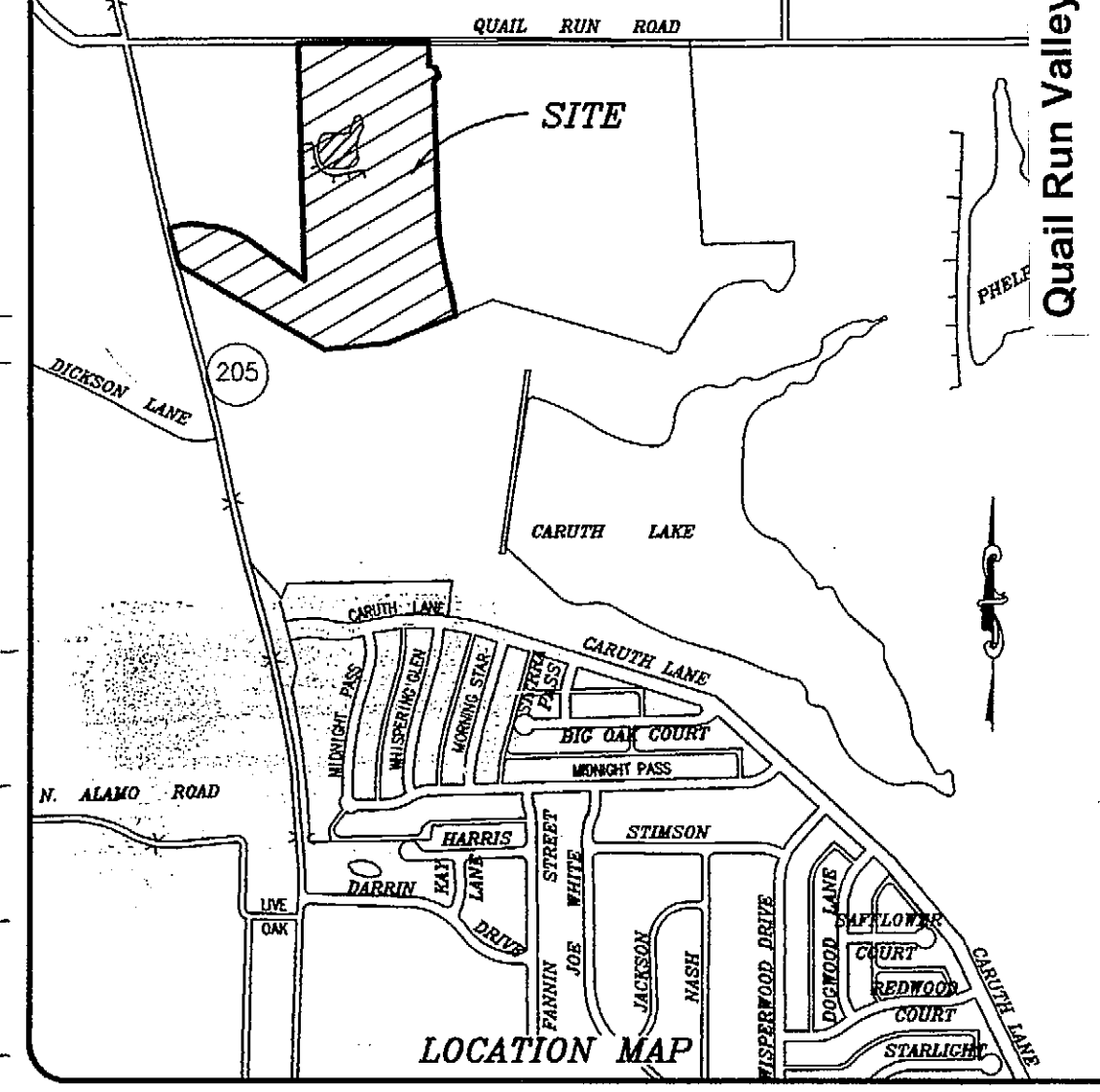
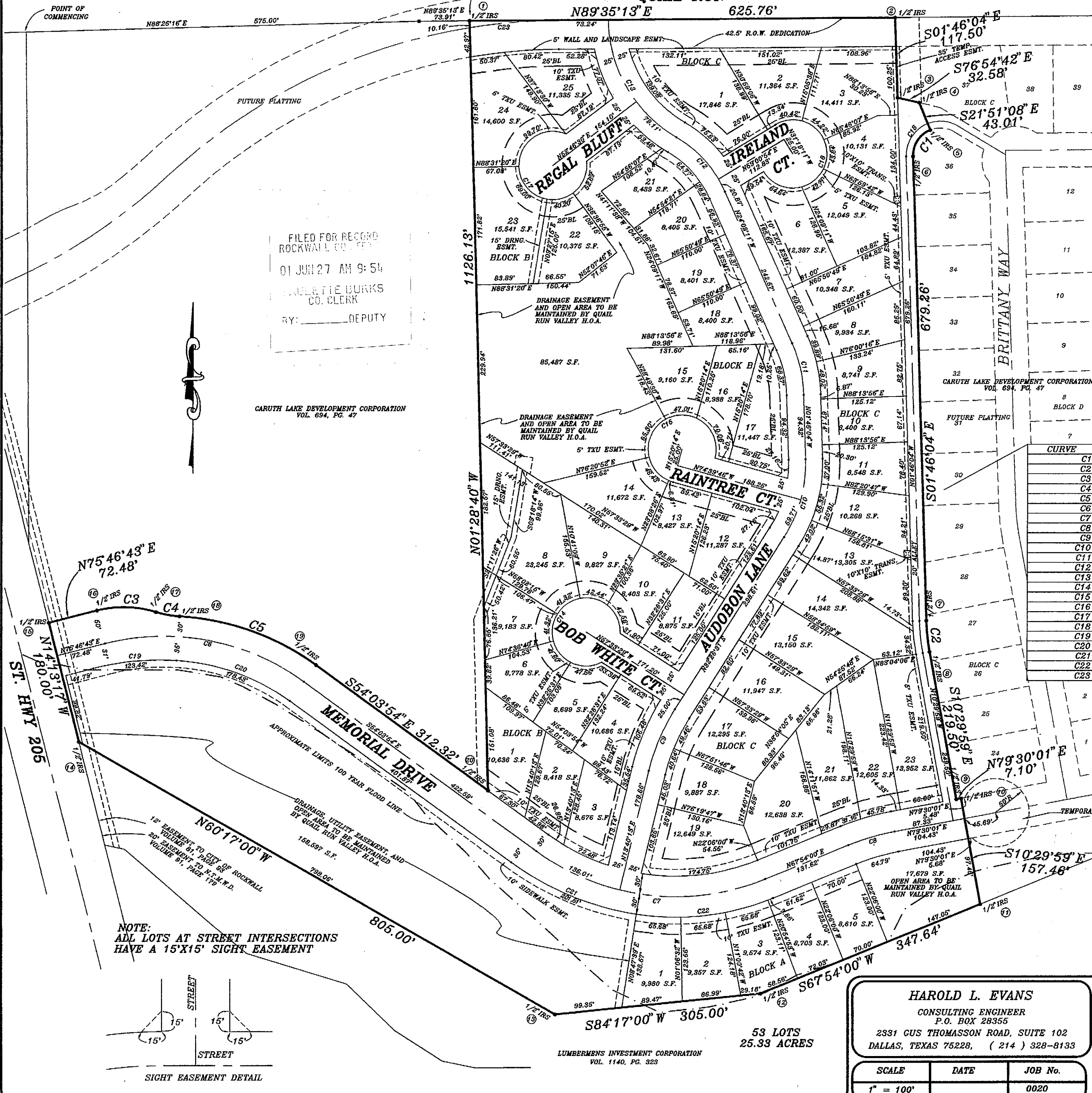


**QUAIL RUN**



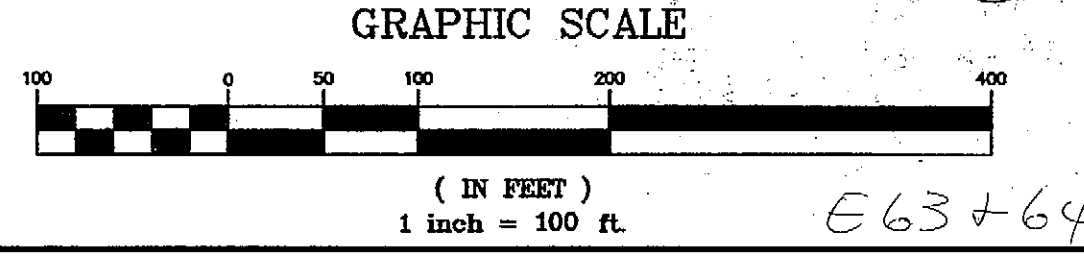
FILED FOR RECORD  
ROCKWALL COUNTY  
01 JUN 27 AM 9:54  
LUCILLE BURKS  
CO. CLERK  
BY: \_\_\_\_\_ DEPUTY

CARUTH LAKE DEVELOPMENT CORPORATION  
VOL. 694, PG. 47

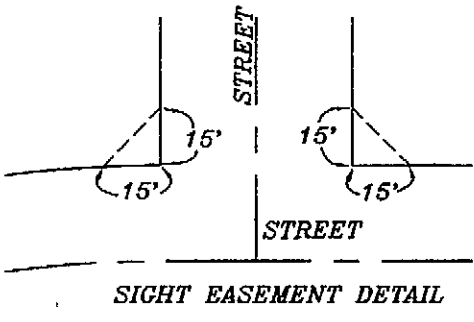
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	40.00'	48.81'	27.96'	45.84'	S33°11'24" W	69°54'56"
C2	301.88'	46.01'	23.05'	45.96'	S06°08'01" E	08°43'55"
C3	160.50'	87.58'	44.91'	86.50'	S88°35'19" E	31°15'56"
C4	150.00'	35.51'	17.84'	35.43'	S79°44'16" E	13°33'51"
C5	380.00'	215.25'	110.60'	212.38'	S70°17'33" E	32°27'17"
C6	350.00'	308.39'	163.79'	296.70'	S79°08'36" W	50°09'23"
C7	350.00'	354.52'	194.15'	339.55'	S83°04'57" E	58°02'06"
C8	350.00'	70.86'	35.55'	70.74'	S73°42'01" W	11°36'01"
C9	300.00'	98.29'	49.59'	97.85'	S23°03'22" W	18°46'18"
C10	200.00'	119.41'	61.55'	117.65'	N15°20'14" E	34°12'35"
C11	200.00'	78.14'	39.57'	77.64'	N12°57'37" W	22°23'07"
C12	175.00'	108.98'	56.32'	107.23'	N41°59'33" E	35°40'48"
C13	200.49'	207.93'	114.41'	198.74'	S30°07'22" E	59°25'14"
C14	50.00'	261.80'	28.87'	50.00'	S32°26'31" W	300°00'00"
C15	50.00'	235.62'	50.00'	70.71'	S60°20'14" W	270°00'00"
C16	50.00'	235.83'	49.79'	70.56'	N13°53'47" E	270°14'10"
C17	50.00'	261.80'	28.87'	50.00'	S37°13'30" E	300°00'00"
C18	50.00'	61.01'	34.96'	57.30'	S33°11'24" W	69°54'56"
C19	399.48'	123.42'	62.21'	122.93'	S84°37'46" W	17°42'06"
C20	315.00'	178.43'	91.68'	176.05'	N70°17'33" W	32°27'17"
C21	425.41'	201.51'	102.68'	199.64'	S67°38'08" E	27°08'27"
C22	380.00'	204.90'	105.01'	202.42'	N83°20'49" E	30°53'39"
C23	850.00'	131.54'	65.90'	131.41'	S85°09'13" W	08°52'01"

**SURFACE ADJUSTED COORDINATES**

PT.	NORTHING	EASTING
1	7035942.240	2594561.013
2	7035946.751	2595206.756
3	7035829.312	2595210.380
4	7035821.933	2595242.117
5	7035782.014	2595258.126
6	7035743.654	2595233.033
7	7035064.715	2595253.986
8	7035019.015	2595258.897
9	7034803.195	2595298.896
10	7034804.489	2595305.877
11	7034649.670	2595334.570
12	7034518.880	2595012.474
13	7034488.500	2594708.990
14	7034887.547	2594009.858
15	7035062.031	2593965.638
16	7035079.837	2594035.896
17	7035077.706	2594122.371
18	7035071.395	2594157.232
19	7034999.775	2594357.174
20	7034816.484	2594610.056



NOTE:  
ALL LOTS AT STREET INTERSECTIONS  
HAVE A 15'X15' SIGHT EASEMENT



LUMBERMENS INVESTMENT CORPORATION  
VOL. 1140, PG. 323

53 LOTS  
25.33 ACRES

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
P.O. BOX 28355  
2831 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'		0020

**QUAIL RUN VALLEY NO. 1**  
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

1/2

14

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 73.91 feet to a 1/2" iron rod set for the POINT OF BEGINNING;  
THENCE: Continuing with said centerline North 89° 35' 13" East a distance of 625.76 feet to a 1/2" iron rod set for a corner;  
THENCE: South 1° 46' 04" East a distance of 117.50 feet to a 1/2" iron rod set for a corner;  
THENCE: South 76° 54' 42" East a distance of 32.58 feet to a 1/2" iron rod set for a corner;  
THENCE: South 21° 51' 08" East a distance of 43.01 feet to a 1/2" iron rod set for a corner on a curve to the left having a central angle of 69° 54' 56", a radius of 40.00 feet, and a chord that bears South 33° 11' 24" West a distance of 45.84 feet;  
THENCE: Along said curve an arc distance of 48.81 feet to a 1/2" iron rod set for a corner;  
THENCE: South 1° 46' 04" East a distance of 679.26 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the left having a central angle of 8° 43' 55", a radius of 301.88 feet, and a chord that bears South 6° 08' 01" East a distance of 45.96 feet;  
THENCE: Along said curve an arc distance of 46.01 feet to a 1/2" iron rod set for a corner;  
THENCE: South 10° 29' 59" East a distance of 219.50 feet to a 1/2" iron rod set for a corner;  
THENCE: North 79° 30' 01" East a distance of 7.10 feet to a 1/2" iron rod set for a corner;  
THENCE: South 10° 29' 59" East a distance of 157.46 feet to a 1/2" iron rod set for a corner;  
THENCE: South 67° 54' 00" West a distance of 347.64 feet to a 1/2" iron rod set for a corner;  
THENCE: South 84° 17' 00" West a distance of 305.00 feet to a 1/2" iron rod set for a corner;  
THENCE: North 60° 17' 00" West a distance of 805.00 feet to a 1/2" iron rod set for a corner on the Northeast line of State Highway, a 100 foot right-of-way;  
THENCE: North 14° 13' 17" West a distance of 180.00 feet with said line a distance of 180.00 feet to a 1/2" iron rod set for a corner;  
THENCE: North 75° 46' 43" East a distance of 72.48 feet to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 31° 15' 56", a radius of 160.50 feet, and a chord that bears South 88° 35' 19" East a distance of 86.50 feet;  
THENCE: Along said curve an arc distance of 87.58 feet to a 1/2" iron rod set at the beginning of a curve to the left having a central angle of 13° 33' 51", a radius of 150.00 feet and a chord that bears South 79° 44' 16" East a distance of 35.43 feet;  
THENCE: 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 right having a central angle of 32° 27' 17", a radius of 380.00 feet and a chord that bears South 70° 17' 33" East a distance of 212.38 feet;  
THENCE: Along said curve an arc distance of 215.25' to a 1/2" iron rod set for a corner;  
THENCE: South 54° 03' 54" East a distance of 312.32 feet to a 1/2" iron rod set for a corner;  
THENCE: North 01° 28' 40" West a distance of 1126.13 feet to the Point of Beginning and containing 25.33 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. 1 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

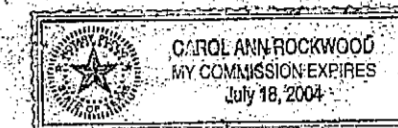
By: John L. Moore  
John L. Moore, Division President

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared John L. Moore, the Div. Pres. 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 31<sup>st</sup> day of May, 2001.

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

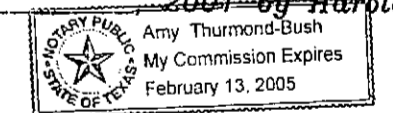
Harold L. Evans  
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 25<sup>th</sup> day of May, 2001 by Harold L. Evans.

Amy Thurmond-Bush  
Notary Public



RECOMMENDED FOR FINAL APPROVAL

A. Cathy Randolph  
Planning and Zoning Commission Date 5/27/01

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 29 day of June, 2001.

[Signature]  
Mayor, City of Rockwall



[Signature]  
City Secretary, City of Rockwall

53 LOTS 25.33 ACRES

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

QUAIL RUN VALLEY NO. 1

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

SCALE	DATE	JOB No.
1" = 100'		0020

Quail Run Valley 1

2/2

14