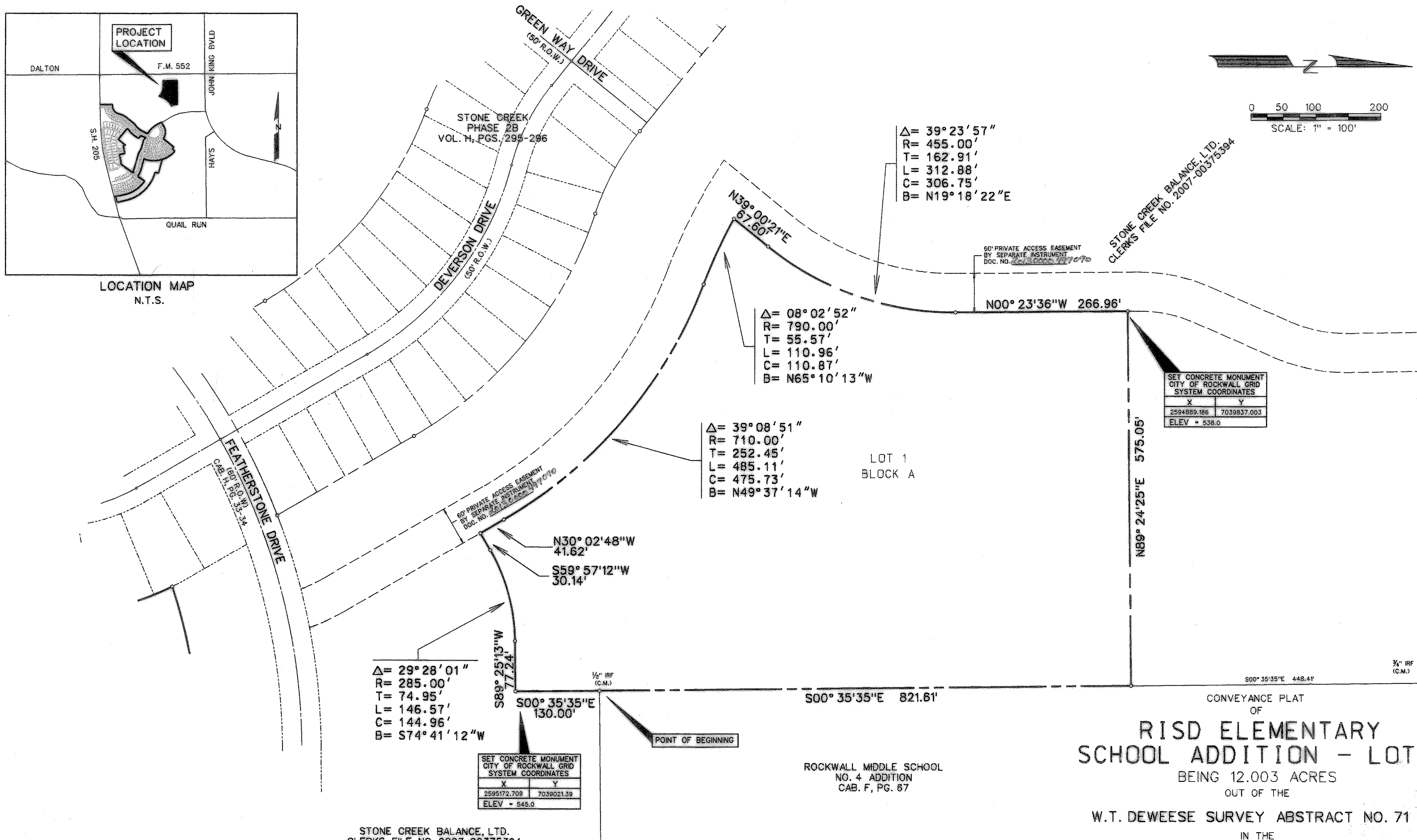


LOCATION MAP  
N.T.S.



FILED FOR RECORD  
ROCKWALL CO., TEXAS  
13 SEP 26 AM 9:31  
SHELLHILLER  
ROCKWALL COUNTY CLERK  
BY

TOTAL LOTS 1  
TOTAL ACRES 12.003

AUGUST 2013 SCALE 1" = 100'

CASE #P2013-028 SHEET 1 OF 2

H341-342

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas, being part of a tract of land as described in Deed to Stone Creek Balance LTD., Clerks File No. 2007-00375394 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of Rockwall Middle School No. 4 Addition, an addition to the City of Rockwall, as described in Cabinet F, Page 67, in the Plat Records of Rockwall County, Texas:

THENCE, South 00° 35' 35" East, for a distance of 130.00 feet, to a 1/2 inch iron rod set with Yellow Cap:

THENCE, South 89° 25' 13" West, for a distance of 77.24 feet, to a 1/2 inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 285.00 feet, a central angle of 29° 28' 01", and a tangent of 74.95 feet:

THENCE, continuing along said curve to the left for an arc distance of 146.57 feet (Chord Bearing South 74° 41' 12" West - 144.96 feet), to a 1/2 inch iron rod set with Yellow Cap at the point of tangency:

THENCE, South 59° 57' 12" West, for a distance of 30.14 feet, to a 1/2 inch iron rod set with Yellow Cap:

THENCE, North 30° 02' 48" West, for a distance of 41.62 feet, to a 1/2 inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 710.00 feet, a central angle of 39° 08' 51", and a tangent of 252.45 feet:

THENCE, along said curve to the left for an arc distance of 485.11 feet (Chord Bearing North 49° 37' 14" West - 475.73 feet), to a 1/2 inch iron rod set with Yellow Cap at the point of reverse curvature of a curve to the right, having a radius of 790.00 feet, a central angle of 08° 02' 52", and a tangent of 55.57 feet:

THENCE, along said curve to the right for an arc distance of 110.96 feet (Chord Bearing North 65° 10' 13" West - 110.87 feet), to a 1/2 inch iron rod set with Yellow Cap:

THENCE, North 39° 00' 21" East, for a distance of 67.60 feet, to a 1/2 inch iron rod set with Yellow Cap at the point of curvature of a curve to the left, having a radius of 455.00 feet, a central angle of 39° 23' 57", and a tangent of 162.91 feet:

THENCE, along said curve to the left for an arc distance of 312.88 feet (Chord Bearing North 19° 18' 22" East - 306.75 feet), to a 1/2 inch iron rod set with Yellow Cap at the point of tangency:

THENCE, North 00° 23' 36" West, for a distance of 266.96 feet, to a 1/2 inch iron rod set with Yellow Cap:

THENCE, North 89° 24' 25" East, for a distance of 575.05 feet, to a 1/2 inch iron rod set with Yellow Cap in the west line of said Rockwall Middle School No. 4 Addition:

THENCE, South 00° 35' 35" East, along the west line of said Rockwall Middle School No. 4 Addition, for a distance of 821.61 feet, to the POINT OF BEGINNING and containing 12.003 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 19 day of Sept, 2013.

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



THE STATE OF TEXAS
COUNTY OF COLLIN

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.

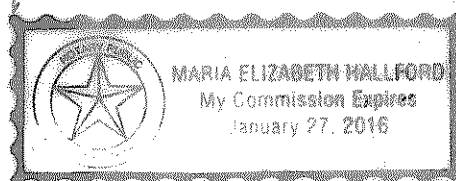
WITNESS MY HAND AND SEAL OF OFFICE, this the 19 day of Sept, 2013.

Notary Public in and for the State of Texas

Recommended for Final Approval:

Planning & Zoning Commission

8/27/2013
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 3rd day of September, 2013.

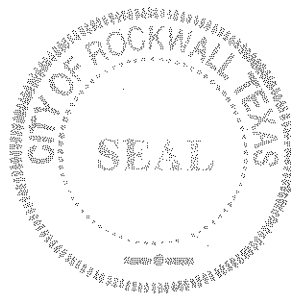
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 25th day of September, 2013.

Paul Sweet, Mayor, City of Rockwall

Kathy Hankins, City Secretary

City Engineer



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL We the undersigned owner(s) of the land shown on this plat, and designated herein as RISD ELEMENTARY SCHOOL ADDITION - LOT 1, 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 ROCKWALL SCHOOL TRACT, 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. 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 exactions 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 BALANCE, LTD., a Texas limited partnership By: STONE CREEK BALANCE, LTD. GP Corporation, a Texas corporation, its General Partner

Richard M. Skorbura, President

Mortgage or Lien Interest

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. 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 20th day of September, 2013.

Notary Public in and for the State of Texas My Commission Expires: 7-6-14

Kathleen K. Berris



STATE OF TEXAS COUNTY OF DALLAS

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 \_\_\_, 2013.

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 B3-54.

FILED FOR RECORD
ROCKWALL CO. TEXAS
13 SEP 26 AM 9:31
SHELL MILLER
NOTARY PUBLIC
COUNTY OF DALLAS
BY: DEPUTY