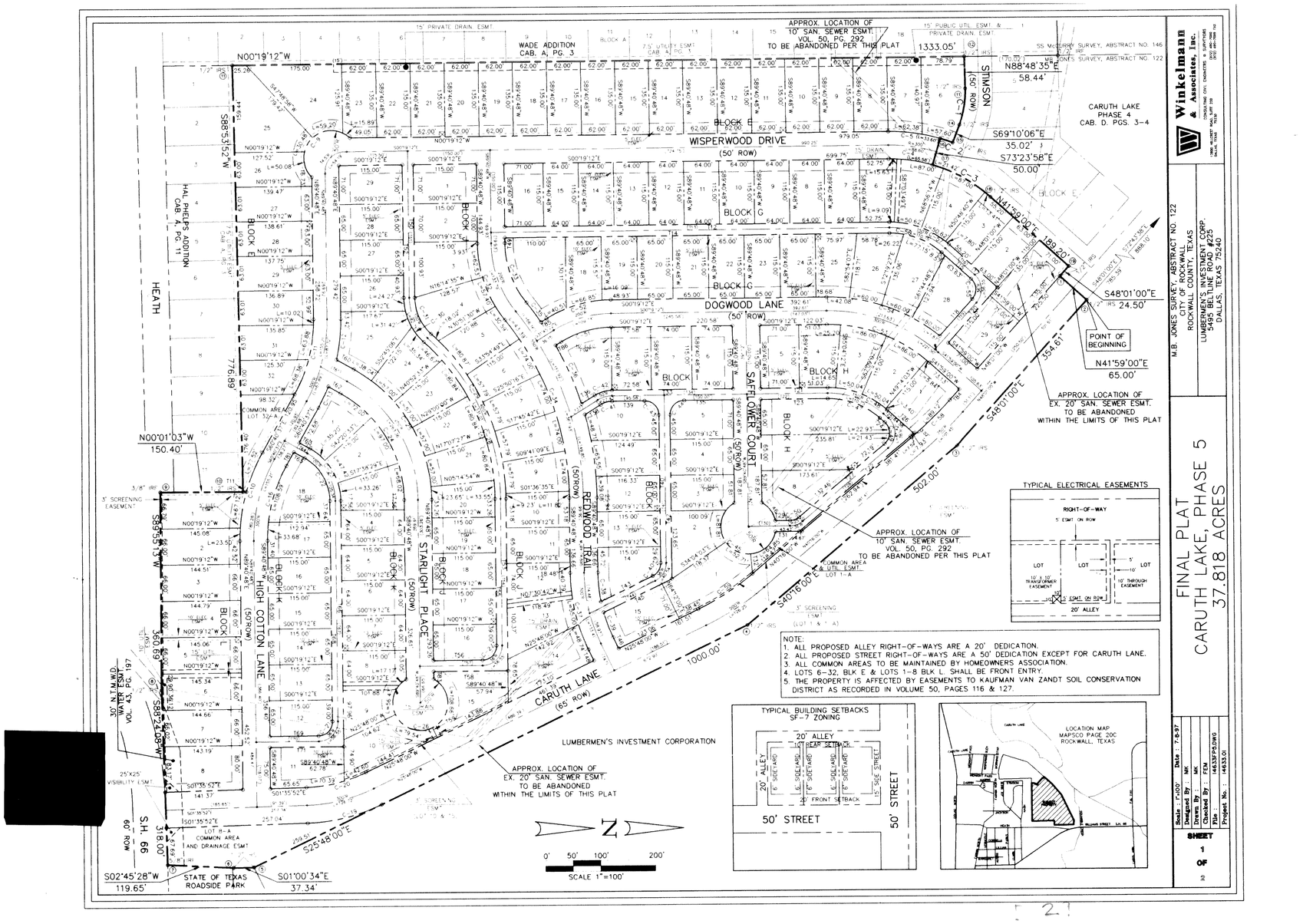

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1999 MUSTANG DRIVE, SUITE 200
TEL (972) 490-7090
FAX (972) 490-7096

M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LUMBERMEN'S INVESTMENT CORP.
5495 BELT LINE ROAD #225
DALLAS, TEXAS 75240

FINAL PLAT
CARUTH LAKE, PHASE 5
37.818 ACRES

Scale	1"=100'
Date	7-8-97
Designed By	MK
Drawn By	MK
Checked By	FEM
File	1463SP5LPAV0
Project No.	1463.00

SHEET 1 OF 2

TANGENT TABLE

T#	BEARING	LENGTH
T1	N00°01'03"W	6.11'
T2	S00°19'12"E	6.99'
T3	S00°19'12"E	124.75'
T4	S00°19'12"E	6.99'
T5	S41°59'00"W	72.20'
T6	S41°59'00"E	72.20'
T7	S41°59'00"W	118.20'
T8	N48°01'00"W	89.49'
T9	N48°01'00"W	114.10'
T10	N48°01'00"W	135.00'
T11	S00°19'12"E	147.03'
T12	S00°19'12"E	124.75'
T13	S00°19'12"E	124.75'
T14	S41°59'00"W	11.91'
T15	S41°59'00"W	67.60'
T16	N40°16'00"W	204.65'
T17	N40°16'00"W	204.65'
T18	N00°19'12"W	26.70'
T19	N00°19'12"W	75.69'
T20	N00°19'12"W	48.09'
T21	N89°31'26"E	36.10'
T22	S00°19'12"E	220.58'
T23	S00°19'12"E	145.58'
T24	S00°19'12"E	39.00'
T25	S31°45'22"E	28.45'
T26	S31°45'22"E	56.92'
T27	S31°45'22"E	33.85'
T28	S00°19'12"E	59.58'
T29	S89°40'48"W	269.62'
T30	S89°40'48"W	305.62'
T31	S89°40'48"W	396.65'
T32	N25°48'00"W	105.34'
T33	N25°48'00"W	133.25'
T34	N25°48'00"W	138.73'
T35	N64°12'00"E	22.46'
T36	S64°12'00"W	54.95'
T37	N64°12'00"E	22.46'
T38	S89°40'48"W	9.93'
T39	S89°40'48"W	241.93'

TANGENT TABLE

T#	BEARING	LENGTH
T51	S89°40'48"W	266.93'
T52	S89°40'48"W	241.93'
T53	S89°40'48"W	313.26'
T54	S89°40'48"W	267.26'
T55	S89°40'48"W	267.26'
T56	N00°19'12"W	89.00'
T57	N00°19'12"W	114.00'
T58	N00°19'12"W	135.00'
T59	N64°12'00"E	20.00'
T60	N29°19'23"W	35.82'
T61	S29°19'23"E	25.25'
T62	S29°19'23"E	22.48'
T63	S29°19'23"E	47.48'
T64	S29°19'23"E	22.48'
T65	S89°40'48"W	447.64'
T66	S89°40'48"W	401.64'
T67	S89°40'48"W	401.64'
T68	N00°19'12"W	89.00'
T69	N00°19'12"W	114.00'
T70	N00°19'12"W	135.00'
T71	N46°16'00"E	266.52'
T72		
T73		
T74		
T75		
T76		
T77		
T78		
T79		
T80		
T81	N60°40'37"W	28.27'
T82		
T83	S89°40'48"W	13.35'
T84	N48°01'00"W	26.11'
T85	N41°59'00"E	11.69'
T86	N31°45'22"W	11.69'

CURVE TABLE

C-#	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	175.00'	22°01'19"	34.05'	67.26'	66.85'	S80°10'46"E
C-2	325.00'	24°13'52"	62.91'	137.45'	136.45'	S81°54'19"W
C-3	275.00'	25°22'58"	61.93'	121.83'	120.83'	N29°17'31"E
C-4	325.00'	14°57'54"	42.66'	84.89'	84.66'	N32°48'15"E
C-5	325.00'	16°55'14"	48.34'	95.98'	95.63'	N08°08'25"E
C-6						
C-7						
C-8						
C-9	50.00'	178°21'34"	3492.23'	155.65'	99.99'	N45°19'12"W
C-10	275.00'	29°38'35"	72.77'	142.28'	140.69'	N75°29'55"W
C-11	275.00'	29°38'35"	72.77'	142.28'	140.69'	S75°29'55"E
C-12	325.00'	07°08'53"	20.87'	41.40'	41.37'	S89°25'04"E
C-13	325.00'	07°28'53"	21.25'	42.44'	42.41'	S64°25'04"E
C-14						
C-15						
C-16	275.00'	29°38'35"	72.77'	142.27'	140.69'	N75°29'55"W
C-17						
C-18						
C-19	332.50'	24°12'08"	71.29'	140.45'	139.41'	S13°41'56"E
C-20	267.50'	24°12'08"	57.35'	112.99'	112.16'	S13°41'56"E
C-21	26.00'	90°00'00"	26.00'	40.84'	36.77'	N45°30'05"E
C-22	90.00'	60°21'25"	53.34'	94.82'	90.49'	N59°30'05"E
C-23	110.00'	60°21'25"	63.99'	115.88'	110.59'	N59°30'05"E
C-24	225.00'	60°21'25"	130.84'	237.03'	226.27'	N59°30'05"E
C-25	275.00'	60°21'25"	159.92'	289.69'	276.48'	N59°30'05"E
C-26	50.00'	90°00'00"	28.87'	47.12'	42.43'	S00°19'12"E
C-27	26.00'	90°00'00"	26.00'	40.84'	36.77'	S89°40'48"W
C-28	390.00'	4°24'50"	15.02'	30.04'	30.03'	N87°58'23"W
C-29	410.00'	4°24'50"	15.79'	31.57'	31.56'	S87°58'23"E
C-30	110.00'	4°24'50"	4.24'	8.47'	8.47'	S87°58'23"E
C-31	90.00'	4°24'50"	3.47'	6.93'	6.92'	N87°58'23"W
C-32	175.00'	38°19'44"	60.27'	117.09'	114.90'	N70°30'56"E
C-33	525.00'	38°19'44"	180.82'	351.21'	344.69'	N70°30'56"E
C-34	575.00'	04°24'03"	22.09'	44.16'	44.15'	N33°13'06"E
C-35	575.00'	11°06'00"	55.81'	111.41'	111.21'	N66°12'09"E
C-36	325.00'	25°28'48"	73.84'	144.53'	143.34'	S76°56'24"W
C-37	275.00'	25°28'48"	62.49'	122.32'	121.30'	S76°56'24"W
C-38	325.00'	01°10'10"	3.31'	6.63'	6.63'	S89°17'29"W
C-39	25.00'	37°26'10"	16.41'	29.28'	27.76'	S58°03'36"E
C-40	40.00'	31°26'10"	11.26'	21.95'	21.67'	N16°02'17"W
C-41	60.00'	31°26'10"	16.89'	32.92'	32.51'	N16°02'17"W
C-42	26.00'	90°00'00"	26.00'	40.84'	36.77'	N45°59'00"E
C-43	26.00'	90°00'00"	26.00'	40.84'	36.77'	N44°01'00"W
C-44	50.00'	33°27'54"	15.02'	29.20'	28.79'	N25°45'54"W
C-45	50.00'	48°27'47"	22.50'	42.29'	41.04'	N53°54'41"E
C-46	160.00'	42°18'12"	61.90'	118.13'	115.47'	N20°49'54"E
C-47	160.00'	42°18'12"	61.90'	118.13'	115.47'	N21°28'18"W
C-48	26.00'	39°56'48"	9.45'	18.13'	17.76'	S69°42'23"W
C-49	175.00'	31°26'10"	49.25'	96.02'	94.82'	N16°02'17"W
C-50	225.00'	31°26'10"	63.32'	123.45'	121.91'	N16°02'17"W
C-51	275.00'	42°18'12"	106.40'	203.04'	198.46'	N20°49'54"E
C-52	325.00'	39°09'04"	115.57'	222.08'	217.78'	N19°15'20"E
C-53	26.00'	90°00'00"	26.00'	40.84'	36.77'	N86°59'00"E
C-54	160.00'	42°18'12"	54.17'	103.37'	101.03'	N20°49'54"E
C-55	160.00'	42°18'12"	61.90'	118.13'	115.47'	N20°49'54"E
C-56	717.50'	07°45'00"	48.60'	97.05'	96.98'	S44°08'30"E
C-57	467.50'	14°28'00"	59.34'	118.04'	117.73'	S33°02'00"E
C-58	575.00'	15°16'42"	77.15'	153.34'	152.89'	S25°27'36"E

COORDINATE TABLE

#	NORTHING	EASTING
1	7032468.0444	2597218.0774
2	7032516.3615	2597261.5568
3	7032279.1571	2597525.1531
4	7031896.1088	2597849.6188
5	7030995.7900	2598284.8499
6	7030958.4559	2598285.5077
7	7030838.9445	2598279.7510
8	7030830.0772	2597961.8747
9	7030829.5748	2597601.1850
10	7030979.9748	2597601.1389
11	7030965.0292	2596824.3926
12	7032298.0609	2596816.9461
13	7032299.2749	2596875.3715
14	7032287.8728	2596941.2409
15	7032275.4192	2596973.9708
16	7032252.6935	2596966.2715
17	7032238.4086	2597014.1875
18	7032343.7931	2597073.3071
19	7032484.4328	2597199.8656

SQUARE FOOTAGE TABLE
134 LOTS, 3 COMMON AREAS

BLOCK E		BLOCK G		BLOCK H	
6	11152	1	9585	1	8788
7	8492	2	7245	2	7822
8	8370	3	7245	3	7822
9	8370	4	7913	4	8160
10	8370	5	7913	5	8165
11	8370	6	7487	6	13320
12	8370	7	7360	7	13413
13	8370	8	7360	8	9993
14	8370	9	7360	1-A	2285
15	8370	10	7360		
16	8370	11	7360	BLOCK I	
17	8370	12	7360	1	11650
18	8370	13	13230	2	8618
19	8370	14	7360	3	8510
20	8370	15	7360	4	7475
21	8370	16	8165	5	7475
22	8370	17	13230	6	8020
23	8304	18	7874	6	8510
24	14848	19	7478	7	8510
25	14700	20	7475	8	8346
26	8319	21	7475	9	8493
27	8159	22	7475	10	8725
28	8705	23	7475	11	7786
29	8651	24	7475	12	7492
30	8596	25	7913	13	7475
31	8305	26	8068	14	9303
32	7140	27	9734	15	8667
32-A	8535	28	8792		
		29	8167		

BLOCK J		BLOCK K	
1	8165	1	8788
2	9050	2	9304
3	9907	3	7842
4	9569	4	7360
5	8950	5	7360
6	7478	6	7360
7	7578	7	7360
8	7578	8	7359
9	7578	9	7042
10	7326	10	11014
11	7414	11	9710
12	7710	12	7329
13	9613	13	7475
14	11148	14	7475
15	10611	15	7475
16	7329	16	7475
17	7475	17	7451
18	7475	18	10336
19	7475		
20	7114	BLOCK L	
21	7925	1	9935
22	7925	2	9535
23	7925	3	9546
24	9005	4	9565
25	11704	5	9583
26	7496	6	9584
27	7475	7	9499
28	7475	8	11606
29	8165	8-A	18469

OWNERS CERTIFICATE

CITY OF ROCKWALL
COUNTY OF ROCKWALL

WHEREAS, Lumbermen's Investment Corporation, is the owner of a tract of land in the M.B. JONES SURVEY, Abstract No. 122, Rockwall County, Texas and being a portion of a tract of land owned by said Lumbermen's Investment Corporation as recorded in Volume 1140 Page 323 of the Deed Records of Rockwall County, Texas (DRRCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the most southeasterly corner of CARUTH LAKE, PHASE 4 as recorded in Cabinet D, Pages 3-4 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE along the northeasterly line of said Lumbermen's tract as follows:

South 48°01'00" East, a distance of 354.61 feet to a 1/2 inch iron rod set for corner;

South 40°16'00" East, a distance of 502.00 feet to a 1/2 inch iron rod set for corner;

South 25°48'00" East, a distance of 1000.00 feet to a 1/2 inch iron rod set for corner;

South 01°00'34" East, a distance of 37.34 feet to a 1/2 inch iron rod set for corner;

South 02°45'28" West, a distance of 119.65 feet to a 5/8 inch iron rod found for corner in the northerly right-of-way line of STATE HIGHWAY 66 (60 foot right-of-way);

THENCE along the northerly right-of-way line of said STATE HIGHWAY 66 as follows:

South 88°24'08" West, a distance of 318.00 feet to a 1/2 inch iron rod set for corner;

South 89°53'13" West, a distance of 360.69 feet to a 3/8 inch iron rod found for the most southeasterly corner of the HAL PHELPS ADDITION, an addition to the City of Rockwall as recorded in Cabinet A, Page 11 (PRRCT);

THENCE along the easterly and northerly lines of said HAL PHELPS ADDITION as follows:

North 00°01'03" West, a distance of 150.40 feet to a 1/2 inch iron rod set for corner;

South 88°53'52" West, a distance of 776.89 feet to a 1/2 inch iron rod set for corner in the easterly line of the WADE ADDITION as recorded in Cabinet A, Page 3;

THENCE along the easterly line of said WADE ADDITION, North 00°19'12" West, a distance of 1333.05 feet to a 1/2 inch iron rod set for corner in the southerly line of said CARUTH LAKE, PHASE 4;

THENCE along the southerly line of said CARUTH LAKE, PHASE 4 as follows:

North 88°48'35" East, a distance of 58.44 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a radius of 175.00 feet, a chord bearing of South 80°10'46" East, and a chord distance of 66.85 feet;

Along said curve to the right through a central angle of 22°01'19", an arc length of 67.26 feet to a 1/2 inch iron rod set for corner;

South 69°10'06" East, a distance of 35.02 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 325.00 feet, a chord bearing of South 18°42'46" West, and a chord distance of 23.99 feet;

Along said non-tangent curve to the left through a central angle of 04°13'52", an arc length of 24.00 feet to a 1/2 inch iron rod set for corner;

South 73°23'58" East, a distance of 50.00 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the right having a radius of 275.00 feet, a chord bearing of North 29°17'31" East, and a chord distance of 120.83 feet;

Along said non-tangent curve to the right through a central angle of 25°22'58", an arc length of 121.83 feet to a 1/2 inch iron rod set for corner;

North 41°59'00" East, a distance of 189.20 feet to a 1/2 inch iron rod set for corner;

South 48°01'00" East, a distance of 24.50 feet to a 1/2 inch iron rod set for corner;

North 41°59'00" East, a distance of 65.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 37.818 acres or 164,373 square feet of land, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the CARUTH LAKE, PHASE 5, 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. I (we) further certify that all other parties who have a mortgage or lien interest in the CARUTH LAKE, PHASE 5, subdivision have been notified and signed this plat.

I (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. I (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 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 structure, 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.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comply and that with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at Dallas, Texas this the 9th day of July 1997.

LUMBERMEN'S INVESTMENT CORPORATION

Robert Young - Vice President

STATE OF TEXAS
COUNTY OF DALLAS

Before me the undersigned authority, a Notary Public in and for the County and State, personally appeared Robert Young 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 purposes and considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July 1997.

Rebecca M. Beal
Notary Public in and for State of Texas
My Commission Expires: 11-24-99

REBECCA M. BEAL
Notary Public
State of Texas
Comm. Expires 11-24-

I, the undersigned, hereby declare that the survey map hereon, and the field note description hereon, depicts and describes the results of an actual on the ground survey made on the 27th day of August, 1996 under my supervision, and that except as shown there are no visible encroachments, protrusions, easements or right-of-ways. This survey substantially conforms to the Minimum Standards of practice approved by the Texas Board of Professional Land Surveyors.

B.J. Elam
Registered Professional Land Surveyor
Texas Registration No. 4581
Winkelmann & Associates, Inc.
12800 Hillcrest Rd., #200
Dallas, Texas 75230
972/490-7090

STATE OF TEXAS
REGISTERED
B. J. ELAM
4581
SURVEYOR

STATE OF TEXAS
COUNTY OF DALLAS

Before me the undersigned authority, a Notary Public in and for the County and State, personally appeared B. J. Elam 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 purposes and considerations herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of JULY 1997.

Lennie Lueker
Notary Public in and for State of Texas
My Commission Expires: 3-15-99

LENNIE LUEKER
Notary Public, State of Texas
My Commission Expires 3-15-99

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission — Date 7-15-97

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 17th day of March, 1997.

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 twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS MY HANDS this ____ day of ____ 1997.

Mayor, City of Rockwall

City Secretary, City of Rockwall

SEAL

D-30

C:\MAKE\CARUTH\1463SP5.DWG Wed Jul 09 14:01:10 1997