

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

DRAINAGE EASEMENT
DOC. NO. 20170000015568

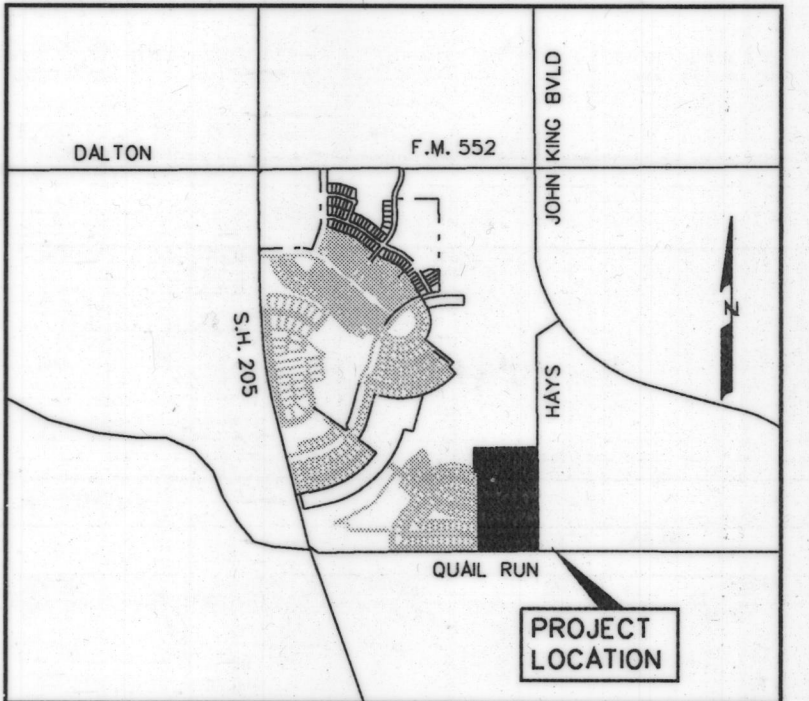
LOT 1 BLOCK FF
OPEN SPACE/DRAINAGE ESMT

HAYS ROAD (VARIABLE R.O.W.)

S00° 35' 35" E 1480.61'

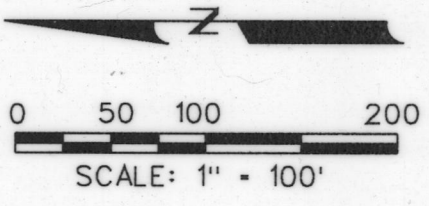
20' N.T.M.W.D. ESMT.
VOL. 812, PG. 26

NOTE: NO FRANCHISE UTILITIES SHALL
BE LOCATED WITHIN THE 20' NTMWD ESMT



LOCATION MAP
N.T.S.

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

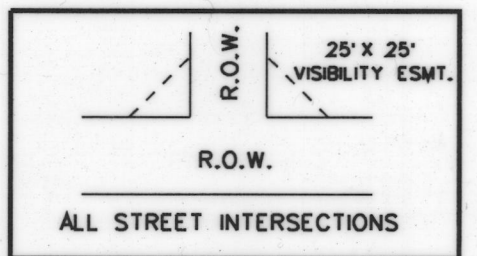


STONE CREEK BALANCE, LTD.
CLERKS FILE NO. 2007-00375394

Δ = 11° 10' 37"
R = 1270.00'
T = 124.27'
L = 247.74'
C = 247.35'
B = N83° 49' 06" E

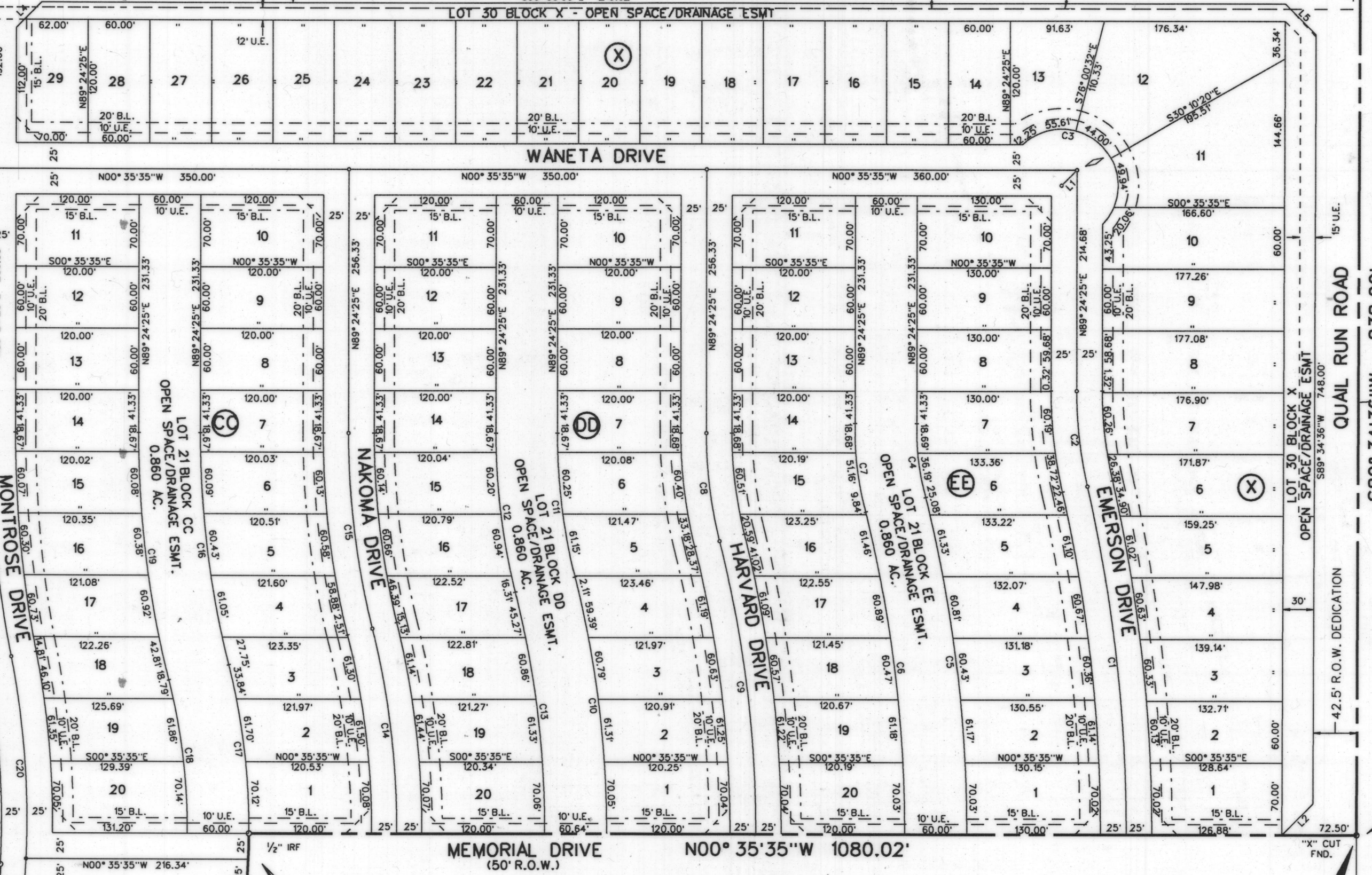
Δ = 14° 11' 44"
R = 680.00'
T = 84.67'
L = 168.48'
C = 168.05'
B = N85° 19' 40" E

Δ = 01° 08' 34"
R = 800.00'
T = 7.98'
L = 15.96'
C = 15.96'
B = S87° 00' 11" E



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

- NOTES**
- Bearing are referenced to Stone Creek Phase I (Cob. 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 30 Block X, Lot 21 Block CC, Lot 21 Block DD, Lot 21 Block EE, Lot 1 Block FF)



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	12° 57' 14"	1510.00'	341.39'	171.43'	340.67'	N82° 57' 43" E
2.	12° 55' 19"	415.00'	93.59'	47.00'	93.40'	N82° 56' 45" E
3.	176° 41' 01"	55.00'	169.60'	109.95'	109.95'	N44° 24' 25" E
4.	14° 17' 33"	220.00'	54.88'	27.58'	54.74'	N82° 15' 38" E
5.	14° 19' 41"	1355.00'	338.85'	170.31'	337.97'	S82° 16' 43" W
6.	14° 19' 47"	1295.00'	323.88'	162.79'	323.04'	N82° 16' 46" E
7.	14° 17' 33"	280.00'	69.85'	35.11'	69.66'	N82° 15' 38" E
8.	14° 17' 33"	425.00'	106.02'	53.28'	105.74'	S82° 15' 38" W
9.	14° 20' 04"	1150.00'	287.71'	144.61'	286.96'	S82° 16' 54" W
10.	14° 20' 26"	1005.00'	251.54'	126.43'	250.89'	N82° 17' 05" E
11.	14° 17' 33"	570.00'	142.19'	71.46'	141.82'	N82° 15' 38" E
12.	14° 11' 56"	630.00'	156.13'	78.47'	155.73'	N82° 18' 26" E
13.	14° 24' 04"	945.00'	237.52'	119.39'	236.90'	S82° 24' 30" W
14.	14° 26' 16"	800.00'	201.59'	101.33'	201.06'	N82° 26' 36" E
15.	14° 11' 56"	775.00'	192.06'	96.52'	191.57'	N82° 18' 26" E
16.	14° 11' 56"	920.00'	227.99'	114.58'	227.41'	S82° 18' 26" W
17.	14° 29' 27"	655.00'	165.66'	83.27'	165.22'	S82° 27' 11" W
18.	14° 31' 12"	595.00'	150.79'	75.80'	150.38'	N82° 28' 04" E
19.	14° 11' 56"	980.00'	242.86'	122.06'	242.24'	N82° 18' 26" E
20.	15° 20' 18"	825.00'	220.86'	111.09'	220.20'	N85° 53' 57" E
21.	11° 10' 37"	1125.00'	219.46'	110.08'	219.11'	N83° 49' 06" E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 45° 35' 35" W	21.21'
2.	N 45° 30' 29" W	42.49'
3.	S 44° 24' 25" W	35.36'
4.	S 45° 35' 35" E	35.36'
5.	S 44° 29' 30" W	42.36'

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2595701.24	7035097.53
ELEV = 551.0	

5289
FINAL PLAT
OF
**STONE CREEK
PHASE VIII**
TOTAL RESIDENTIAL LOTS 102
TOTAL ACRES 28.655
OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK PHASE 8, 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. P2017-023
SHEET 1 OF 2

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 VIII, 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 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:

- 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 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 Phase 8, Ltd.
an Texas limited partnership
By: Stone Creek Phase 8 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 31 day of October, 2017.

Notary Public in and for the State of Texas My Commission Expires: 6-30-2019

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 PATRICIA SNYDER Notary Public, State of Texas Comm. Expires 06-30-2019 Notary ID 128660037

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 May, 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 29th day of January, 2018

Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

WHEREAS, STONE CREEK PHASE 8, LTD., 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 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 "X" cut found at the most southeast corner of Stone Creek Phase VII, an addition to the City of Rockwall, as described in Cabinet I, Pages 392-394, in the Plat Records of Rockwall County, Texas;

THENCE, North 00° 35' 35" West, along the east line of said Stone Creek Phase VII, for a distance of 1080.02 feet, to a 1/2 inch iron rod found, on a non-tangent curve to the right, having a radius of 655.00 feet, a central angle of 04° 22' 44", and a tangent of 25.04 feet;

THENCE, continuing along said east line and with said curve to the right for an arc distance of 50.06 feet (Chord Bearing North 88° 06' 43" West - 50.05 feet), to a 1/2 inch iron rod found;

THENCE, North 00° 35' 35" West, continuing along said east line at 60.22 feet, passing a 1/2 inch iron rod found at the northeast corner of said Stone Creek Phase VII, and continuing for a total distance of 191.20 feet, to a 1/2 inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.";

THENCE, North 03° 34' 06" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 800.00 feet, a central angle of 01° 08' 34", and a tangent of 7.98 feet;

THENCE, along said curve to the left for an arc distance of 15.96 feet (Chord Bearing South 87° 00' 11" East - 15.96 feet), to a 1/2 inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.";

THENCE, North 02° 25' 32" 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.", on a curve to the left, having a radius of 680.00 feet, a central angle of 14° 11' 44", and a tangent of 84.67 feet;

THENCE, along said curve to the left for an arc distance of 168.48 feet (Chord Bearing North 85° 19' 40" East - 168.05 feet), to a 1/2 inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.", at the point of reverse curvature of a curve to the right, having a radius of 1270.00 feet, a central angle of 11° 10' 37", and a tangent of 124.27 feet;

THENCE, along said curve to the right for an arc distance of 247.74 feet (Chord Bearing North 83° 49' 06" East - 247.35 feet), to a 1/2 inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 89° 24' 25" East, for a distance of 448.33 feet, to a 1/2 inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.", in the east line of said Stone Creek Balance tract being in Hayes Road (Variable R.O.W.);

THENCE, South 00° 35' 35" East, along the east line of said Stone Creek Balance tract and with said Hayes Road, for a distance of 1480.61 feet, to a 1/2 inch iron rod set with a yellow cap stamped with "Corwin Eng. Inc.", being the southeast corner of said Stone Creek Balance tract and being the approximate centerline of said Hayes Road and Quail Run Road (Variable R.O.W.);

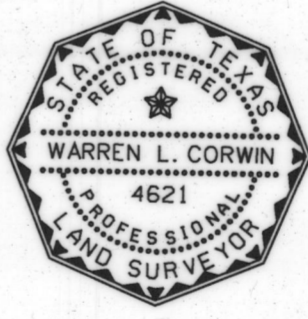
THENCE, South 89° 34' 36" West, along the south line of said Stone Creek Balance tract and with said Quail Run Road, at 417.06, passing the northeast corner of Quail Run Valley No. 2, an addition to the City of Rockwall, as described in Cob. E, Pg. 185, in said Plat Records, and continuing along the north line of said Quail Run Valley No. 2, for a total distance of 838.00 feet, to the POINT OF BEGINNING and containing 28.655 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 24 day of Oct, 2017.

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 24 day of Oct, 2017.

MARIA HALLFORD My Notary ID # 126048221 Expires January 27, 2020

Filed and Recorded Official Public Records Shell Miller, County Clerk Rockwall County, Texas 03/06/2018 11:29:24 AM \$100.00 20180000003835



Notary Public in and for the State of Texas

COPY

5290

FINAL PLAT OF

STONE CREEK PHASE VIII

TOTAL RESIDENTIAL LOTS 102 TOTAL ACRES 28.655

OUT OF THE

S. KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER

STONE CREEK PHASE 8, 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