

STONE CREEK RETAIL ADDITION
LOT 1-6, BLOCK A
VOL. H, PGS. 15-18

$\Delta = 12^\circ 18' 50''$
 $R = 650.00'$
 $T = 70.12'$
 $L = 139.70'$
 $C = 139.43'$
 $B = N14^\circ 03' 10'' E$

$\Delta = 18^\circ 47' 46''$
 $R = 675.00'$
 $T = 111.72'$
 $L = 221.44'$
 $C = 220.44'$
 $B = S60^\circ 23' 32'' E$

$\Delta = 20^\circ 45' 40''$
 $R = 400.00'$
 $T = 73.27'$
 $L = 144.94'$
 $C = 144.15'$
 $B = S61^\circ 22' 29'' E$

$\Delta = 41^\circ 42' 31''$
 $R = 620.00'$
 $T = 236.19'$
 $L = 451.33'$
 $C = 441.43'$
 $B = S50^\circ 54' 04'' E$

$\Delta = 18^\circ 20' 40''$
 $R = 475.00'$
 $T = 76.70'$
 $L = 152.08'$
 $C = 151.43'$
 $B = N60^\circ 09' 59'' W$

$\Delta = 39^\circ 17' 31''$
 $R = 575.00'$
 $T = 205.27'$
 $L = 394.32'$
 $C = 386.64'$
 $B = N49^\circ 41' 34'' W$

$\Delta = 11^\circ 01' 32''$
 $R = 200.00'$
 $T = 19.30'$
 $L = 38.49'$
 $C = 38.43'$
 $B = N35^\circ 33' 35'' W$

$\Delta = 15^\circ 58' 33''$
 $R = 1000.00'$
 $T = 140.33'$
 $L = 278.83'$
 $C = 277.93'$
 $B = S60^\circ 42' 11'' W$

NOTES

- Bearings are referenced to 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.
- Allot 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.
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	18° 47' 46"	525.00'	172.23'	86.89'	171.46'	S60° 23' 32" E
2.	24° 21' 42"	325.00'	138.19'	70.15'	137.15'	S63° 10' 30" E
3.	45° 18' 33"	475.00'	375.63'	198.25'	365.92'	S52° 42' 05" E

SET CONCRETE MONUMENT
CITY OF ROCKWALL GRID
SYSTEM COORDINATES

X	Y
2593552.883	7039178.34
ELEV = 554.0	

SET CONCRETE MONUMENT
CITY OF ROCKWALL GRID
SYSTEM COORDINATES

X	Y
2594904.21	7039523.912
ELEV = 548.6	

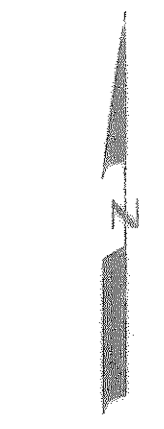
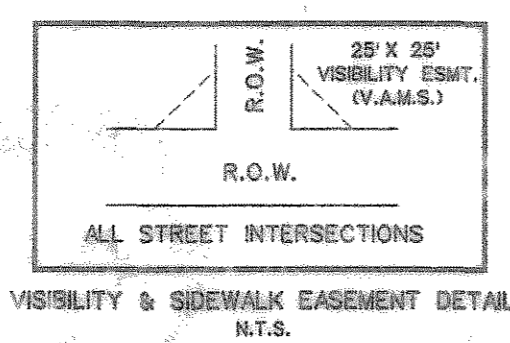
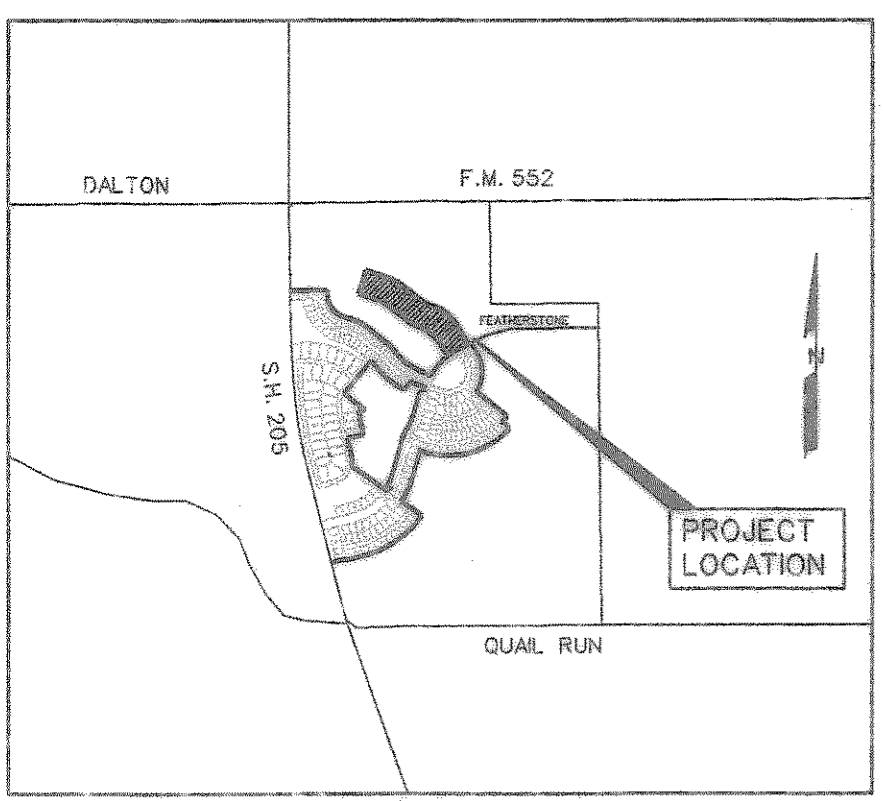
TOTAL LOTS 52
TOTAL ACRES 10.315

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

FINAL PLAT
OF
**STONE CREEK
PHASE IIB**
OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
STONE CREEK 50'S POD, 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'



FILED FOR RECORD
ROCKWALL CO. TEXAS
12 JUN 13 AM 9:39
CORWIN ENGINEERING, INC.

H-205

LEGAL DESCRIPTION

WHEREAS, STONE CREEK 50'S POD LTD., is the owner of a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, being out of a tract of land as described to Stone Creek SF., LTD., as described in Clerks File No. 2007-00375398 and Stone Creek Balance Ltd., as described in Clerks File No. 2007-00375394 in the Deed Records of Rockwall County, Texas, being more particularly described as follows:

COMMENCING, at a 1/2 inch iron rod found at the southeast corner of Stone Creek Retail Addition Lot 1-6, Block A, an addition to the City of Rockwall, as described in Volume H, Pages 15-18, in the Plat Records of Rockwall County, Texas;

THENCE, North 20°12'35" East, along the east line of said Stone Creek Retail Addition, for a distance of 170.44 feet, to a 1/2 inch iron rod set, at the POINT OF BEGINNING of the herein described tract;

THENCE, North 20°12'35" East, continuing along said east line, for a distance of 161.38 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 650.00 feet, a central angle of 12°18'50", and a tangent of 70.12 feet;

THENCE, continuing along said east line and with said curve to the left for an arc distance of 136.70 feet (Chord Bearing North 14°03'10" East - 139.43 feet), to a 1/2 inch iron rod set;

THENCE, South 69°47'25" East, departing said east line, for a distance of 275.75 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 675.00 feet, a central angle of 18°47'46", and a tangent of 111.72 feet;

THENCE, along said curve to the right for an arc distance of 221.44 feet (Chord Bearing South 60°23'32" East - 220.44 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 50°59'39" East, for a distance of 282.99 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 400.00 feet, a central angle of 20°45'40", and a tangent of 73.27 feet;

THENCE, along said curve to the left for an arc distance of 144.94 feet (Chord Bearing South 61°22'29" East - 144.15 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 620.00 feet, a central angle of 41°42'31", and a tangent of 236.19 feet;

THENCE, along said curve to the right for an arc distance of 451.33 feet (Chord Bearing South 50°54'04" East - 441.43 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 30°02'48" East, for a distance of 244.20 feet, to a 1/2 inch iron rod set in the north line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Volume G, Pages 359-365, in said Plat Records also being the north line of Featherstone Drive (60' R.O.W.) same being on a curve to the left, having a radius of 1000.00 feet, a central angle of 15°58'33", and a tangent of 140.33 feet;

THENCE, continuing along said north lines and with said curve to the left for an arc distance of 278.83 feet (Chord Bearing South 60°42'11" West - 277.93 feet), to a 1/2 inch iron rod set;

THENCE, North 41°04'21" West, departing said north lines, for a distance of 70.08 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 200.00 feet, a central angle of 11°01'32", and a tangent of 19.30 feet;

THENCE, along said curve to the right for an arc distance of 38.49 feet (Chord Bearing North 35°33'35" West - 38.43 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 30°02'48" West, for a distance of 37.33 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 575.00 feet, a central angle of 39°17'31", and a tangent of 205.27 feet;

THENCE, along said curve to the left for an arc distance of 394.32 feet (Chord Bearing North 49°41'34" West - 386.64 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 475.00 feet, a central angle of 18°20'40", and a tangent of 76.70 feet;

THENCE, along said curve to the right for an arc distance of 152.08 feet (Chord Bearing North 60°09'59" West - 151.43 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, North 50°59'39" West, for a distance of 376.62 feet, to a 1/2 inch iron rod set;

THENCE, North 69°47'25" West, for a distance of 322.87 feet, to the POINT OF BEGINNING and containing 10.315 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 11 day of January, 2012.

Warren L. Corwin signature and stamp: 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 11th day of January, 2012.



Brandon Davidson signature and stamp: Notary Public in and for the State of Texas

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 IIB, 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 IIB, 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 50's POD, LTD., a Texas limited partnership By: STONE CREEK 50's POD Corporation, a Texas corporation, its General Partner

Richard M. Skorborg President Mortgage or Lien Interest

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBORG, 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 11 day of January, 2012.

Notary Public in and for the State of Texas My Commission Expires: 06/30/2015

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared [Signature] known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this [Day] Day of [Month], 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.

Recommended for Final Approval:

Planning & Zoning Commission signature and date: 7/12/2011

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 11th day of January, 2012.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 12th day of January, 2012.

Mayor, City of Rockwall; City Secretary; City Engineer signatures and date: 1-12-2012

FINAL PLAT OF STONE CREEK PHASE IIB OUT OF THE W.T. DEWEESE SURVEY, ABSTRACT NO. 71

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER STONE CREEK 50'S POD, 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

STONE CREEK RETAIL ADDITION
 LOT 1-6, BLOCK A
 VOL. H, PGS. 15-18

0 50 100 200
 SCALE: 1" = 100'

$\Delta = 12^\circ 18' 50''$
 $R = 650.00'$
 $T = 70.12'$
 $L = 139.70'$
 $C = 139.43'$
 $B = N14^\circ 03' 10'' E$

$\Delta = 18^\circ 47' 46''$
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$\Delta = 20^\circ 45' 40''$
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 $T = 73.27'$
 $L = 144.94'$
 $C = 144.15'$
 $B = S61^\circ 22' 29'' E$

$\Delta = 41^\circ 42' 31''$
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 $L = 451.33'$
 $C = 441.43'$
 $B = S50^\circ 54' 04'' E$

$\Delta = 18^\circ 20' 40''$
 $R = 475.00'$
 $T = 76.70'$
 $L = 152.08'$
 $C = 151.43'$
 $B = N60^\circ 09' 59'' W$

$\Delta = 39^\circ 17' 31''$
 $R = 575.00'$
 $T = 205.27'$
 $L = 394.32'$
 $C = 386.64'$
 $B = N49^\circ 41' 34'' W$

$\Delta = 11^\circ 01' 32''$
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 $T = 19.30'$
 $L = 38.49'$
 $C = 38.43'$
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$\Delta = 15^\circ 58' 33''$
 $R = 1000.00'$
 $T = 140.33'$
 $L = 278.83'$
 $C = 277.93'$
 $B = S60^\circ 42' 11'' W$

NOTES

- Bearings are referenced to 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.
- 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.
 V.A.M.S. - Visibility, Maintenance & Sidewalk Easement

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	18° 47' 46"	525.00'	172.23'	86.89'	171.46'	S60° 23' 32" E
2.	24° 21' 42"	325.00'	138.19'	70.15'	137.15'	S63° 10' 30" E
3.	45° 18' 33"	475.00'	375.63'	198.25'	365.92'	S52° 42' 05" E

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

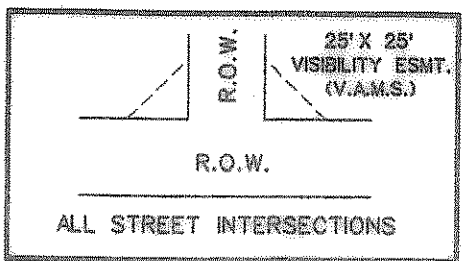
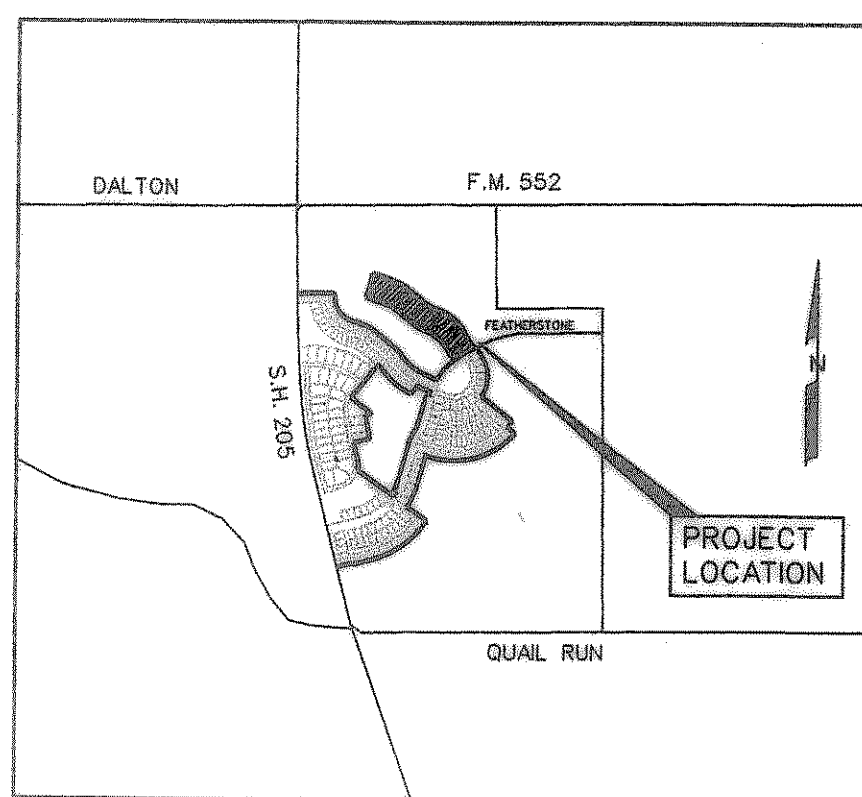
TOTAL LOTS 52
 TOTAL ACRES 10.315

SET CONCRETE MONUMENT
 CITY OF ROCKWALL GRID
 SYSTEM COORDINATES

X	Y
2593552.893	7039178.34
ELEV = 554.0	

SET CONCRETE MONUMENT
 CITY OF ROCKWALL GRID
 SYSTEM COORDINATES

X	Y
2594904.21	7036523.912
ELEV = 548.6	



FILED FOR RECORD
 ROCKWALL CO. TEXAS
 MAR 13 PM 2:19
 SHELLE MILLER
 COUNTY CLERK
 DEPUTY

STONE CREEK
 PHASE I
 VOL. G, PGS. 359-365

REPLAT
 OF
**STONE CREEK
 PHASE IIB**
 OUT OF THE
**W.T. DEWEESE SURVEY,
 ABSTRACT NO. 71**
 IN THE
**CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS**
 OWNERS
WINDSOR HOMES CUMBERLAND, LLC.
 8214 WESTCHESTER DRIVE, SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945
MEGATEL HOMES, INC.
 5512 W. PLANO PARKWAY, SUITE 300
 PLANO, TEXAS 75093
 972-339-0159
STONE CREEK 50'S POD, 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'

LEGAL DESCRIPTION

WHEREAS, STONE CREEK 50'S POD LTD., WINDSOR HOMES CUMBERLAND, L.L.C., & MEGATEL HOMES, INC., are the owners of a tract of land situated in the W.T. DeWeese Survey, Abstract No. 71 in the City of Rockwall, being all of Stone Creek Phase IIB, an addition to the City of Rockwall, as described in Volume H, Page 205-206 in the Deed Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most westerly southwest corner of said Stone Creek Phase IIB, and being in the east line of Stone Creek Drive (100' R.O.W.):

THENCE, North 20°12'35" East, continuing along said east line and along the west line of said Stone Creek Phase IIB, for a distance of 161.36 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 650.00 feet, a central angle of 12°18'50", and a tangent of 70.12 feet;

THENCE, continuing along said lines and with said curve to the left for an arc distance of 139.70 feet (Chord Bearing North 14°03'10" East - 139.43 feet), to a 1/2 inch iron rod found at the northwest corner of said Stone Creek Phase IIB;

THENCE, South 69°47'25" East, departing said east line and along the north line of said Stone Creek Phase IIB, for a distance of 275.75 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 675.00 feet, a central angle of 18°47'46", and a tangent of 111.72 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 221.44 feet (Chord Bearing South 60°23'32" East - 220.44 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 50°59'39" East, continuing along said north line, for a distance of 282.99 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 400.00 feet, a central angle of 20°45'40", and a tangent of 73.27 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 144.94 feet (Chord Bearing South 61°22'29" East - 144.15 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 620.00 feet, a central angle of 41°42'31", and a tangent of 238.19 feet;

THENCE, along said curve to the right for an arc distance of 451.33 feet (Chord Bearing South 50°54'04" East - 441.43 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 30°02'48" East, continuing along said north line, for a distance of 244.20 feet, to a 1/2 inch iron rod found at the northeast corner of said Stone Creek Phase IIB, also being in the north line of Stone Creek Phase I, an addition to the City of Rockwall, as described in Volume G, Pages 359-365, in said Plat Records also being the north line of Featherstone Drive (60' R.O.W.) same being on a curve to the left, having a radius of 1000.00 feet, a central angle of 15°58'33", and a tangent of 140.33 feet;

THENCE, along the west line of said Stone Creek IIB and along said north lines continuing with said curve to the left for an arc distance of 278.83 feet (Chord Bearing South 60°42'11" West - 277.93 feet), to a 1/2 inch iron rod found at the southwest corner of said Stone Creek Phase IIB;

THENCE, North 41°04'21" West, departing said north lines and with the south line of said Stone Creek Phase IIB, for a distance of 70.08 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the right, having a radius of 200.00 feet, a central angle of 11°01'32", and a tangent of 19.30 feet;

THENCE, along said south line and with said curve to the right for an arc distance of 38.49 feet (Chord Bearing North 35°33'35" West - 38.43 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 30°02'48" West, continuing along said south line, for a distance of 37.33 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 575.00 feet, a central angle of 39°17'31", and a tangent of 205.27 feet;

THENCE, continuing along said south line and with said curve to the left for an arc distance of 394.32 feet (Chord Bearing North 49°41'34" West - 386.64 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 475.00 feet, a central angle of 16°20'40", and a tangent of 76.70 feet;

THENCE, continuing along said south line and with said curve to the right for an arc distance of 152.08 feet (Chord Bearing North 60°09'59" West - 151.43 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 50°59'39" West, continuing along said south line, for a distance of 376.62 feet, to a 1/2 inch iron rod found;

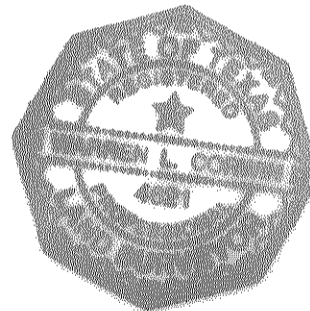
THENCE, North 69°47'25" West, continuing along said south line, for a distance of 322.87 feet, to the POINT OF BEGINNING and containing 10.315 acres of land.

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
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 30 day of November, 2012.

Notary Public in and for the State of Texas



Recommended for Final Approval:

Planning & Zoning Commission Date 10/30/2012

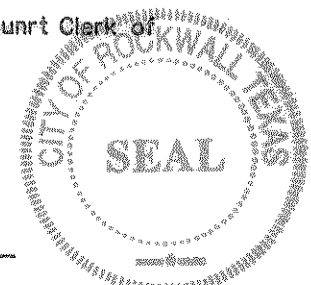
APPROVED

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 28th day of November, 2012.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 28th day of November, 2012.

Paul Sweet, Mayor, City of Rockwall; Jack Cony, City Secretary; Amy Williams, 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 IIB, 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 IIB, 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;

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 50's POD, LTD., a Texas limited partnership
By: STONE CREEK 50's POD GP Corporation, a Texas corporation, General Partner

Richard M. Skorburg, Mortgage or Lien Interest, President

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: 5/13/2015

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared 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 85-54.



WINDSOR HOMES CUMBERLAND, L.L.C.
Richard M. Skorburg, Mortgage or Lien Interest, President
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 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:

MEGATEL HOMES, Inc.

Aaron Ipour, Mortgage or Lien Interest, President

STATE OF TEXAS
COUNTY OF DALLAS

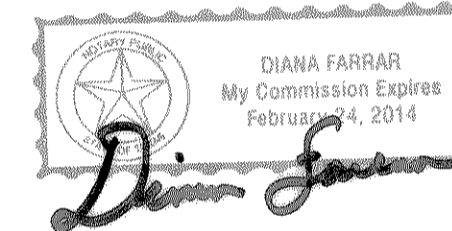
Before me, the undersigned authority, on this day personally appeared AARON IPOUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this 18 day of December, 2012.

Notary Public in and for the State of Texas My Commission Expires: 2-24-14

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Aaron Ipour 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 18 Day of December, 2012.

Notary Public in and for the State of Texas My Commission Expires: 2-24-14



REPLAT OF
STONE CREEK PHASE IIB
OUT OF THE
W.T. DEWEESE SURVEY, ABSTRACT NO. 71
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNERS

WINDSOR HOMES CUMBERLAND, L.L.C.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

MEGATEL HOMES, INC.
5512 W. PLANO PARKWAY, SUITE 300
PLANO, TEXAS 75093
972-339-0159

STONE CREEK 50'S POD, 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
H-296 SHEET 2 OF 2