

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS D.R. HORTON–TEXAS, LTD. is the owner of a parcel of land located in the City of Rockwall, Rockwall County, Texas, and being a part of the Samuel S. McCurry Survey, Abstract Number 146, and also being a part of a called 39.816 acre tract of land described as Tract 1 in deed to D.R. Horton–Texas, Ltd. as recorded in Volume 6588, Page 203, Deed Records of Rockwall County, and being further described as follows:

COMMENCING at a one–half inch iron rod found at the southwest corner of said Tract 1, said point also being the north corner of Lot 5, Block I, Caruth Lake, Phase 6, an addition to the City of Rockwall as recorded in Cabinet F, Page 259, Plat Records of Rockwall County;

THENCE along the west line of said Tract 1 as follows:  
North 31 degrees 47 minutes 49 seconds West, 252.98 feet to a one–half inch iron rod found for corner;  
Northwesterly, 180.44 feet along a curve to the right having a central angle of 18 degrees 27 minutes 42 seconds, a radius of 560.00 feet, a tangent of 91.01 feet, and whose chord bears North 22 degrees 33 minutes 59 seconds West, 179.66 feet to a point for corner;

THENCE North 76 degrees 39 minutes 54 seconds East, 20.01 feet to a one–half inch iron rod set at the POINT OF BEGINNING of this tract of land;

THENCE Northwesterly, 108.25 feet along a curve to the right having a central angle of 11 degrees 29 minutes 10 seconds, a radius of 540.00 feet, a tangent of 54.31 feet, and whose chord bears North 07 degrees 35 minutes 31 seconds West, 108.07 feet to a one–half inch iron rod set for corner;

THENCE North 01 degrees 50 minutes 56 seconds West, 275.54 feet to a one–half inch iron rod set in the north line of said Tract 1;

THENCE along the north line of said Tract 1 as follows:  
North 63 degrees 16 minutes 47 seconds East, 424.42 feet to a one–half inch iron rod found for corner;  
North 62 degrees 45 minutes 51 seconds East, 939.67 feet to a one–half inch iron rod set at the northwest corner of Lot 5, Block K, Caruth Lakes Phase 7B, an Addition to the City of Rockwall, as recorded in Cabinet H, Slide 301, Plat Records of Rockwall County;

THENCE along the west line of said Caruth Lakes Phase 7B as follows:  
Southeasterly, 152.57 feet along a curve to the left having a central angle of 152 degrees 01 minutes 57 seconds, a radius of 57.50 feet, a tangent of 230.90 feet, and whose chord bears South 13 degrees 15 minutes 08 seconds East, 111.59 feet to a one–half inch iron rod set for corner;  
South 00 degrees 50 minutes 21 seconds East, 207.52 feet to a one–half inch iron rod set for corner;  
Southwesterly, 210.31 feet along a curve to the left having a central angle of 07 degrees 54 minutes 05 seconds, a radius of 1525.00 feet, a tangent of 105.32 feet, and whose chord bears South 85 degrees 13 minutes 24 seconds West, 210.14 feet to a one–half inch iron rod set for corner;  
South 08 degrees 43 minutes 39 seconds East, 165.00 feet to a one–half inch iron rod set for corner;

THENCE Southwesterly, 439.32 feet along a curve to the left having a central angle of 18 degrees 30 minutes 30 seconds, a radius of 1360.00 feet, a tangent of 221.59 feet, and whose chord bears South 72 degrees 01 minutes 06 seconds West, 437.41 feet to a one–half inch iron rod set for corner;

THENCE South 62 degrees 45 minutes 51 seconds West, 528.10 feet to a one–half inch iron rod set for corner;

THENCE North 01 degrees 50 minutes 56 seconds West, 10.46 feet to a one–half inch iron rod set for corner;

THENCE South 88 degrees 09 minutes 04 seconds West, 50.00 feet to a one–half inch iron rod set for corner;

THENCE South 01 degrees 50 minutes 56 seconds East, 28.00 feet to a one–half inch iron rod set for corner;

THENCE Southeasterly, 85.20 feet along a curve to the left having a central angle of 11 degrees 29 minutes 10 seconds, a radius of 425.00 feet, a tangent of 42.74 feet, and whose chord bears South 07 degrees 35 minutes 31 seconds East, 85.06 feet to a one–half inch iron rod set for corner;

THENCE South 76 degrees 39 minutes 54 seconds West, 115.00 feet to the POINT OF BEGINNING and containing 418,921 square feet or 9.617 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS  
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I D.R. Horton–Texas, Ltd. the undersigned owners of the land shown on this plat, and designated herein as the Caruth Lakes, Phase 7D 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 Caruth Lakes, Phase 7D 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; 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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAN B. RAMSEY, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Rockwall, Rockwall County, Texas.

\_\_\_\_\_  
Dan B. Ramsey, R.P.L.S. No. 4172

STATE OF TEXAS  
COUNTY OF ROCKWALL  
4172  
PROFESSIONAL  
LAND SURVEYOR

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 Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2013.

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

FINAL PLAT

CARUTH LAKES, PHASE 7D

9.617 ACRES OUT OF THE  
SAMUEL S. McCURRY SURVEY,  
ABSTRACT NO. 146

37 RESIDENTIAL LOTS  
1 OPEN SPACE LOT

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

D.R. HORTON – TEXAS, LTD.OWNER  
4306 Miller Road, Suite A(214) 607–4244  
Rowlett, Texas 75088

JB PARTNERS, INC.SURVEYOR/ENGINEER  
16301 Quorum Drive, Suite 200 B(972)248–7676  
Addison, Texas 75001

37 RESIDENTIAL LOTS

SEPTEMBER 17, 2013

Sheet 2 of 2

LOT 1, BLOCK W  
VISIBILITY CLIP DETAIL

WITNESS MY HAND at Rowlett, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
David L. Booth, an Authorized Agent for D.R. Horton–Texas Ltd.

STATE OF TEXAS ~  
COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared David L. Booth Assistant Vice President, 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 consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Notary Public in and for the State of Texas

Plotted by: ychot Plot Date: 4/15/2015 3:53 PM

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