OWNERS CERTIFICATE

CITY OF ROCKWALL
COUNTY OF ROCKWALL

WHEREAS, Lumberman's Investment Corporation, is the owner of a tract of land in the M.B. JONES SURVEY, Abstract No. 122, and the S.S. McCURRY SURVEY, Abstract No. 148 Rockwall County, Texas and being a portion of a tract of land owned by said Lumberman'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 3/8 inch iron rod found for the most southwesterly corner of Lakehill Subdivision, Phase 1 as recorded in Cabinet A, Page 272 of the Plat Records of Rockwall County, Texas (PRRCT), said iron rod being in the northerly right-of-way line of FM 1141 (an 80 foot right-of-way);

THENCE along the northerly right-of-way line of said FM 1141 as follows:

South 86°21'00" West a distance of 82.61 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." for the beginning of a curve to the left having a radius of 358.39 feet a chord bearing South 77°52'16" West and a chord distance of 105.68 feet;

Along said curve to the left through a central angle of 16°57'23" for an arc length of 106.06 feet to a 5/8 inch iron rod found for the most southeasterly corner of a tract of land described in a deed to Jan Cullins as recorded in Volume 2323, Page 112 (DRRCT);

THENCE departing said northerly right-of-way of FM 1141 and along the easterly line of said Jan Cullins tract North 00°24'55" West a distance of 313.02 feet to a 1" pipe found for corner;

THENCE along the northerly line of said Jan Cullins tract South 88°07'18" West a distance of 160.35 feet to a 1/2 inch iron rod found for corner;

THENCE along the westerly line of said Jan Cullins tract South 01°10'33" East a distance of 419.67 feet to a 5/8 inch iron rod found for corner in the westerly right-of-way of said FM 1141 said iron rod being the beginning of a non-tangent curve to the left having a radius of 358.39 feet, a chord bearing South 31°54'11" West and a chord distance of 83.89 feet;

THENCE along the westerly right-of-way of said FM 1141 and along said curve to the left through a central angle of 13°24'37" for an arc length of 83.88 feet to a 1/2 inch iron rod set with red plastic cap stamped "W.A.I." set in the easterly line of a second tract of land described in a deed to Jan Cullins;

THENCE departing said westerly right-of-way of FM 1141 and along the easterly line of said Jan Cullins tract North 01°41'27" West a distance of 143.63 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE along the northerly line of said Jan Cullins tract South 88°32'19" West a distance of 207.00 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE along the westerly line of said Jan Cullins tract South 01°41'27" East a distance of 750.85 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE along the southerly line of said Jan Cullins tract South 89°19'55" East a distance of 167.43 feet to a 1/2 inch iron rod found bearing North 47°39'39" East a distance of 2.82 feet for corner in the westerly right-of-way of said FM 1141;

THENCE along said westerly right-of-way of FM 1141 South 01°26'34" East a distance of 295.00 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE departing said westerly right-of-way of FM 1141 South 74°09'33" West a distance of 98.29 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

nTHENCE South 53°36'30" West a distance of 137.70 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 89°52'34" West a distance of 219.27 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 79°39'07" West a distance of 316.94 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 89°14'01" West a distance of 220.51 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 63°47'22" West a distance of 124.87 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 49°09'45" West a distance of 630.20 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 40°40'55" West a distance of 213.48 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 31°47'49" West a distance of 194.94 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 58°12'11" East a distance of 120.00 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 31°47'49" West a distance of 27.47 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 58°12'11" East a distance of 185.00 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 31°47'49" East a distance of 20.32 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 58°12'11" East a distance of 115.00 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 31°47'49" West a distance of 72.78 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 58°12'11" East a distance of 50.00 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE South 31°47'49" East a distance of 28.77 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 62°45'51" East a distance of 552.41 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for the beginning of a curve to the right having a radius of 925.00 feet, a chord bearing North 75°57'45" East and a chord distance of 422.40 feet;

THENCE along said curve to the right through a central angle of 26°23'48" for an arc length of 426.15 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 89°09'39" East a distance of 381.86 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 01°10'33" West a distance of 300.01 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 89°09'39" East a distance of 220.30 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 00°50'21" West a distance of 300.00 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 89°09'39" East a distance of 309.96 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner in the westerly line of said Lakehill Subdivision, Phase 1;

THENCE along the westerly line of said Lakehill Subdivision, Phase 1 South 00°50'21" East a distance of 773.08 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 47.893 acres or 2,086,219 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 6, 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 6, 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 other 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;

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 _____, Texas this the _____ day of _____, 2005.

LUMBERMEN'S INVESTMENT CORPORATION

_____
Thomas H. Burleson – 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 Thomas H. Burleson 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 _____ day of _____, 2005.

_____
Notary Public in and for State of Texas
My Commission Expires: _____

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS :

THAT I, B.J. Elam, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

_____
B.J. Elam
Registered Professional Land Surveyor
Texas Registration No. 4581
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, suite #100
Dallas, Texas 75230
972/490-7090

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 _____ day of _____, 2005.

_____
Notary Public in and for State of Texas
My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

_____ _____
Planning and Zoning Commission 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 _____, 2005

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 OUR HANDS this _____ day of _____, 2005.

_____ _____
Mayor, City of Rockwall City Secretary, City of Rockwall

_____
City of Rockwall Engineer

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE #100, DALLAS, TEXAS 75230
(972) 490-7090 FAX

S.S. McCURRY SURVEY, ABSTRACT NO. 148
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

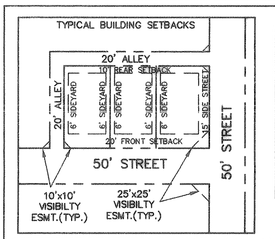
LUMBERMEN'S INVESTMENT CORPORATION
5480 BELTLINE ROAD #255
DALLAS, TEXAS 75240

FINAL PLAT
CARUTH LAKE, PHASE 6
47.893 ACRES – 152 RES. LOTS

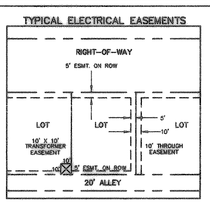
Scale : 1"=200'
Drawn By : MK
Checked By : BJE
File : 14654FP6PG4.DWG
Project No. : 14654.02
Date : 6-30-04

SHEET 4 OF 4

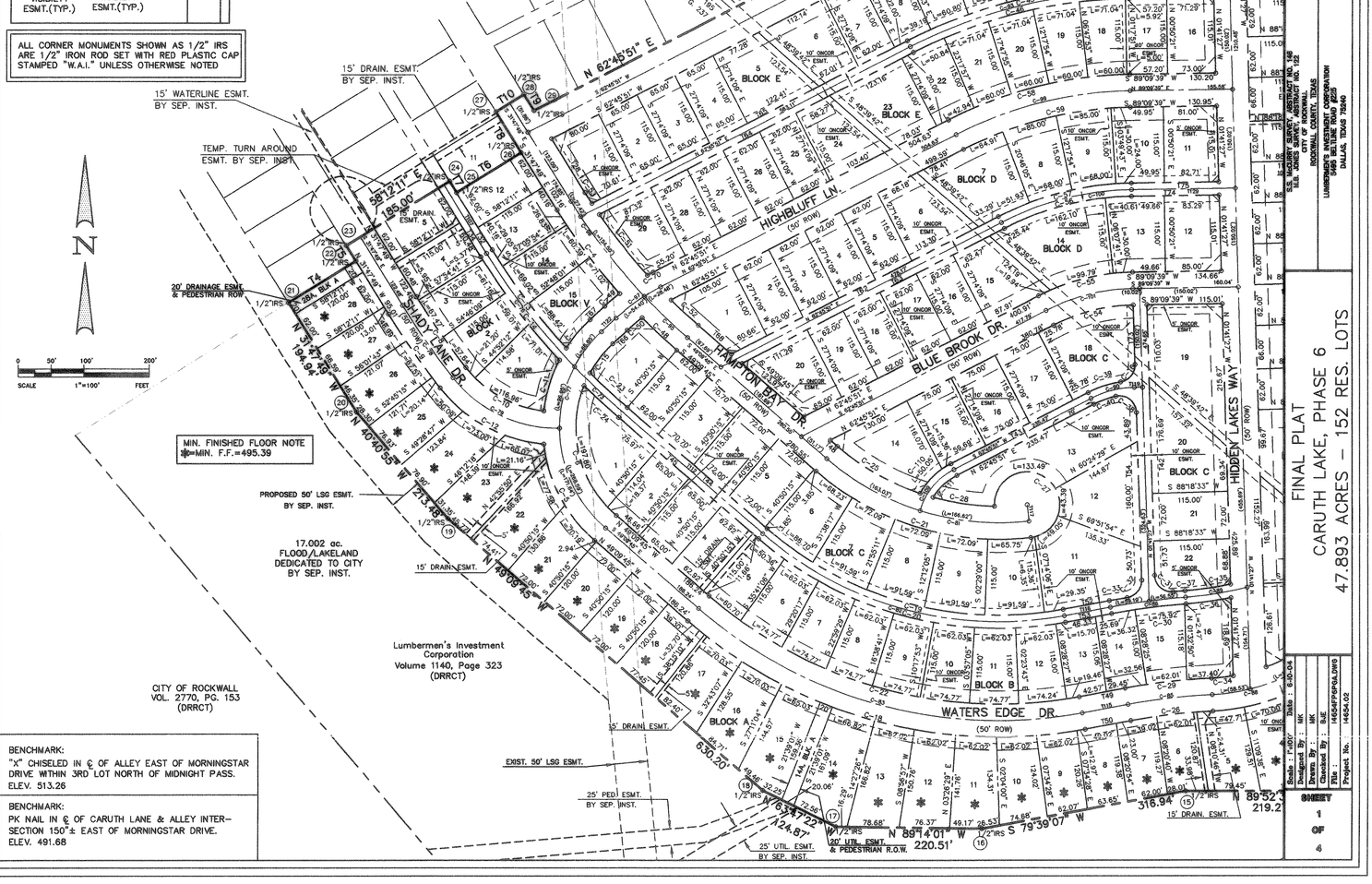
TYPICAL BUILDING SETBACKS



TYPICAL ELECTRICAL EASEMENTS



ALL CORNER MONUMENTS SHOWN AS 1/2" IRS ARE 1/2" IRON ROD SET WITH RED PLASTIC CAP STAMPED "W.A.I." UNLESS OTHERWISE NOTED



MIN. FINISHED FLOOR NOTE
#=MIN. F.F.=495.39

BENCHMARK:
"X" CHISELED IN ℄ OF ALLEY EAST OF MORNINGSTAR DRIVE WITHIN 3RD LOT NORTH OF MIDNIGHT PASS.
ELEV. 513.26

BENCHMARK:
PK NAIL IN ℄ OF CARUTH LANE & ALLEY INTER-SECTION 150'± EAST OF MORNINGSTAR DRIVE.
ELEV. 491.68

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE #100, DALLAS, TEXAS 75230
(972) 490-7090 FAX

S.S. McCURRY SURVEY, ABSTRACT NO. 148
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LUMBERMEN'S INVESTMENT CORPORATION
5480 BELTLINE ROAD #255
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FINAL PLAT
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SHEET 1 OF 4

C:\JOBS\ELL\14654fp6pg4.dwg Mon Jun 20 08:32:18 2005 HB