

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 25' 13" E	53.21'

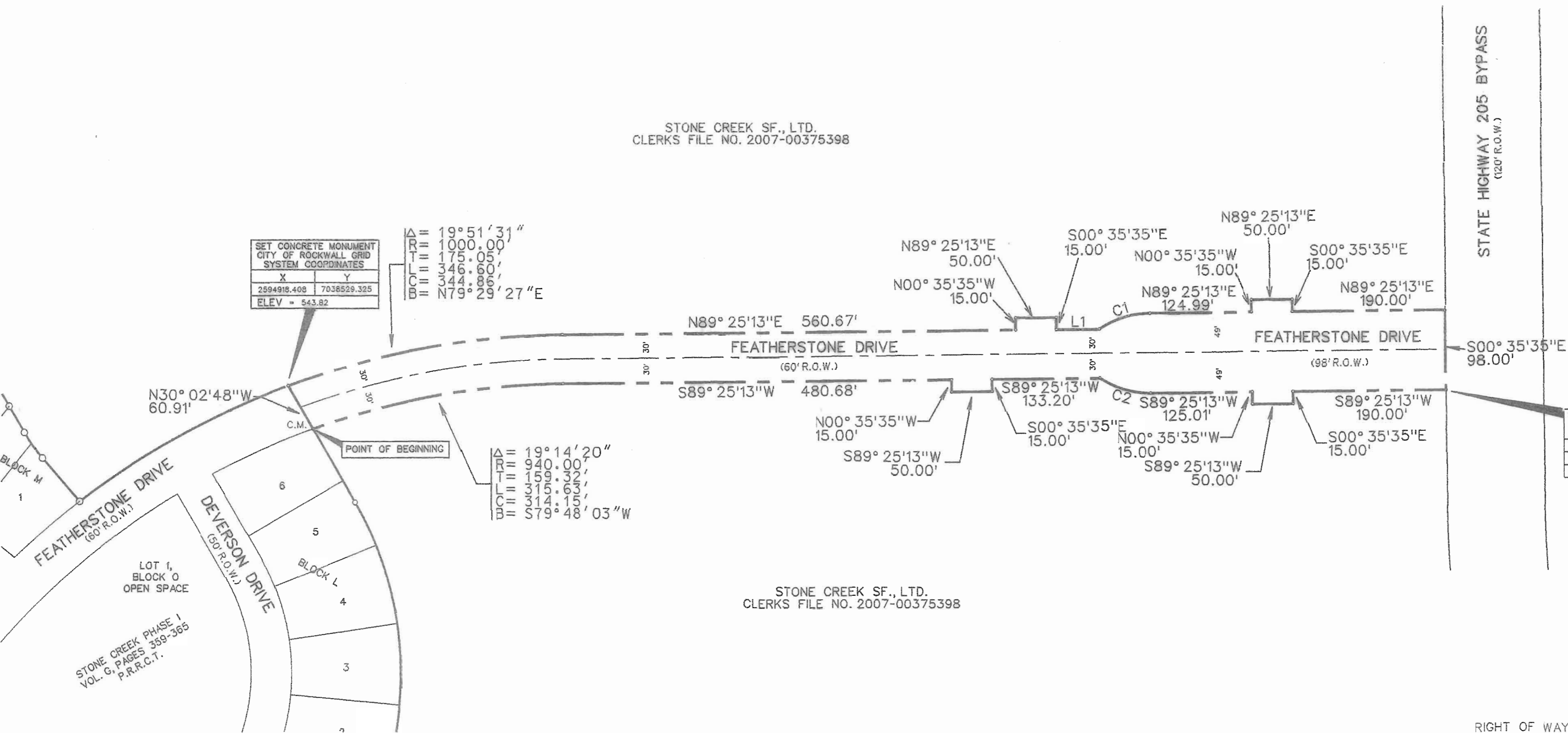
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	34° 10' 49"	110.00'	65.62'	33.82'	64.65'	N72° 19' 48" E
2.	34° 10' 49"	110.00'	65.62'	33.82'	64.65'	N73° 29' 33" W

STONE CREEK SF., LTD.
CLERKS FILE NO. 2007-00375398

SET CONCRETE MONUMENT CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2594918.408	7038529.325
ELEV = 543.82	

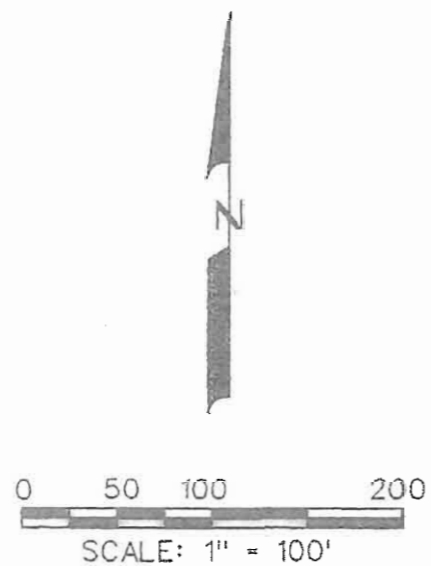
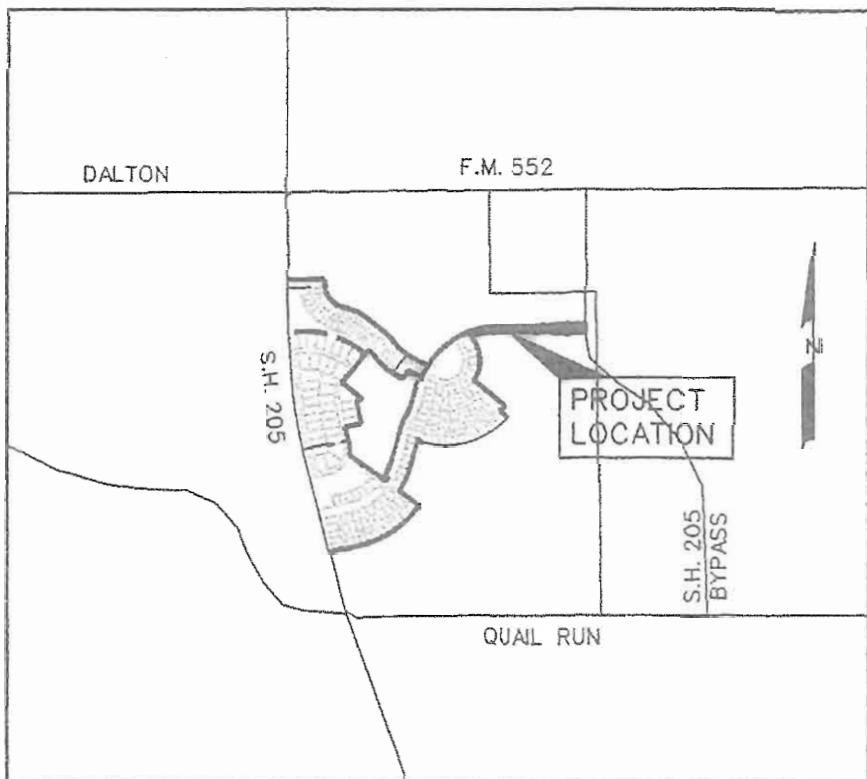
Δ = 19° 51' 31"
R = 1000.00'
L = 175.05'
C = 344.660'
B = N79° 29' 27" E



Δ = 19° 14' 20"
R = 940.00'
L = 159.330'
C = 314.150'
B = S79° 48' 03" W

SET CONCRETE MONUMENT CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596348.919	7038534.383
ELEV = 530.82	

STONE CREEK SF., LTD.
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NOTES

- Bearing are referenced to Stone Creek Phase I, Vol. G, Pages 359-365 P.R.R.C.T.
- 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.
- C.M. - Controlling Monument.
P.R.R.C.T. - Plat Records, Rockwall County, Texas

RIGHT OF WAY DEDICATION PLAT
OF
FEATHERSTONE DRIVE
OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK SF., LTD.
3838 OAK LAWN AVE., SUITE 1212
DALLAS, TEXAS 75219
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

TOTAL ACRES 2.382

MAY 2009 SCALE 1" = 100'

Stone Creek Addition
Featherstone Dr.
Right of Way Dedication

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 the FEATHERSTONE DRIVE, 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 FEATHERSTONE DRIVE, 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 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 SF, LTD.,
a Texas limited partnership
By: STONE CREEK SF GP Corporation,
a Texas corporation

Richard M. Skorburg
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 9th day of June, 2009.

Notary Public in and for the State of Texas My Commission Expires: 01-09-2011

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared [Name], 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] day of [Month], 2009.

Notary Public in and for the State of Texas My Commission Expires: [Date]

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.

LEGAL DESCRIPTION - Featherstone Drive

WHEREAS, STONE CREEK SF, LTD., is the owner of a tract of land situated in the W.T. Dewese Survey, Abstract No. 71, in Rockwall County, City of Rockwall, Texas, and being out of that tract of land as described in Clerks File No. 2007-00375398, in the Deed Records of Rockwall County, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found in the east line of Stone Creek Phase I, an addition to the City of Rockwall as recorded in Volume G, Pages 359-365 of the Plat Records of Rockwall County, Texas, said point being the northeast corner of Lot 6, Block L of said Stone Creek Phase I, and in the south right-of-way of Featherstone Drive;

THENCE, North 30° 02' 48" West, with said east line for a distance of 60.91 feet to a 1/2 inch iron rod found, being the most easterly northeast corner of said Stone Creek Phase I and being in the north right-of-way of said Featherstone Drive, and being a point on a curve to the right, having a radius of 1,000.00 feet, a central angle of 19° 51' 31", and a tangent of 175.05 feet;

THENCE, departing said east line and with said curve to the right for an arc distance of 346.60, (Chord Bearing North 79° 29' 27" East - 344.86 feet), to a 1/2 inch iron rod set at the point of tangency of said curve;

THENCE, North 89° 25' 13" East, for a distance of 560.67 feet to a 1/2 inch iron rod set;

THENCE, North 00° 35' 35" West, for a distance of 15.00 feet to a 1/2 inch iron rod set;

THENCE, North 89° 25' 13" East, for a distance of 50.00 feet to a 1/2 inch iron rod set;

THENCE, South 00° 35' 35" East, for a distance of 15.00 feet to a 1/2 inch iron rod set;

THENCE, North 89° 25' 13" East, for a distance of 53.21 feet to a 1/2 inch iron rod set, being a point on a non-tangent curve to the right having a radius of 110.00 feet, a central angle of 34° 10' 49", and a tangent of 33.82 feet;

THENCE, with said curve to the right for an arc distance of 65.62 feet, (Chord Bearing North 72° 19' 48" East - 64.65 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 89° 25' 13" East, for a distance of 124.99 feet to a 1/2 inch iron rod set;

THENCE, North 00° 35' 35" West, for a distance of 15.00 feet to a 1/2 inch iron rod set;

THENCE, North 89° 25' 13" East, for a distance of 50.00 feet to a 1/2 inch iron rod set;

THENCE, South 00° 35' 35" East, for a distance of 15.00 feet to a 1/2 inch iron rod set;

THENCE, North 89° 25' 13" East, for a distance of 190.00 feet to a 1/2 inch iron rod set, being in the west right-of-way of State Highway 205 Bypass (120' ROW);

THENCE, South 00° 35' 35" East, with said west right-of-way for a distance of 98.00 feet to a 1/2 inch iron rod set;

THENCE, South 89° 25' 13" West, departing said right-of-way for a distance of 190.00 feet to a 1/2 inch iron rod set;

THENCE, South 00° 35' 35" East, for a distance of 15.00 feet to a 1/2 inch iron rod set;

THENCE, South 89° 25' 13" West, for a distance of 50.00 feet to a 1/2 inch iron rod set;

THENCE, North 00° 35' 35" West, for a distance of 15.00 feet to a 1/2 inch iron rod set;

THENCE, South 89° 25' 13" West, for a distance of 125.01 feet to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 110.00 feet, a central angle of 34° 10' 49" and a tangent of 33.82 feet;

THENCE, with said curve to the right for an arc distance of 65.62 feet, (Chord Bearing North 73° 29' 33" West - 64.65 feet), to a 1/2 inch iron rod set;

THENCE, South 89° 25' 13" West, for a distance of 133.20 feet to a 1/2 inch iron rod set;

THENCE, South 00° 35' 35" East, for a distance of 15.00 feet to a 1/2 inch iron rod set;

THENCE, South 89° 25' 13" West, for a distance of 50.00 feet to a 1/2 inch iron rod set;

THENCE, North 00° 35' 35" West, for a distance of 15.00 feet to a 1/2 inch iron rod set;

THENCE, South 89° 25' 13" West, for a distance of 480.68 feet to a 1/2 inch iron rod set at the point of curvature 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, with said curve to the left for an arc distance of 315.63 feet, (Chord Bearing South 79° 48' 03" West - 314.15 feet), to the POINT OF BEGINNING and containing 2.382 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 3 day of June, 2009.

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



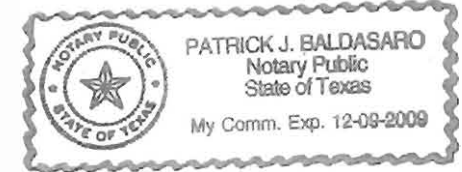
THE STATE OF TEXAS
COUNTY OF COLLIN

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 3 day of June, 2009.

Rainelle McDonald
RAINELLE MCDONALD
Notary Public, State of Texas
My Commission Expires
January 09, 2011

Patrick J. Baldasaro
Notary Public in and for the State of Texas



Recommended for Final Approval:

CW Bricker
Planning & Zoning Commission
06-30-09
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 6th day of July, 2009.

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 15th day of July, 2009.

William R. Brice
Mayor, City of Rockwall
Kristy Ashberry
City Secretary
Chuck Hill 7-25-09
City Engineer



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ROCKWALL COUNTY, TEXAS

OWNER
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214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MAY 2009

Stone Creek Addition
Featherstone Dr.
Right of Way Dedication

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