

P2016 - 003 - STONE CREEK PHASE 7  
 FINAL PLAT - LOCATION MAP = 



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





FINAL PLAT  
OF  
**STONE CREEK  
PHASE VII**

OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

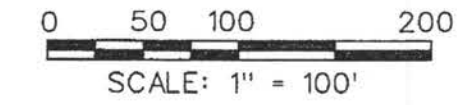
OWNER  
MERITAGE HOMES OF TEXAS, LLC  
909 HIDDEN RIDGE, SUITE 190  
IRVING, TEXAS 75038

PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

NOVEMBER 2015 SCALE 1" = 100'

CASE NO. P2015-xxx  
SHEET 1 OF 3



CITY OF ROCKWALL GRID SYSTEM COORDINATES

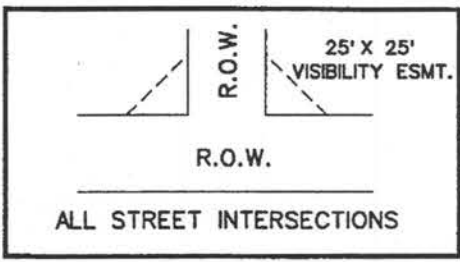
X	Y
2594428.84	7036260.39
ELEV = 552.0	

QUAIL RUN FIRE STATION NO. 3  
DOC. NO. 2008-00407699

X	Y
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ELEV = 551.0	

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
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ELEV = 551.0	

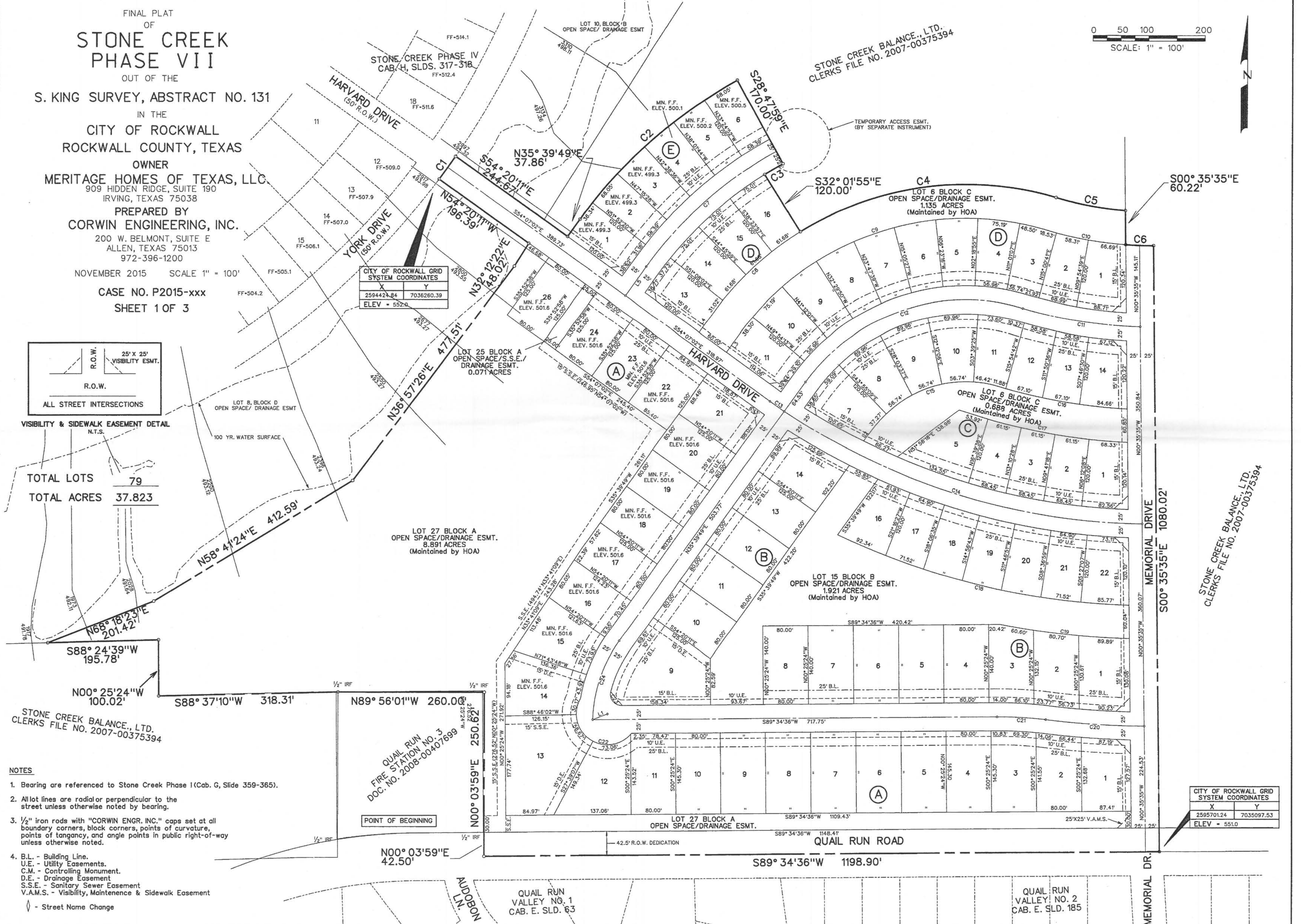


VISIBILITY & SIDEWALK EASEMENT DETAIL N.T.S.

TOTAL LOTS 79  
TOTAL ACRES 37.823

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

- 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  
S.S.E. - Sanitary Sewer Easement  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement  
- Street Name Change



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

MEMORIAL DRIVE  
S00° 35'35"E 1080.02'

QUAIL RUN VALLEY NO. 1  
CAB. E. SLD. 63

QUAIL RUN VALLEY NO. 2  
CAB. E. SLD. 185



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the STONE CREEK PHASE VII, 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 further certify that all other parties who have a mortgage or lien interest in the STONE CREEK PHASE VII, subdivision have been notified and signed this plat.

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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- The detention drainage system is to be maintained, repaired and owned by the subdivision.
- 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.

MERITAGE HOMES OF TEXAS, LLC.  
an Arizona limited liability company

Bruce Prine Vice President Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF  
Before me, the undersigned authority, on this day personally appeared BRUCE PRINE, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF  
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ Day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2015.

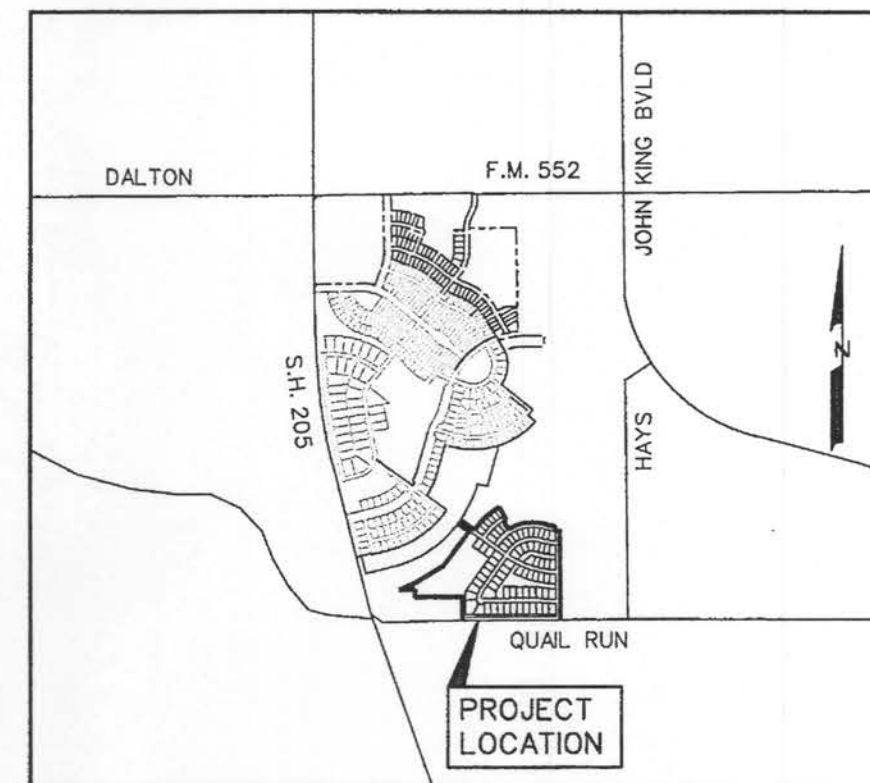
Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 68° 33' 15" E	27.88'
2.	N 35° 39' 49" E	26.67'
3.	N 35° 39' 49" E	39.40'
4.	N 35° 39' 49" E	39.17'
5.	N 35° 39' 49" E	63.61'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	02° 04' 34"	1380.00'	50.00'	25.00'	50.00'	N35° 47' 17"E
2.	25° 32' 12"	845.00'	376.62'	191.49'	373.51'	N48° 25' 55"E
3.	03° 13' 55"	625.00'	38.08'	19.40'	38.07'	S59° 35' 03"W
4.	48° 39' 50"	555.00'	471.39'	250.97'	457.35'	N82° 18' 00"E
5.	12° 04' 57"	595.00'	125.47'	62.97'	125.24'	S79° 24' 33"E
6.	04° 22' 44"	655.00'	50.06'	25.04'	50.05'	S88° 06' 43"E
7.	25° 32' 12"	700.00'	311.99'	158.63'	309.41'	N48° 25' 55"E
8.	22° 18' 16"	555.00'	216.06'	109.41'	214.69'	S46° 48' 57"W
9.	70° 58' 07"	495.00'	613.12'	352.88'	574.67'	N71° 08' 52"E
10.	12° 33' 17"	655.00'	143.52'	72.05'	143.24'	S79° 38' 43"E
11.	15° 11' 44"	800.00'	212.17'	106.71'	211.55'	N80° 57' 56"W
12.	70° 58' 07"	350.00'	433.52'	249.51'	406.34'	S71° 08' 52"W
13.	01° 32' 47"	1150.00'	31.04'	15.52'	31.04'	S54° 53' 25"E
14.	33° 38' 31"	1150.00'	675.23'	347.66'	655.58'	S72° 29' 04"E
15.	70° 58' 07"	205.00'	253.92'	146.14'	238.00'	N71° 08' 52"E
16.	13° 59' 23"	945.00'	230.74'	115.95'	230.17'	S80° 21' 46"E
17.	17° 25' 40"	1005.00'	305.70'	154.04'	304.52'	N78° 58' 45"W
18.	23° 42' 10"	1295.00'	535.72'	271.75'	531.92'	N76° 29' 30"W
19.	09° 46' 32"	1355.00'	231.18'	115.87'	230.90'	N83° 33' 17"W
20.	06° 39' 07"	1510.00'	175.31'	87.75'	175.21'	N86° 17' 11"W
21.	07° 27' 46"	665.00'	86.62'	43.37'	86.56'	N86° 41' 31"W
22.	171° 06' 01"	55.00'	164.24'	-----	109.67'	S55° 21' 07"E
23.	104° 51' 33"	20.00'	36.60'	26.00'	31.70'	S37° 59' 38"E
24.	34° 21' 05"	250.00'	149.89'	77.27'	147.65'	S18° 29' 16"W



LOCATION MAP  
N.T.S.

FINAL PLAT  
OF  
**STONE CREEK  
PHASE VII**  
OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
MERITAGE HOMES OF TEXAS, LLC.  
909 HIDDEN RIDGE, SUITE 190  
IRVING, TEXAS 75038  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
NOVEMBER 2015  
CASE NO. P2015-xxx SHEET 2 OF 3



LEGAL DESCRIPTION

BEING, a tract of land situated in the S. King Survey, Abstract No. 131 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 in said Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a 5/8 inch iron rod found at the southeast corner of the QuailRun Fire Station No. 3, as described in Doc. No. 2008-00407699 in said Deed Records:

THENCE, North 00° 03'59" East, along the east line of said QuailRun Fire Station No. 3, for a distance of 250.62 feet, to a 1/2 inch iron rod found with a yellow cap stamped with Corwin Eng. Inc., being at the northeast corner of said QuailRun Fire Station No. 3 tract,

THENCE, North 89° 56'01" West, along the north line of said QuailRun Fire Station No. 3, tract for a distance 260.00 feet, to a 1/2 inch iron rod found with a yellow cap stamped with Corwin Eng. Inc., being at the northwest corner of said QuailRun Fire Station No. 3 Tract:

THENCE, South 88° 37'10" West, for a distance of 318.31 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.:

THENCE, North 00° 25'24" West, for a distance of 100.02 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.:

THENCE, South 88° 24'39" West, for a distance of 195.78 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being in the south line of Stone Creek Phase IV, being an addition to the City of Rockwall as described in Cabinet H, Pages 317 - 318, in the Plat Records of Rockwall County, Texas:

THENCE, North 68° 18'23" East, with the south line of said Stone Creek Phase IV, for a distance of 201.42 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.:

THENCE, North 58° 41'24" East, continuing with said south line for a distance of 412.59 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.:

THENCE, North 36° 57'26" East, continuing with said south line for a distance, of 477.51 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.:

THENCE, North 32° 12'22" East, continuing with said south line for a distance of 46.02 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.:

THENCE, North 54° 20'11" West, continuing with said south line for a distance of 196.39 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being in the southeast right-of-way line of York Drive, and being a point on a curve to the left having a radius of 1380.00 feet, a tangent of 25.00 feet and a central angle of 02° 04'34":

THENCE, with said curve to the left and said York Drive right-of-way, for an arc distance of 50.00 feet, (Chord Bearing N 35° 47'17" E - 50.00 feet) to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.:

THENCE, South 54° 20'11" East, departing said York Drive right-of-way and along the south line of said Stone Creek Phase IV, at 193.26 feet passing a point in the south line of said Stone Creek Phase IV, and continuing for a total distance of 244.67 feet, to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.:

THENCE, North 35° 39'49" East, for a distance of 37.86 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., at the point of curvature of a curve to the right having a radius of 845.00 feet, a tangent of 191.49 feet and a central angle of 25° 32'12":

THENCE, with said curve to the right for an arc distance of 376.62 feet, (Chord Bearing N 48° 25'55" E - 373.51 feet), to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.,

THENCE, South 28° 47'59" East, for a distance of 170.00 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being a point on a curve to the left having a radius of 625.00 feet, a tangent of 19.40 feet and a central angle of 03° 13'55":

THENCE, with said curve to the left for an arc distance of 38.08 feet, (Chord Bearing S 59° 35'03" W - 38.07 feet), to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.:

THENCE, South 32° 01'55" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being on a curve to the right having a radius of 555.00 feet, a tangent of 250.97 feet and a central angle of 48° 39'50":

THENCE, with said curve to the right for an arc distance of 471.39 feet, (Chord Bearing N 82° 18'00" E - 457.35 feet), a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being at the point of reverse curvature of a curve to left having a radius of 595.00 feet, a tangent of 62.97 feet and a central angle of 12° 04'57":

THENCE, with said curve to the left for an arc distance of 125.47 feet, (Chord Bearing S79° 24'33" E - 125.24 feet), to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.:

THENCE, South 00° 35'35" East, for a distance of 60.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being on a curve to the left having a radius of 655.00 feet, a tangent of 25.04 feet and a central angle of 04° 22'44":

THENCE, with said curve to the left for an arc distance of 50.06 feet, (Chord Bearing S 88° 06'43" East - 50.05 feet), to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.:

THENCE, South 00° 35'35" East, for a distance of 1080.02 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being in the south line of said Stone Creek Balance tract and being in the north line QuailRun Valley No. 2, an addition to the City of Rockwall, as described in Cab. E, Pg. 185, in said Plat Records:

THENCE, South 89° 34'36" West, continuing along said north and south lines, for a distance of 1198.90 feet, to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being the southeast corner of a tract of land in Deed to the City of Rockwall, as described in Doc. No. 2007-00384709, in said Deed Records:

THENCE, North 00° 03'59" East, for a distance of 42.50 feet to the POINT OF BEGINNING and containing 37.823 acres of land.

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 \_\_\_\_ day of \_\_\_\_\_, 2015.

THE STATE OF TEXAS  
COUNTY OF COLLIN

WARREN L. CORWIN  
R.P.L.S. No. 4621

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 \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

FINAL PLAT  
OF  
**STONE CREEK  
PHASE VII**  
OUT OF THE  
**S. KING SURVEY, ABSTRACT NO. 131**  
IN THE  
**CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS**  
OWNER  
**MERITAGE HOMES OF TEXAS, LLC.**  
909 HIDDEN RIDGE, SUITE 190  
IRVING, TEXAS 75038  
PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
NOVEMBER 2015



January 14, 2016

Ryan Miller  
Director of Planning & Zoning  
City of Rockwall  
385 S. Goliad Street  
Rockwall, TX 75087

Re: Stone Creek Phase 7 – Tree Mitigation

Mr. Miller:

Please consider the following information as it pertains to the Stone Creek Phase 7 Tree Removal & Mitigation requirements:

Per the approved tree survey, a penalty of 471.40 caliper inches shall be required for the development of Stone Creek Phase 7. Meritage is providing the following means of offsetting the Tree Mitigation Penalty:

<b>Description</b>	<b>Caliper Inches</b>
Provide 22 – 3” caliper trees along Quail Run Road	66.00
Provide 58 – 3” caliper trees within the Common Areas	174.00
Provide 2 – 3” caliper trees on 80 residential lots in Phase 7	480.00
<b>Total</b>	<b>720.00</b>
<b>Mitigation Inches Required</b>	<b>471.40</b>
<b>Variance</b>	<b>+248.60</b>

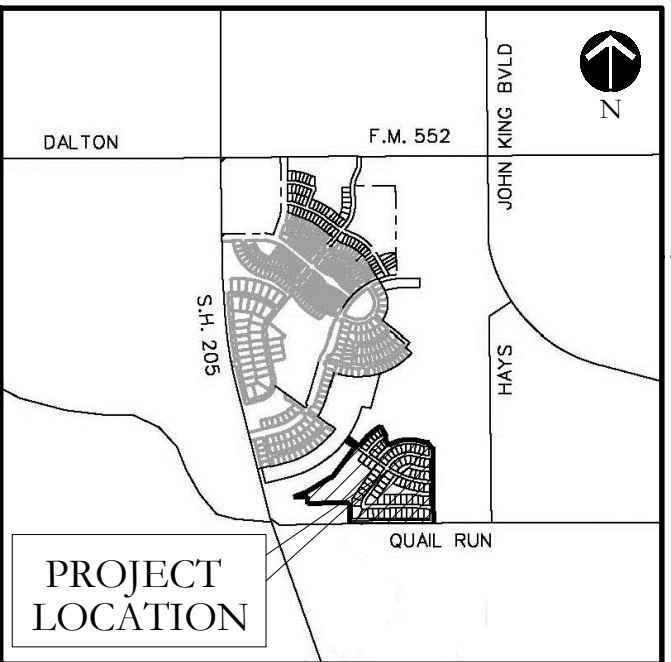
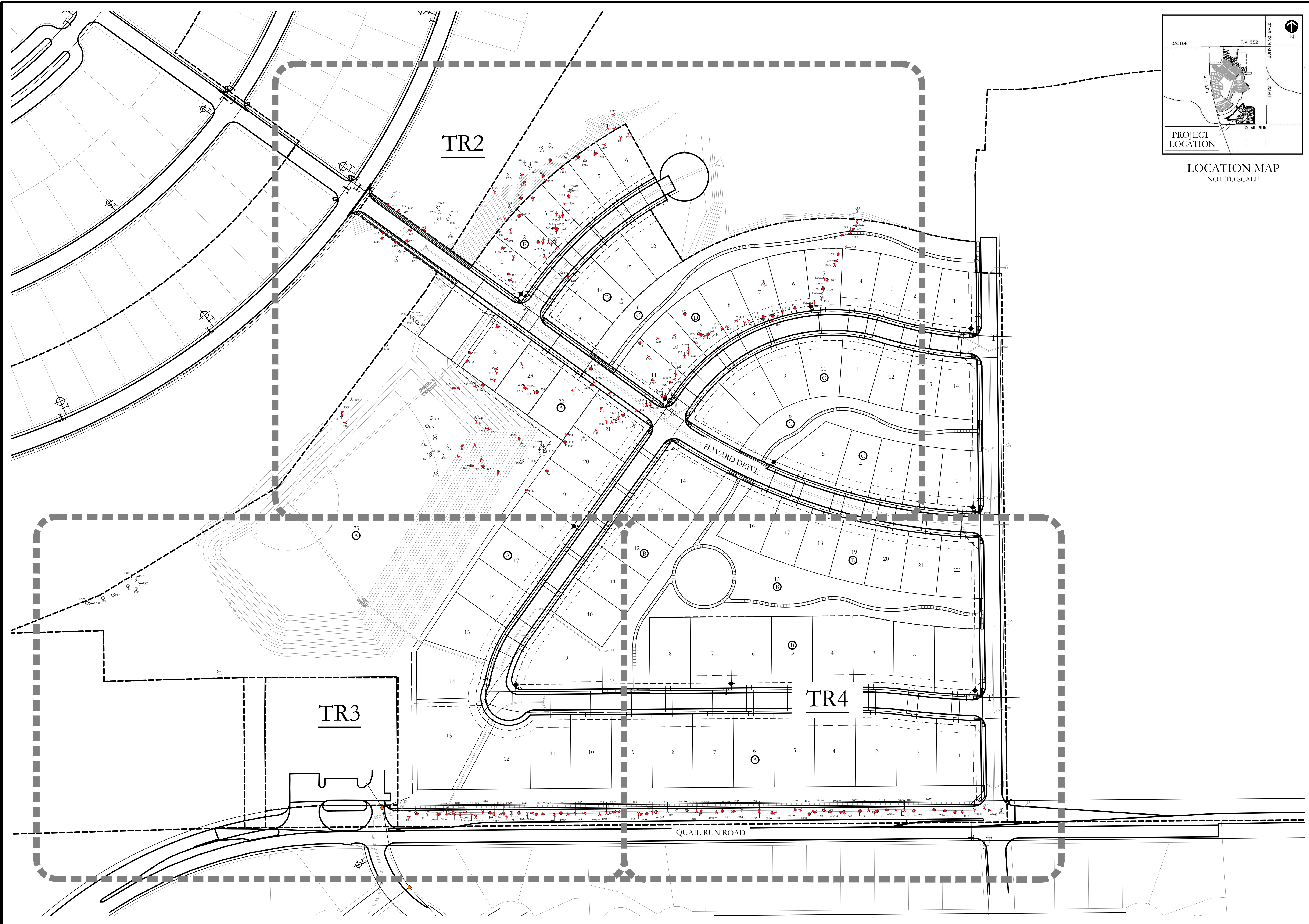
Should you have any questions, please do not hesitate to contact me directly at 972.580.6329.

Sincerely,

Bobby Samuel  
Vice President of Land Development

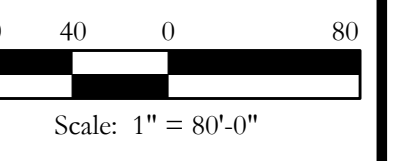
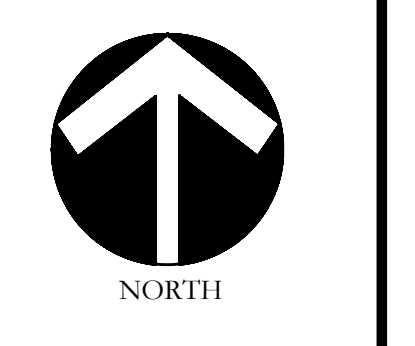
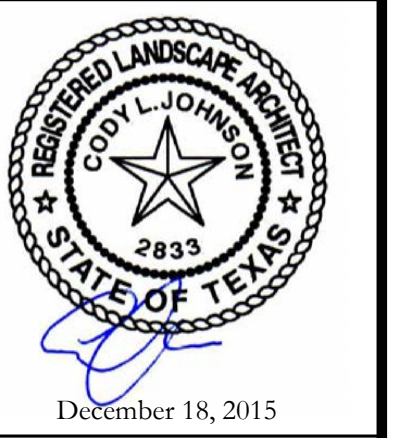
cc: Cody Johnson, Cody Johnson Studio





**CODY JOHNSON**  
s . t . u . d . i . o

1217 CHATELAINOCCA DR. FRISCO, TEXAS 75035  
PH: (972) 574-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

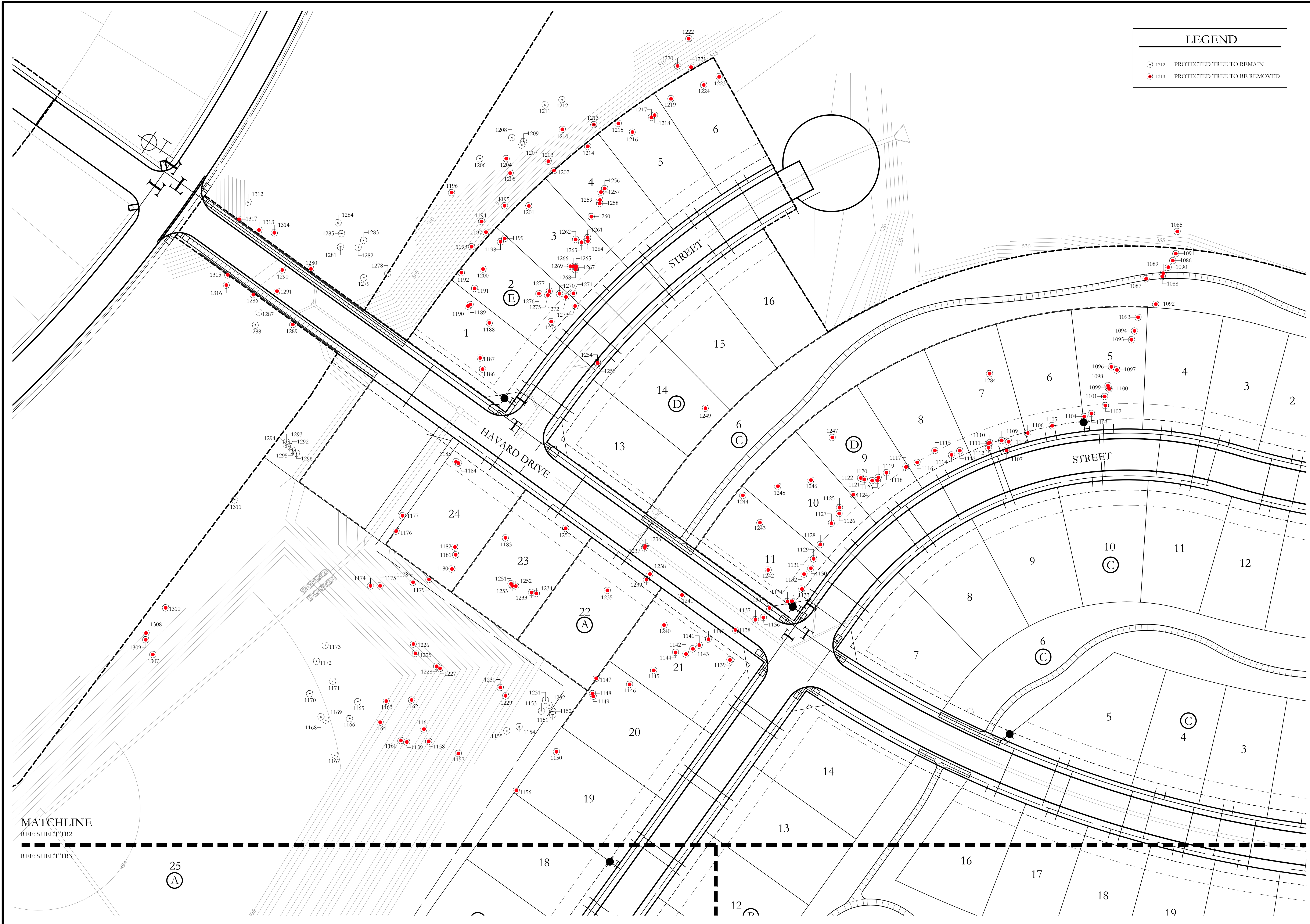
One Inch

**TREE SURVEY PLAN**  
Tree Survey and Tree Preservation Plan  
Stone Creek Phase VII  
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
**MTH002**

SHEET NO.  
**TR1 of 6**





**LEGEND**

- 1312 PROTECTED TREE TO REMAIN
- 1313 PROTECTED TREE TO BE REMOVED

**CODY JOHNSON**  
s . t . u . d . i . o

1217 CHANTANOGA DR. FRISCO, TEXAS 75055  
PH: (972) 574-1624  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

December 18, 2015

NORTH

Scale: 1" = 40'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

MATCHLINE  
REF: SHEET TR2  
REF: SHEET TR3

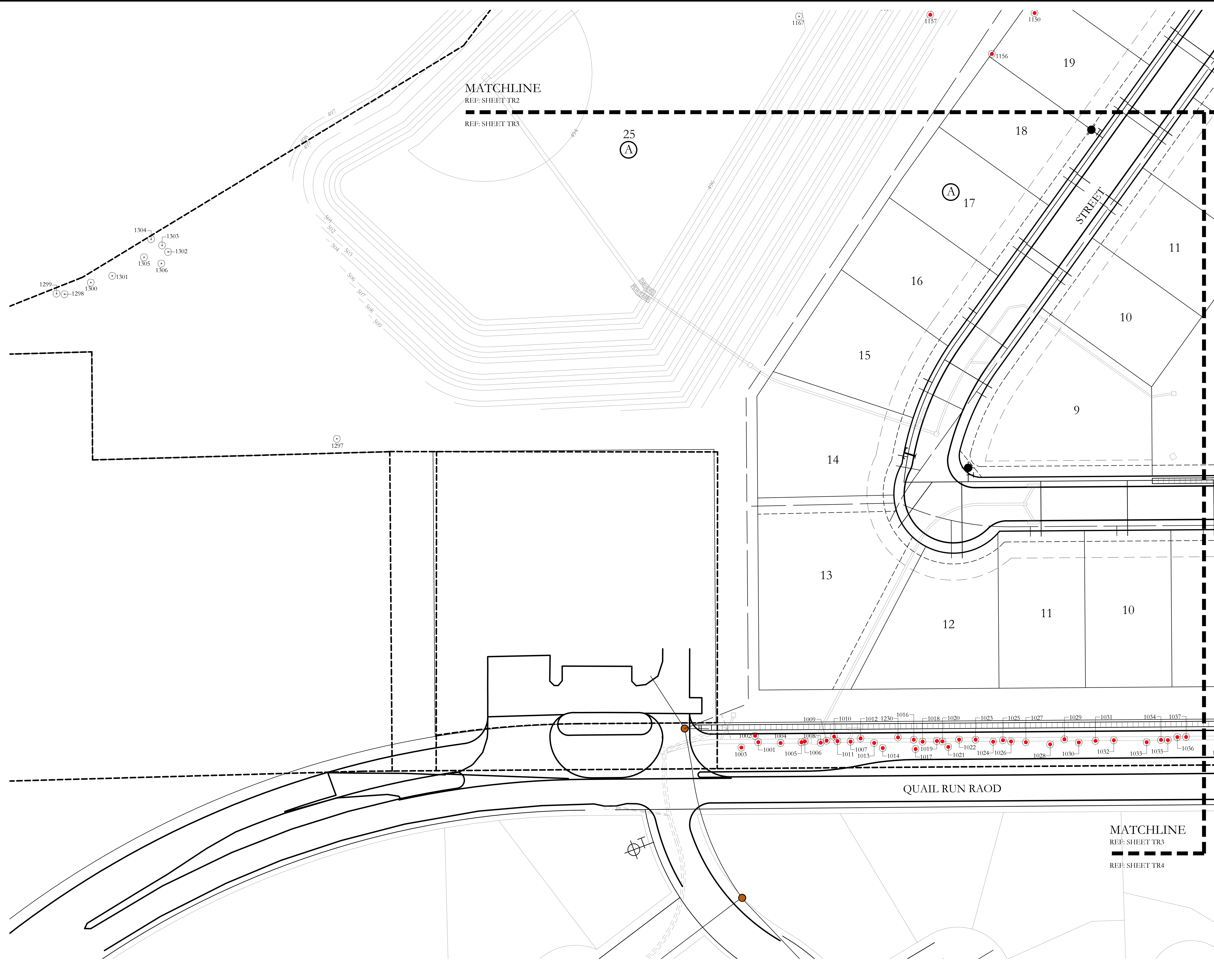
**TREE SURVEY PLAN**

Detailed Tree Survey and Tree Preservation Plan  
Stone Creek Phase VII  
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
**MTH002**

SHEET NO.  
**TR2 of 6**



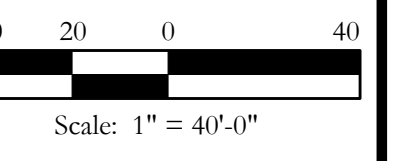
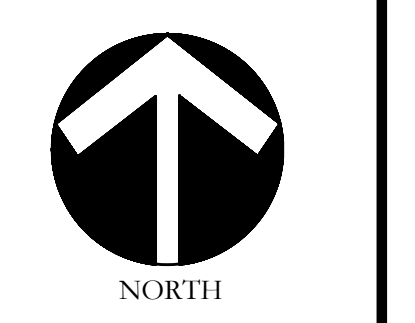
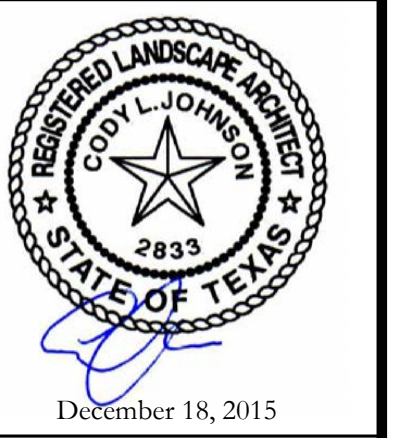


**LEGEND**

	1312	PROTECTED TREE TO REMAIN
	1313	PROTECTED TREE TO BE REMOVED

**CODY JOHNSON**  
s.t.u.d.i.o

1277 CHANTANOGA DR. FRISCO, TEXAS 75005  
PH: (972) 574-1162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

**TREE SURVEY PLAN**

Detailed Tree Survey and Tree Preservation Plan

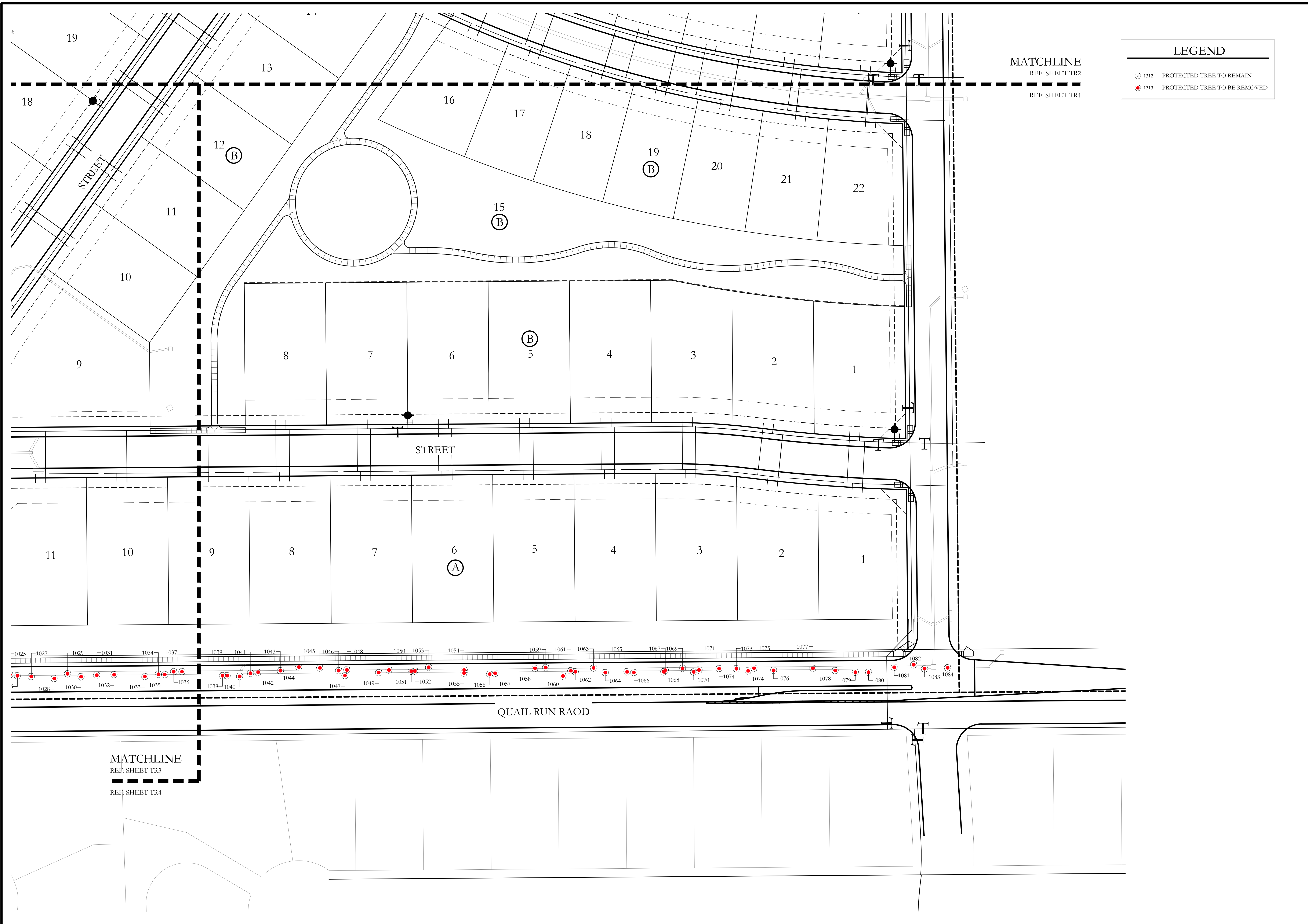
Stone Creek Phase VII

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
**MTH002**

SHEET NO.  
**TR3 of 6**

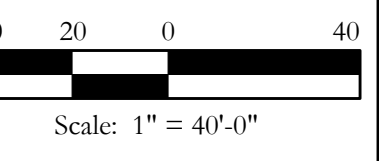
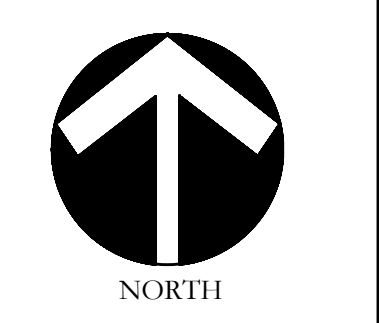
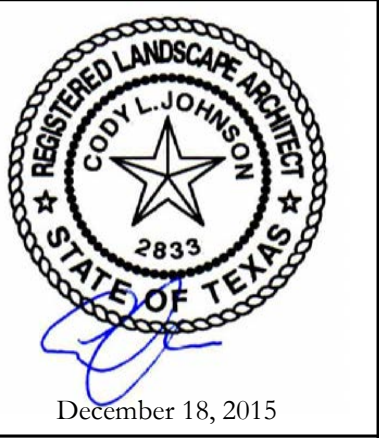




**LEGEND**

1312 PROTECTED TREE TO REMAIN  
 1313 PROTECTED TREE TO BE REMOVED

**CODY JOHNSON**  
 s . t . u . d . i . o  
 1217 CHANTANCOCA DR. FRISCO, TEXAS 75035  
 PH: (972) 574-1162  
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

**TREE SURVEY PLAN**  
 Detailed Tree Survey and Tree Preservation Plan  
 Stone Creek Phase VII  
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
**MTH002**  
 SHEET NO.  
**TR4 of 6**



Table with 11 columns: Tree ID Number, Diameter at Breast Height (DBH) (inches), Common Name, Scientific Name, Condition, Comment, Location, Remove or Remain, Mitigation Required, Percentage, Mitigation Required in Caliper Inches. Rows 1001-1112.

Table with 11 columns: Tree ID Number, Diameter at Breast Height (DBH) (inches), Common Name, Scientific Name, Condition, Comment, Location, Remove or Remain, Mitigation Required, Percentage, Mitigation Required in Caliper Inches. Rows 1113-1225.

Table with 11 columns: Tree ID Number, Diameter at Breast Height (DBH) (inches), Common Name, Scientific Name, Condition, Comment, Location, Remove or Remain, Mitigation Required, Percentage, Mitigation Required in Caliper Inches. Rows 1226-1317. Includes a 'Total Tree Population' box at the bottom right.

CODY JOHNSON  
s . t . u . d . i . o



December 18, 2015



Scale: 1" = 80'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

Total Tree Replacements, caliper inches

Total Tree Population

City of Rockwall, Rockwall County, Texas

Stone Creek Phase VII

Detailed Tree Survey and Tree Preservation Plan

TREE SURVEY PLAN

MTH002

TR5 of 6

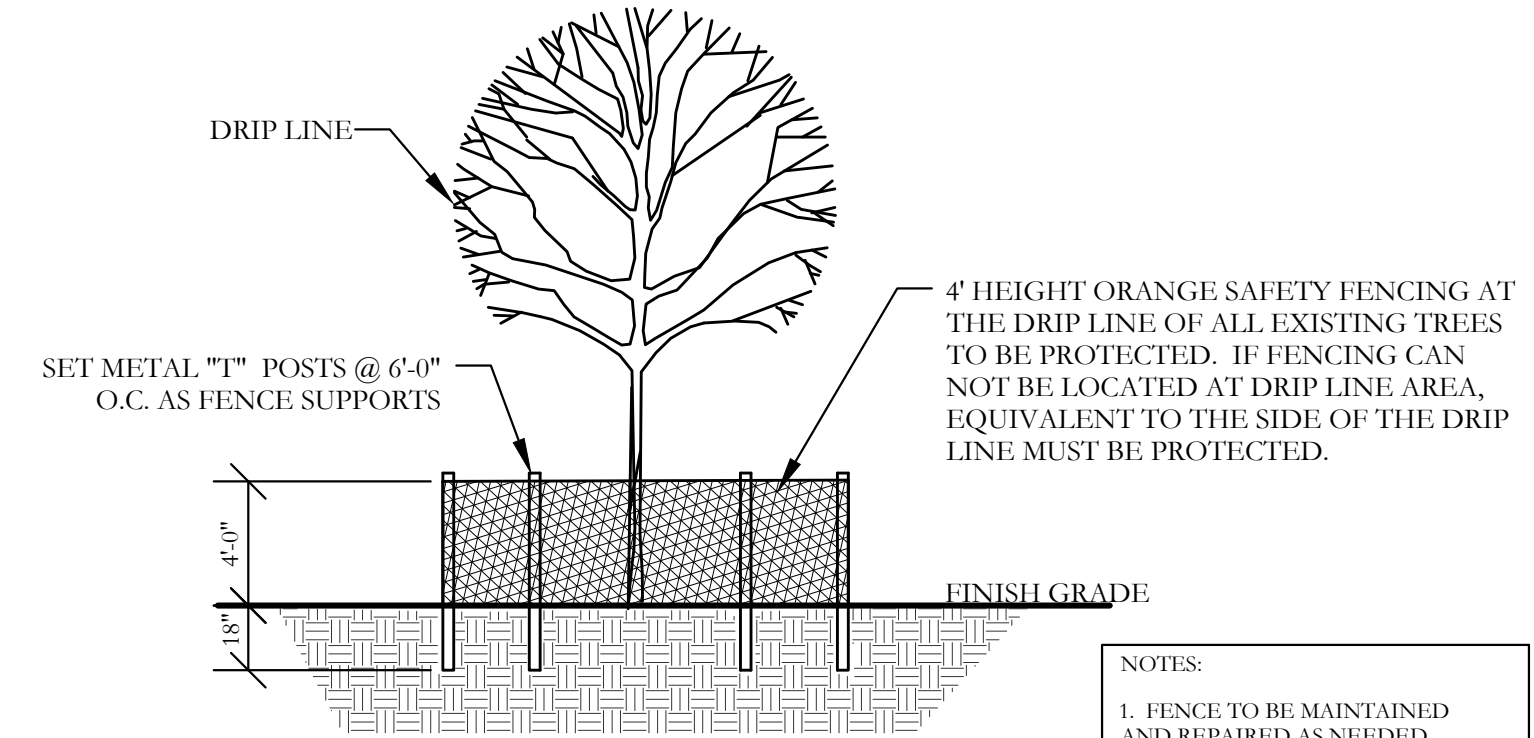
SHEET NO.

CJS PROJECT NO.



**TREE PROTECTION NOTES**

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIP LINE AREA OF A TREE TO BE PRESERVED



**1 TREE PROTECTION DETAIL** NOT TO SCALE

- NOTES:
- FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
  - NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

**CODY JOHNSON**  
s . t . u . d . i . o

1217 CHANTANCOGA DR. FRISCO, TEXAS 75035  
PH: (972) 574-1162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

December 18, 2015

NORTH

Scale: 1" = 80'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

**TREE SURVEY PLAN**

Detailed Tree Survey and Tree Preservation Plan

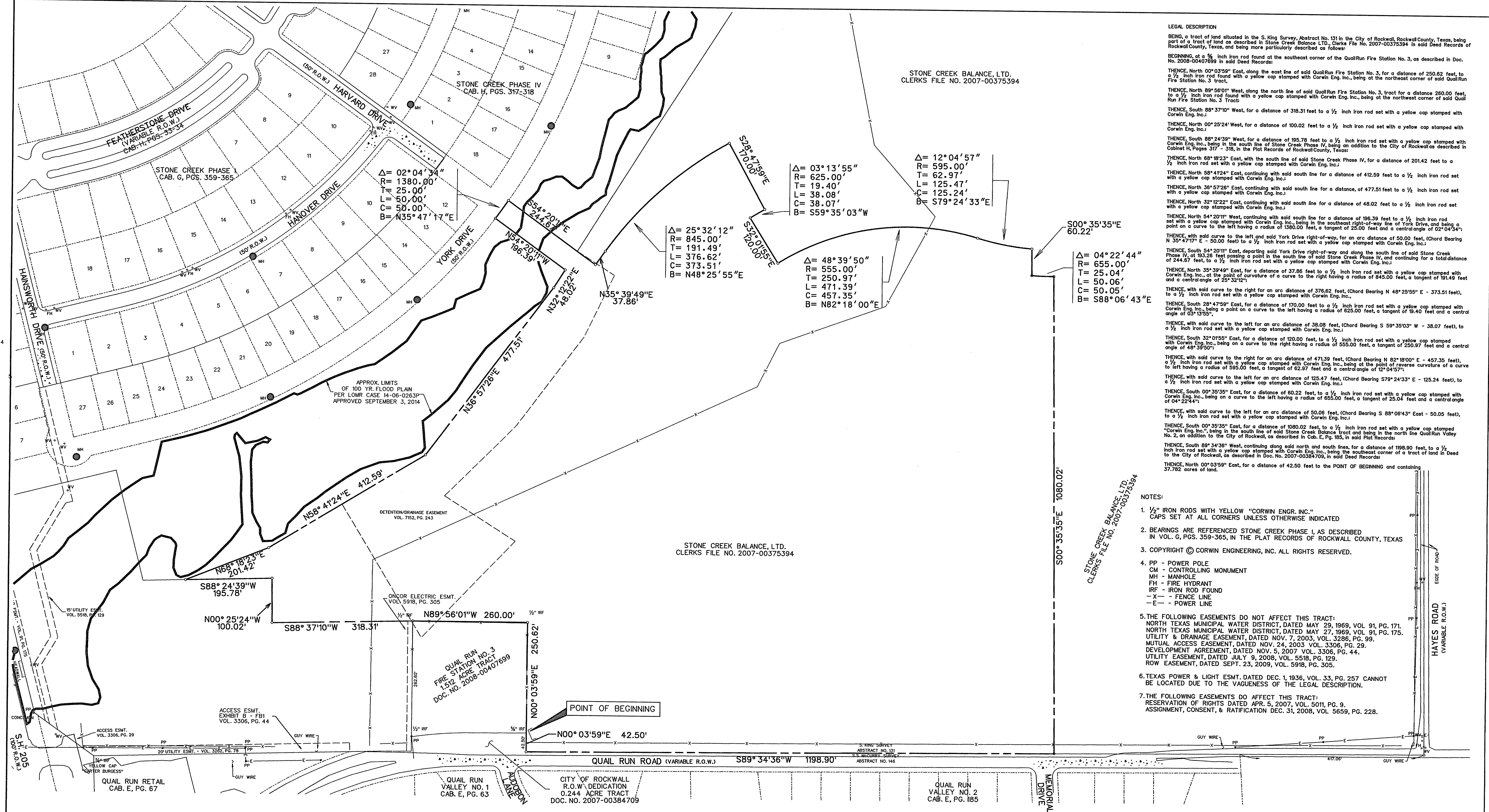
Stone Creek Phase VII

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.  
**MTH002**

SHEET NO.  
**TR6 of 6**





**LEGAL DESCRIPTION**

BEING, a tract of land situated in the S. King Survey, Abstract No. 131 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Stone Creek Balance, Ltd., Clarke File No. 2007-00375394 in said Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southeast corner of the Quail Run Fire Station No. 3, as described in Doc. No. 2008-00407699 in said Deed Records:

THENCE, North 00°03'59" East, along the east line of said Quail Run Fire Station No. 3, for a distance of 250.62 feet, to a 1/2 inch iron rod found with a yellow cap stamped with Corwin Eng. Inc., being at the northeast corner of said Quail Run Fire Station No. 3 Tract;

THENCE, North 89°56'01" West, along the north line of said Quail Run Fire Station No. 3, for a distance of 260.00 feet, to a 1/2 inch iron rod found with a yellow cap stamped with Corwin Eng. Inc., being at the northeast corner of said Quail Run Fire Station No. 3 Tract;

THENCE, South 88°37'10" West, for a distance of 318.31 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.;

THENCE, North 00°25'24" West, for a distance of 100.02 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.;

THENCE, South 88°24'39" West, for a distance of 195.78 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being in the south line of Stone Creek Phase IV, being an addition to the City of Rockwall as described in Cabinet H, Pages 317 - 318, in the Plat Records of Rockwall County, Texas;

THENCE, North 69°19'23" East, with the south line of said Stone Creek Phase IV, for a distance of 201.42 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.;

THENCE, North 58°47'24" East, continuing with said south line for a distance of 412.59 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.;

THENCE, North 36°57'26" East, continuing with said south line for a distance of 477.51 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.;

THENCE, North 32°12'22" East, continuing with said south line for a distance of 48.02 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.;

THENCE, North 54°20'11" West, continuing with said south line for a distance of 196.39 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being in the southeast right-of-way line of York Drive, and being a point on a curve to the left having a radius of 1380.00 feet, a tangent of 25.00 feet and a central angle of 02°04'34";

THENCE, with said curve to the left and said York Drive right-of-way, for an arc distance of 50.00 feet, (Chord Bearing N 35°47'17" E - 50.00 feet) to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.;

THENCE, South 54°20'11" East, departing said York Drive right-of-way and along the south line of said Stone Creek Phase IV, for a distance of 244.67 feet, to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.;

THENCE, North 35°39'49" East, for a distance of 37.86 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., at the point of curvature of a curve to the right having a radius of 845.00 feet, a tangent of 191.49 feet and a central angle of 03°32'12";

THENCE, with said curve to the right for an arc distance of 376.62 feet, (Chord Bearing N 48°25'55" E - 373.51 feet), to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.;

THENCE, South 28°47'59" East, for a distance of 170.00 feet to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being a point on a curve to the left having a radius of 625.00 feet, a tangent of 19.40 feet and a central angle of 03°55';

THENCE, with said curve to the left for an arc distance of 38.08 feet, (Chord Bearing S 59°35'03" W - 38.07 feet), to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.;

THENCE, South 32°01'55" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being on a curve to the right having a radius of 555.00 feet, a tangent of 25.00 feet and a central angle of 48°39'50";

THENCE, with said curve to the right for an arc distance of 471.39 feet, (Chord Bearing N 82°18'00" E - 457.35 feet), a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being at the point of reverse curvature of a curve to the left having a radius of 595.00 feet, a tangent of 62.97 feet and a central angle of 12°04'57";

THENCE, with said curve to the left for an arc distance of 125.47 feet, (Chord Bearing S 79°24'33" E - 125.24 feet), to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.;

THENCE, South 00°35'35" East, for a distance of 60.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being on a curve to the left having a radius of 655.00 feet, a tangent of 25.04 feet and a central angle of 04°22'44";

THENCE, with said curve to the left for an arc distance of 50.06 feet, (Chord Bearing S 88°06'43" E - 50.05 feet), to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc.;

THENCE, South 00°35'35" East, for a distance of 1080.02 feet, to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being in the south line of said Stone Creek Balance, Ltd. and being in the north line Quail Run Valley No. 2, an addition to the City of Rockwall, as described in Cab. E, Pg. 185, in said Plat Records;

THENCE, South 89°34'36" West, continuing along said north and south lines, for a distance of 198.90 feet, to a 1/2 inch iron rod set with a yellow cap stamped with Corwin Eng. Inc., being the southeast corner of a tract of land in Deed to the City of Rockwall, as described in Doc. No. 2007-00384709, in said Deed Records;

THENCE, North 00°03'59" East, for a distance of 42.50 feet to the POINT OF BEGINNING and containing 37.782 acres of land.

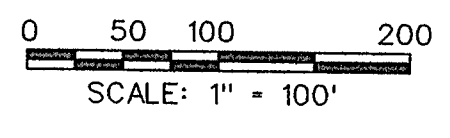
- NOTES:**
- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
  - BEARINGS ARE REFERENCED STONE CREEK PHASE I, AS DESCRIBED IN VOL. G, PGS. 359-365, IN THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
  - COPYRIGHT © CORWIN ENGINEERING, INC. ALL RIGHTS RESERVED.
  - PP - POWER POLE  
CM - CONTROLLING MONUMENT  
MH - MANHOLE  
FH - FIRE HYDRANT  
IRF - IRON ROD FOUND  
-X- - FENCE LINE  
-E- - POWER LINE
  - THE FOLLOWING EASEMENTS DO NOT AFFECT THIS TRACT:  
NORTH TEXAS MUNICIPAL WATER DISTRICT, DATED MAY 29, 1969, VOL 91, PG. 171.  
NORTH TEXAS MUNICIPAL WATER DISTRICT, DATED MAY 27, 1969, VOL 91, PG. 175.  
UTILITY & DRAINAGE EASEMENT, DATED NOV. 7, 2003, VOL. 3286, PG. 99.  
MUTUAL ACCESS EASEMENT, DATED NOV. 24, 2003, VOL. 3306, PG. 29.  
DEVELOPMENT AGREEMENT, DATED NOV. 5, 2007, VOL. 3306, PG. 44.  
UTILITY EASEMENT, DATED JULY 9, 2008, VOL. 5518, PG. 129.  
ROW EASEMENT, DATED SEPT. 23, 2009, VOL. 5918, PG. 305.
  - TEXAS POWER & LIGHT ESMT. DATED DEC. 1, 1936, VOL. 33, PG. 257 CANNOT BE LOCATED DUE TO THE VAGUENESS OF THE LEGAL DESCRIPTION.
  - THE FOLLOWING EASEMENTS DO AFFECT THIS TRACT:  
RESERVATION OF RIGHTS DATED APR. 5, 2007, VOL. 5011, PG. 9.  
ASSIGNMENT, CONSENT, & RATIFICATION DEC. 31, 2008, VOL. 5659, PG. 228.

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

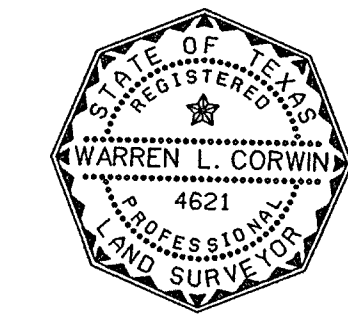
STONE CREEK BALANCE, LTD.  
CLERKS FILE NO. 2007-00375394

**SURVEYORS CERTIFICATE**

I do hereby certify to Stone Creek Balance, Ltd., Southwest Bank, Meritage Homes of Texas, LLC, First American Title Insurance Company & Republic Title that a survey was made on the ground under my supervision in December 2014, and that this map correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A, that II Survey.



*Warren L. Corwin*  
Warren L. Corwin  
Registered Professional Land Surveyor  
No. 4621  
7-30-2015  
Date



BOUNDARY SURVEY  
OF  
**37.782 ACRE TRACT**  
OUT OF THE  
S. KING SURVEY ABSTRACT NO. 131  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
JULY 2015 SCALE: 1"=100'