

WHEREAS: CONTINENTAL HOMES OF TEXAS, L.P., a Texas limited partnership is the owner of a tract of land situated in the McCurry Survey, Abstract No. 146, 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 more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the center of Quail Run Road, said point also being the Northwest corner of said 502.566 acre tract:
THENCE: North 88° 25' 16" East along said centerline, a distance of 575.00 feet to a 1/2" iron rod set at an angle point in said road;
THENCE: Continuing with said centerline North 89° 35' 13" East a distance of 699.67 feet to a 1/2" iron rod set for the POINT OF BEGINNING, said point being the Northeast corner of Quail Run Valley No. 1;
THENCE: Continuing with said centerline North 89° 35' 13" East a distance of 1,247.61 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said 502.566 acre tract and at the Northwest corner of that tract of land conveyed to Roy L. Hance by Deed recorded in Volume 91, Page 107, Deed Records, Rockwall County, Texas;
THENCE: South 03° 27' 16" East a distance of 970.63 feet to a 1/2" iron rod set for a corner at the Southwest corner of said Hance tract;
THENCE: North 88° 29' 58" East a distance of 433.18 feet with the South line of said Hance tract to a 1/2" iron rod set for a corner at a Northwest corner of that tract of land conveyed to Lumbermens Investment Corporation by Deed recorded in Volume 1140, Page 323, Deed Records, Rockwall County, Texas;
THENCE: Along the Westerly and Northerly lines of said Lumbermens Investment Corporation tract as follows:

South 01° 30' 02" East a distance of 132.49 feet to a 1/2" iron rod set for a corner;
South 28° 44' 08" West a distance of 84.14 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 127° 44' 37", a radius of 50.00 feet and a chord that bears North 87° 23' 34" West a distance of 89.78 feet;
Along the arc of said curve an arc distance of 111.48 feet to a 1/2" iron rod set at a point of reverse curve having a central angle of 67° 58' 47", a radius of 30.00 feet and a chord that bears North 57° 30' 39" West a distance of 33.54 feet;
Along the arc of said curve an arc distance of 35.59 feet to a 1/2" iron rod set for a corner;
South 88° 29' 58" West a distance of 80.41 feet to a 1/2" iron rod set at a beginning of a curve to the left having a central angle of 55° 08' 19", a radius of 225.00 feet and a chord that bears South 60° 55' 48" West a distance of 208.27 feet;
Along the arc of said curve an arc distance of 216.53 feet to a 1/2" iron rod set for a corner;
South 33° 21' 39" West a distance of 222.86 feet to a 1/2" iron rod set on a curve to the right having a central angle of 146° 23' 44", a radius of 50.00 feet and a chord that bears South 69° 41' 19" West a distance of 95.73 feet;
Along the arc of said curve an arc distance of 127.75 feet to a 1/2" iron rod set for a corner;
North 73° 59' 00" West a distance of 835.78 feet to a 1/2" iron rod set for a corner;
South 67° 54' 00" West a distance of 192.36 feet to a 1/2" iron rod set for a corner at the Southeast corner of said Quail Run Valley No. 1;
THENCE: Along the Easterly lines of said Addition as follows:
North 10° 29' 59" West a distance of 157.46 feet to a 1/2" iron rod set for a corner;
South 79° 30' 01" West a distance of 7.10 feet to a 1/2" iron rod set for a corner;
North 10° 29' 59" West a distance of 219.50 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the right having a central angle of 8° 43' 55", a radius of 301.88 feet, and a chord that bears North 6° 08' 01" West a distance of 45.96 feet;
Along said curve an arc distance of 46.01 feet to a 1/2" iron rod set for a corner;
North 1° 46' 04" West a distance of 679.26 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the right having a central angle of 69° 54' 56", a radius of 40.00 feet, and a chord that bears North 33° 11' 24" East a distance of 45.84 feet;
Along said curve an arc distance of 48.81 feet to a 1/2" iron rod set for a corner;
North 21° 51' 08" West a distance of 43.01 feet to a 1/2" iron rod set for a corner;
North 76° 54' 42" West a distance of 32.58 feet to a 1/2" iron rod set for a corner; and
North 1° 46' 04" West a distance of 117.50 feet to the Point of Beginning and containing 40.06 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 VALLEY NO. 2 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.

CONTINENTAL HOMES OF TEXAS, L.P.

By: CHTEX of Texas, Inc.
a Delaware corporation, its sole General Partner

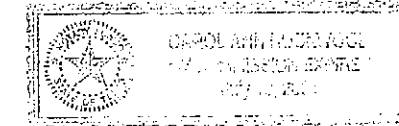
By: John L. Moore
John L. Moore, Division President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared John L. Moore, the Division 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 12th day of March, 2002.

Carol Ann Rockwood
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 _____, 2002.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

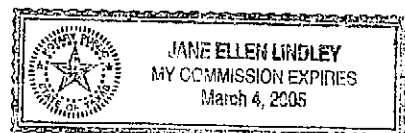
That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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 22nd day of February, 2002, by Harold L. Evans

Jane Ellen Lindley
Notary Public



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

3-26-02

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 18th day of Feb, 2002.

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 10th day of March, 2002.

Harold L. Evans
Mayor, City of Rockwall

Christy Brooks
City Secretary, City of Rockwall

126 LOTS 40.06 ACRES

E-186

Chuck Todd 3-27-2002
CITY OF ROCKWALL ENGINEER

HAROLD L. EVANS
CONSULTING ENGINEER
2931 GUS THOMASSON ROAD, STE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
		0020

QUAIL RUN VALLEY NO. 2
S.S. McCURRY SURVEY, ABST. NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CONTINENTAL HOMES OF TEXAS
621 WEST COLLEGE, GRAPEVINE, TEXAS, 76051 817-481-1469

Quail Run Valley 2

FILED FOR RECORD
ROCKWALL COUNTY
02 APR - 1 AM 11:15
LAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

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C:\RUSSELL\0020PLT.DWG Thu Jan 17 12:43:48 2002 RUSSELL