

STONE CREEK RETAIL ADDITION
LOT 1-6 BLOCK A
CAB. H, SLIDE 15-18

$\Delta = 08^{\circ}44'20''$
R = 650.00'
T = 49.67'
L = 99.14'
C = 99.04'
B = N03^{\circ}31'35''E

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2593647.47	7039467.68
ELEV = 552.0	

- NOTES**
- Bearing are referenced to Stone Creek Phase I (Cab. G, Slide 359-365).
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" 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.
 - B.L. - Building Line.
U.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- Street Name Change

METROPLEX ACQUISITION FUND LP.
DOC. NO. 2008-00109649

$\Delta = 21^{\circ}03'10''$
R = 700.00'
T = 130.07'
L = 257.21'
C = 255.76'
B = S80^{\circ}19'00''E

FM 552
(90' R.O.W.)

N89^{\circ}09'25''E 619.28'

STONE CREEK BALANCE, LTD.
CLERKS FILE NO. 2007-00375394

LOT 17, BLOCK A
OPEN SPACE
DEDICATED TO CITY OF ROCKWALL
AND MAINTAINED BY STONE CREEK HOA
8.223 ACRES

LIMITS 100 YEAR WATER
SURFACE ELEVATION = 530.50

S00^{\circ}50'35''E
10.00'

N89^{\circ}09'25''E
43.43'

$\Delta = 24^{\circ}26'55''$
R = 280.00'
T = 60.66'
L = 119.48'
C = 118.57'
B = S11^{\circ}23'40''W

$\Delta = 24^{\circ}00'43''$
R = 220.00'
T = 46.79'
L = 92.20'
C = 91.53'
B = S11^{\circ}36'46''W

$\Delta = 39^{\circ}23'57''$
R = 455.00'
T = 162.91'
L = 312.88'
C = 306.75'
B = S19^{\circ}18'22''W

$\Delta = 08^{\circ}02'52''$
R = 790.00'
T = 55.57'
L = 110.96'
C = 110.87'
B = S65^{\circ}10'13''E

$\Delta = 39^{\circ}08'51''$
R = 710.00'
T = 252.45'
L = 485.11'
C = 475.73'
B = S49^{\circ}37'14''E

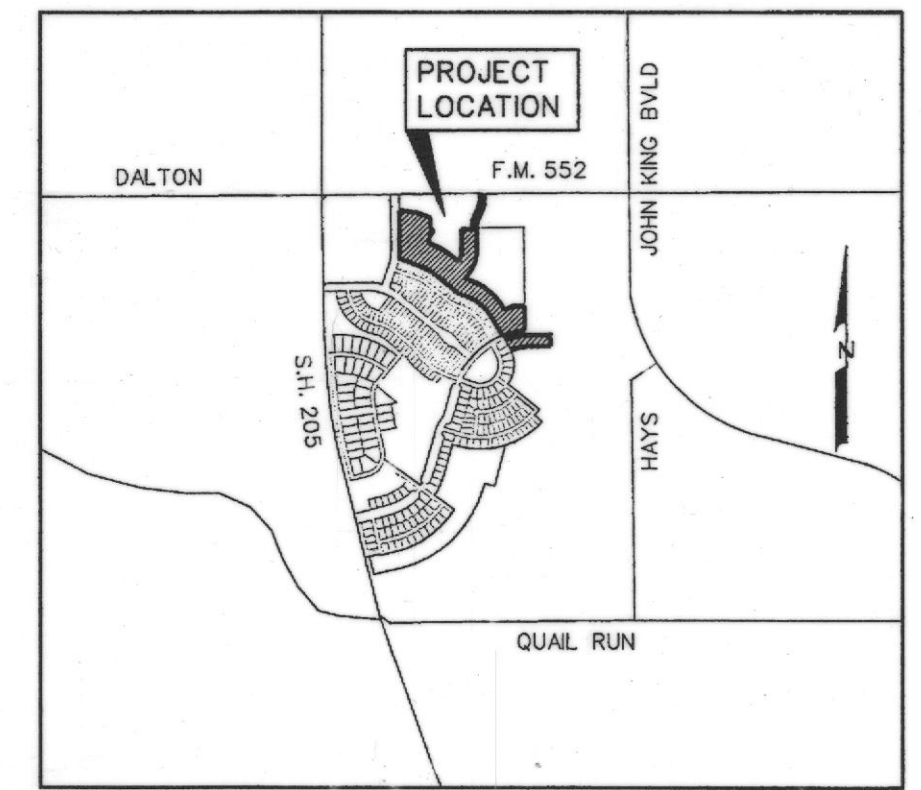
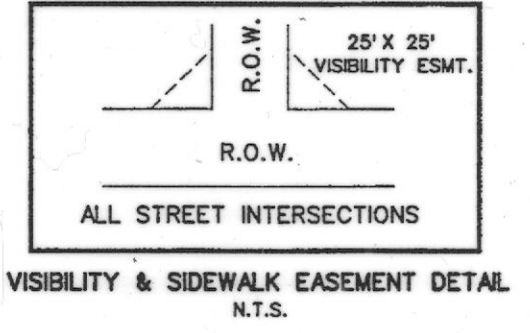
$\Delta = 20^{\circ}45'40''$
R = 400.00'
T = 73.27'
L = 144.94'
C = 144.15'
B = N61^{\circ}22'29''W

$\Delta = 41^{\circ}42'31''$
R = 620.00'
T = 236.19'
L = 451.33'
C = 441.43'
B = N50^{\circ}54'04''W

POINT OF COMMENCING
TRACT A

POINT OF BEGINNING
TRACT A

ROCKWALL MIDDLE SCHOOL
NO. 4 ADDITION
LOTS 1 & 2, BLOCK 1
CAB. F, SLIDE 67



LOCATION MAP
N.T.S.

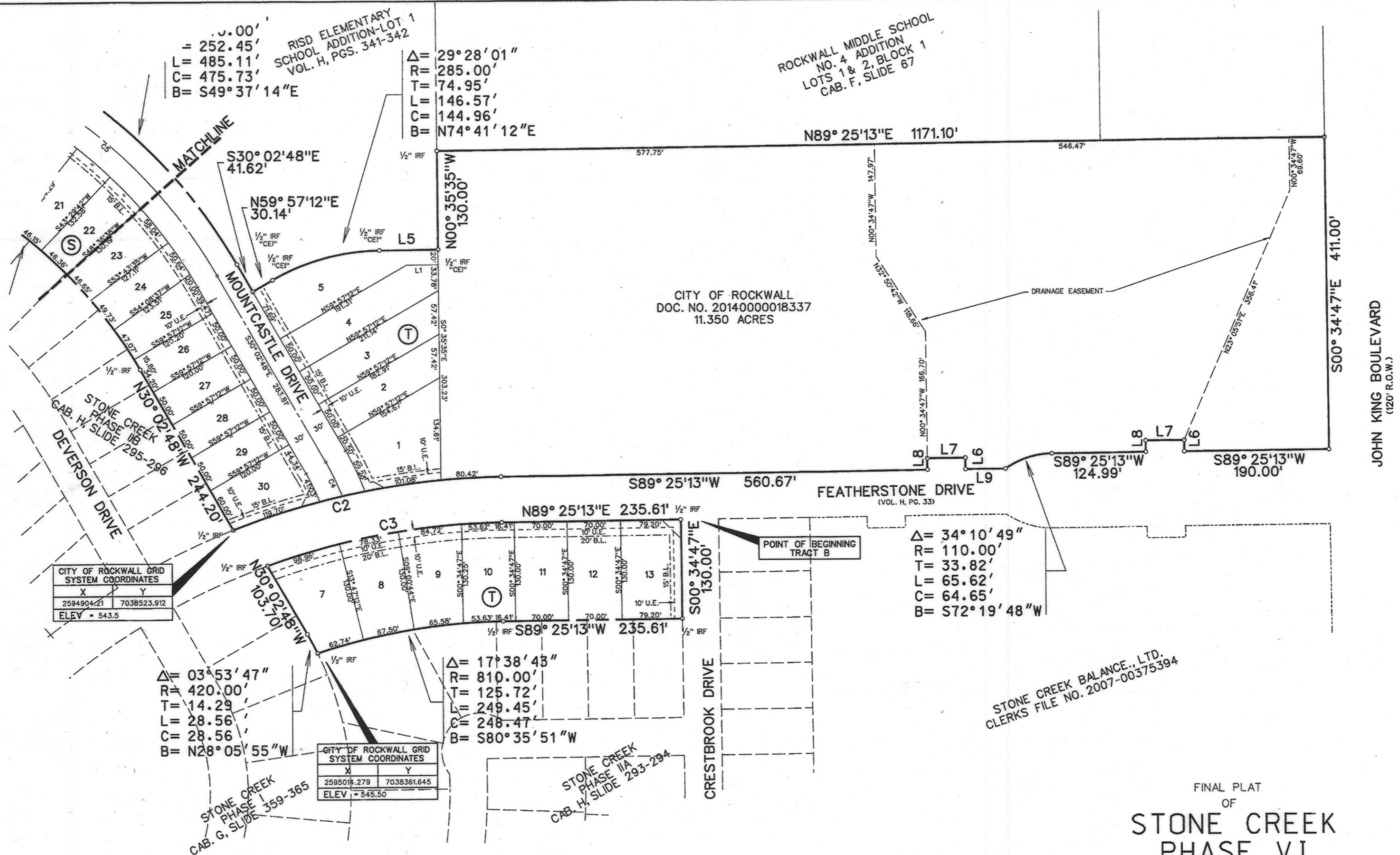
FINAL PLAT
OF
**STONE CREEK
PHASE VI**
OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71

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

CITY OF ROCKWALL
385 S. GOLIAD
ROCKWALL, TEXAS 75087
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

TOTAL LOTS 76
TOTAL ACRES 37.882

NOVEMBER 2014 SCALE 1" = 100'



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"	1000.00'	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'	84.35'	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'
10.	S 65°12'35" W	21.21'

FINAL PLAT
 OF
**STONE CREEK
 PHASE VI**
 OUT OF THE
 W.T. DEWESE SURVEY, ABSTRACT NO. 71

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

CITY OF ROCKWALL
 385 S. GOLIAD
 ROCKWALL, TEXAS 75087

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

NOVEMBER 2014 SCALE 1" = 100'

LEGAL DESCRIPTION

WHEREAS, STONE CREEK SF, LTD., STONE CREEK BALANCE, LTD. and CITY OF ROCKWALL 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 and all of a 11.350 acre tract, as described in Doc. No. 20140000018337 in said Deed Records, and being more particularly described as follows:

COMMENCING, at a 3/4 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 a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 Cabinet H, Pg. 341-342, in said Plat Records, and continuing for a total distance of 282.56 feet, to a 1/2 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 162.91 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 inch iron rod found, at the southwest corner of said Rockwall Middle School Tract No. 4 Addition:

THENCE, North 89° 25' 13" East, departing said east line and along the south line of said Rockwall Middle School Tract No. 4 Addition, for a distance of 1171.10 feet, to a 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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 5/8 inch iron rod found stamped "Pogue Sur" at the southwest corner of a 2.2881 acre tract, as described in Doc. No. 2008-00109649, in said Deed Records:

THENCE, North 89° 09' 25" East, departing said east line and along the south line of said 2.2881 acre tract, for a distance of 23.07 feet to a 5/8 inch 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 1/2 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 1/2 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 1/2 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 5/8 inch iron rod found:

THENCE, South 00° 50' 35" East, continuing along said south line, for a distance of 10.00 feet, to a 5/8 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 1/2 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 1/2 inch iron rod found at an ell 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 1/2 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 1/2 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 1/2 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 1/2 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 1/2 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
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
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
CITY OF ROCKWALL
385 S. GOLIAD
ROCKWALL, TEXAS 75087
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
NOVEMBER 2014 SCALE 1" = 100'

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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 VI, 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 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;
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 SF, LTD.,
a Texas limited partnership
By: STONE CREEK SF GP Corporation,
a Texas corporation, its General Partner

Richard M. Skorburg
President

Richard Dapson SVP
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 29th day of December, 2014.

Notary Public in and for the State of Texas My Commission Expires: 07/03/2018

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD DAPSON, 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 29th day of December, 2014.

Notary Public in and for the State of Texas My Commission Expires: 06-30-15

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.

STONE CREEK BALANCE, LTD.,
a Texas limited partnership
By: STONE CREEK BALANCE GP Corporation,
a Texas corporation, its General Partner

Richard M. Skorburg
President

Richard Dapson SVP
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 29th day of December, 2014.

Notary Public in and for the State of Texas My Commission Expires: 07/03/18

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD DAPSON, 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 29th day of December, 2014.

Notary Public in and for the State of Texas My Commission Expires: 06-30-15

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.

Planning & Zoning Commission Date 09.09.2014

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 September, 2014.

This approval shall be invalid unless the approved plat for such addition is recorded 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 18th day of March, 2014.

Signatures of Mayor, City Secretary, and City Engineer.



FINAL PLAT OF
STONE CREEK PHASE VI
OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
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
CITY OF ROCKWALL
385 S. GOLIAD
ROCKWALL, TEXAS 75087
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2014 SCALE 1" = 100'

CASE NO. P2014-018 SHEET 4 OF 4

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
03/25/2015 09:37:51 AM
\$200.00
2015000003974

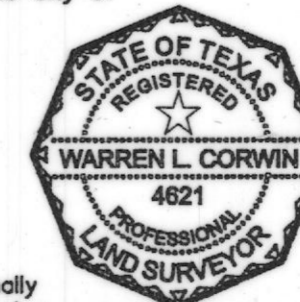
Signature of Shelli Miller

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 29 day of Dec, 2014.

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 29 day of December, 2014.

BRANDON DAVIDSON
Notary Public, State of Texas
My Commission Expires
June 12, 2017

Notary Public in and for the State of Texas

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