

STONE CREEK PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

OUT OF THE
S. KING SURVEY, ABSTRACT NO. 131
W.T. DeWEESE SURVEY, ABSTRACT NO. 71
IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

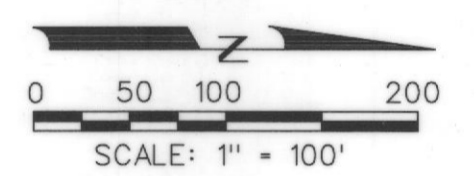
OWNER
STONE CREEK PHASE X, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2020 SCALE 1" = 100'

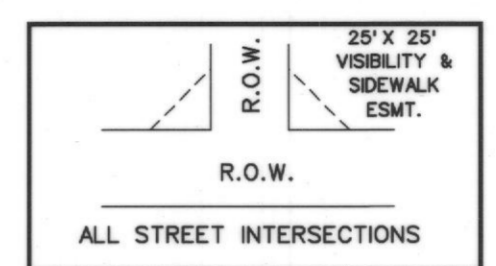
CASE NO. P2019-045

SHEET 1 OF 3



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
- The HOA will be responsible for maintaining the open space/drainage easement lots. (Lot 19 Block F, Lot 72 Block FF, Lot 17 Block GG & Lot 25 Block HH)
- All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.



VISIBILITY & SIDEWALK EASEMENT DETAIL N.T.S.

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



LOCATION MAP N.T.S.



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

$\Delta = 01^{\circ}01'09''$
 $R = 475.00'$
 $L = 8.45'$
 $C = 8.45'$
 $B = N28^{\circ}02'57''E$

$\Delta = 37^{\circ}07'00''$
 $R = 1030.00'$
 $L = 577.36'$
 $C = 569.83'$
 $B = N58^{\circ}24'09''E$

$\Delta = 31^{\circ}16'25''$
 $R = 1125.00'$
 $L = 614.05'$
 $C = 606.46'$
 $B = N15^{\circ}02'37''E$

POINT OF BEGINNING 1/2" IRF S00° 35'35"E 287.09' 1/2" IRF S00° 21'58"E 136.79' 1/2" IRF S00° 35'35"E 310.68' 1/2" IRF

CORWIN JOB #19012

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 X, 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 for 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 X, 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. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 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.

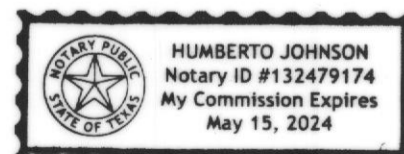
Stone Creek Phase X, Ltd.
an Texas limited partnership
By: Stone Creek Phase 10 GP Corporation,
a Texas corporation, its General Partner

John Arnold
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 3 day of November, 2020.

Notary Public in and for the State of Texas

My Commission Expires: 5/15/2024



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.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 25' 13" E	50.00'
2.	N 00° 35' 35" W	15.00'
3.	S 00° 35' 35" E	15.00'
4.	S 19° 17' 03" E	34.76'
5.	S 15° 03' 48" E	61.67'
6.	N 89° 38' 02" E	30.11'
7.	N 67° 57' 38" E	10.99'
8.	N 74° 35' 09" E	28.68'
9.	S 80° 07' 39" W	37.73'
10.	N 73° 13' 30" W	36.04'
11.	N 59° 19' 11" W	25.00'
12.	S 45° 35' 11" E	42.44'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08° 38' 43"	1560.00'	235.39'	235.16'	S85° 05' 03" W
2.	36° 03' 38"	880.00'	553.85'	544.75'	N81° 12' 30" W
3.	34° 10' 49"	110.00'	65.62'	64.65'	S73° 29' 23" E
4.	20° 22' 32"	1260.00'	448.08'	445.72'	S10° 46' 51" E
5.	05° 21' 14"	1271.00'	118.77'	118.72'	S27° 58' 51" E
6.	22° 31' 28"	380.00'	149.39'	148.43'	S10° 46' 51" E
7.	21° 26' 47"	325.00'	121.65'	120.94'	N11° 18' 59" W
8.	21° 26' 47"	250.00'	93.58'	93.03'	S78° 41' 01" W
9.	04° 14' 57"	325.00'	24.10'	24.10'	N24° 09' 51" W
10.	10° 52' 59"	1475.00'	279.95'	279.53'	N20° 51' 05" W
11.	14° 49' 15"	250.00'	64.67'	64.49'	S81° 59' 47" W
12.	10° 49' 06"	1475.00'	278.50'	278.09'	N10° 00' 18" W
13.	04° 00' 09"	1475.00'	103.04'	103.02'	N02° 35' 40" W
14.	03° 59' 21"	1150.00'	80.07'	80.05'	N01° 24' 05" E
15.	13° 22' 44"	1150.00'	268.53'	267.92'	N10° 05' 08" E
16.	17° 22' 05"	350.00'	106.10'	105.69'	N81° 54' 33" W
17.	13° 54' 19"	1150.00'	279.10'	278.41'	S23° 43' 40" W
18.	31° 16' 25"	225.00'	122.81'	121.29'	N74° 57' 23" W
19.	32° 46' 07"	470.00'	268.80'	265.15'	S82° 51' 15" E
20.	08° 38' 43"	1970.00'	297.25'	296.97'	N85° 05' 03" E
21.	08° 38' 43"	1910.00'	288.20'	287.93'	S85° 05' 03" W
22.	33° 34' 54"	530.00'	310.64'	306.21'	N82° 26' 52" W
23.	37° 04' 26"	675.00'	436.77'	429.19'	N80° 42' 05" W
24.	08° 38' 43"	1765.00'	266.32'	266.07'	S85° 05' 03" W
25.	08° 38' 43"	1620.00'	244.44'	244.21'	S85° 05' 03" W
26.	35° 49' 40"	820.00'	512.76'	504.44'	N81° 19' 29" W
27.	02° 07' 18"	500.00'	18.52'	18.51'	S29° 37' 10" W
28.	02° 07' 18"	645.00'	23.88'	23.88'	N29° 37' 10" E
29.	19° 40' 49"	495.00'	170.03'	169.19'	N80° 45' 11" W

Planning & Zoning Commission

Date

11/10/20

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 10 day of December, 2020.

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 18th day of November, 2020.

John Arnold
Mayor, City of Rockwall

Kristy Cole
City Secretary

Amy Williams, P.E.
City Engineer



FINAL PLAT
OF

STONE CREEK
PHASE X

TOTAL LOTS 118 TOTAL ACRES 36.428

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S. KING SURVEY, ABSTRACT NO. 131
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OWNER
STONE CREEK PHASE X, LTD.

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

JANUARY 2020

CASE NO. P2019-045 SHEET 2 OF 3

LEGAL DESCRIPTION

BEING, a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 and 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 and Stone Creek SF, LTD., Clerks File No. 2007-00375398 in said Deed Records, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Doc No. 20190000004513 in the Plat Records of Rockwall County, Texas, and being in Hays Road;

THENCE, South 89° 24'25" West, along the north line of said Stone Creek Phase IX, for a distance of 222.00 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 35'35" East, continuing along said north line, for a distance of 21.11 feet, to a 1/2 inch iron rod found;

THENCE, South 89° 24'25" West, continuing along said north line, for a distance of 226.33 feet, to a 1/2 inch iron rod found, at the point of curvature of a curve to the left, having a radius of 1560.00 feet, a central angle of 08° 38'43";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 235.39 feet (Chord Bearing South 85° 05'03" West - 235.16 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 880.00 feet, a central angle of 36° 03'38";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 553.85 feet (Chord Bearing North 81° 12'30" West - 544.75 feet), to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 475.00 feet, a central angle of 01° 01'09";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 8.45 feet (Chord Bearing North 28° 02'57" East - 8.45 feet), to a 1/2 inch iron rod found;

THENCE, North 61° 26'29" West, continuing along said north line, for a distance of 201.15 feet, to a 1/2 inch iron rod found in the east line of Stone Creek Phase IV, an addition to the City of Rockwall, as described in Cab. H, Pgs. 317-318, in said Plat Records and being the northwest corner of said Stone Creek Phase IX;

THENCE, North 32° 48'57" East, along the east line of said Stone Creek Phase IV, for a distance of 68.38 feet, to a 1/2 inch iron rod found at the most easterly northeast corner of said Stone Creek Phase IV;

THENCE, North 65° 00'04" West, along the north line of said Stone Creek Phase IV, for a distance of 283.02 feet, to a 1/2 inch iron rod found, being in a south line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Cabinet G, Pages 359-365 in said Plat Records, being on a non-tangent curve to the left, having a radius of 1030.00 feet, a central angle of 37° 07'00";

THENCE, departing the north line of said Stone Creek Phase IV and along the south line of said Stone Creek Phase I and with said curve to the left for an arc distance of 577.36 feet (Chord Bearing North 58° 24'09" East - 569.83 feet), to a 1/2 inch iron rod found, being the southeast corner of Lot 10 Block I out of said Stone Creek Phase I, same being the south line of Stone Creek Phase IIA, an addition to the City of Rockwall, as described in Cabinet H, Pages 293-294 in said Plat Records;

THENCE, South 59° 19'11" East, departing the south line of said Stone Creek Phase I and along the south line of said Stone Creek Phase IIA, for a distance of 164.69 feet, to a 1/2 inch iron rod found being the southwest corner of said Stone Creek Phase IIA;

THENCE, North 30° 40'49" East, along the east line of said Stone Creek Phase IIA, for a distance of 90.28 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 31° 16'25";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 614.05 feet (Chord Bearing North 15° 02'37" East 606.46 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 35'35" West, continuing along said east line, for a distance of 460.08 feet, to a 1/2 inch iron rod found being in the south line of Featherstone Drive, an addition to the City of Rockwall, as described in Cab. H, Pgs. 33-34, in said Plat Records;

THENCE, North 89° 25'13" East, departing said east line and with said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 133.20 feet, to a 1/2 inch iron rod found, being on a curve to the left, having a radius of 110.00 feet, a central angle of 34° 10'49";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 65.62 feet (Chord Bearing South 73° 29'23" East - 64.65 feet), to a 1/2 inch iron rod found, being the point of tangency;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 125.01 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 35'35" East, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 35'35" West, continuing along said south line, for a distance of 15.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 25'13" East, continuing along said south line, for a distance of 190.00 feet, to a 1/2 inch iron rod found at the most easterly southeast corner of said Featherstone Drive and being in the west line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-0038477 in said Deed Records;

THENCE, South 00° 35'35" East, along the west line of said John King Boulevard, for a distance of 142.99 feet, to a 1/2 inch iron rod found being the point of curvature of a curve to the left, having a radius of 1260.00 feet, a central angle of 20° 22'32";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 448.08 feet (Chord Bearing South 10° 46'51" East - 445.72 feet), to a 1/2 inch iron rod found;

THENCE, South 19° 17'03" East, continuing along said west line, for a distance of 34.76 feet, to a nail found;

THENCE, South 15° 03'48" East, continuing along said west line, for a distance of 61.67 feet, to a nail found on a non-tangent curve to the left, having a radius of 1271.00 feet, a central angle of 05° 21'14";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 118.77 feet (Chord Bearing South 27° 58'51" East - 118.72 feet), to a nail found in the east line of said Stone Creek Balance, being in said Hays Road;

THENCE, South 00° 35'35" East, departing said west line and along the east line of said Stone Creek Balance and with said Hays Road, for a distance of 310.68 feet, to a 1/2 inch iron rod found at the most northerly corner of Part 2, R.O.W. Dedication, as described in Doc. No. 2007-0038471, in said Deed Records being on a curve to the left, having a radius of 380.00 feet, a central angle of 22° 31'28";

THENCE, departing the east line of said Stone Creek Balance Tract and continuing along Hays Road with the west line of said Part 2 tract and along said curve to the left having an arc distance of 149.39 feet (Chord Bearing South 10° 53'46" West 148.43 feet), to a 1/2 inch iron rod found;

THENCE, South 00° 21'58" East, continuing along said lines, for a distance of 136.79 feet, to a nail found at the southwest corner of said Part 2 tract;

THENCE, North 89° 38'02" East, along the south line of said Part 2 tract, for a distance of 30.11 feet, to a 1/2 inch iron rod found at the southeast corner of said Part 2 tract, being in east line of said Stone Creek Balance tract and said Hays Road;

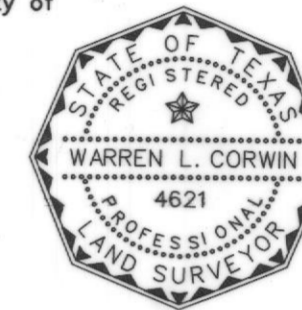
THENCE, South 00° 35'35" East, along the east line of said Stone Creek Balance tract and with Hays Road, for a distance of 287.09 feet, to the POINT OF BEGINNING and containing 36.428 acres of land.

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 2 day of Nov, 2020.

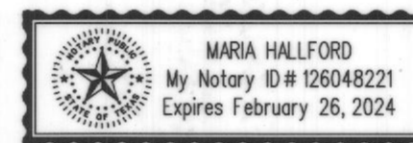
Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621



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 2 day of Nov, 2020.



Maria Hallford
Notary Public in and for the State of Texas

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TOTAL LOTS 118 TOTAL ACRES 36.428
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JANUARY 2020

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/23/2020 09:45:20 AM
\$150.00
2020000028492
Shelli Miller

19012plat.dgn 11/2/2020 2:41:50 PM