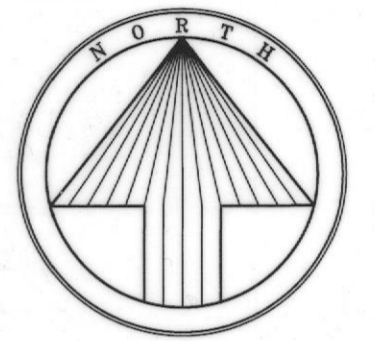
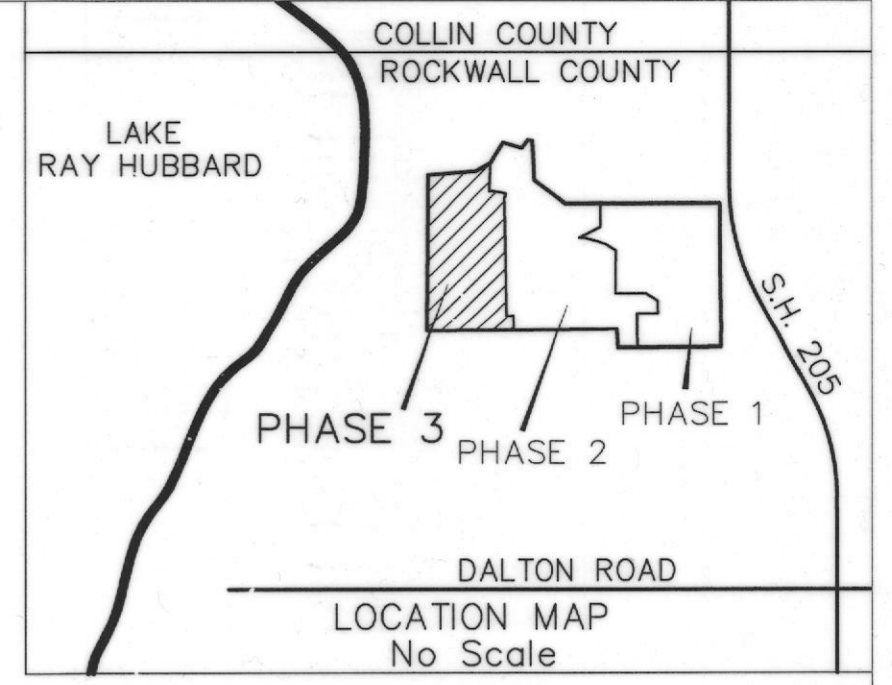


2016000009304 1/2 PLAT 06/06/2016 04:19:31 PM

STATE PLANE COORDINATE  
N=7043534.720, E=2590010.372

CITY OF DALLAS  
VOL. 76, PG. 530  
R.P.R.R.C.T.

Prentice Hickman  
Vol. 4487, Pg. 132  
O.P.R.R.C.T.



SCALE: 1" = 100'

NOTE: Bearings shown are based on monuments found or set on the ground in January 2008, marking the subject tract according to the Final Plat of Castle Ridge Estates Phase 1 recorded in Cab. G, Page 085 (LRRCT), and property owned by Hardisty Drive Partners, Ltd. according to the deed recorded in Instrument Number 2007-00387874 (LRRCT).

- (F) = 1/2" iron rod found with a yellow cap
- (F1) = 5/8" iron rod found with cap stamped "ADAMS 5610"
- (F2) = 1/2" iron rod found with yellow cap stamped "Tipton"
- (S) = 5/8" iron rod set with yellow cap stamped "WESTWOOD PS"
- (1) = 10' x 10' Visibility Esmt.
- (2) = 20' x 20' Visibility Esmt.
- (3) = 25' x 25' Visibility Esmt.
- (M) = Control Monuments
- ◇ = Street Name Change
- UE = Utility Easement
- DE = Drainage Easement
- DUE = Drainage & Utility Easement
- FE = Farmers' Electric Coop. Easement
- HE = HOA Maintenance Easement

LOT CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	158°46'32"	138.56'	N42°50'22"E	98.29'
C2	650.00'	7°38'34"	86.70'	N89°10'44"E	86.64'
C3	625.00'	7°38'34"	83.37'	N89°10'44"E	83.31'
C4	600.00'	2°52'00"	30.02'	N86°47'27"E	30.02'

TANGENT TABLE		
T1	S47°09'38"E	20.35'
T2	S04°38'33"E	25.00'

FINAL PLAT  
**CASTLE RIDGE ESTATES PHASE 3**  
J. STRICKLAND SURVEY ~ ABSTRACT NO. 187  
ROCKWALL, ROCKWALL COUNTY, TEXAS  
~ OWNERS ~

**D-R HORTON**  
America's Builder

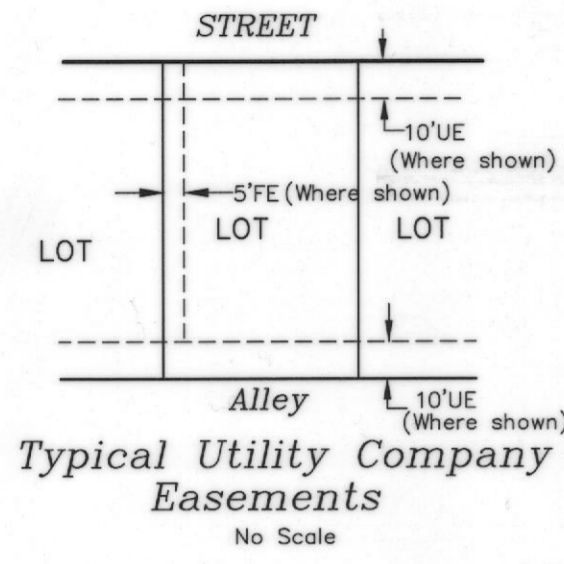
4306 Miller Road - Rowlett, Texas 75088  
214-607-4244

~ ENGINEER/SURVEY ~

**Westwood**

Phone (214) 473-4640 2740 North Dallas Parkway, #280  
Toll Free (888) 937-5150 Plano, TX 75093  
westwoodps.com

Westwood Professional Services, Inc. 05/23/2016  
62 Lots 850,330 SF / 19.521 AC. 0001337.00/Dwg/Survey

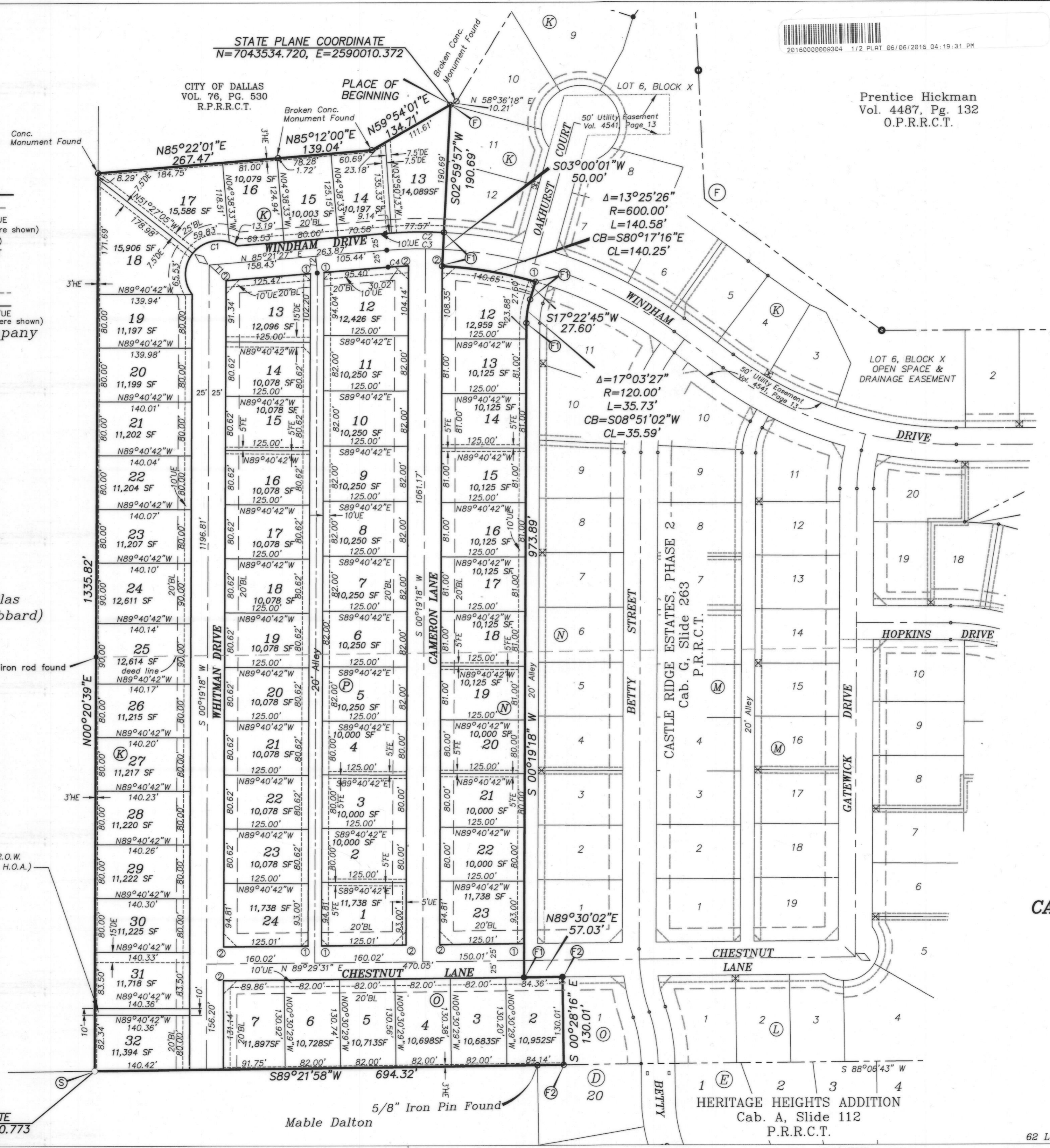


Typical Utility Company Easements  
No Scale

City of Dallas  
(Lake Ray Hubbard)

10' Utility, Maintenance & Access R.O.W.  
(To Be Owned and Maintained by the H.O.A.)

STATE PLANE COORDINATE  
N=7042098.430, E=2589480.773



Mable Dalton

HERITAGE HEIGHTS ADDITION  
Cab. A, Slide 112  
P.R.R.C.T.

Castle Ridge Estates  
Phase 3  
Final Plat

1/2

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

**LEGAL DESCRIPTION**

BEING a 19.521 acre tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being the same 19.521 acre tract of land conveyed to D.R. Horton - Texas, Ltd., by Special Warranty Deed recorded in Document No. 2014000006940 of the Official Public Records, Rockwall County, Texas, said 19.521 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap found for the northwest corner of Lot 11, Block K, of Castle Ridge Estates, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet G, Slide 263, Real Property Records, Rockwall County, Texas, same being the northeast corner of herein described tract and being on the south line of a 2.00 acre tract of land described in instrument granting a Flowage Easement to the City of Dallas, of record in Volume 76, Page 530, Real Property Records, Rockwall County, Texas;

THENCE along the east line of the herein described tract and the common west line of said Castle Ridge Estates, Phase 2, boundary line, the following courses and distances:

South 02 degrees 59 minutes 57 seconds West, a distance of 190.69 feet to a 5/8 inch iron rod with yellow plastic cap stamped "ADAMS 5610" found for corner on the north right-of-way line of Windham Drive (50 foot right-of-way), being the southwest corner of Lot 12, Block K, of said Castle Ridge Estates, Phase 2;

South 03 degrees 00 minutes 01 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "ADAMS 5610" found in the south right-of-way line of said Windham Drive;

Along said south right-of-way line and a non-tangent curve to the right having a radius of 600.00 feet and an arc length of 140.58 feet (chord bears South 80 degrees 17 minutes 16 seconds East, 140.25 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "ADAMS 5610" found for corner in the west line of a 20' alley adjoining Block N of said Castle Ridge Estates, Phase 2;

South 17 degrees 22 minutes 45 seconds West, a distance of 27.60 feet to a 5/8 inch iron rod with yellow plastic cap stamped "ADAMS 5610" found for corner;

Along a curve to the left having a radius of 120.00 feet and an arc length of 35.73 feet (chord bears South 08 degrees 51 minutes 02 seconds West, 35.59 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "ADAMS 5610" found for corner;

South 00 degrees 19 minutes 18 seconds West, a distance of 973.89 feet to a 5/8 inch iron rod with yellow plastic cap stamped "ADAMS 5610" found for corner on the south right-of-way line of Chestnut Lane (50 foot right-of-way);

North 89 degrees 30 minutes 02 seconds East, along the south right-of-way line of said Chestnut Lane, a distance of 57.03 feet to a 1/2 inch iron rod with yellow cap stamped "TIPTON" found for corner;

South 00 degrees 28 minutes 16 seconds East, a distance of 130.01 feet to a 1/2 inch iron rod with yellow cap stamped "TIPTON" found for the southeast corner of the herein described tract and the common southwest corner of said Castle Ridge Estates, Phase 2, same being on the north line of Block D of Heritage Heights Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet A, Slide 112, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 21 minutes 58 seconds West, passing at a distance of 38.65 feet the northwest corner of Lot 20, Block D, of said Heritage Heights Addition, and continuing along a common north line of the Mable Dalton tract and most southerly line of herein described tract, a total distance of 694.32 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD" set for the southwest corner of said herein described tract, from which a fence post bears South 87 degrees 03 minutes 50 seconds West, a distance of 0.96 feet and being on the east line of a tract of land conveyed to the City of Dallas;

THENCE North 00 degrees 20 minutes 39 seconds East, along the east line of said City of Dallas tract, passing at a distance of 616.67 feet a 5/8 inch iron rod found, and continuing a total distance of 1,335.82 feet to a concrete monument found for the northwest corner of the herein described tract and the common southwest corner of aforementioned 2.00 acre tract of land;

THENCE along the north line of herein said tract and the common south line of said 2.00 acre tract, the following courses and distances:

North 85 degrees 22 minutes 01 seconds East, a distance of 267.47 feet to a broken concrete monument found for corner;

North 85 degrees 12 minutes 00 seconds East, a distance of 139.04 feet to a broken concrete monument found for corner;

THENCE North 59 degrees 54 minutes 01 seconds East, a distance of 134.71 feet to the POINT OF BEGINNING and containing 19.521 acres or 850,330 square feet more or less.

Note: 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.

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 herein as the CASTLE RIDGE ESTATES PHASE 3 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the CASTLE RIDGE ESTATES PHASE 3 subdivision have been notified.

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 and egress to, from, and upon the said easement strips for purposes 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 down; 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; 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.

D.R. HORTON - TEXAS, LTD.,  
a Texas limited partnership

By: D.R. HORTON, INC.  
a Delaware corporation,  
its authorized agent

By: [Signature]  
David L. Booth Asst. Vice President

THE STATE OF TEXAS )  
 COUNTY OF DALLAS )

BEFORE ME, the undersigned, a notary public in and for the State of Texas, on this day personally appeared David L. Booth, known to be to be the person whose name is subscribed for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE, this 25<sup>th</sup> day of May, 2016.

[Signature]  
Notary Public, State of Texas

Commission Expires: 2-29-2020

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS;

THAT I, Jason B. Armstrong, do hereby certify that I prepared this plat from an actual and an accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Rockwall, Texas.

[Signature]  
 Jason B. Armstrong  
 Registered Professional  
 Land Surveyor No. 5567



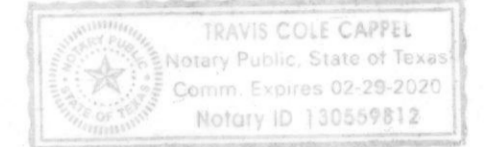
THE STATE OF TEXAS )  
 COUNTY OF COLLIN )

BEFORE ME, the undersigned, a notary public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to be to be the person whose name is subscribed for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE, this 25<sup>th</sup> day of May, 2016.

[Signature]  
Notary Public, State of Texas

Commission Expires: 2-29-2020



RECOMMENDED FOR FINAL APPROVAL  
 APPROVED

[Signature]  
Chairman, Planning & Zoning Commission

11/13/2015  
Date

I hereby certify that the above and foregoing plat of Castle Ridge Estates Phase 3, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 20 day of January 2016.

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 and eighty (180) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Platting Ordinances of the City of Rockwall.

WITNESS MY HAND this 2<sup>nd</sup> day of June, 2016.

[Signature] Mayor, City of Rockwall  
[Signature] City Secretary, City of Rockwall



[Signature]  
City Engineer

1366  
**FINAL PLAT**  
**CASTLE RIDGE ESTATES PHASE 3**  
 J. STRICKLAND SURVEY ~ ABSTRACT NO. 187  
 ROCKWALL, ROCKWALL COUNTY, TEXAS  
 ~ OWNERS ~

**D-R HORTON**  
 America's Builder

4306 Miller Road - Rowlett, Texas 75088  
 214-607-4244

~ ENGINEER/SURVEY ~

**Westwood**

Phone (214) 473-4640 2740 North Dallas Parkway, #280  
 Toll Free (888) 937-5150 Plano, TX 75093  
 westwoodps.com

Westwood Professional Services, Inc. 05/23/2016

Castle Ridge Estates  
 Phase 3  
 Final Plat