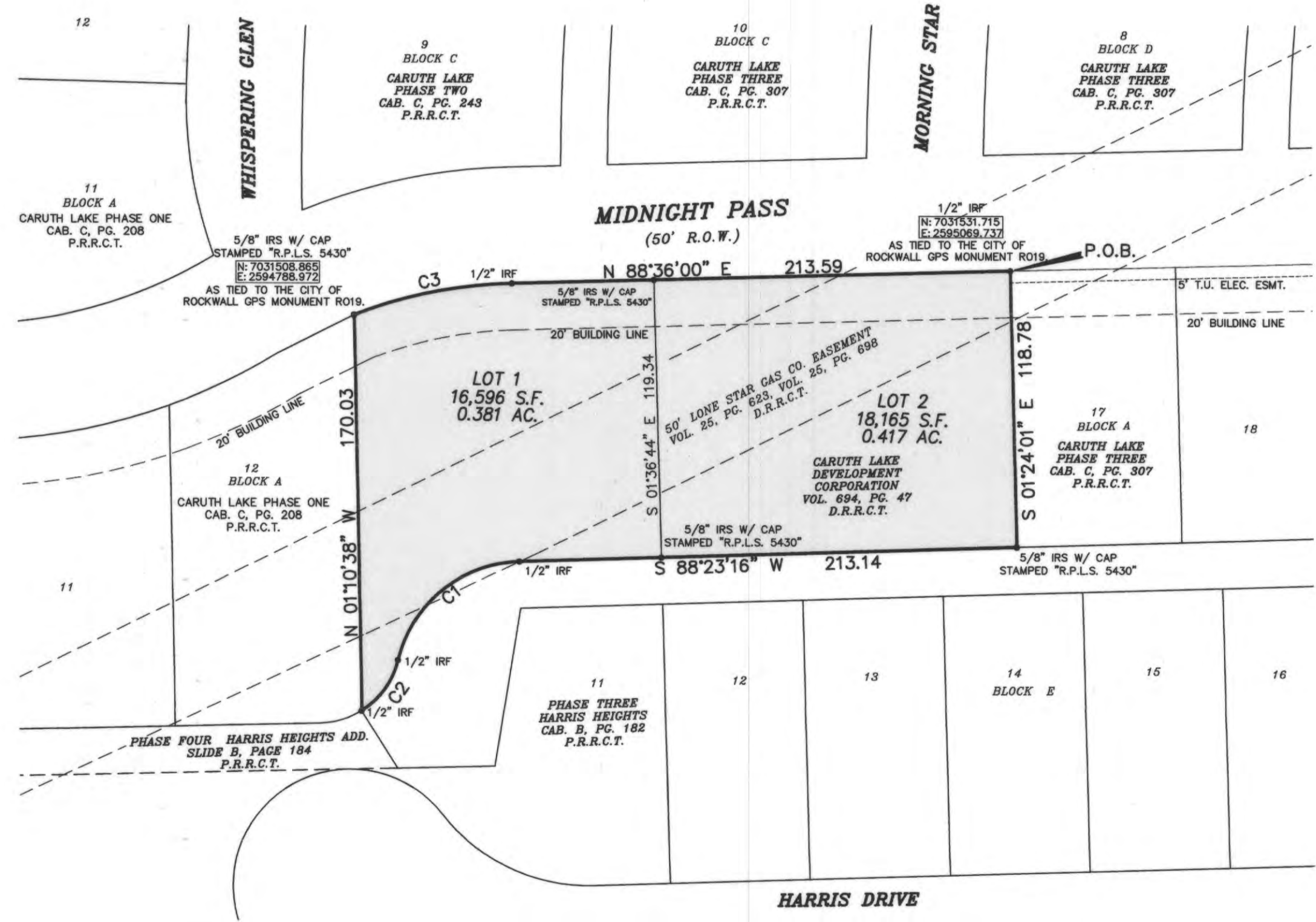
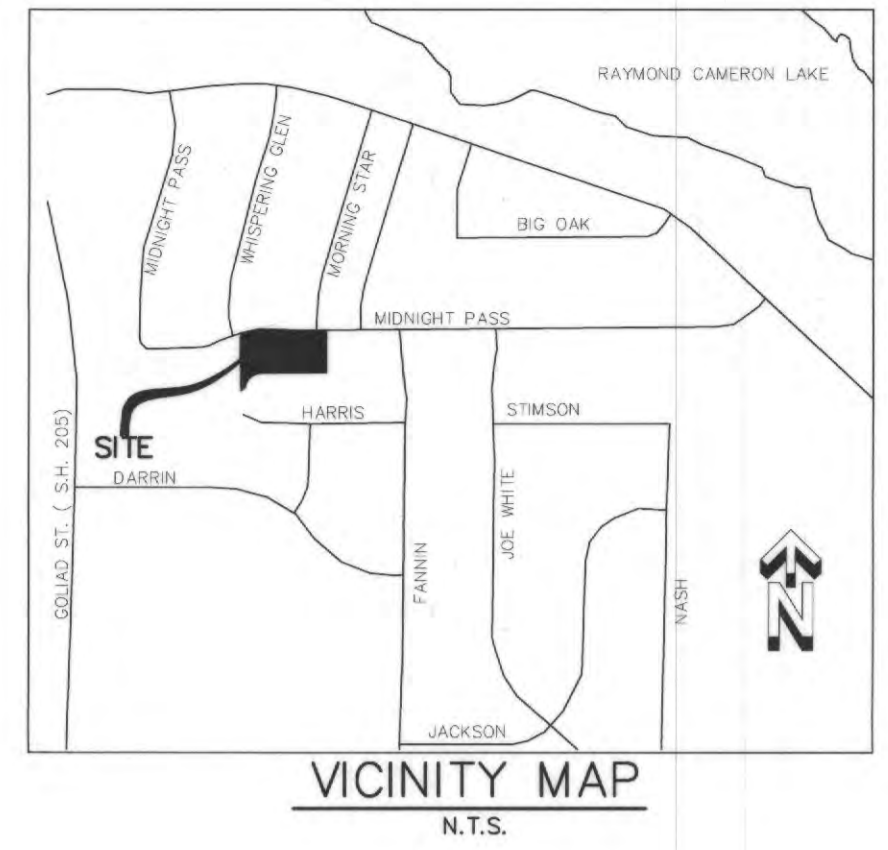
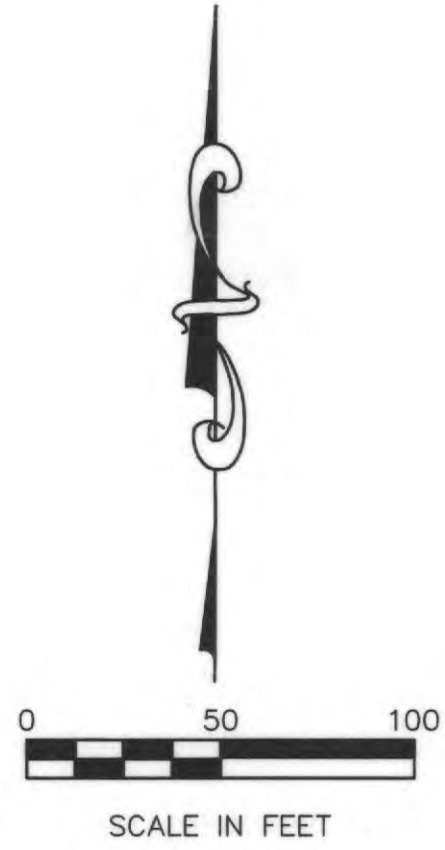


**General Notes:**

*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.*



THE REASON FOR THIS PLAT IS TO CREATE TWO DEVELOPABLE LOTS FROM THE REMAINDER OF A TRACT OF LAND TO CARUTH LAKE DEVELOPMENT CORPORATION, AS RECORDED IN VOLUME 694, PAGE 47, DEED RECORDS ROCKWALL COUNTY, TEXAS

I-151  
FINAL PLAT  
CARUTH LAKE PHASE 1B  
LOTS 1 & 2, BLOCK A

(2 LOTS)  
0.798 ACRES  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	55.00	75°08'59"	72.14	S 50°48'47" W	67.08
C2	35.00	44°35'33"	27.24	S 35°32'04" W	26.56
C3	200.00	19°49'59"	69.23	N 78°41'00" E	68.89

BASIS OF BEARINGS FOR THIS SURVEY IS THE FINAL PLAT OF CARUTH LAKE PHASE ONE RECORDED IN CABINET C, SLIDE 208 PLAT RECORDS ROCKWALL COUNTY, TEXAS

Owner:  
CARUTH LAKE DEVELOPMENT CORP.  
20 Noble Court  
Rockwall, TX 75032  
(972) 771-5253

Surveyor:  
MADDOX SURVEYING  
P.O. Box 2109  
Forney, Texas 75126  
(972) 564-4416

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We, Caruth Lake Development Corporation, the owners of the land shown on this plat, and designated herein as Lots 1 and 2 Block A - Caruth Lake Phase 1B, a 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 Caruth 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. 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 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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Caruth Lake Development Corporation
Representative

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 9th day of March 2015.

Brenda Crane
Notary Public in and for the State of Texas
2/26/17
My Commission Expires:



Filed and Recorded
Official Public Records
Shellie Miller, County Clerk
Rockwall County, Texas
03/19/2015 09:52:46 AM
\$100.00
2015000003654



OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, CARUTH LAKE DEVELOPMENT CORPORATION, being the owner of a tract of land in the City of Rockwall, Rockwall County, Texas, said tract being described as follows:

Part of the S.S. McCurry Survey, Abstract Number 146, situated in the City of Rockwall, Rockwall County, Texas, being all of the remainder of a tract of land to Caruth Lake Development Corporation, recorded in Volume 694, Page 47 of the Deed Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the south right-of-way line of Midnight Pass Dr., (a 50' R.O.W.), said point also being the northwest corner of Lot 17 Block A of Caruth Lake Phase 3, an addition to The City of Rockwall, as recorded in Cabinet C, Page 307, Plat Records Rockwall County, Texas;

THENCE South 01 degrees 24 minutes 01 seconds East along the west line of said Lot 17, a distance of 118.78 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southwest corner of said Lot 17 lying on the north line of an alley;

THENCE South 88 degrees 23 minutes 16 seconds West along the north line of said alley, a distance of 213.14 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left;

THENCE continuing along the north line of said alley and along said curve left an arc length of 72.14 feet, a central angle of 75 degrees 08 minutes 59 seconds, a radius of 55.00 feet, a chord which bears South 50 degrees 48 minutes 47 seconds West, a distance of 67.08 feet to a 1/2 inch iron rod found at the point of reverse curvature to the right;

THENCE continuing along the north line of said alley and with said reverse curve right an arc length of 27.24 feet, a central angle of 44 degrees 35 minutes 33 seconds, a radius of 35.00 feet, a chord which bears South 35 degrees 32 minutes 04 seconds West, a distance of 26.56 feet to a 1/2 inch iron rod found for the southeast corner of Lot 12 Block A of Caruth Lake Phase 1, an addition to The City of Rockwall, as recorded in Cabinet C, Page 208, Plat Records Rockwall County, Texas;

THENCE North 01 degrees 10 minutes 38 seconds West along the east line of said Lot 12, a distance of 170.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northeast corner of said Lot 12, said point also lying on the aforementioned south line of Midnight Pass Dr. and being at the beginning of a curve to the right;

THENCE along the south line of said Midnight Pass Dr. and along said curve to the right an arc length of 69.23 feet, a central angle of 19 degrees 49 minutes 59 seconds, a radius of 200.00 feet, a chord which bears North 78 degrees 41 minutes 00 seconds East, a distance of 68.89 feet to a 1/2 inch iron rod found for corner;

THENCE North 88 degrees 36 minutes 00 seconds East continuing along the south line of said Midnight Pass Dr., a distance of 213.59 feet to the POINT OF BEGINNING containing 34,756 Square Feet, or 0.798 of an Acre of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 5th DAY OF March, 2015.

Brian J. Maddox
BRIAN J. MADDOX, R.P.L.S. NO. 5430

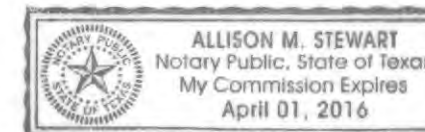


STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN 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 THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5th DAY OF March 2015.

Allison M. Stewart
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



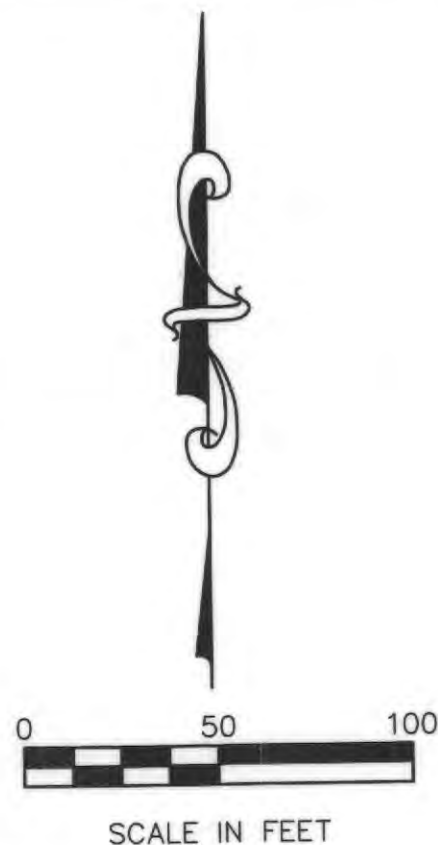
I-152

FINAL PLAT
CARUTH LAKE PHASE 1B
LOTS 1 & 2, BLOCK A

(2 LOTS)
0.798 ACRES
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
CARUTH LAKE DEVELOPMENT CORP.
20 Noble Court
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P.O. Box 2109
Forney, Texas 75126
(972) 564-4416



RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning & Zoning Commission
Date: 08.12.2014
I hereby certify that the above and foregoing plat of Caruth Lake Phase 1B to the City of Rockwall, Texas was approved by the Mayor of the City of Rockwall on the 18th day of August, 2014.
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 year from said date of final approval. An extension may be granted by the City Council.
Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.
Witness my hand this 18th day of March, 2015.
Mayor, City of Rockwall
City Secretary, City of Rockwall
City Engineer, City of Rockwall



General Notes:
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.