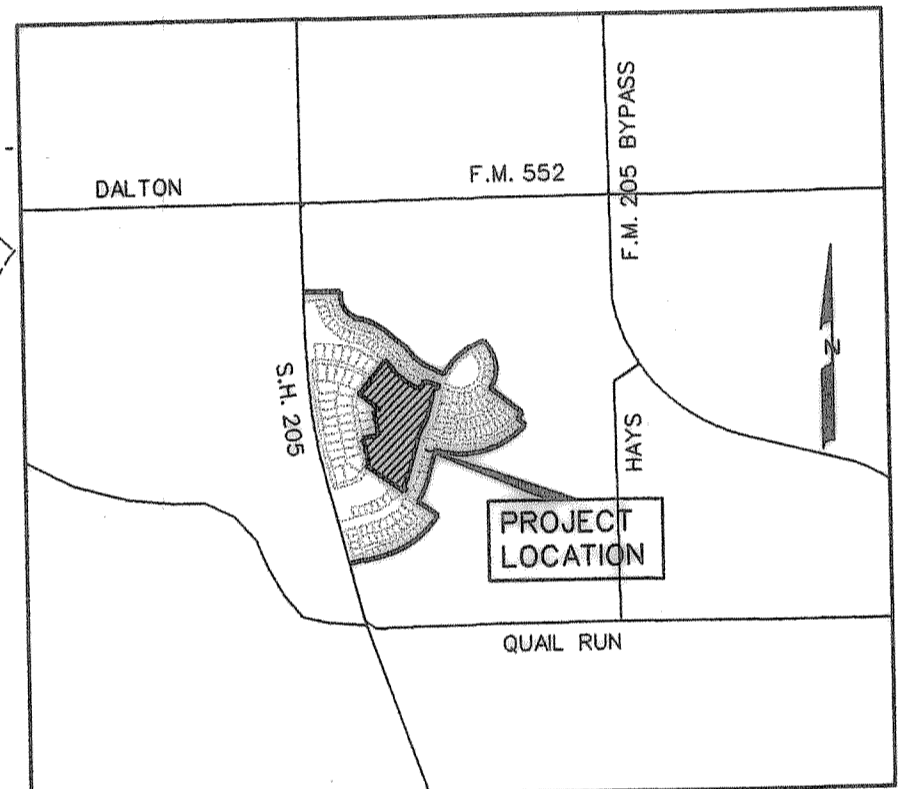
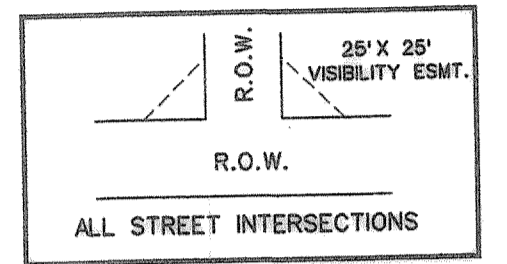


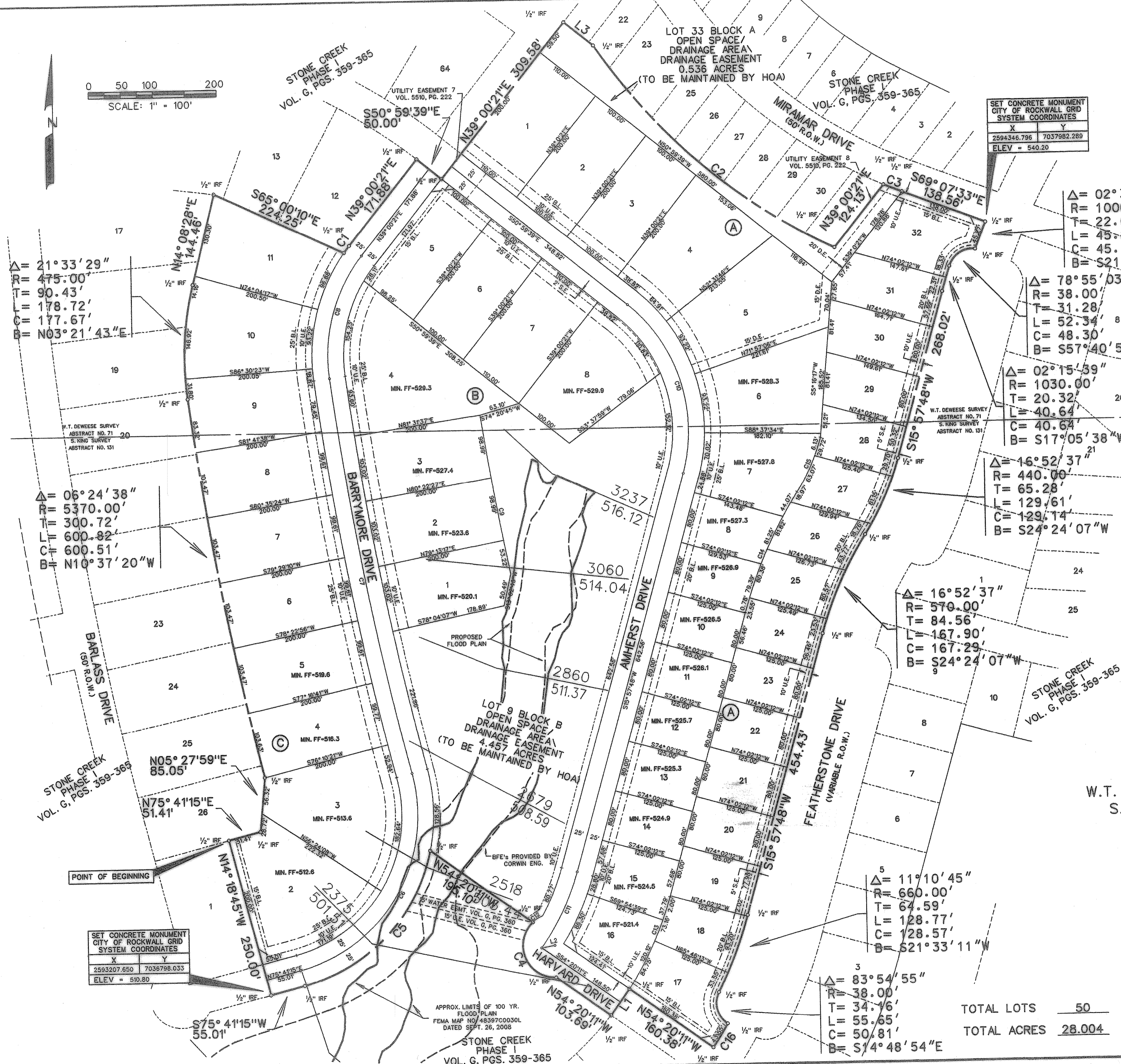
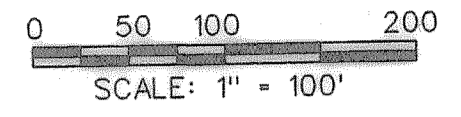
- NOTES**
- Bearing are referenced to Stone Creek Phase I (Vol. G, Pg. 359-365).
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, 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. - Finish Floor
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
BFE - Base Flood Elevation
S.E. - Sidewalk Easement
 - All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.

SET CONCRETE MONUMENT
CITY OF ROCKWALL GRID
SYSTEM COORDINATES

X	Y
2594346.796	7037982.289
ELEV = 540.20	



FINAL PLAT
OF
**STONE CREEK
PHASE III**
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
STONE CREEK 80/100' POD, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75219
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



$\Delta = 21^{\circ}33'29''$
 $R = 475.00'$
 $T = 90.43'$
 $L = 178.72'$
 $C = 177.67'$
 $B = N03^{\circ}21'43''E$

$\Delta = 02^{\circ}35'38''$
 $R = 1000.00'$
 $T = 22.64'$
 $L = 45.27'$
 $C = 45.27'$
 $B = S21^{\circ}39'30''W$

$\Delta = 78^{\circ}55'03''$
 $R = 38.00'$
 $T = 31.28'$
 $L = 52.34'$
 $C = 48.30'$
 $B = S57^{\circ}40'59''W$

$\Delta = 02^{\circ}15'39''$
 $R = 1030.00'$
 $T = 20.32'$
 $L = 40.64'$
 $C = 40.64'$
 $B = S17^{\circ}05'38''W$

$\Delta = 16^{\circ}52'37''$
 $R = 440.00'$
 $T = 65.28'$
 $L = 129.61'$
 $C = 129.14'$
 $B = S24^{\circ}24'07''W$

$\Delta = 16^{\circ}52'37''$
 $R = 570.00'$
 $T = 84.56'$
 $L = 167.90'$
 $C = 167.29'$
 $B = S24^{\circ}24'07''W$

$\Delta = 11^{\circ}10'45''$
 $R = 660.00'$
 $T = 64.59'$
 $L = 128.77'$
 $C = 128.57'$
 $B = S21^{\circ}33'11''W$

$\Delta = 83^{\circ}54'55''$
 $R = 38.00'$
 $T = 34.16'$
 $L = 55.65'$
 $C = 50.81'$
 $B = S14^{\circ}48'54''E$

TOTAL LOTS 50
TOTAL ACRES 28.004

SET CONCRETE MONUMENT
CITY OF ROCKWALL GRID
SYSTEM COORDINATES

X	Y
2593207.650	7036798.033
ELEV = 510.80	

LEGAL DESCRIPTION

WHEREAS, STONE CREEK 80/100' POD, LTD., is the owner 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, Rockwall County, Texas, being part of Tract 1 and Tract 2, as described in Clerks File No. 2007-00375398, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Lot 1 Block C out of 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;

THENCE, North 75° 41' 15" East, along an interior east line of said Stone Creek Phase I, for a distance of 51.41 feet, to a 1/2 inch iron rod found;

THENCE, North 05° 27' 59" East, continuing along said interior east line, for a distance of 85.05 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 5370.00 feet, a central angle of 06° 24' 38", and a tangent of 300.72 feet;

THENCE, continuing along said interior east line and with said curve to the right for an arc distance of 600.82 feet (Chord Bearing North 10° 37' 20" West - 600.51 feet), to a 1/2 inch iron rod found at the point of compound curvature of a curve to the right, having a radius of 475.00 feet, a central angle of 21° 33' 29", and a tangent of 90.43 feet;

THENCE, continuing along said interior east line and with said curve to the right for an arc distance of 178.72 feet (Chord Bearing North 03° 21' 43" East - 177.67 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 14° 08' 28" East, continuing along said interior east line, for a distance of 144.46 feet, to a 1/2 inch iron rod found at the northeast corner of Lot 17 Block C, out of said Stone Creek Phase I;

THENCE, South 65° 00' 10" East, along the interior north line of said Stone Creek Phase I, for a distance of 224.25 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 275.00 feet, a central angle of 02° 53' 33", and a tangent of 6.94 feet;

THENCE, continuing along said interior north line and with said curve to the right for an arc distance of 13.88 feet (Chord Bearing North 37° 33' 34" East - 13.88 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 39° 00' 21" East, continuing along said interior north line, for a distance of 171.88 feet, to a 1/2 inch iron rod found;

THENCE, South 50° 59' 39" East, continuing along said interior north line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 39° 00' 21" East, continuing along said interior north line, for a distance of 309.58 feet, to a 1/2 inch iron rod found;

THENCE, South 50° 59' 39" East, continuing along said interior north line, for a distance of 58.55 feet, to a 1/2 inch iron rod found on a non-tangent curve to the left, having a radius of 920.00 feet, a central angle of 30° 59' 47", and a tangent of 255.11 feet;

THENCE, continuing along said interior north line and with said curve to the left for an arc distance of 497.71 feet (Chord Bearing South 49° 17' 54" East - 491.66 feet); to a 1/2 inch iron rod found;

THENCE, North 39° 00' 21" East, continuing along said interior north line, for a distance of 124.13 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 800.00 feet, a central angle of 02° 12' 28", and a tangent of 15.42 feet;

THENCE, continuing along said interior north line and with said curve to the left for an arc distance of 30.83 feet (Chord Bearing South 68° 01' 19" East - 30.82 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 69° 07' 33" East, for a distance of 138.56 feet, to a 1/2 inch iron rod found at the southwest intersection of Miramar Drive (50' R.O.W.) and Featherstone Drive (Variable R.O.W.), being on a non-tangent curve to the left, having a radius of 1000.00 feet, a central angle of 02° 35' 38", and a tangent of 22.64 feet;

THENCE, along the interior east line of said Stone Creek Phase I and with said curve to the left for an arc distance of 45.27 feet (Chord Bearing South 21° 39' 30" West - 45.27 feet), to a 1/2 inch iron rod found on a curve to the left, having a radius of 38.00 feet, a central angle of 78° 55' 03", and a tangent of 31.28 feet;

THENCE, continuing along said east line and with said curve to the left for an arc distance of 52.34 feet (Chord Bearing South 57° 40' 59" West - 48.30 feet), to a 1/2 inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 1030.00 feet, a central angle of 02° 15' 39", and a tangent of 20.32 feet;

THENCE, continuing along said interior east line and with said curve to the left of an arc distance of 40.64 feet (Chord Bearing South 17° 05' 38" West - 40.64 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 15° 57' 48" West, continuing along said interior east line, for a distance of 268.02 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 440.00 feet, a central angle of 16° 52' 37", and a tangent of 65.28 feet;

THENCE, continuing along said interior east line and with said curve to the right for an arc distance of 129.61 feet (Chord Bearing South 24° 24' 07" West - 129.14 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 570.00 feet, a central angle of 16° 52' 37", and a tangent of 84.56 feet;

THENCE, continuing along said interior east line and with said curve to the left for an arc distance of 167.90 feet (Chord Bearing South 24° 24' 07" West - 167.29 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 15° 57' 48" West, continuing along said interior east line, for a distance of 454.43 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 660.00 feet, a central angle of 11° 10' 45", and a tangent of 64.59 feet;

THENCE, continuing along said interior east line and with said curve to the right for an arc distance of 128.77 feet (Chord Bearing South 21° 33' 11" West - 128.57 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 38.00 feet, a central angle of 83° 54' 55", and a tangent of 34.16 feet;

THENCE, continuing along said interior east line and with said curve to the left for an arc distance of 55.65 feet (Chord Bearing South 14° 48' 54" East - 50.81 feet), to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 695.00 feet, a central angle of 03° 35' 24", and a tangent of 21.78 feet;

THENCE, continuing along said interior east line and with said curve to the right for an arc distance of 43.55 feet (Chord Bearing South 32° 03' 15" West - 43.54 feet), to a 1/2 inch iron rod found at the northwest intersection of said Featherstone Drive and Harvard Drive (50' R.O.W.);

THENCE, North 54° 20' 11" West, along the interior south line of said Stone Creek Phase I, for a distance of 160.38 feet, to a 1/2 inch iron rod found;

THENCE, South 35° 39' 49" West, continuing along said interior south line, for a distance of 50.00 feet, to a 1/2 inch iron rod found;

THENCE, North 54° 20' 11" West, continuing along said interior south line, for a distance of 103.69 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 138° 24' 25", and a tangent of 131.65 feet;

THENCE, along said curve to the right for an arc distance of 120.78 feet (Chord Bearing North 22° 00' 11" West - 93.48 feet), to a 1/2 inch iron rod found;

THENCE, North 54° 20' 11" West, for a distance of 195.10 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 275.00 feet, a central angle of 63° 18' 56", and a tangent of 169.56 feet;

THENCE, along said curve to the right for an arc distance of 303.89 feet (Chord Bearing South 44° 01' 47" West - 288.66 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 75° 41' 15" West, for a distance of 55.01 feet, to a 1/2 inch iron rod found;

THENCE, North 14° 18' 45" West, for a distance of 250.00 feet, to the POINT OF BEGINNING and containing 28.004 acres of land.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 35° 39' 49" W	50.00'
2.	N 80° 18' 02" E	21.08'
3.	S 50° 59' 39" E	58.55'

CURVE TABLE

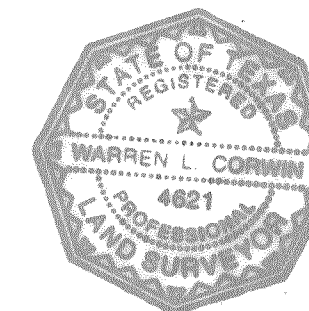
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	02° 53' 33"	275.00'	13.88'	6.94'	13.88'	N37° 33' 34" E
2.	30° 59' 47"	920.00'	497.71'	255.11'	491.66'	N49° 17' 54" W
3.	02° 12' 28"	800.00'	30.83'	15.42'	30.82'	S68° 01' 19" E
4.	138° 24' 25"	50.00'	120.78'	131.65'	93.48'	N22° 00' 11" W
5.	63° 18' 56"	275.00'	303.89'	169.56'	288.66'	S44° 01' 47" W
6.	90° 06' 06"	250.00'	393.14'	250.44'	353.87'	N30° 38' 12" E
7.	06° 59' 19"	5145.00'	627.56'	314.17'	627.18'	N10° 55' 12" W
8.	46° 25' 53"	250.00'	202.59'	107.23'	197.10'	N15° 47' 24" E
9.	02° 55' 32"	4920.0'	251.21'	125.63'	251.18'	S09° 56' 09" E
10.	66° 57' 28"	250.00'	292.16'	165.34'	275.81'	S17° 30' 55" E
11.	20° 05' 40"	375.00'	131.52'	66.44'	130.84'	S26° 00' 38" W
12.	21° 14' 39"	50.00'	18.54'	9.38'	18.43'	N57° 49' 21" E
13.	16° 54' 44"	535.00'	157.92'	79.54'	157.34'	N24° 51' 01" E
14.	16° 52' 37"	695.00'	204.72'	103.11'	203.98'	N24° 24' 07" E
15.	16° 52' 37"	315.00'	92.79'	46.73'	92.45'	N24° 24' 07" E
16.	03° 35' 24"	695.00'	43.55'	21.78'	43.54'	S32° 03' 15" W

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 plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 30th day of August, 2012.

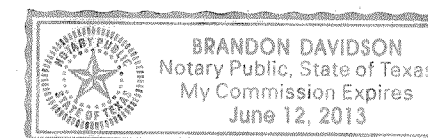
Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621



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 August, 2012.



Brandon Davidson
Notary Public in and for the State of Texas

FINAL PLAT
OF
**STONE CREEK
PHASE III**
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
STONE CREEK 80/100' POD, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75219
214-522-4945

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

AUGUST 2012

H269

SHEET 2 OF 3

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 III, 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 III, 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 80/100's POD, LTD.,
a Texas limited partnership
By: STONE CREEK 80/100's POD GP Corporation,
a Texas corporation

Richard M. Skorburg
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 11 day of SEPTEMBER, 2012.

Notary Public in and for the State of Texas My Commission Expires: 7-6-14

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 83-54.

Recommended for Final Approval:

[Signature]
Planning & Zoning Commission
7/10/2012
Date

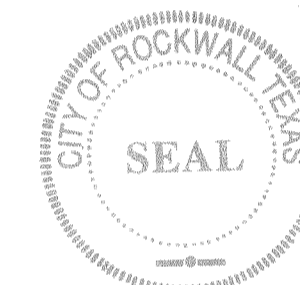
APPROVED

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 10th day of July, 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 10th day of October, 2012.

[Signature] Mayor, City of Rockwall
[Signature] City Secretary
[Signature] City Engineer



[Signature]

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