 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 any public utility shall at all times have the right of ingress or egress to, from and upon the said 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 controls 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 streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing 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 and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses 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 exaction's 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 exactions made herein.

STONE CREEK PHASE IV 60's POD, LTD.,
a Texas limited partnership
By: STONE CREEK PHASE IV 60's POD GP Corporation, its General Partner
a Texas corporation

Richard M. Skorburg
President

Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 10th day of April, 2013.

Notary Public in and for the State of Texas My Commission Expires: 4.10.13 Colleen Patrick

Colleen Patrick
My Commission Expires
04/10/2013

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared
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 _____, 2013.

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

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 a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGAL DESCRIPTION

WHEREAS, STONE CREEK PHASE IV 60's, LTD., is the owner of a tract of land situated in the S. King Survey, Abstract No. 131 in the City of Rockwall, being out of a tract of a tract of land to Stone Creek SF., LTD., as described in Clerks File No. 2007-00375398 and a tract of land to Stone Creek Balance, LTD., as described in Clerks File No. 2007-00375394 in the Deed Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southwest corner 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, Texas, being in the east line of State Highway 205;

THENCE, North 75° 41'15" East, along the south line of said Stone Creek Phase I, for a distance of 185.00 feet, to ½ inch iron rod found;

THENCE, South 14° 18'45" East, continuing along the south line of said Stone Creek Phase I, for a distance of 15.00 feet, to a ½ inch iron rod set;

THENCE, North 75° 43'42" East, continuing along said south line, for a distance of 227.37 feet, to a ½ inch iron rod set at the point of curvature of a curve to the left having a radius of 1205.00 feet, a central angle of 41° 06'40", and a tangent of 451.66 feet;

THENCE, continuing along said south line and with said curve to the left for an arc distance of 864.62 feet (Chord Bearing North 55° 10'22" East - 846.19 feet), to a ½ inch iron rod set;

THENCE, North 54° 20'11" West, continuing along said south line, for a distance of 300.07 feet, to a ½ inch iron rod found on a curve to the left, having a radius of 905.00 feet, a central angle of 18° 18'25", and a tangent of 145.82 feet;

THENCE, continuing along said south line and with said curve to the left for arc distance of 289.16 feet (Chord Bearing North 25° 07'01" East - 287.93 feet), to a ½ inch iron rod found at the point of tangency;

THENCE, North 15° 57'48" East, continuing along said south line, for a distance of 374.04 feet, to a ½ inch iron rod found;

THENCE, South 74° 02'12" East, continuing along said south line, for a distance of 61.78 feet, to a ½ inch iron rod found at the point of curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 31° 30'10", and a tangent of 290.52 feet;

THENCE, continuing along said south line and with said curve to the left for arc distance of 566.32 feet (Chord Bearing South 89° 47'16" East - 559.21 feet), to a ½ inch iron rod set;

THENCE, South 65° 00'04" East, departing said south line, for a distance of 283.02 feet, to a ½ inch iron rod set;

THENCE, South 32° 48'57" West, for a distance of 665.31 feet, to a ½ inch iron rod set;

THENCE, South 32° 12'22" West, for a distance of 368.95 feet, to a ½ inch iron rod set;

THENCE, North 54° 20'11" West, for a distance of 193.26 feet, to a ½ inch iron rod set on a non-tangent curve to the right, having a radius of 1380.00 feet, a central angle of 02° 04'34", and a tangent of 25.00 feet;

THENCE, along said curve to the right for an arc distance of 50.00 feet (Chord Bearing South 35° 47'17" West - 50.00 feet), to a ½ inch iron rod set;

THENCE, South 54° 20'11" East, for a distance of 196.39 feet, to a ½ inch iron rod set;

THENCE, South 32° 12'22" West, for a distance of 48.02 feet, to a ½ inch iron rod set;

THENCE, South 36° 57'26" West, for a distance of 477.51 feet, to a ½ inch iron rod set;

THENCE, South 58° 41'24" West, for a distance of 412.59 feet, to a ½ inch iron rod set;

THENCE, South 68° 18'23" West, for a distance of 201.42 feet, to a ½ inch iron rod set;

THENCE, South 88° 24'39" West, for a distance of 96.09 feet, to a ½ inch iron rod set;

THENCE, North 14° 18'45" West, for a distance of 256.58 feet, to a ½ inch iron rod set;

THENCE, South 75° 41'15" West, for a distance of 310.00 feet, to a ½ inch iron rod set in the east line of said State Highway 205;

THENCE, North 14° 18'45" West, along the east line of said State Highway 205, for a distance of 235.66 feet, to the POINT OF BEGINNING and containing 27.311 acres of land.

Recommended for Final Approval:

Planning & Zoning Commission — Date 3/12/2013

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 15th day of April, 2013.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 10th day of May, 2013.

Mayor, City of Rockwall — City Secretary — City Engineer

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 platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 20 day of March, 2013.

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 20th day of March, 2013.

Notary Public in and for the State of Texas

MARIA ELIZABETH HALLFORD
My Commission Expires
January 27, 2016

FINAL PLAT
OF
STONE CREEK PHASE IV
OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
S. KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
STONE CREEK PHASE IV 60's 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
MARCH 2013

CASE#P2013-006 SHEET 2 OF 2

FILE: P:\2013\13-036 STONE CREEK PHASE IV\dwg\13-036 STONE CREEK PHASE IV.dwg