

- LEGEND**
- B BOLLARD
  - EM ELECTRIC METER
  - PP POWER POLE
  - LS LIGHT STANDARD
  - WM WATER METER
  - WV WATER VALVE
  - ICV IRRIGATION CONTROL VALVE
  - FDH FIRE HYDRANT
  - FDC FIRE DEPARTMENT CONNECTION
  - CO CLEAN OUT
  - GH GAS METER
  - TSF TRAFFIC SIGNAL CONTROL
  - TSP TRAFFIC SIGNAL POLE
  - TSI TRAFFIC SIGN
  - TELE TELEPHONE BOX
  - TV TV BOX
  - FP FLAG POLE
  - L.A. LANDSCAPE AREA
  - PROPERTY LINE
  - O.H. O.H. POWER LINES
  - TEL. U/G TELEPHONE LINES
  - WATER U/G WATER LINE
  - GAS U/G GAS LINE
  - FENCE
  - EXISTING CONTOURS
  - EXISTING SPOT GRADES
  - (C.M.) CONTROLLING MONUMENT
  - SIR 5/8-INCH IRON ROD WITH TROQUE ENG & BEV. CAP SET
  - PROPOSED CONTOURS
  - PROPOSED SPOT GRADES
  - PROPOSED EROSION CONTROL
  - PROPOSED DRAINAGE DIVIDES

$\Delta=21^{\circ}03'10''$   
 $R=550.00'$   
 $L=202.09'$   
 $T=102.20'$   
 $CB=S. 09^{\circ}41'00'' W$   
 $CD=200.96'$

$\Delta=16^{\circ}44'49''$   
 $R=650.00'$   
 $L=189.99'$   
 $T=95.68'$   
 $CB=N. 82^{\circ}34'32'' W$   
 $CD=189.31'$

LOT 6  
 9.4120 Acres  
 (409,998 s.f.)

PART OF TRACT 1  
 BETSY COMMERCIAL, LTD.  
 (INSTRUMENT NO. 2007-00375397)  
 FILED: APRIL 05, 2007

PHASE 2B  
 STONE CREEK SF, LTD. (INSTRUMENT  
 NO. 2007-00278398)  
 FILED: APRIL 05, 2007

BORDEAUX DRIVE  
 (100' R.O.W.)

FAIRFAX DRIVE

MIRAMAR DRIVE  
 (50' R.O.W.)

LOT 65  
 OPEN SPACE

LOT 1  
 LOT 2  
 LOT 3  
 BLOCK A  
 STONE CREEK  
 PHASE I  
 (CAB. G, PG. 327)

LOT 17  
 LOT 16  
 LOT 15  
 BLOCK N  
 STONE CREEK  
 PHASE I  
 (CAB. G, PG. 327)

**CAUTION!!!**  
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG!  
 TEXAS EXCAVATION SAFETY SYSTEM (TESS)  
 1-800-344-8377  
 TEXAS ONE CALL SYSTEMS  
 1-800-245-4545  
 LONE STAR NOTIFICATION CENTER  
 1-800-868-8344 EXT. 5

**BENCH MARK LIST:**  
 BENCHMARK #1  
 SQUARE CUT SET AT SOUTHWESTCORNER OF WATER VAULT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SH 205 AND THE SOUTH RIGHT-OF-WAY LINE OF FM 552.  
 ELEVATION = 543.09  
 BENCHMARK #2  
 CITY OF ROCKWALL MONUMENT (R010) FOUND.  
 ELEVATION = 524.788

**FRANCHISE UTILITY NOTES:**  
 1. TXU ENERGY CONSTRUCTION SERVICES - (800) 711-9112  
 2. ATMOS ENERGY (GAS) - 903-457-2092 - DINAH WOOD  
 3. AT&T (PHONE) - 903-457-2092 - DWAYNE WELLS

**RECORD DRAWINGS:**  
 IT WAS THE INTENT THAT THE IMPROVEMENTS SHOWN BE CONSTRUCTED ACCORDING TO THESE PLANS AS APPROVED BY THE CITY. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY INSPECTED THE CONSTRUCTION. THE ENGINEER DID NOT VERIFY LINES OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION OTHER THAN THOSE SHOWN.  
 RANDALL P. POGUE, P.E.  
 TX LIC. NO. 84780  
 DATE: APRIL 15, 2010

**ADA ROUTE**  
 NOTE:  
 MAXIMUM SLOPE FOR ALL ADA PATHS 5%; MAX. CROSS FALL IS 2%; FOR THE FIRST FIVE FOOT FROM THE DOOR A 2% SLOPE (MAX.) MUST BE MAINTAINED

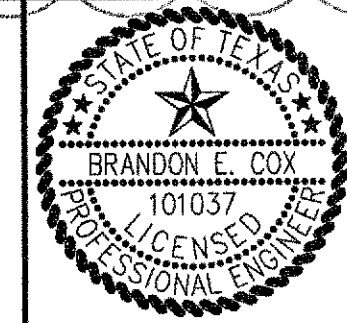
**NOTE:**  
 ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% USING A SHEEPSFOOT ROLLER.

NO.	DATE	REVISION / DESCRIPTION		
04-15-10		RECORD DRAWINGS		
02-24-10		ADDED RIGHT TURN LANE ON S.H. 205		
07-17-09		SANITARY SEWER & ADA ROUTE REVISIONS		
06-19-09		TXDOT COMMENTS		
DESIGN	DRAWN	DATE	SCALE	NOTES
BEC	WTW	05-21-09	AS SHOWN	-

**OWNER**  
 METROPLEX ACQUISITION FUND, LP  
 8214 WESTCHESTER, SUITE 850  
 DALLAS, TEXAS 75225  
 MR. GREY STOIGNER  
 (214) 343-4477 PHONE  
 (214) 340-2029 FAX

**DEVELOPER**  
 CRESTVIEW REAL ESTATE, L.L.C.  
 8214 WESTCHESTER, SUITE 850  
 DALLAS, TEXAS, 75225  
 MR. GREY STOIGNER  
 (214) 343-4477 PHONE  
 (214) 340-2029 FAX

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRANDON E. COX, P.E. 10/29/10 ON 05-21-09 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.  
*Brandon E. Cox* 05-21-09



**POGUE**  
 ENGINEERING & DEVELOPMENT COMPANY, INC.  
 1512 BRAY CENTRAL DRIVE  
 SUITE 100  
 MCKINNEY, TEXAS 75069  
 (214) 544-8880 PHONE  
 (214) 544-8882 FAX  
 www.PogueEngineering.com

**GRADING PLAN (2 of 3)**  
 STONE CREEK RETAIL  
 BLOCK A, LOTS 1-6, STONE CREEK RETAIL ADDITION  
 W.T. DEWESE SURVEY, ABSTRACT NO. 71  
 CITY OF ROCKWALL, TEXAS

SHEET NO. C3.02  
 PI NO: 1393-08-087  
 DWG NO: 1393-08-087-07A.DWG

WILLIAMS 04/29/2010 - 3:57PM  
 N:\BOBS\1300-1399\1393-08-087\DWG\1393-08-087-07A.DWG  
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