

NOTES

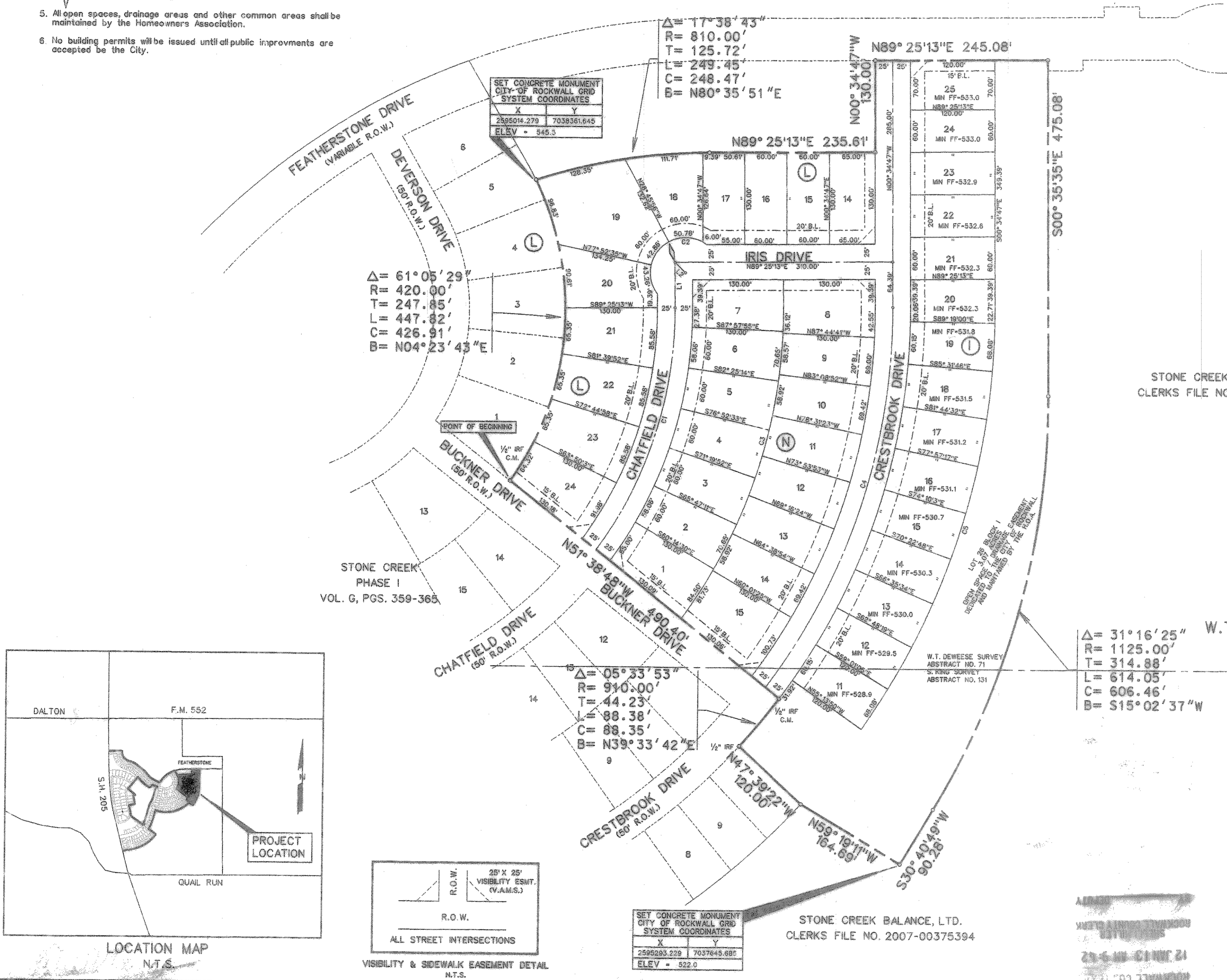
- Bearing are referenced to Stone Creek Phase I, an addition to the City of Rockwall as described in Volume G, Pages 359-365.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" Iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block 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
MIN FF - Minimum Finished Floor Elevation
H.O.A. - Homeowners Association
S.C. - Street name change
- All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.
- No building permits will be issued until all public improvements are accepted by the City.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	36°26'29"	575.00'	365.71'	189.28'	359.58'	N17°38'27"E
2.	163°44'23"	50.00'	142.89'	---	99.99'	N44°25'13"E
3.	36°58'14"	730.00'	471.04'	244.05'	462.91'	N17°54'20"E
4.	37°18'52"	885.00'	576.37'	298.82'	566.23'	N18°04'39"E
5.	35°20'57"	1030.00'	635.47'	328.21'	625.44'	S17°05'41"W

0 50 100 200
SCALE: 1" = 100'

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



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 00°34'47" W	64.39'
2.	S 45°34'47" E	21.21'

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

TOTAL LOTS 41
TOTAL ACRES 13.121

FINAL PLAT
OF
**STONE CREEK
PHASE IIA**

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

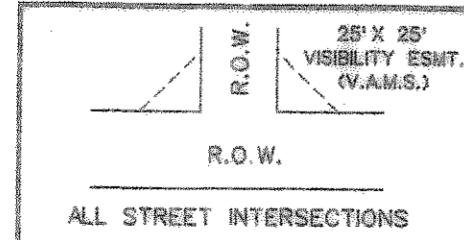
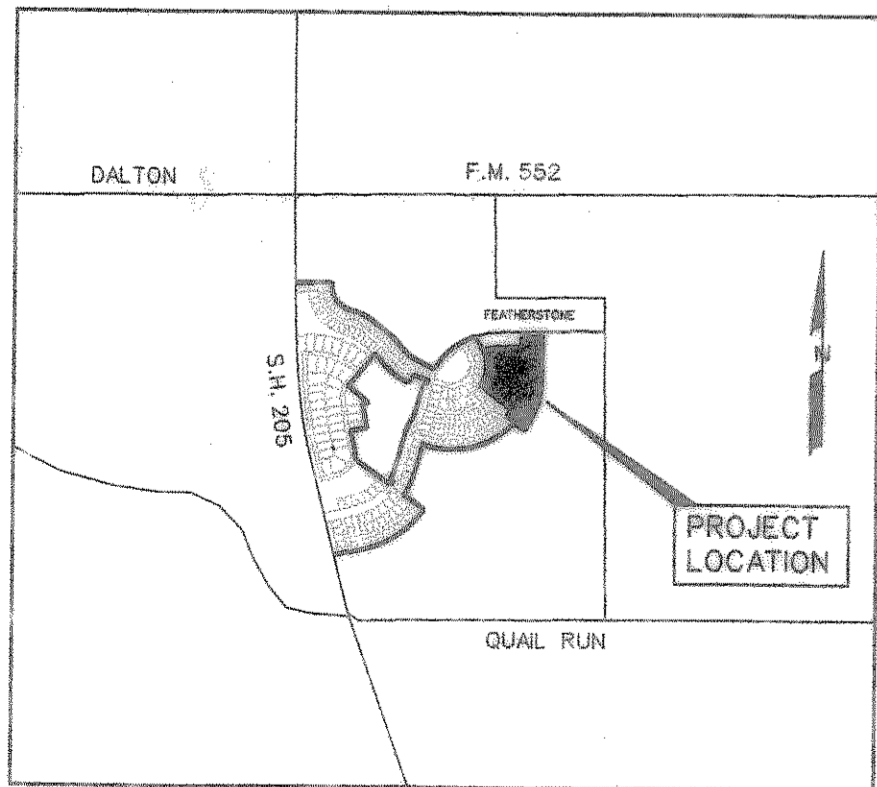
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
STONE CREEK 60'S POD, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

STONE CREEK BALANCE, 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

JANUARY 2012 SCALE 1" = 100'



SET CONCRETE MONUMENT
CITY OF ROCKWALL GRID
SYSTEM COORDINATES

X	Y
2995293.229	7037645.985
ELEV = 522.0	

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

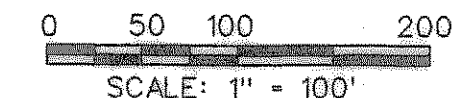
H-203

NOTES

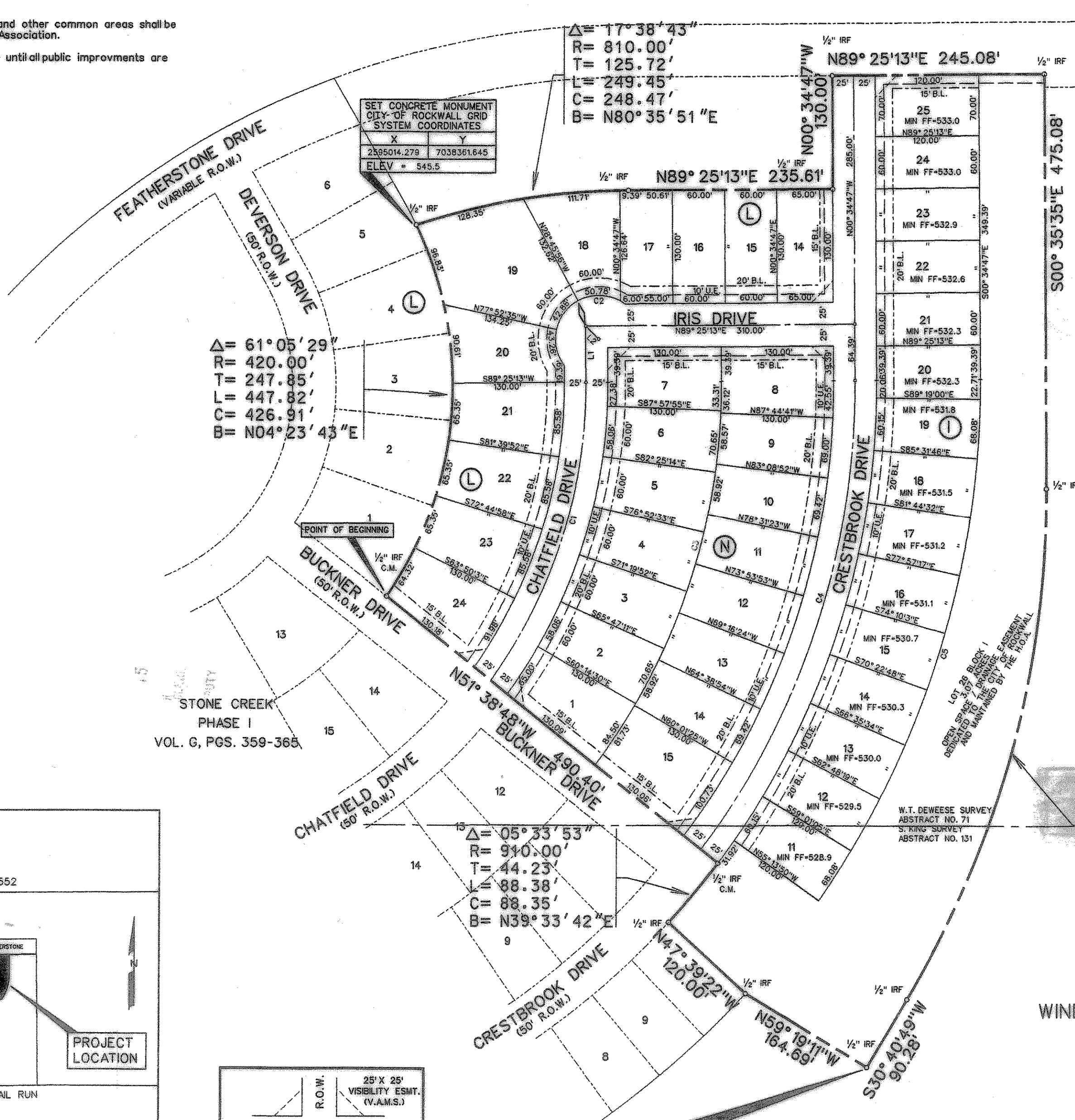
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C.M. - Controlling Monument.
D.E. - Drainage Easement
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- Street name change
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STONE CREEK BALANCE, LTD.
CLERKS FILE NO. 2007-00375394



LINE TABLE

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

TOTAL LOTS 41
TOTAL ACRES 13.121

NOTE:
THE PURPOSE OF THIS REPLAT
IS TO ADD 10' UTILITY EASEMENTS

REPLAT
OF
**STONE CREEK
PHASE IIA**
OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
S. KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

$\Delta = 31^\circ 16' 25''$
 $R = 1125.00'$
 $T = 314.88'$
 $L = 614.05'$
 $C = 606.46'$
 $B = S15^\circ 02' 37'' W$

OWNERS

DREES CUSTOM HOMES, L.P.
6225 N. STATE HIGHWAY 161, SUITE 400
IRVING, TEXAS 75038
972-953-4569

STONE CREEK 60'S POD, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

WINDSOR HOMES CUMBERLAND, LLC.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
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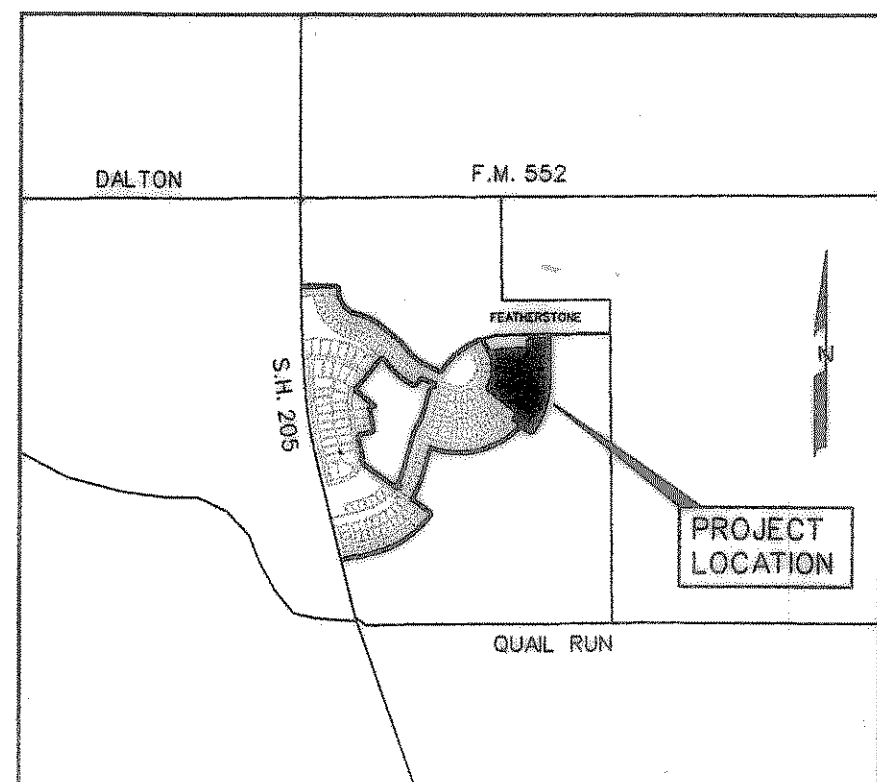
STONE CREEK BALANCE, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.

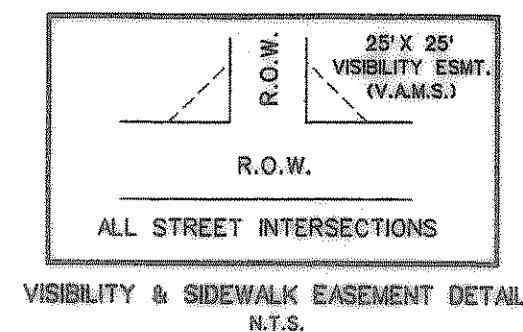
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

DECEMBER 2012 SCALE 1" = 100'

FILED FOR RECORD
ROCKWALL CO., TEXAS
13 MAR 13 PM 2:18
SHELL MILLER
ROCKWALL COUNTY CLERK
BY [Signature] DEPUTY



LOCATION MAP
N.T.S.



SET CONCRETE MONUMENT
CITY OF ROCKWALL GRID
SYSTEM COORDINATES

X	Y
2595293.220	7037645.685

ELEV = 522.0

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

LEGAL DESCRIPTION

WHEREAS, STONE CREEK 60'S POD, LTD., STONE CREEK BALANCE, LTD., DREES CUSTOM HOMES, L.P. & WINDSOR HOMES CUMBERLAND, LLC., are the owners of 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, being all of Stone Creek Phase IIA, an addition to the City of Rockwall, as recorded in Volume H, Page 203-204 in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southeast corner of Lot 1 Block L, out Stone Creek Phase I, an addition to the City of Rockwall, as described in Volume G, Pages 359-365, in the Plat Records of Rockwall County, Texas, also being in the north line of Buckner Drive (50' R.O.W.), being on a curve to the left, having a radius of 420.00 feet, a central angle of 61° 05' 29", and a tangent of 247.85 feet:

THENCE, along an east line of said Stone Creek Phase I land with said curve to the left, for an arc distance of 447.82 feet (Chord Bearing North 04° 23' 43" East - 426.91 feet), to a 1/2 inch iron rod found on a curve to the right, having a radius of 810.00 feet, a central angle of 17° 38' 43", and a tangent of 125.72 feet:

THENCE, departing said east line and with said curve to the right for an arc distance of 249.45 feet (Chord Bearing North 80° 35' 51" East - 248.47 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 89° 25' 13" East, for a distance of 235.61 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 34' 47" West, for a distance of 130.00 feet, to a 1/2 inch iron rod found in the south line of Featherstone Drive (60' R.O.W.):

THENCE, North 89° 25' 13" East, along the south line of said Featherstone Drive, for a distance of 245.08 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 35' 35" East, departing said south line, for a distance of 475.08 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 1125.00 feet, a central angle of 31° 16' 25", and a tangent of 314.88 feet:

THENCE, along said curve to the right for an arc distance of 614.05 feet (Chord Bearing South 15° 02' 37" West - 606.46 feet), to a 1/2 inch iron rod found at the point of tangency of said curve:

THENCE, South 30° 40' 49" West, for a distance of 90.28 feet, to a 1/2 inch iron rod found:

THENCE, North 59° 19' 11" West, for a distance of 164.69 feet to a 1/2 inch iron rod found at the south east corner of said Stone Creek Phase I:

THENCE, North 47° 39' 22" West, with the north east line of said Stone Creek Phase I, for a distance of 120.00 feet to a 1/2 inch iron rod found in the south line of Crestbrook Drive (50' R.O.W.), being on a curve to the left, having a radius of 910.00 feet, a central angle of 05° 33' 53", and a tangent of 44.23 feet:

THENCE, along said south line of Crestbrook Drive and with said curve to the left for an arc distance of 88.38 feet (Chord Bearing North 39° 33' 42" East - 88.35 feet), to a 1/2 inch iron rod found on a northeast line of said Stone Creek Phase I, being in the north line of previously referenced Buckner Drive:

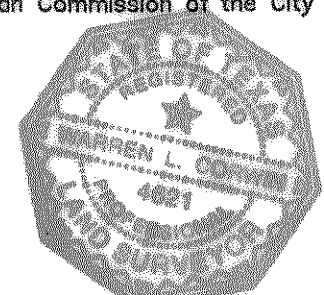
THENCE, North 51° 38' 48" West, along a northeast line of said Stone Creek Phase I land with the north line of said Buckner Drive, for a distance of 490.40 feet, to the POINT OF BEGINNING and containing 13.121 acres of land.

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 30th day of Nov., 2012.

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 30th day of November, 2012.

Notary Public in and for the State of Texas

Recommended for Final Approval:

Planning & Zoning Commission
Date 10/30/2012

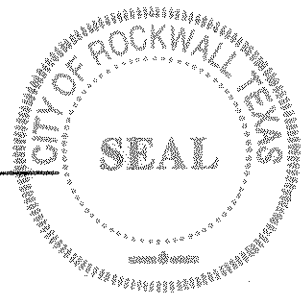


APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 30th day of November, 2012.

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 March, 2013.

Paul Sweet, Mayor, City of Rockwall; Judy Coney, City Secretary; [Signature], City Engineer



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the STONE CREEK PHASE IIA, 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 IIA, 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 60's POD, LTD.,
a Texas limited partnership
By: STONE CREEK 60's POD GP Corporation,
a Texas corporation, its General Partner

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 13 day of December, 2012.

Notary Public in and for the State of Texas My Commission Expires: 5/12/2015

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 of [], 2012.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

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

STONE CREEK BALANCE, LTD.
Richard M. Skorburg
President
Mortgage or Lien Interest

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DREES CUSTOM HOMES, L.P.
a Texas limited partnership
By: Drees Builders, Inc. an
Ohio Corporation, its General Partner

DAVID HARRIS
President, TEXAS REGION



STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared DAVID HARRIS, 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 5th day of February, 2012.

Notary Public in and for the State of Texas My Commission Expires: 3/11/15

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 of [], 2012.

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

WINDSOR HOMES CUMBERLAND, LLC.

Richard M. Skorburg
President
Mortgage or Lien Interest

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REPLAT
OF

STONE CREEK
PHASE IIA

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

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNERS

DREES CUSTOM HOMES, L.P. 8225 N. STATE HIGHWAY 161, SUITE 400 IRVING, TEXAS 75238 972-953-4569
STONE CREEK 60'S POD, LTD. 8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225 214-522-4945

WINDSOR HOMES CUMBERLAND, LLC. 8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225 214-522-4945
STONE CREEK BALANCE, LTD. 8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225 214-522-4945