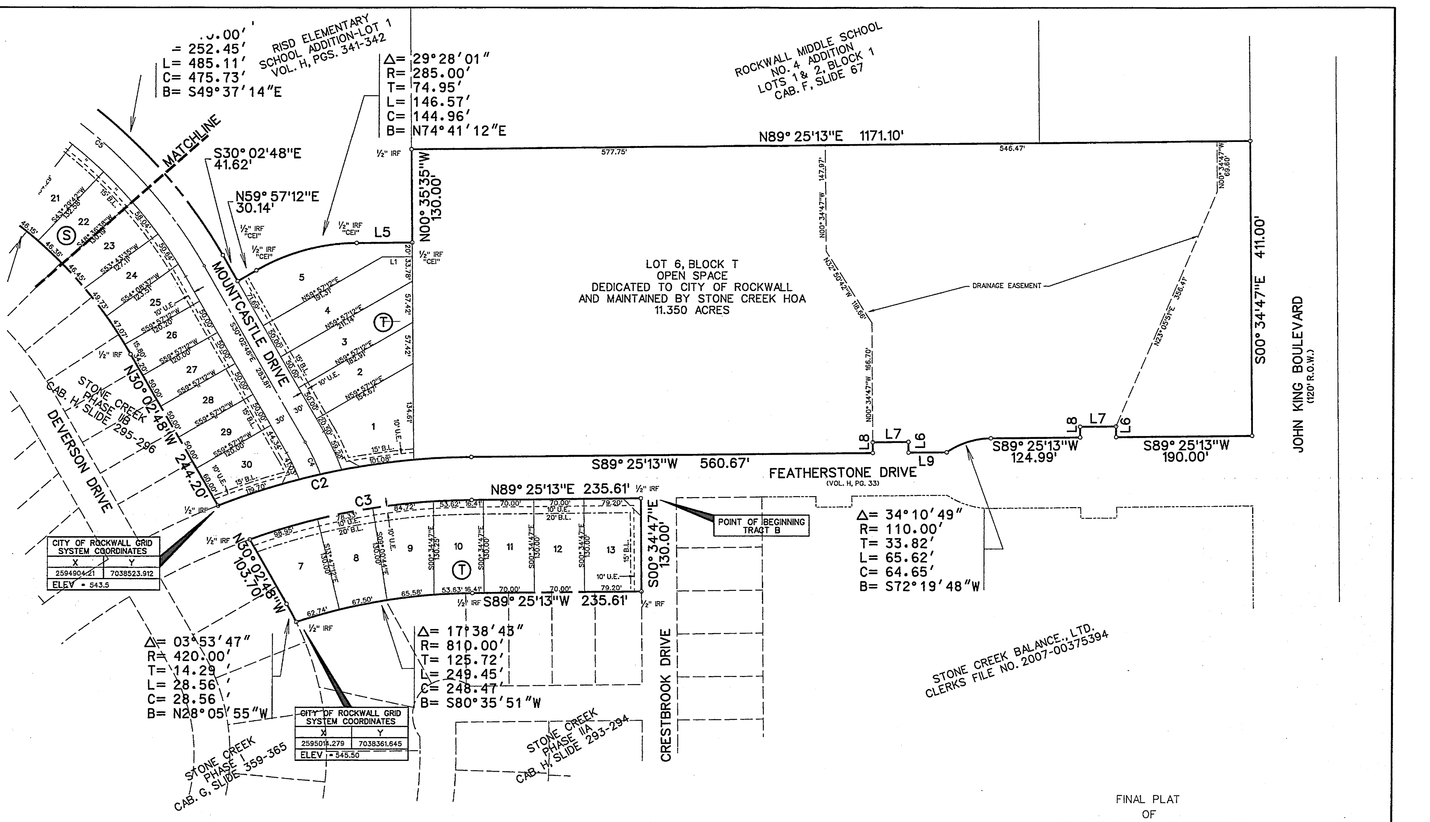

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	31°56'36"	270.00'	150.53'	77.28'	148.59'	N15°34'42"E
2.	20°43'45"	1000.0'	361.79'	182.90'	359.82'	S79°03'20"W
3.	19°14'20"	940.00'	315.63'	159.32'	314.15'	N79°48'03"E
4.	09°19'50"	305.00'	49.67'	24.89'	49.61'	S25°22'53"E
5.	39°08'51"	680.00'	464.61'	241.79'	455.63'	N49°37'14"W
6.	08°46'38"	820.00'	125.62'	62.93'	125.49'	N64°48'20"W
7.	09°25'22"	450.00'	74.01'	37.09'	73.92'	N55°42'20"W
8.	10°55'35"	290.50'	55.40'	27.78'	55.32'	S56°27'27"E
9.	05°41'18"	850.00'	84.39'	42.23'	84.23'	S53°50'18"E
10.	18°47'46"	825.00'	270.64'	136.55'	269.43'	N60°23'32"W
11.	21°03'10"	250.00'	91.86'	46.45'	91.34'	N80°19'00"W
12.	21°03'10"	550.00'	202.09'	102.20'	200.96'	S80°19'00"E
13.	50°07'15"	50.00'	43.74'	23.38'	42.36'	S81°36'00"E
14.	39°23'57"	425.00'	292.25'	152.17'	286.52'	N19°18'22"E
15.	24°00'43"	250.00'	104.77'	53.17'	104.01'	N11°36'46"E
16.	24°26'55"	250.00'	106.68'	54.16'	105.87'	N11°23'40"E
17.	113°37'09"	50.00'	99.15'	76.44'	83.69'	S00°16'12"W
18.	18°47'46"	975.00'	319.85'	161.38'	318.42'	S60°23'32"E
19.	24°00'43"	280.00'	117.34'	59.55'	116.49'	N11°36'46"E
20.	24°26'55"	220.00'	93.88'	47.66'	93.17'	N11°23'40"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°25'13" E	41.86'
2.	N 60°25'01" W	25.34'
3.	N 60°25'01" W	35.69'
4.	S 89°09'25" W	23.07'
5.	N 89°25'13" E	77.24'
6.	N 00°35'35" W	15.00'
7.	S 89°25'13" W	50.00'
8.	S 00°35'35" E	15.00'
9.	S 89°25'13" W	53.21'

FINAL PLAT
OF
STONE CREEK PHASE VI
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS
STONE CREEK SF, LTD. &
STONE CREEK BALANCE, 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 2014 SCALE 1" = 100'

CASE NO. P2014-018 SHEET 2 OF 4

LEGAL DESCRIPTION

WHEREAS, STONE CREEK SF, LTD. & STONE CREEK BALANCE, LTD., are the owners of 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 in Stone Creek Balance LTD., Clerks File No. 2007-00375394 and Stone Creek SF, LTD., Clerks File No. 2007-00375398 in said Deed Records, and being more particularly described as follows:

COMMENCING, at a ¾ inch iron rod found at the northwest corner of Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas, being in the south line of F.M. 552 (Variable R.O.W.):

THENCE, South 89°09'25" West, along the south line of said F.M. 552 and being in the north line of said Stone Creek Balance tract, for a distance of 478.00 feet, to the POINT OF BEGINNING:

THENCE, South 00°49'47" East, departing said north and south lines, for a distance of 106.39 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being at the point of curvature of a curve to the right, having a radius of 280.00 feet, a central angle of 24°26'55", and a tangent of 60.66 feet:

THENCE, along said curve to the right for an arc distance of 119.48 feet (Chord Bearing South 11°23'40" West - 118.57 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being at the point of tangency of said curve:

THENCE, South 23°37'08" West, for a distance of 130.36 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being at the point of curvature of a curve to the left, having a radius of 220.00 feet, a central angle of 24°00'43", and a tangent of 46.79 feet:

THENCE, along said curve to the left for an arc distance of 92.20 feet (Chord Bearing South 11°36'46" West - 91.53 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency of said curve:

THENCE, South 00°23'36" East, at 15.60 feet, passing a ½ inch iron rod found at the northwest corner of RISD Elementary School Addition-Lot 1, an addition to the City of Rockwall, as described in Vol. H, Pg. 341-342, in said Plat Records, for a total distance of 282.56 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being the point of curvature of a curve to the right, having a radius of 455.00 feet, a central angle of 39°23'57", and a tangent of 152.91 feet:

THENCE, along the west line of said RISD Elementary School Addition-Lot 1 and with said curve to the right for an arc distance of 312.88 feet (Chord Bearing South 19°18'22" West - 306.75 feet), to a ½ inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.", being at the point of tangency of said curve:

THENCE, South 39°00'21" West, continuing along said west line, for a distance of 67.60 feet, to a ½ inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.", at the most westerly southwest corner of said RISD Elementary School Addition-Lot 1, being on a curve to the left, having a radius of 790.00 feet, a central angle of 08°02'52", and a tangent of 55.57 feet:

THENCE, along the south line of said RISD Elementary School Addition-Lot 1 and with said curve to the left for an arc distance of 110.96 feet (Chord Bearing South 65°10'13" East - 110.87 feet), to a ½ inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 710.00 feet, a central angle of 39°08'51", and a tangent of 252.45 feet:

THENCE, along the south line of said RISD Elementary School Addition-Lot 1 and with said curve to the right for an arc distance of 485.11 feet (Chord Bearing South 49°37'14" East - 475.73 feet), to a ½ inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency of said curve:

THENCE, South 30°02'48" East, continuing along said south line, for a distance of 41.62 feet, to a ½ inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southwest corner of said RISD Elementary School Addition-Lot 1:

THENCE, North 59°57'12" East, continuing along said south line, for a distance of 30.14 feet, to a ½ inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 285.00 feet, a central angle of 29°28'01", and a tangent of 74.95 feet:

THENCE, continuing along said south line and with said curve to the right for an arc distance of 146.57 feet (Chord Bearing North 74°41'12" East - 144.96 feet), to a ½ inch iron rod found with a yellow cap stamped "Corwin Eng. Inc." at the point of tangency:

THENCE, North 89°25'13" East, continuing along said south line, for a distance of 77.24 feet, to a ½ inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.", at the southeast corner of said RISD Elementary School Addition-Lot 1:

THENCE, North 00°35'35" West, along the east line of said RISD Elementary School Addition-Lot 1, for a distance of 130.00 feet, to a ½ inch iron rod found, at the southwest corner of said Rockwall Middle School Tract No. 4 Addition:

THENCE, South 89°25'13" West, departing said east line and along the south line of said Rockwall Middle School Tract No. Addition, for a distance of 1171.10 feet, to a ½ inch iron rod set at the in the west line of John King Boulevard (120' R.O.W.):

THENCE, South 00°34'47" East, departing said south line and along the west line of said John King Boulevard, for a distance of 411.00 feet, to a ½ inch rod set at the northeast corner of Featherstone Drive, an addition to the City of Rockwall, as described in Vol. H, Pg. 33, in said Plat Records:

THENCE, South 89°25'13" West, along the north line of said Featherstone Drive, for a distance of 190.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 00°35'35" West, continuing along said north line, for a distance of 15.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 89°25'13" West, continuing along said north line, for a distance of 50.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 00°35'35" East, continuing along said north line, for a distance of 15.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 89°25'13" West, continuing along said north line, for a distance of 124.99 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 110.00 feet, a central angle of 34°10'49" , and a tangent of 33.82 feet:

THENCE, continuing along said north line and with said curve to the left for an arc distance of 65.62 feet (Chord Bearing South 72°19'48" West - 64.65 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 89°25'13" West, continuing along said north line, for a distance of 53.21 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 00°35'35" West, continuing along said north line, for a distance of 15.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 89°25'13" West, continuing along said north line, for a distance of 50.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 00°35'35" East, continuing along said north line, for a distance of 15.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc. ":

THENCE, South 89°25'13" West, continuing along said north line, for a distance of 560.67 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being on a curve to the left, having a radius of 1000.00 feet, a central angle of 20°43'45" and a tangent of 182.90 feet:

THENCE, along the north line of said Featherstone Drive and with said curve to the left for an arc distance of 361.79 feet (Chord Bearing South 79°03'20" West - 359.82 feet), to a ½ inch iron rod found with a yellow cap, being the most easterly northeast corner of Stone Creek Phase IIB, an addition to the City of Rockwall, as described in Vol. H, Pgs. 295-296, in said Plat Records:

THENCE, North 30°02'48" West, departing the north line of said Featherstone Drive and along the north line of said Stone Creek Phase IIB, for a distance of 244.20 feet, to a ½ inch iron rod found with a yellow cap at the point curvature of a curve to the left, having a radius of 620.00 feet, a central angle of 41°42'31", and a tangent of 236.19 feet:

THENCE, continuing along said north line and with said curve to the left for an arc distance of 451.33 feet (Chord Bearing North 50°54'04" West - 441.43 feet), to a ½ inch iron rod found with a yellow cap at the point of reverse curvature of a curve to the right, having a radius of 400.00 feet, a central angle of 20°45'40", and a tangent of 73.27 feet:

THENCE, continuing along said north line and with said curve to the right for an arc distance of 144.94 feet (Chord Bearing North 61°22'29" West - 144.15 feet), to a ½ inch iron rod found with a yellow cap at the point of tangency:

THENCE, North 50°59'39" West, continuing along said north line, for a distance of 282.99 feet, to a ½ inch iron rod found with a yellow cap at the point of curvature of a curve to the left, having a radius of 675.00 feet, a central angle of 18°47'46", and a tangent of 111.72 feet:

THENCE, continuing along said north line and with said curve to the left for an arc distance of 221.44 feet (Chord Bearing North 60°23'32" West - 220.44 feet), to a ½ inch iron rod found with a yellow cap at the point of tangency:

THENCE, North 69°47'25" West, continuing along said north line, for a distance of 275.75 feet, to a ½ inch iron rod found with a yellow cap at the northwest corner of said Stone Creek Phase IIB, being in the east line of Stone Creek Drive (100' R.O.W.), same being on a curve to the left, having a radius of 650.00 feet, a central angle of 08°44'20", and a tangent of 49.67 feet:

THENCE, along the east line of said Stone Creek Drive and with said curve to the left for an arc distance of 99.14 feet (Chord Bearing North 03°31'35" East - 99.04 feet), to a ½ inch rod set with a yellow cap stamped "Corwin Eng. Inc.", being the point of tangency:

THENCE, North 00°50'35" West, continuing along said east line, for a distance of 482.31 feet, to a ⅝ inch iron rod found stamped "Pogue Sur" at the southwest corner of a 2.2881 acre tract, as described in Doc. No.2008-00409649, in said Deed Records:

THENCE, North 89°09'25" East, departing said east line and along said south line, for a distance of 23.07 feet to a⅝inch iron rod found stamped "Pogue Sur" being on a curve to the right having a radius of 700.00 feet, a central angle of 21°03'10", and a tangent of 130.07 feet:

THENCE, continuing along said south line and with said curve to the right for an arc distance of 257.21 feet (Chord Bearing South 80°19'00" East - 255.76 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc. at the point of tangency:

THENCE, South 69°47'25" East, continuing along said south line, for a distance of 113.88 feet, to a ½ inch iron rod set stamped "Corwin Eng. Inc.", being the southeast corner of said 2.2881 acre tract:

THENCE, North 00°50'35" West, along the east line of said 2.2881 acre tract, for a distance of 320.47 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the south line of said F.M. 552:

THENCE, North 89°09'25" East, along the south line of said F.M. 552, for a distance of 619.28 feet, to a ⅝ inch iron rod found:

THENCE, South 00°50'35" East, continuing along said south line, for a distance of 10.00 feet, to a ⅝ inch iron rod found:

THENCE, North 89°09'25" East, continuing along said south line, for a distance of 43.43 feet, to the POINT OF BEGINNING and containing 36.337 acres of land.

LEGAL DESCRIPTION - TRACT B

WHEREAS, STONE CREEK SF, LTD. & STONE CREEK BALANCE, LTD., are the owners of 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 in Stone Creek SF, LTD., Clerks File No. 2007-00375398 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the most northerly northwest corner of Stone Creek Phase IIA, an addition to the City of Rockwall, as described in Cab. H, Pg. 293, in the Plat Records of Rockwall County, Texas, same being in the south line of Featherstone Drive (Variable R.O.W):

THENCE, South 00° 34'47" East, along a west line of said Stone Creek Phase IIA, for a distance of 130.00 feet, to a ½ inch iron rod found at an el corner of said Stone Creek Phase IIA:

THENCE, South 89° 25'13" West, along the north line of said Stone Creek Phase IIA, for a distance of 235.61 feet, to a ½ inch iron rod found at the point of curvature of a curve to the left, having a radius of 810.00 feet, a central angle of 17° 38'43" and a tangent of 125.72 feet:

THENCE, continuing along said north line and with said curve to the left for an arc distance of 249.45 feet (Chord Bearing South 80° 35'51" West - 248.47 feet), to a ½ inch iron rod found at the most westerly northwest corner of said Stone Creek Phase IIA being in the east line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Vol. G, Pg. 359-365 in said Plat Records, being a curve to the left, having a radius of 420.00 feet, a central angle of 03° 53'47", and a tangent of 14.29 feet:

THENCE, along the east line of said Stone Creek Phase I and with said curve to the left for an arc distance of 28.56 feet (Chord Bearing North 28° 05'55" West - 28.56 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc. at the point of tangency:

THENCE, North 30° 02'48" West, continuing along said east line, for a distance of 103.70 feet, to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc., being in the south line of said Featherstone Drive and being on a curve to the right, having a radius of 940.00 feet, a central angle of 19° 14'20", and a tangent of 159.32 feet:

THENCE, departing the east line of said Stone Creek Phase I and along the south line of said Featherstone Drive for an arc distance of 315.63 feet (Chord Bearing North 79° 48'03" East - 314.15 feet), to a ½ inch iron rod set with a yellow cap stamped Corwin Eng. Inc. at the point of tangency:

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 235.61 feet, to the POINT OF BEGINNING and containing 1.545 acres of land.

FINAL PLAT
OF
STONE CREEK PHASE VI
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS
STONE CREEK SF, LTD. &
STONE CREEK BALANCE, 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 2014

CASE NO. P2014-018 SHEET 3 OF 4