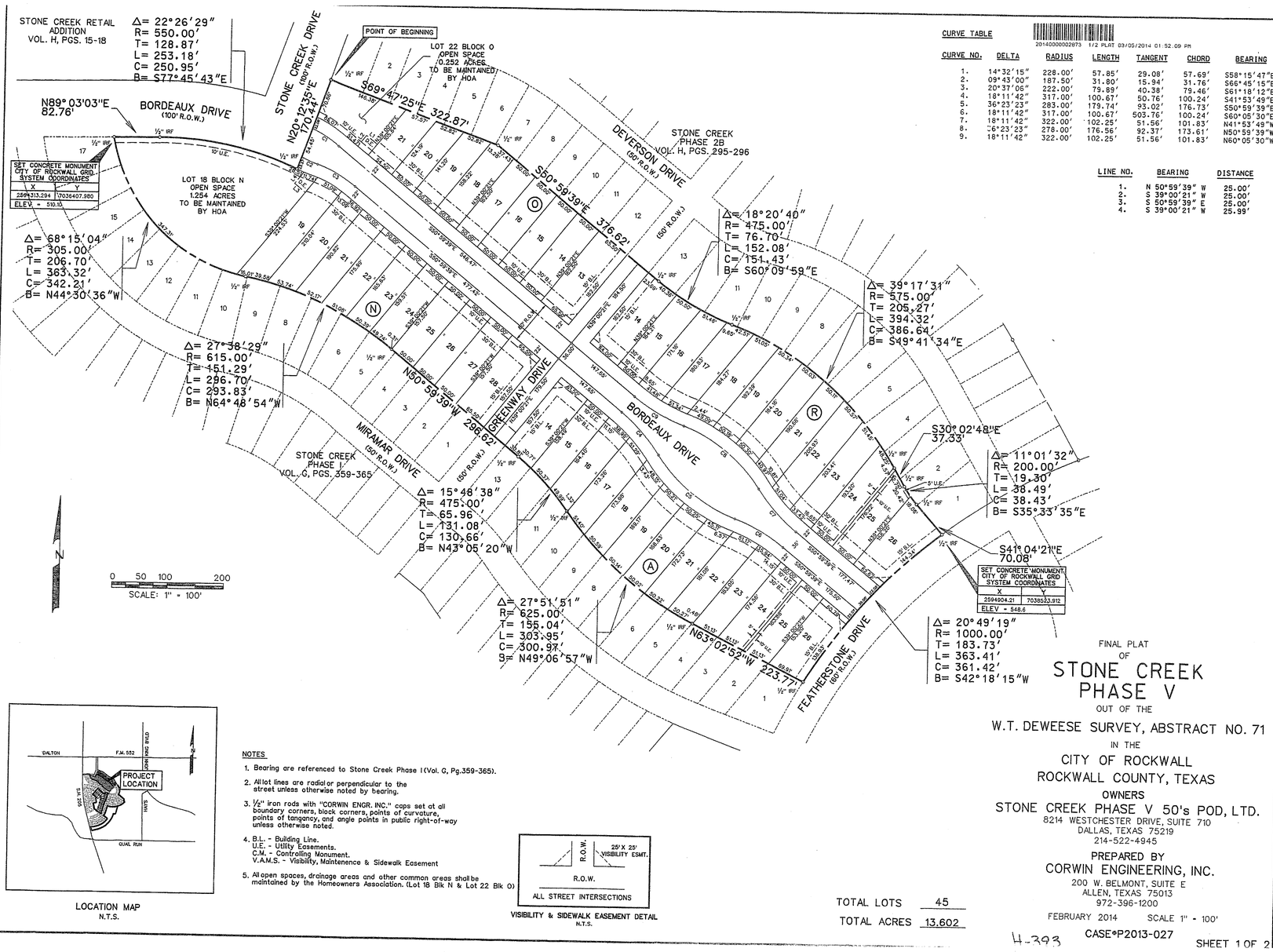

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	14°32'15"	228.00'	57.85'	29.08'	57.69'	S58°15'47"E
2.	09°43'00"	187.50'	31.80'	15.94'	31.76'	S66°45'15"E
3.	20°37'06"	222.00'	79.89'	40.38'	79.46'	S61°18'12"E
4.	18°11'42"	317.00'	100.67'	50.76'	100.24'	S41°53'49"E
5.	36°23'23"	283.00'	179.74'	93.02'	176.73'	S50°59'39"E
6.	18°11'42"	317.00'	100.67'	503.76'	100.24'	S60°05'30"E
7.	18°11'42"	322.00'	102.25'	51.56'	101.83'	N41°53'49"W
8.	36°23'23"	278.00'	176.56'	92.37'	173.61'	N50°59'39"W
9.	18°11'42"	322.00'	102.25'	51.56'	101.83'	N60°05'30"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 50°59'39" W	25.00'
2.	S 39°00'21" W	25.00'
3.	S 50°59'39" E	25.00'
4.	S 39°00'21" W	25.99'

2014000002873 1/2 PLAT 03/05/2014 01:52:09 PM

LOCATION MAP
N.T.S.

NOTES

1. Bearing are referenced to Stone Creek Phase I (Vol. G, Pg.359-365).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association. (Lot 18 Blk N & Lot 22 Blk O)

VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

TOTAL LOTS 45

TOTAL ACRES 13.602

FINAL PLAT
OF
STONE CREEK PHASE V
OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNERS
STONE CREEK PHASE V 50'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
FEBRUARY 2014 SCALE 1" = 100'
CASE#P2013-027

A-393

SHEET 1 OF 2

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 V, 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 V, 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 V 50's POD, LTD., A Texas Limited Partnership
STONE CREEK PHASE V 50's POD GP Corporation, a Texas Corporation its General Partner

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 26 day of February, 2014.

Notary Public in and for the State of Texas My Commission Expires: May 9, 2017

AMBER BEARDSLEY
My Commission Expires
May 9, 2017

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared Kevin E. Crayton 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 26 day of February, 2014.

Notary Public in and for the State of Texas My Commission Expires: March 23, 2014

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.

TINA N SMART
My Commission Expires
March 23, 2014

Filed and Recorded
Official Public Records
Sheila Miller, County Clerk
Rockwall County, Texas
03/05/2014 01:52:09 PM
$100.00
2014000002873

Recommended for Final Approval:

Planning & Zoning Commission — Date: 9/10/2013

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 16th day of September, 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 3rd day of March, 2014.

Mayor, City of Rockwall — City Secretary — City Engineer

CITY OF ROCKWALL, TEXAS SEAL

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 20th day of FEB, 2014.

STATE OF TEXAS
REGISTERED
WARREN L. CORWIN
4621
LICENSED
LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF COLLIN

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

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 FEB, 2014.

Notary Public in and for the State of Texas

MARIA ELIZABETH HALLFORD
My Commission Expires
January 27, 2016

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described to Stone Creek SF., LTD., as described in Clerks File No. 2007-00375398 and being out of a tract of land described in Stone Creek Balance LTD., Clerks File No. 2007-00375394 in said Deed Records, being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the most westerly southwest corner of Stone Creek Phase IIB, an addition to the City Rockwall, as described in Volume H, Pages 295-296, in the Plat Records of Rockwall County, Texas and being in the east line of Stone Creek Drive (100' R.O.W.);

THENCE, South 69° 47'25" East, along the south line of said Stone Creek Phase IIB, for a distance of 322.87 feet, to a ½ inch iron rod found;

THENCE, South 50° 59'39" East, continuing along said south line, for a distance of 376.62 feet, to a ½ inch iron rod found at the point of curvature of a curve to the left, having a radius of 475.00 feet, a central angle of 18° 20'40", and a tangent of 76.70 feet;

THENCE, continuing along said south line and with said curve to the left for an arc distance of 152.08 feet (Chord Bearing South 60° 09'59" East - 151.43 feet), to a ½ inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 575.00 feet, a central angle of 39° 17'31", and a tangent of 205.27 feet;

THENCE, continuing along said south line and with said curve to the right for an arc distance of 394.32 feet (Chord Bearing South 49° 41'34" East - 386.64 feet), to a ½ inch iron rod found at the point of tangency;

THENCE, South 30° 02'48" East, continuing along said south line, for a distance of 37.33 feet, to a ½ inch iron rod found at the point of curvature of a curve to the left, having a radius of 200.00 feet, a central angle of 11° 01'32", and a tangent of 19.30 feet;

THENCE, continuing along said south line and with said curve to the left for an arc distance of 38.49 feet (Chord Bearing South 35° 33'35" East - 38.43 feet), to a ½ inch iron rod found at the point of tangency;

THENCE, South 41° 04'21" East, continuing along said south line, for a distance of 70.08 feet, to a ½ inch iron found at the most southerly corner of said Stone Creek Phase 2B being in the north line of Featherstone Drive (60' R.O.W.), being on a non-tangent curve to the left, having a radius of 1000.00 feet, a central angle of 20° 49'19", and a tangent of 183.73 feet;

THENCE, along the north line of said Featherstone Drive and with said curve to the left for an arc distance of 363.41 feet (Chord Bearing South 42° 18'15" West - 361.42 feet), to a ½ inch iron rod found in the north line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Volume G, Pages 359-365, in said Plat Records;

THENCE, North 63° 02'52" West, departing the north line of said Featherstone Drive and along the north line of said Stone Creek Phase I, for a distance of 223.77 feet, to a ½ inch iron rod found at the point of curvature of a curve to the right, having a radius of 625.00 feet, a central angle of 27° 51'51", and a tangent of 155.04 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 303.95 feet (Chord Bearing North 49° 06'57" West - 300.97 feet), to a ½ inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 475.00 feet, a central angle of 15° 48'38", and a tangent of 65.96 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 131.08 feet (Chord Bearing North 43° 05'20" West - 130.66 feet), to a ½ inch iron rod found at the point of tangency;

THENCE, North 50° 59'39" West, continuing along said north line, for a distance of 296.82 feet, to a ½ inch iron rod found at the point of curvature of a curve to the left, having a radius of 615.00 feet, a central angle of 27° 38'29", and a tangent of 151.29 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 296.70 feet (Chord Bearing North 64° 48'54" West - 293.83 feet), to a ½ inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 305.00 feet, a central angle of 68° 15'04", and a tangent of 206.70 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 363.32 feet (Chord Bearing North 44° 30'36" West - 342.21 feet), to a ½ inch iron rod found in the south line of Stone Creek Retail Addition Lots 1-6 Block A, an addition to the City of Rockwall, as described in Volume H, Pages 15-18, in said Plat Records;

THENCE, North 89° 03'03" East, departing the said north line and along the south line of said Stone Creek Retail, for a distance of 82.76 feet, to a ½ inch iron rod found at the point of curvature of a curve to the right, having the radius of 550.00 feet, a central angle of 22° 26'29", and a tangent of 128.87 feet;

THENCE, continuing along said south line and with said curve to the right for an arc distance of 253.18 feet (Chord Bearing South 77° 45'43" East - 250.95 feet), to a ½ inch iron found at the southeast corner of said Stone Creek Retail;

THENCE, North 20° 12'35" East, along the east line of said Stone Creek Retail, for a distance of 170.44 feet, to the POINT OF BEGINNING and containing 13.602 acres of land.

FINAL PLAT
OF
STONE CREEK PHASE V
OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
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PREPARED BY
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2014

A-394

CASE#P2013-027 SHEET 2 OF 2