

P2017-058 - STONE CREEK, PHASE IX
 PRELIMINARY PLAT - LOCATION MAP =

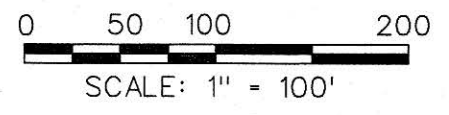


City of Rockwall

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

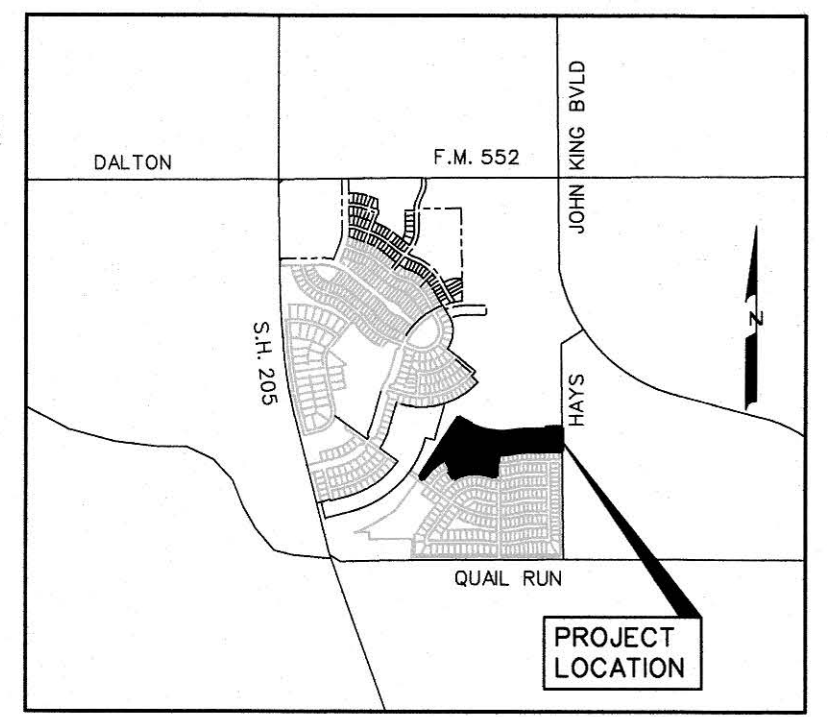
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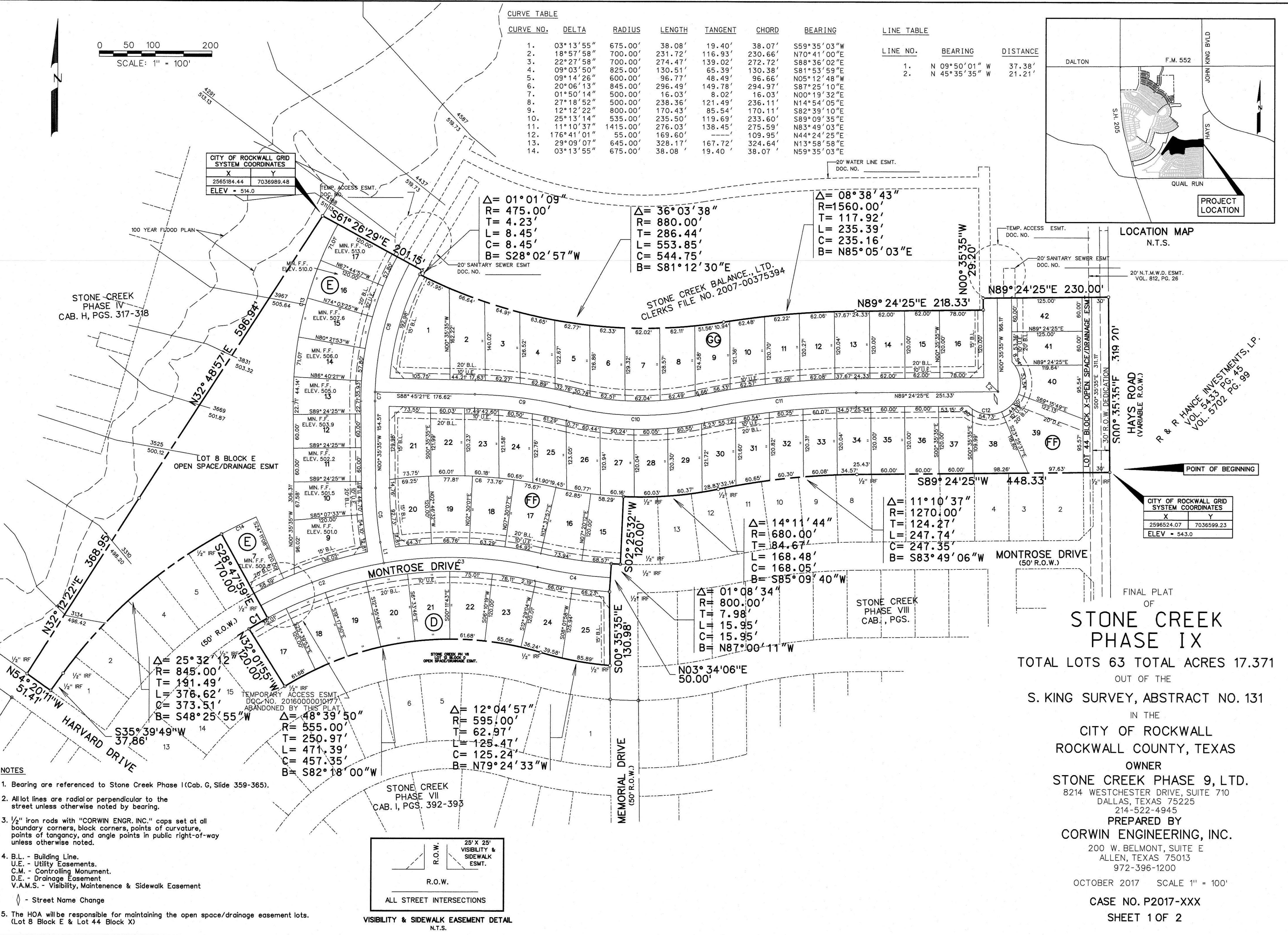


CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	03° 13' 55"	675.00'	38.08'	19.40'	38.07'	S59° 35' 03" W
2.	18° 57' 58"	700.00'	231.72'	116.93'	230.66'	N70° 41' 00" E
3.	22° 27' 58"	700.00'	274.47'	139.02'	272.72'	S88° 36' 02" E
4.	09° 03' 50"	825.00'	130.51'	65.39'	130.38'	S81° 53' 59" E
5.	09° 14' 26"	600.00'	96.77'	48.49'	96.66'	N05° 12' 48" W
6.	20° 06' 13"	845.00'	296.49'	149.78'	294.97'	S87° 25' 10" E
7.	01° 50' 14"	500.00'	16.03'	8.02'	16.03'	N00° 19' 32" E
8.	27° 18' 52"	500.00'	238.36'	121.49'	236.11'	N14° 54' 05" E
9.	12° 12' 22"	800.00'	170.43'	85.54'	170.11'	S82° 39' 10" E
10.	25° 13' 14"	535.00'	235.50'	119.69'	233.60'	S89° 09' 35" E
11.	11° 10' 37"	1415.00'	276.03'	138.45'	275.59'	N83° 49' 03" E
12.	176° 41' 01"	55.00'	169.60'	167.72'	324.64'	N44° 24' 25" E
13.	29° 09' 07"	645.00'	328.17'	167.72'	324.64'	N13° 58' 58" E
14.	03° 13' 55"	675.00'	38.08'	19.40'	38.07'	N59° 35' 03" E

LINE NO.	BEARING	DISTANCE
1.	N 09° 50' 01" W	37.38'
2.	N 45° 35' 35" W	21.21'



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2565184.44	7036989.48
ELEV = 514.0	



$\Delta = 01^{\circ} 01' 09''$
 $R = 475.00'$
 $T = 4.23'$
 $L = 8.45'$
 $C = 8.45'$
 $B = S28^{\circ} 02' 57'' W$

$\Delta = 36^{\circ} 03' 38''$
 $R = 880.00'$
 $T = 286.44'$
 $L = 553.85'$
 $C = 544.75'$
 $B = S81^{\circ} 12' 30'' E$

$\Delta = 08^{\circ} 38' 43''$
 $R = 1560.00'$
 $T = 117.92'$
 $L = 235.39'$
 $C = 235.16'$
 $B = N85^{\circ} 05' 03'' E$

$\Delta = 11^{\circ} 10' 37''$
 $R = 1270.00'$
 $T = 124.27'$
 $L = 247.74'$
 $C = 247.35'$
 $B = S83^{\circ} 49' 06'' W$

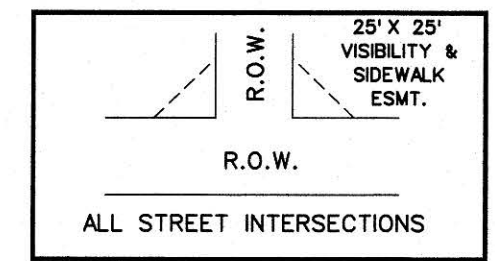
$\Delta = 14^{\circ} 11' 44''$
 $R = 680.00'$
 $T = 84.67'$
 $L = 168.48'$
 $C = 168.05'$
 $B = S85^{\circ} 09' 40'' W$

$\Delta = 01^{\circ} 08' 34''$
 $R = 800.00'$
 $T = 7.98'$
 $L = 15.95'$
 $C = 15.95'$
 $B = N87^{\circ} 00' 11'' W$

$\Delta = 12^{\circ} 04' 57''$
 $R = 595.00'$
 $T = 62.97'$
 $L = 125.47'$
 $C = 125.24'$
 $B = N79^{\circ} 24' 33'' W$

$\Delta = 25^{\circ} 32' 12''$
 $R = 845.00'$
 $T = 191.49'$
 $L = 376.62'$
 $C = 373.51'$
 $B = S48^{\circ} 25' 55'' W$

$\Delta = 48^{\circ} 39' 50''$
 $R = 555.00'$
 $T = 250.97'$
 $L = 471.39'$
 $C = 457.35'$
 $B = S82^{\circ} 18' 00'' W$



LOCATION MAP N.T.S.

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

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

STONE CREEK PHASE IX

TOTAL LOTS 63 TOTAL ACRES 17.371
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 9, 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-XXX
SHEET 1 OF 2

- 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
 - The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot B Block E & Lot 44 Block X)

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 IX, 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 VIII, 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:

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; 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.
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. The detention drainage system is to be maintained, repaired and owned by the subdivision.
7. 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 Phase 9, Ltd.
an Texas limited partnership
By: Stone Creek Phase 9 GP Corporation,
a Texas corporation, its General Partner

Richard Skorburg
President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD 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 _____ day of _____, 2017.

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 _____, 2017.

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 _____, 2017.

Mayor, City of Rockwall City Secretary City Engineer

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 the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of a 28.655 acre tract, as described in Doc. No. 20170000003301, in said Deed Records and being in Hays Road (Variable R.O.W.):

THENCE, South 89° 24' 25" West, along the north line of said 28.655 acre tract, for a distance of 448.33 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1270.00 feet, a central angle of 11° 10' 37", and a tangent of 124.27 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 247.74 feet (Chord Bearing South 83° 49' 06" West - 247.35 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 680.00 feet, a central angle of 14° 11' 44", and a tangent of 84.67 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 168.48 feet (Chord Bearing South 85° 19' 40" West - 168.05 feet), to a 1/2 inch iron rod found at the northwest corner of said 28.655 acre tract;

THENCE, South 02° 25' 32" West, along the west line of said 28.655 acre tract, for a distance of 120.00 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 800.00 feet, a central angle of 01° 08' 34", and a tangent of 7.98 feet;

THENCE, continuing along said west line and with said curve to the right for an arc distance of 15.95 feet (Chord Bearing North 87° 00' 11" West - 15.95 feet), to a 1/2 inch iron rod found;

THENCE, South 03° 34' 06" West, continuing along said west line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 35' 35" East, continuing along said west line, for a distance of 130.98 feet, to a 1/2 inch iron rod found at the northeast corner of Stone Creek Phase VII, an addition to the City of Rockwall, as described in Cab. I, Pgs. 392-393 in the Plat Records of Rockwall County, Texas, being on a curve to the right, having a radius of 595.00 feet, a central angle of 12° 04' 57", and a tangent of 62.97 feet;

THENCE, departing the west line of said 28.655 acre tract and along the north line of said Stone Creek Phase VII and with said curve to the right for an arc distance of 125.47 feet (Chord Bearing North 79° 24' 33" West - 125.24 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 555.00 feet, a central angle of 48° 39' 50", and a tangent of 250.97 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 471.39 feet (Chord Bearing South 82° 18' 00" West - 457.35 feet), to a 1/2 inch iron rod found;

THENCE, North 32° 01' 55" West, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 625.00 feet, a central angle of 03° 13' 55", and a tangent of 19.40 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 38.08 feet (Chord Bearing North 59° 35' 03" East - 38.07 feet), to a 1/2 inch iron rod found;

THENCE, North 28° 47' 59" West, continuing along said north line, for a distance of 170.00 feet, to a 1/2 inch iron rod found at the most northerly corner of said Stone Creek Phase VII, being on a curve to the left, having a radius of 845.00 feet, a central angle of 25° 32' 12", and a tangent of 191.49 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 376.62 feet (Chord Bearing South 48° 25' 55" West - 373.51 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, South 35° 39' 49" West, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 54° 20' 11" West, continuing along said north line, for a distance of 51.41 feet, to a 1/2 inch iron rod found being in the easterly line of Stone Creek Phase IV, an addition to City of Rockwall as described in Cab. H, Pg. 317-318, in said Plat Records;

THENCE, North 32° 48' 57" East, departing the north line of said Stone Creek Phase VII and along the easterly line of said Stone Creek Phase IV, for a distance of 596.94 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 61° 26' 29" East, departing said easterly line, for a distance of 201.15 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 475.00 feet, a central angle of 01° 01' 09", and a tangent of 4.23 feet;

THENCE, along said curve to the left for an arc distance of 8.45 feet (Chord Bearing South 28° 02' 57" West - 8.45 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 880.00 feet, a central angle of 36° 03' 38", and a tangent of 286.44 feet;

THENCE, continuing along said curve to the left for an arc distance of 553.85 feet (Chord Bearing South 81° 12' 30" East - 544.75 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 1560.00 feet, a central angle of 08° 38' 43", and a tangent of 117.92 feet;

THENCE, along said curve to the right for an arc distance of 235.39 feet (Chord Bearing North 85° 05' 03" East - 235.16 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° 24' 25" East, for a distance of 218.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00° 35' 35" West, for a distance of 29.20 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89° 24' 25" East, for a distance of 230.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said Stone Creek Balance Ltd. tract, being in said Hays Road;

THENCE, South 00° 35' 35" East, along the east line of said Stone Creek Balance Ltd. tract and with said Hays Road, for a distance of 319.20 feet, to the POINT OF BEGINNING and containing 17.371 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 _____, 2017.

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 _____, 2017.

Notary Public in and for the State of Texas

FINAL PLAT
OF
**STONE CREEK
PHASE IX**
TOTAL LOTS 63 TOTAL ACRES 17.371
OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 9, 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

CASE NO. P2017-XXX SHEET 2 OF 2

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