

R & R HANCE INVESTMENTS, LP.
VOL. 5433 PG. 45
VOL. 5702 PG. 99

DRAINAGE EASEMENT
DOC. NO. 20170000015568

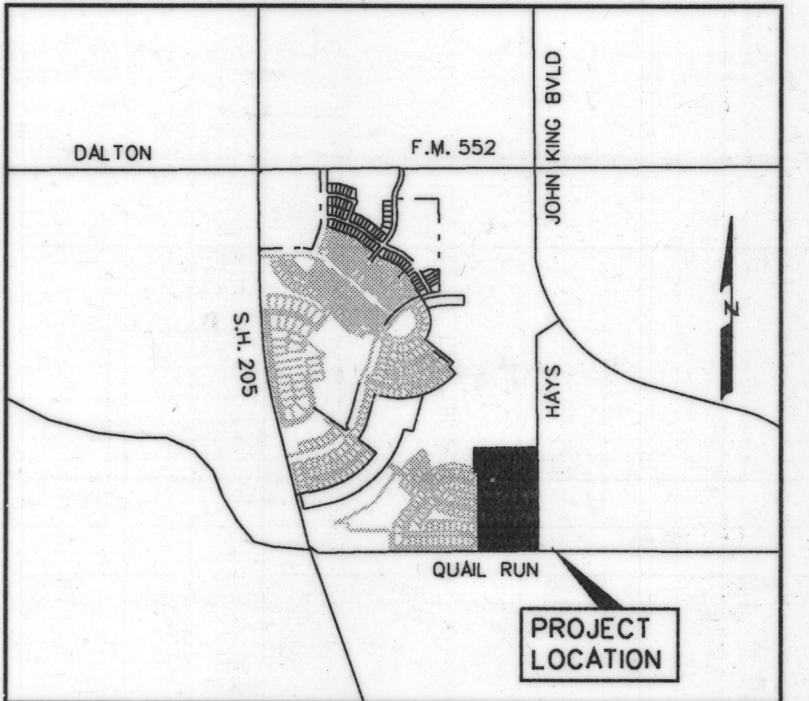
LOT 1 BLOCK FF
OPEN SPACE/DRAINAGE ESMT

HAYS ROAD (VARIABLE R.O.W.)

S00° 35' 35" E 1480.61'

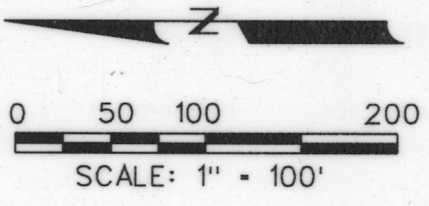
20' N.T.M.W.D. ESMT.
VOL. 812, PG. 26

NOTE: NO FRANCHISE UTILITIES SHALL
BE LOCATED WITHIN THE 20' NTMWD ESMT



LOCATION MAP
N.T.S.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596524.07	7036599.23
ELEV = 543.0	

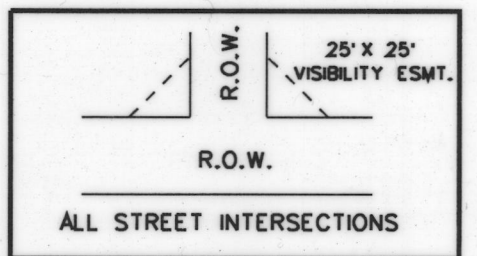


STONE CREEK BALANCE, LTD.
CLERKS FILE NO. 2007-00375394

Δ = 11° 10' 37"
R = 1270.00'
T = 124.27'
L = 247.74'
C = 247.35'
B = N83° 49' 06" E

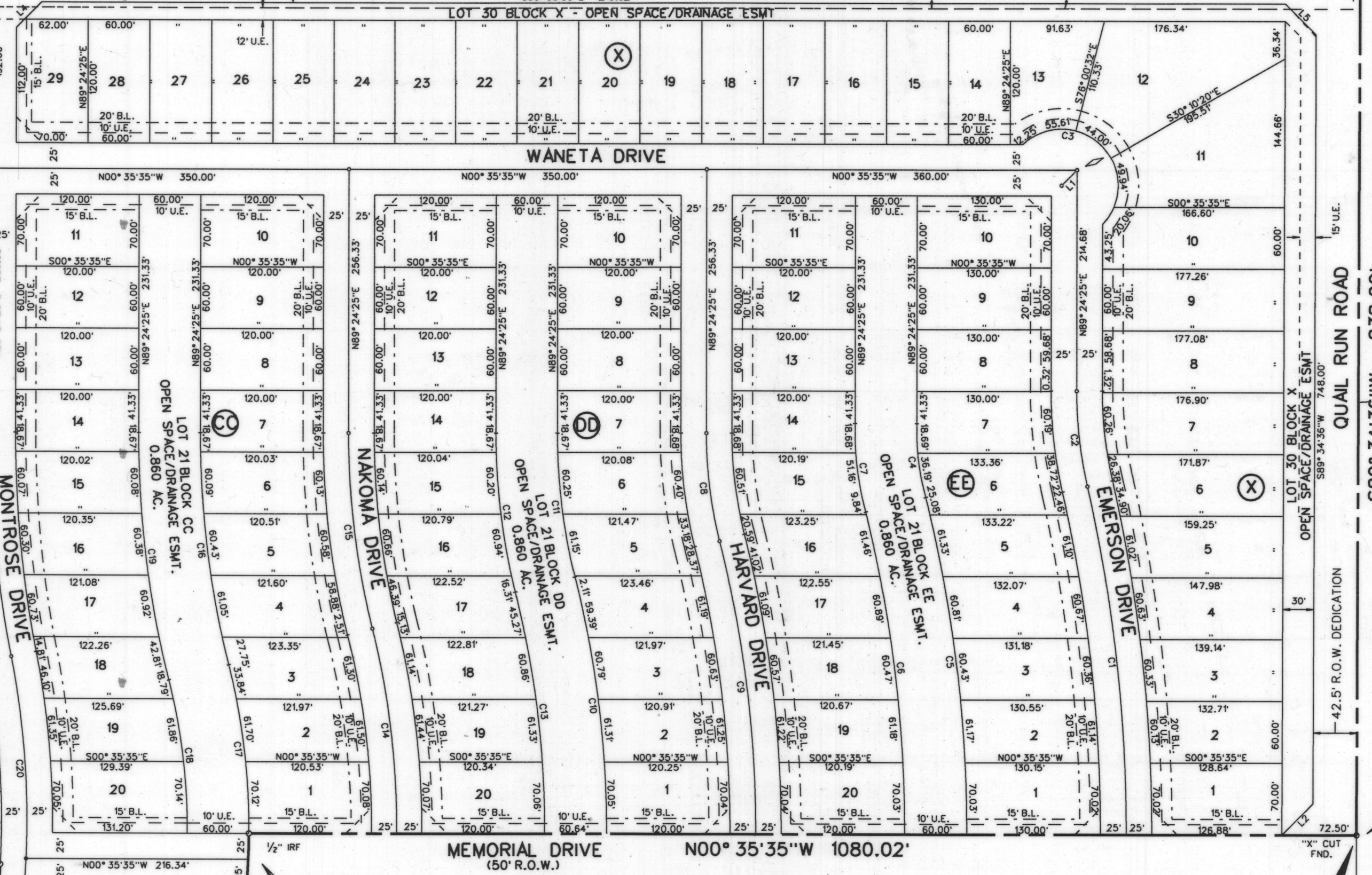
Δ = 14° 11' 44"
R = 680.00'
T = 84.67'
L = 168.48'
C = 168.05'
B = N85° 19' 40" E

Δ = 01° 08' 34"
R = 800.00'
T = 7.98'
L = 15.96'
C = 15.96'
B = S87° 00' 11" E



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

- NOTES**
- Bearing are referenced to Stone Creek Phase I (Cob. 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
 - The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 30 Block X, Lot 21 Block CC, Lot 21 Block DD, Lot 21 Block EE, Lot 1 Block FF)



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	12° 57' 14"	1510.00'	341.39'	171.43'	340.67'	N82° 57' 43" E
2.	12° 55' 19"	415.00'	93.59'	47.00'	93.40'	N82° 56' 45" E
3.	176° 41' 01"	55.00'	169.60'	109.95'	109.95'	N44° 24' 25" E
4.	14° 17' 33"	220.00'	54.88'	27.58'	54.74'	N82° 15' 38" E
5.	14° 19' 41"	1355.00'	338.85'	170.31'	337.97'	S82° 16' 43" W
6.	14° 19' 47"	1295.00'	323.88'	162.79'	323.04'	N82° 16' 46" E
7.	14° 17' 33"	280.00'	69.85'	35.11'	69.66'	N82° 15' 38" E
8.	14° 17' 33"	425.00'	106.02'	53.28'	105.74'	S82° 15' 38" W
9.	14° 20' 04"	1150.00'	287.71'	144.61'	286.96'	S82° 16' 54" W
10.	14° 20' 26"	1005.00'	251.54'	126.43'	250.89'	N82° 17' 05" E
11.	14° 17' 33"	570.00'	142.19'	71.46'	141.82'	N82° 15' 38" E
12.	14° 11' 56"	630.00'	156.13'	78.47'	155.73'	N82° 18' 26" E
13.	14° 24' 04"	945.00'	237.52'	119.39'	236.90'	S82° 24' 30" W
14.	14° 26' 16"	800.00'	201.59'	101.33'	201.06'	N82° 26' 36" E
15.	14° 11' 56"	775.00'	192.06'	96.52'	191.57'	N82° 18' 26" E
16.	14° 11' 56"	920.00'	227.99'	114.58'	227.41'	S82° 18' 26" W
17.	14° 29' 27"	655.00'	165.66'	83.27'	165.22'	S82° 27' 11" W
18.	14° 31' 12"	595.00'	150.79'	75.80'	150.38'	N82° 28' 04" E
19.	14° 11' 56"	980.00'	242.86'	122.06'	242.24'	N82° 18' 26" E
20.	15° 20' 18"	825.00'	220.86'	111.09'	220.20'	N85° 53' 57" E
21.	11° 10' 37"	1125.00'	219.46'	110.08'	219.11'	N83° 49' 06" E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45° 35' 35" W	21.21'
2.	N 45° 30' 29" W	42.49'
3.	S 44° 24' 25" W	35.36'
4.	S 45° 35' 35" E	35.36'
5.	S 44° 29' 30" W	42.36'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2595701.24	7035097.53
ELEV = 551.0	

MEMORIAL DR. 5289
FINAL PLAT
OF
**STONE CREEK
PHASE VIII**
TOTAL RESIDENTIAL LOTS 102
TOTAL ACRES 28.655
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 8, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OCTOBER 2017 SCALE 1" = 100'
CASE NO. P2017-023
SHEET 1 OF 2