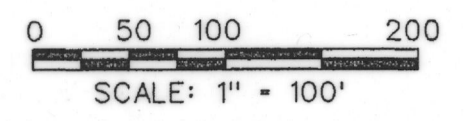


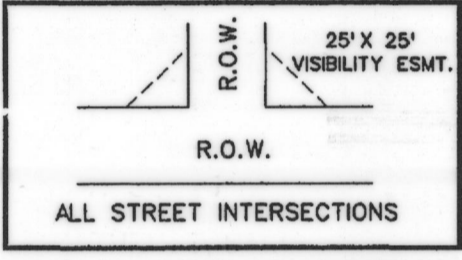
1392



FINAL PLAT  
OF  
**STONE CREEK  
PHASE VII**  
TOTAL LOTS 80 TOTAL ACRES 37.827  
OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
MERITAGE HOMES OF TEXAS, LLC.  
8840 CYPRESS WATERS BLVD., SUITE 100  
DALLAS, TEXAS 75019  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
JANUARY 2016 SCALE 1" = 100' FF-504.2  
CASE NO. P2016-003  
SHEET 1 OF 3

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2594424.84	7036260.39
ELEV = 552.0	



TOTAL LOTS 79  
TOTAL ACRES 37.827

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

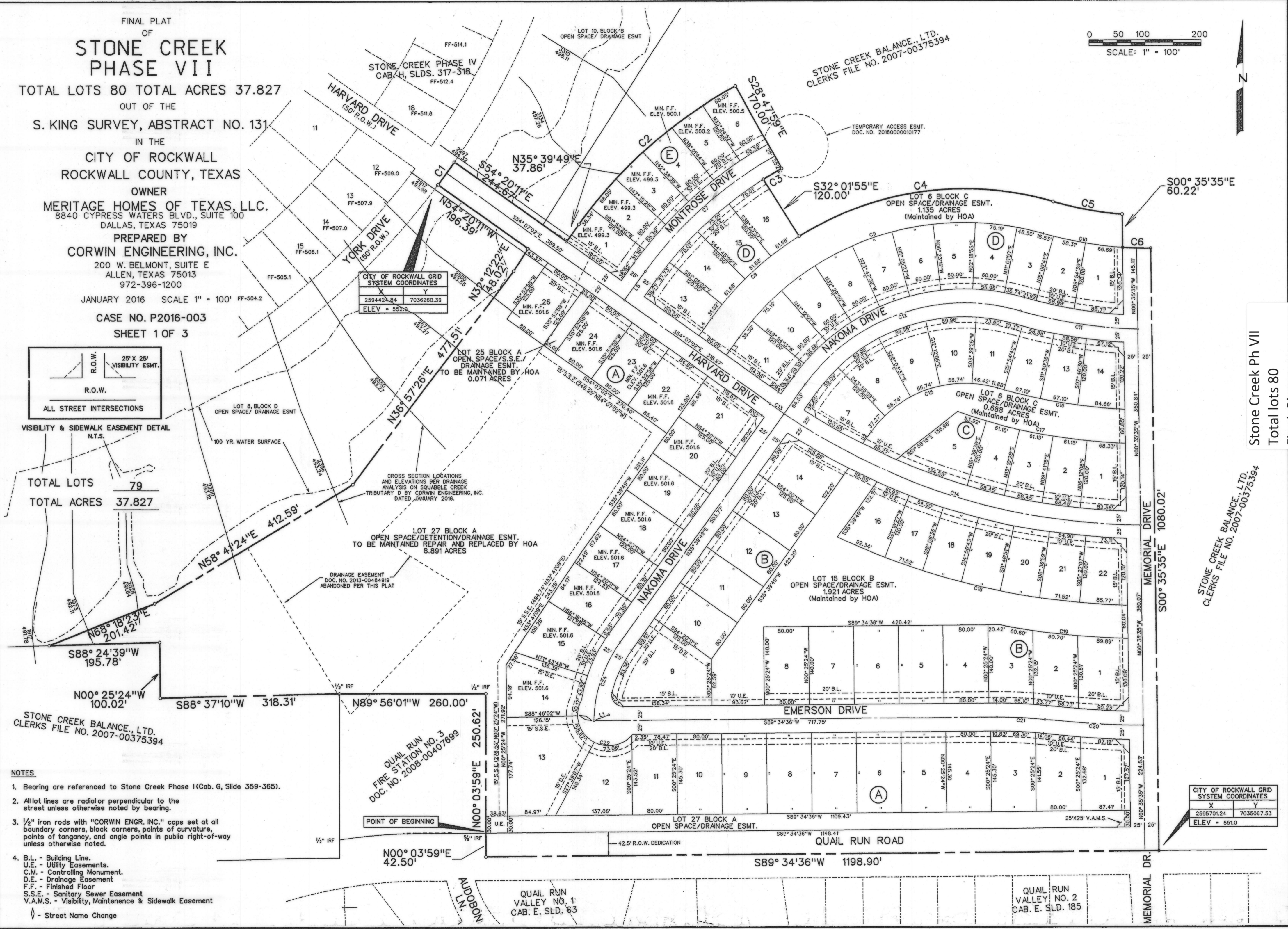
QUAIL RUN  
FIRE STATION NO. 3  
DOC. NO. 2008-00407699

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2595701.24	7035097.53
ELEV = 551.0	

Stone Creek Ph VII  
Total lots 80  
Final Plat

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



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.

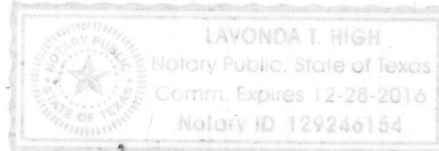
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any 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

*Bobby Samuel*  
Bobby Samuel  
Vice President of Land Development

STATE OF TEXAS  
COUNTY OF  
Before me, the undersigned authority, on this day personally appeared BOBBY SAMUEL, 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 14 day of JUNE, 2016.

Notary Public in and for the State of Texas My Commission Expires: 12/29/16



*Lavonda T. High*

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.

*Cam Parker* 2/9/2016  
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 15 day of February, 2016.

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 12th day of July, 2016.

*Jim Pruitt* Mayor, City of Rockwall  
*Kristy Cole* City Secretary  
*Ann Williams* City Engineer

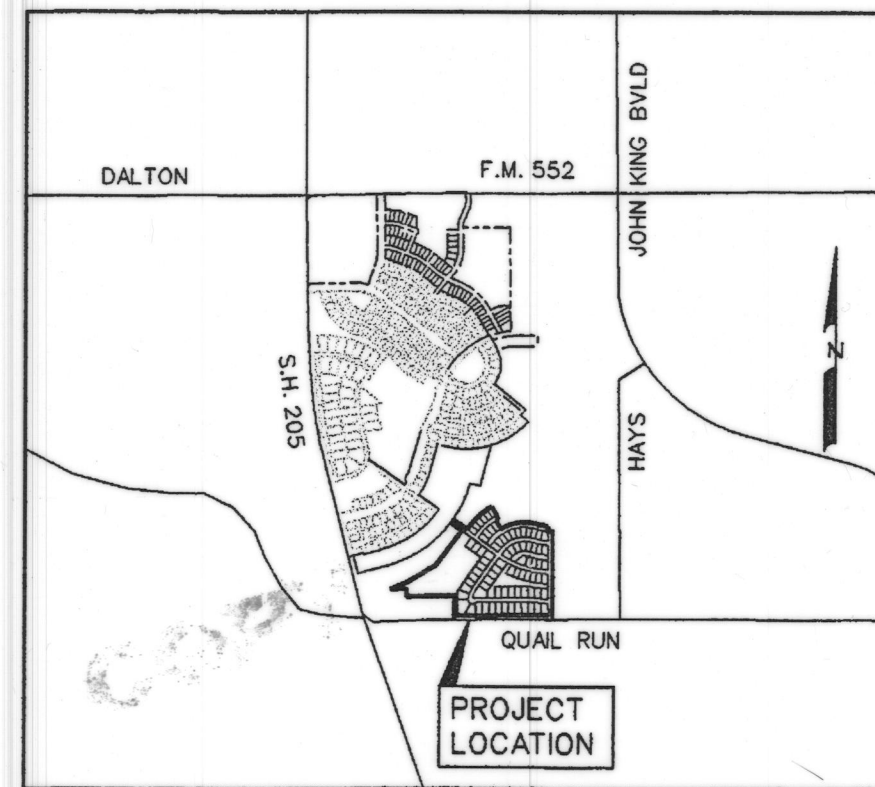


LINE TABLE

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"	675.00'	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.

1393

FINAL PLAT  
OF

STONE CREEK  
PHASE VII

TOTAL LOTS 80 TOTAL ACRES 37.827

OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER

MERITAGE HOMES OF TEXAS, LLC.  
8840 CYPRESS WATERS BLVD., SUITE 100  
DALLAS, TEXAS 75019

PREPARED BY  
CORWIN ENGINEERING, INC.

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

JANUARY 2016

CASE NO. P2016-003 SHEET 2 OF 3

Stone Creek Ph VII  
Total lots 80  
Final Plat

LEGAL DESCRIPTION

WHEREAS, MERITAGE HOMES OF TEXAS, LLC., is the owner of a tract of land situated in the S. King Survey, Abstract No. 131 in the City of Rockwall, Rockwall County, Texas, being all of a 37.782 acre tract, Clerks File No. 20150000013037 in the 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;

THENCE, North 89° 56'01" West, along the north line of said QuailRun Fire Station No. 3, 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 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 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 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, 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 675.00 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 at 826.67 feet, passing the northwest corner of said Quail Valley No. 2 and being the northeast corner of QuailRun Valley No. 1, an addition to the City of Rockwall, Texas, as recorded in Cab. E, Slide 63 in said Plat Records and continuing for a total distance of 1198.90 feet, to a 1/2 inch iron rod set with a yellow cap stamped Corwin Eng. Inc.;

THENCE, North 00° 03'59" East, departing the north line of said QuailRun Valley No. 1, for a distance of 42.50 feet to the POINT OF BEGINNING and containing 37.827 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 20 day of June, 2016.

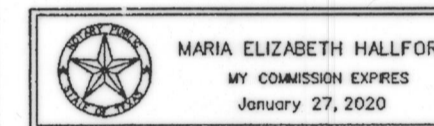
WARREN L. CORWIN
R.P.L.S. No. 4621



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 20 day of June, 2016.



Maria C. Sheefer
Notary Public in and for the State of Texas

Stone Creek Ph VII
Total lots 80
Final Plat

1394

FINAL PLAT

OF

STONE CREEK
PHASE VII

TOTAL LOTS 80 TOTAL ACRES 37.827

OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

MERITAGE HOMES OF TEXAS, LLC.
8840 CYPRESS WATERS BLVD., SUITE 100
DALLAS, TEXAS 75019

PREPARED BY
CORWIN ENGINEERING, INC.

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

JANUARY 2016

CASE NO. P2016-003

SHEET 3 OF 3

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
07/13/2016 09:31:52 AM
\$150.00
20160000011737



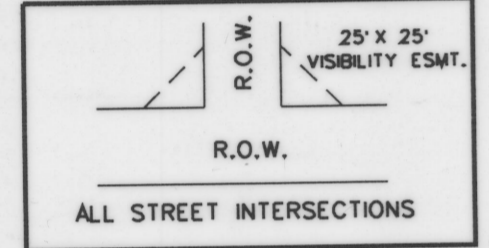
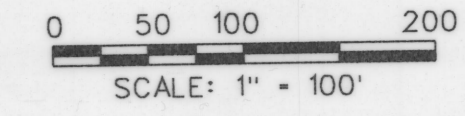
Shelli Miller

COPY

**J 065**

AMENDED PLAT  
OF  
**STONE CREEK  
PHASE VII**  
TOTAL LOTS 80 TOTAL ACRES 37.827  
OUT OF THE  
S. KING SURVEY, ABSTRACT NO. 131  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
MERITAGE HOMES OF TEXAS, LLC.  
8840 CYPRESS WATERS BLVD., SUITE 100  
DALLAS, TEXAS 75019  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
NOVEMBER 2016 SCALE 1" = 100' FF-504.2  
CASE NO. P2016-003  
SHEET 1 OF 3

NOTE:  
THE PURPOSE OF THIS AMENDING PLAT IS  
TO REVISE LOT 6 BLOCK C TO LOT 12 BLOCK D.



VISIBILITY & SIDEWALK EASEMENT DETAIL  
N.T.S.

TOTAL LOTS 79  
TOTAL ACRES 37.827

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

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
259442.84	7036260.39
ELEV = 552.0	

CROSS SECTION LOCATIONS AND ELEVATIONS PER DRAINAGE ANALYSIS ON SQUABBLE CREEK TRIBUTARY D BY CORWIN ENGINEERING, INC. DATED JANUARY 2016.

LOT 27 BLOCK A OPEN SPACE/DETENTION/DRAINAGE ESMT. TO BE MAINTAINED REPAIR AND REPLACE BY HOA 8.891 ACRES

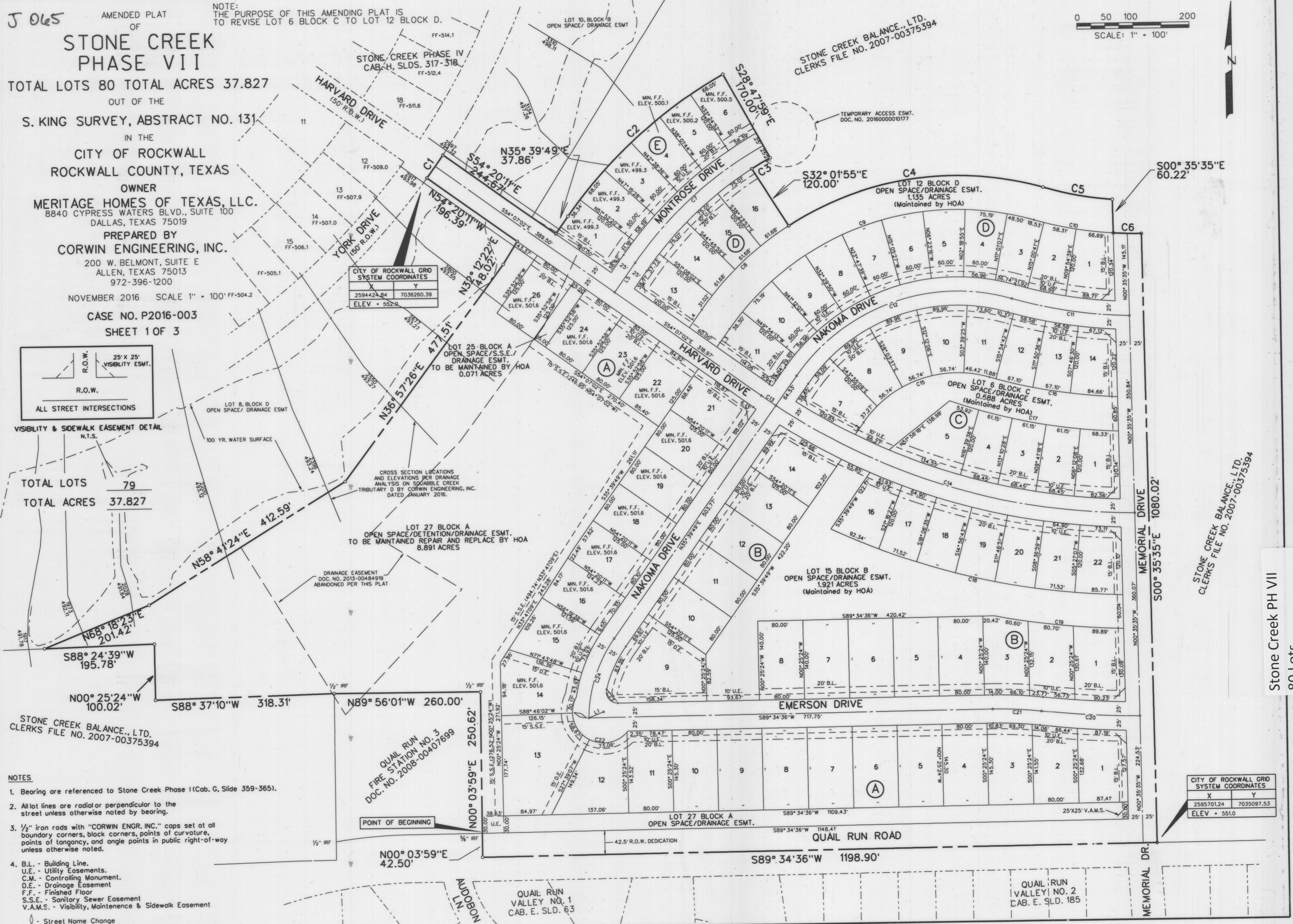
DRAINAGE EASEMENT DOC. NO. 2013-00484919 ABANDONED PER THIS PLAT

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

POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2595701.24	7035097.53
ELEV = 551.0	



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

Stone Creek PH VII  
80 Lots  
Amended Plat

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 plot, 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 plot.

We understand and do hereby reserve the easement strips shown on this plot 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

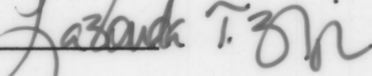
Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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.

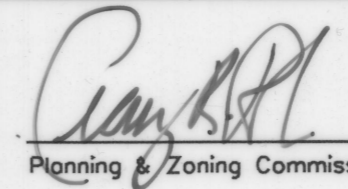
MERITAGE HOMES OF TEXAS, LLC.  
an Arizona limited liability company

  
Bobby Samuel  
Vice President of Land Development

STATE OF TEXAS  
COUNTY OF  
Before me, the undersigned authority, on this day personally appeared BOBBY SAMUEL, 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 16<sup>th</sup> day of December, 2016.

Notary Public in and for the State of Texas My Commission Expires: 12/28/2016 

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.

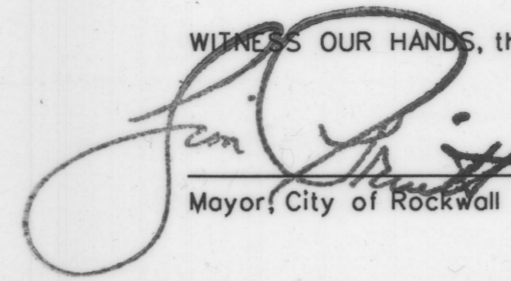
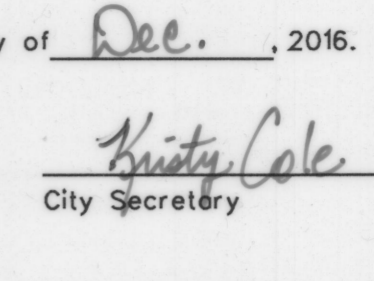
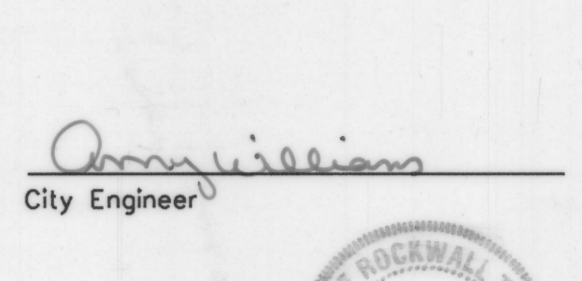
  
Planning & Zoning Commission  
Date 2/9/2016

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 16 day of December, 2016.

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 20<sup>th</sup> day of Dec., 2016.

 Mayor, City of Rockwall  
 City Secretary  
 City Engineer

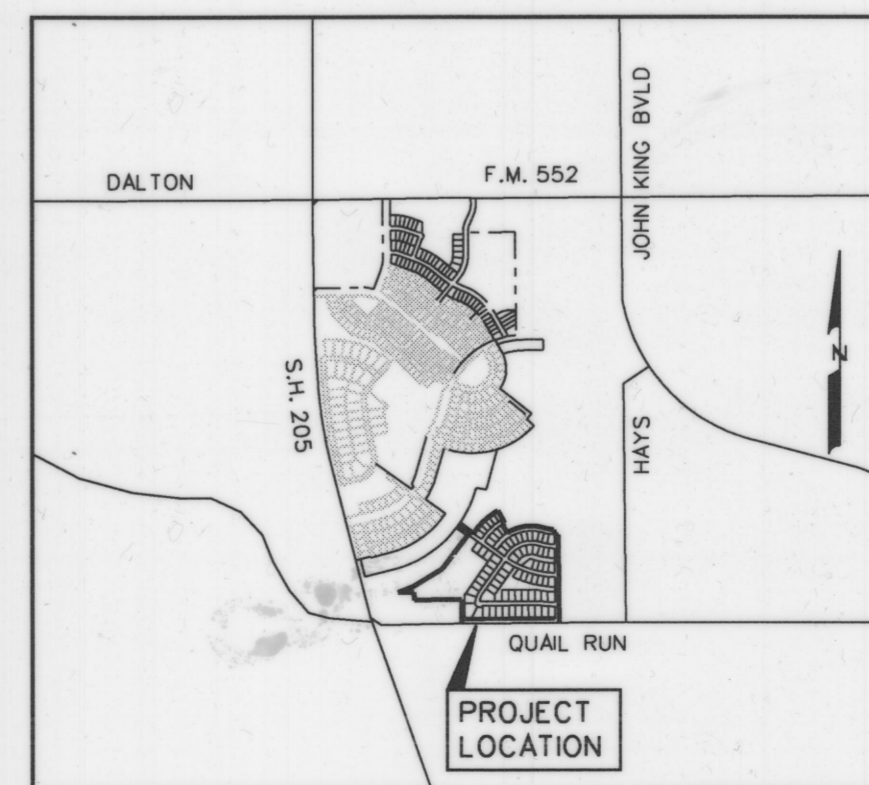
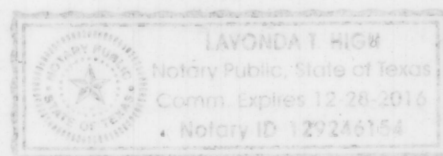


LINE TABLE

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"	675.00'	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.

J. Olale  
AMENDED PLAT  
OF  
**STONE CREEK PHASE VII**  
TOTAL LOTS 80 TOTAL ACRES 37.827  
OUT OF THE  
**S. KING SURVEY, ABSTRACT NO. 131**  
IN THE  
**CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS**  
OWNER  
**MERITAGE HOMES OF TEXAS, LLC.**  
8840 CYPRESS WATERS BLVD., SUITE 100  
DALLAS, TEXAS 75019  
PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
NOVEMBER 2016  
CASE NO. P2016-003 SHEET 2 OF 3

Stone Creek PH VII  
80 Lots  
Amended Plat

LEGAL DESCRIPTION

WHEREAS, MERITAGE HOMES OF TEXAS, LLC., is the owner of a tract of land situated in the S. King Survey, Abstract No. 131 in the City of Rockwall, Rockwall County, Texas, being all of a 37.82 acre tract, Clerks File No. 20150000013037 in the 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 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:

THENCE, North 89° 56' 01" West, along the north line of said Quail Run Fire Station No. 3, 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 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 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 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, 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 675.00 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 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" 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 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 at 826.67 feet, passing the northwest corner of said Quail Valley No. 2 and being the northeast corner of Quail Run Valley No. 1, an addition to the City of Rockwall, Texas, as recorded in Cab. E, Slide 63 in said Plat Records and continuing for a total distance of 1198.90 feet, to a 1/2 inch iron rod set with a yellow cap stamped Corwin Eng. Inc.:

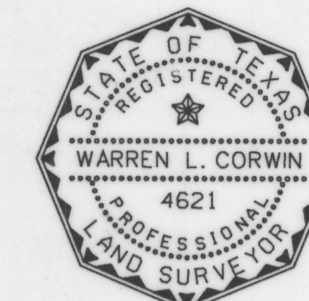
THENCE, North 00° 03' 59" East, departing the north line of said Quail Run Valley No. 1, for a distance of 42.50 feet to the POINT OF BEGINNING and containing 37.827 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plot 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 plot 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 5 day of Dec, 2016.

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 5 day of Dec, 2016.

MARIA ELIZABETH HALLFORD
MY COMMISSION EXPIRES
January 27, 2020

Maria E. Hallford
Notary Public in and for the State of Texas

Stone Creek PH VII
80 Lots
Amended Plat

J 067
AMENDED PLAT
OF
STONE CREEK
PHASE VII
TOTAL LOTS 80 TOTAL ACRES 37.827
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
MERITAGE HOMES OF TEXAS, LLC.
8840 CYPRESS WATERS BLVD., SUITE 100
DALLAS, TEXAS 75019
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
NOVEMBER 2016

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
12/22/2016 01:26:30 PM
\$150.00
2016000022742
COPY