

WHEREAS: MARIAH BAY DEVELOPMENT CORPORATION is the owner of land situated in the S.S. McCurry Survey, Abstract No. 146, and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that 502.566 acre tract of land described in Deed to Caruth Lake Development Corporation recorded in Volume 694, Page 47, Deed Records, Rockwall County, Texas, and being that 1.58 acre tract of land conveyed to Henry H. Crumbley by Deed recorded in Volume 91, Page 202, Deed Records, Rockwall County Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the Northeast line of State Hwy. 205, a 100-foot right-of-way, with the center of Quail Run Road, said point being the Northwest corner of said Crumbley tract;

THENCE: North 88° 25' 16" East with the center of Quail Run Road and the North line of said Crumbley tract and then the north line of said 502.566 acre tract a distance of 759.40 feet to a 1/2" iron rod set for a corner;

THENCE: North 89° 35' 13" East a distance of 73.91 feet continuing with said lines to a 1/2" iron rod set for a corner;

THENCE: Leaving said line and traversing said 502.566 acre tract as follows:

South 1° 25' 40" East a distance of 1,126.13 feet to a 1/2" iron rod set for a corner;

North 54° 03' 54" West a distance of 312.32 feet to a 1/2" iron rod set at the beginning of a curve to the left having a central angle of 32° 27' 17", a radius of 380.00 feet, and a chord that bears North 70° 17' 33" West a distance of 212.38 feet;

Along said curve an arc distance of 215.25 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 13° 33' 51", a radius of 150.00 feet, and a chord that bears North 79° 44' 16" West a distance of 35.43 feet;

Along said curve an arc distance of 35.51 feet to a 1/2" iron rod set at the beginning of a curve to the left having a central angle of 31° 15' 56", a radius of 160.50 feet, and a chord that bears North 88° 35' 19" West a distance of 86.50 feet;

Along said curve an arc distance of 87.58 feet to a 1/2" iron set for a corner; And South 75° 46' 43" West a distance of 72.48 feet to a 1/2" iron rod set for a corner on the previously mentioned line of said State Hwy. 205;

THENCE: North 14° 13' 17" West a distance of 885.90 feet with said line to the Point of Beginning and containing 679,854 square feet or 15.61 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated as QUAIL RUN RETAIL, Rockwall County, 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 plat of said Addition 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.

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. 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 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.

MARIAH BAY DEVELOPMENT CORPORATION

by: Michael D. Whittle

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael D. Whittle, the VP President of said Corporation, 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 herein stated and on behalf of said Corporation.

Given upon my hand and seal of office this 12<sup>th</sup> day of July, 2001.

Cynthia A. Lorton  
Notary Public in and for the State of Texas



Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL

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 \_\_\_\_\_, 2001.

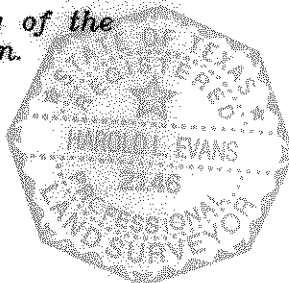
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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 personal supervision.

Harold L. Evans  
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS  
COUNTY OF DALLAS

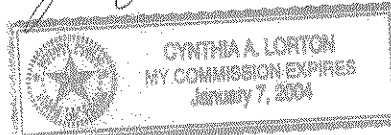
This instrument was acknowledged before me on the 12 day of July, 2001 by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

G. Carl Kandler  
Planning and Zoning Commission

Date



7/13/01

APPROVED

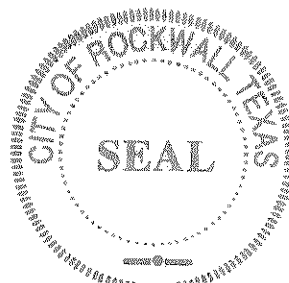
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19 day of March, 2001

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 13<sup>th</sup> day of July, 2001.

Richard J. ...  
Mayor, City of Rockwall

Cheryl A. Austin  
City Secretary, City of Rockwall



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**HAROLD L. EVANS**  
CONSULTING ENGINEER  
P.O. BOX 28355  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
		0020

**QUAIL RUN RETAIL**  
S.S. McCURRY SURVEY, ABST. NO. 146  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
MARIAH BAY DEVELOPMENT CORP.  
P.O. BOX 369, ROCKWALL, TEXAS 75087 (972) 771-5253

Quail Run Retail