

STONE CREEK BALANCE, LTD.  
CLERKS FILE NO. 2007-0057539-4

**FINAL PLAT**  
**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

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°08'50"	805.00'	454.61'	241.93'	528.22'	S28°22'53"W
5.	08°46'38"	820.00'	425.62'	262.93'	525.49'	N64°48'20"W
6.	09°25'22"	450.00'	241.01'	125.62'	271.92'	N55°42'20"W
7.	05°41'18"	290.50'	155.40'	77.28'	155.32'	S56°27'27"E
8.	05°41'18"	290.50'	155.40'	77.28'	155.32'	S56°27'27"E
9.	05°41'18"	290.50'	155.40'	77.28'	155.32'	S56°27'27"E
10.	18°47'46"	825.00'	270.64'	136.55'	269.43'	N60°23'32"W
11.	21°03'10"	250.00'	131.86'	66.45'	91.36'	N80°19'00"W
12.	30°07'15"	500.00'	243.74'	125.38'	242.36'	S81°35'00"E
13.	39°23'57"	425.00'	292.25'	152.17'	286.52'	N19°18'22"E
14.	24°00'43"	250.00'	104.77'	53.11'	104.01'	N11°36'46"E
15.	24°26'55"	250.00'	106.68'	54.16'	105.87'	N11°23'40"E
16.	11°37'09"	500.00'	99.15'	16.44'	83.69'	S00°16'12"W
17.	18°47'46"	825.00'	319.85'	161.58'	318.42'	S00°23'32"E
18.	28°47'46"	500.00'	243.74'	125.38'	242.36'	N81°35'00"E
19.	24°26'55"	250.00'	106.68'	54.16'	105.87'	N11°23'40"E
20.	24°26'55"	250.00'	106.68'	54.16'	105.87'	N11°23'40"E

LINE NO.	BEARING	DISTANCE
1.	N 89°25'13"E	41.96'
2.	N 89°25'13"E	41.96'
3.	N 89°25'13"E	41.96'
4.	S 89°09'25"W	23.07'
5.	N 89°25'13"E	77.24'
6.	S 00°35'35"W	15.00'
7.	S 00°35'35"W	15.00'
8.	S 89°25'13"E	41.96'
9.	S 89°25'13"W	53.21'

**LEGAL DESCRIPTION**  
WHEREAS, STONE CREEK SF, LTD. & STONE CREEK BALANCE, LTD. are the owners of a tract of land situated in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek SF, Ltd. Clerk's File No. 2007-0057539-4 in said County Records, and being more particularly described as follows:  
COMMENCING at a 1/2 inch iron rod found at the northeast corner of Rockwall Middle School No. 4 Addition, on a distance of 411.00 feet 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, along the south line of said F.M. 552, for a distance of 119.48 feet (Chord Bearing South 89°19'00" East - 285.75 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being the southeast corner of said 2,288.81 acre tract;  
THENCE, North 00°34'47" East, along the east line of said 2,288.81 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 1/2 inch iron rod found in the south line of said F.M. 552;  
THENCE, South 00°50'35" East, continuing along said south line, for a distance of 10.00 feet, to a 1/2 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 35.337 acres of land.

WHEREAS, STONE CREEK SF, LTD. & STONE CREEK BALANCE, LTD. are the owners of a tract of land situated in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek SF, Ltd. Clerk's File No. 2007-0057539-4 in said County Records, and being more particularly described as follows:  
COMMENCING at a 1/2 inch iron rod found at the most westerly northeast corner of Stone Creek Addition, at a distance of 10.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being the southeast corner of said 2,288.81 acre tract;  
THENCE, North 00°34'47" East, along a west line of said Stone Creek Phase IIIA, for a distance of 130.00 feet, to a 1/2 inch iron rod found at an all corner of said Stone Creek Phase IIIA;  
THENCE, South 89°25'13" West, along the north line of said Stone Creek Phase IIIA, for a distance of 619.28 feet, to a 1/2 inch iron rod found at the point of beginning of a curve to the left, for a distance of 130.00 feet, to a 1/2 inch iron rod found at the point of beginning of a curve to the left, having a radius of 700.00 feet, a central angle of 21.0370 degrees and a tangent of 130.00 feet;  
THENCE, continuing along said north line, for a distance of 257.21 feet (Chord Bearing South 89°19'00" East - 285.75 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being the southeast corner of said 2,288.81 acre tract;  
THENCE, South 89°47'25" East, continuing along said south line, for a distance of 115.88 feet, to a 1/2 inch iron rod set stamped "Corwin Eng. Inc.", being the southeast corner of said 2,288.81 acre tract;  
THENCE, North 00°34'47" East, along a west line of said Stone Creek Phase IIIA, for a distance of 130.00 feet, to a 1/2 inch iron rod found at an all corner of said Stone Creek Phase IIIA;  
THENCE, South 89°25'13" West, along the north line of said Stone Creek Phase IIIA, for a distance of 619.28 feet, to a 1/2 inch iron rod found at the point of beginning of a curve to the left, for a distance of 130.00 feet, to a 1/2 inch iron rod found at the point of beginning of a curve to the left, having a radius of 700.00 feet, a central angle of 21.0370 degrees and a tangent of 130.00 feet;  
THENCE, continuing along said north line with said curve to the left, for an arc distance of 249.45 feet (Chord Bearing South 89°25'13" West - 248.47 feet), to a 1/2 inch iron rod found at the point of beginning of a curve to the left, having a radius of 940.00 feet, a central angle of 19°14'20" and a tangent of 159.32 feet;  
THENCE, describing the east line of said Stone Creek Phase IIB, along the south line of add Featherstone Drive, for an arc distance of 356.53 feet (Chord Bearing North 79°48'03" East - 314.55 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 130.00 feet, to the POINT OF BEGINNING and containing 13.45 acres of land.

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AUGUST 2014  
CASE NO. P2014-018 SHEET 3 OF 4

RECORD DRAWING  
THIS IS TO CERTIFY THAT CHANGES AND CORRECTIONS HAVE BEEN MADE TO RECORD TO THE CONTRACTOR'S RECORD OF THIS PROJECT.  
SIGN: *Charalyn Army*  
DATE: 06/01/2020  
Glenn Engineering Corporation

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Consultants  
**GLENN ENGINEERING**  
T.B.P.E. FIRM REGISTRATION NO. F - 303  
PHONE 972-717-5151 FAX 972-717-2178  
4500 FULLER DRIVE - SUITE 220 IRVING, TEXAS 75038  
Notes  
**ROCKWALL INDEPENDENT SCHOOL DISTRICT**  
8 - RFI #40 RAH CMG 2020.05.13  
7 - RFI #79 - PC 20 - REV RAH CMG 2020.03.13  
6 - RFI #116 AND #117 RAH CMG 2020.01.13  
5 - RFI #20 AND #21 RAH CMG 2019.07.23  
4 - RFI #16 RAH CMG 2019.04.30  
3 - CITY COMMENTS RAH CMG 2019.04.30  
2 - ASI #1 - CITY COMMENTS RAH CMG 2019.04.02  
Revision By Appd YYYY.MM.DD  
100%CD - For Bidding and Construction RAH CMG 2019.03.01  
Issued By Appd YYYY.MM.DD  
Permit-Seal  
**MIKE GLENN**  
35059  
The seal appearing on this document was authorized by Mike Glenn, P.E., 35059, on May 13, 2020  
Client/Project  
**Rockwall ISD**  
**Elementary School # 15**  
2911 Greenway Drive  
Rockwall, TX 75087  
Title  
**FINAL PLAT**  
Project No. 214000654 Scale AS SHOWN  
Revision Drawing No.  
**8** C01.02



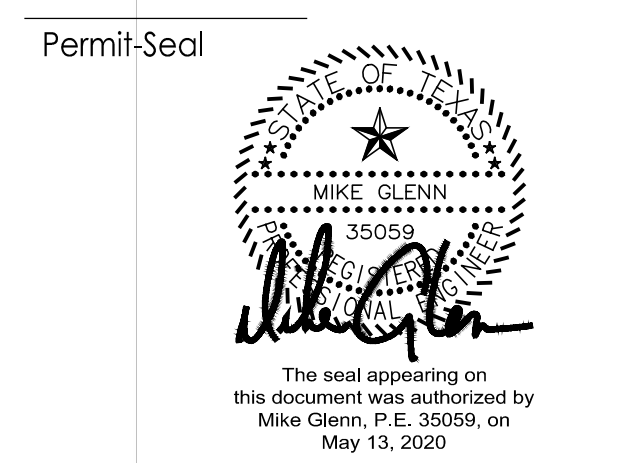
Stantec Architecture Inc.  
5717 Legacy Drive Suite 250  
Plano, TX 75024-4246  
Tel: (214) 473-2400 / Fax: (214) 473-2401  
www.stantec.com

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T.B.P.E. FIRM REGISTRATION NO. F - 303  
PHONE 972-717-5151 FAX 972-717-2178  
4500 FULLER DRIVE - SUITE 220 IRVING, TEXAS 75038



Revision table with columns for revision number, description, by, and date.



Client/Project  
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FOR INFORMATION ONLY