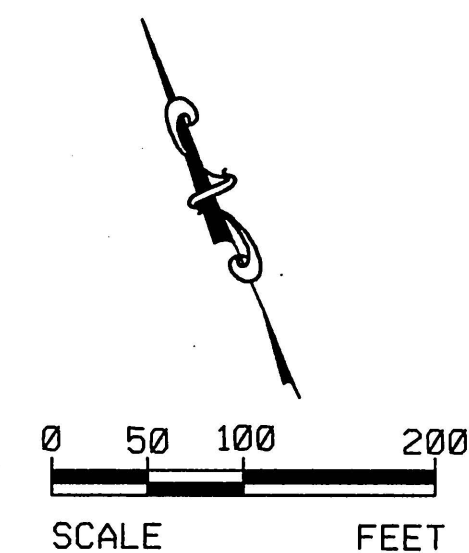
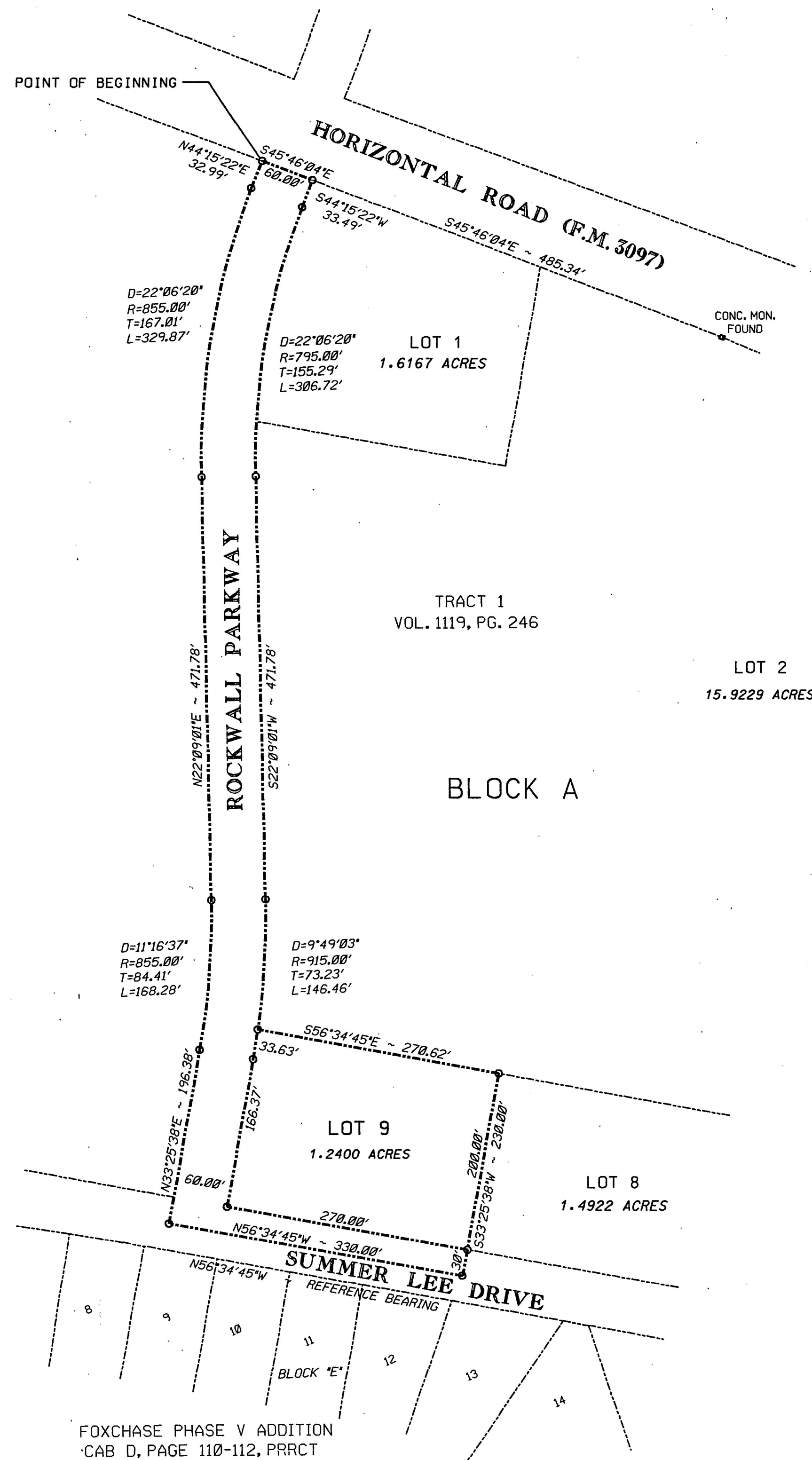


6.494 AC.
VOL. 950, PG. 309
ALLEN ANDERSON

26.023 AC.
VOL. 912, PG. 213
NORTHSTAR REALTY LTD.

PSA ENGINEERING
17400 Dallas Parkway, Suite 110
Dallas, TEXAS 75287
(972) 248-9651



OWNER
SCHULER DEVELOPMENTS
1500 EAST INDUSTRIAL BOULEVARD
MCKINNEY, TEXAS
(972) 562-5555

#247845

FILED FOR RECORD
ROCKWALL CO., TEXAS
01 DEC 28 PM 1:27
TAULETTE BURKS
CO. CLERK
BY: DEPUTY



E-149
FINAL PLAT
PHASE 1

OF
HORIZON RIDGE CENTER
AN ADDITION TO THE CITY OF ROCKWALL
E. TEAL SURVEY, ABSTRACT NO. 207
ROCKWALL COUNTY, TEXAS

JUNE 23, 1999

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS H. George Schuler, being the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being, a tract of land, situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, State of Texas, and being a part of Tract 1 as recorded in Volume 1119, Page 246, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at the TxDOT right-of-way concrete monument located on the west right-of-way of FM 3097, and also being 515.34 feet south of the centerline of Rockwall Parkway, THENCE N 45° 46' 04" W, for a distance of 545.34 feet to a 1/2" iron rod found for a corner of said Tract 1, and also being the POINT OF BEGINNING;

THENCE S 45° 46' 04" E, along the west right-of-way line of FM 3097, for a distant of 60.00 feet to a 1/2" iron rod set for a corner;

THENCE S 44° 15' 22" W, for a distant of 33.49 feet to a 1/2" iron rod set for a corner;

THENCE along a curve to the left having a central angle of 22° 06' 20", a radius of 795.00 feet, for length of 306.72 feet to a 1/2" iron rod set for a corner;

THENCE S 22° 09' 01" W for a distant of 471.78 feet to a 1/2" iron rod set for a corner;

THENCE along a curve to the right having a central angle of 9° 49' 03", a radius of 915.00 feet, for length of 146.46 feet to a 1/2" iron rod set for a corner;

THENCE S 56° 34' 45" E for a distant of 270.62 feet to a 1/2" iron rod set for a corner;

THENCE S 33° 25' 38" W for a distant of 230.00 feet to a 1/2" iron rod set for a corner, said point also being on centerline of Summer Lee Drive;

THENCE N 56° 34' 45" W for a distant of 330.00 feet to a 1/2" iron rod found for a corner, said point also being on centerline of Summer Lee Drive;

THENCE N 33° 25' 38" E for a distant of 196.38 feet to a 1/2" iron rod found for a corner;

THENCE along a curve to the left having a central angle of 11° 16' 37", a radius of 855.00 feet, for length of 168.28 feet to a 1/2" iron rod set for a corner;

THENCE N 22° 09' 01" E for a distant of 471.78 feet to a 1/2" iron rod found for a corner;

THENCE along a curve to the right having a central angle of 22° 06' 20", a radius of 855.00 feet, for length of 329.87 feet to a 1/2" iron rod found for a corner;

THENCE N 44° 15' 22" E for a distant of 32.99 feet to the POINT OF BEGINNING and containing 3.040 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned, H. George Schuler, owner of the land shown on this plat, and designated herein as the HORIZON RIDGE CENTER, 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. I further certify that all other parties who have a mortgage or lien interest in the HORIZON RIDGE CENTER subdivision have been notified and signed this plat.

I 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 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.

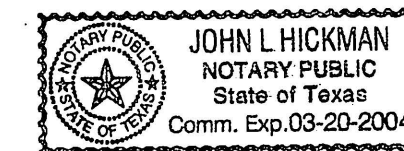
I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.


H. GEORGE SCHULER

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared H. George Schuler, 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 15 day of October, 1999. 2001



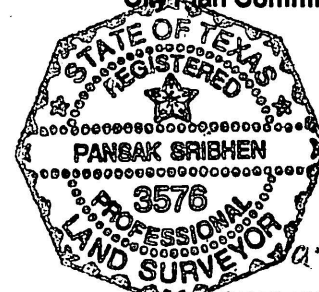

Notary Public in and for the State of Texas
My Commission Expires:

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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

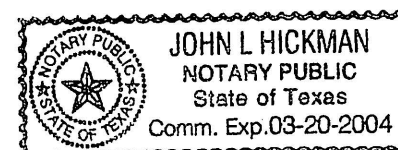
THAT I, Pansak Sribhen, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Rockwall, Rockwall County, Texas.



STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 25th day of September, 1999.


Pansak Sribhen, RPLS
Registered Professional Land Surveyor No. 3576




Notary Public in and for the State of Texas
My Commission Expires:

APPROVED

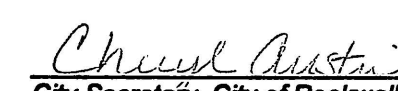
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 14 day of November, 1999.

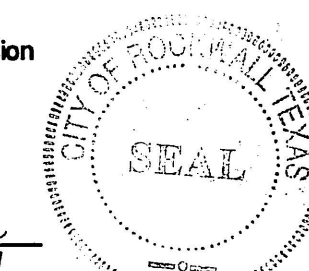
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this the _____ day of November, 1998.



Mayor, City of Rockwall


City Secretary, City of Rockwall



OWNER
SCHULER DEVELOPMENTS
1500 EAST INDUSTRIAL BOULEVARD
MCKINNEY, TEXAS
(972) 562-5555

RECOMMENDED FOR FINAL APPROVAL

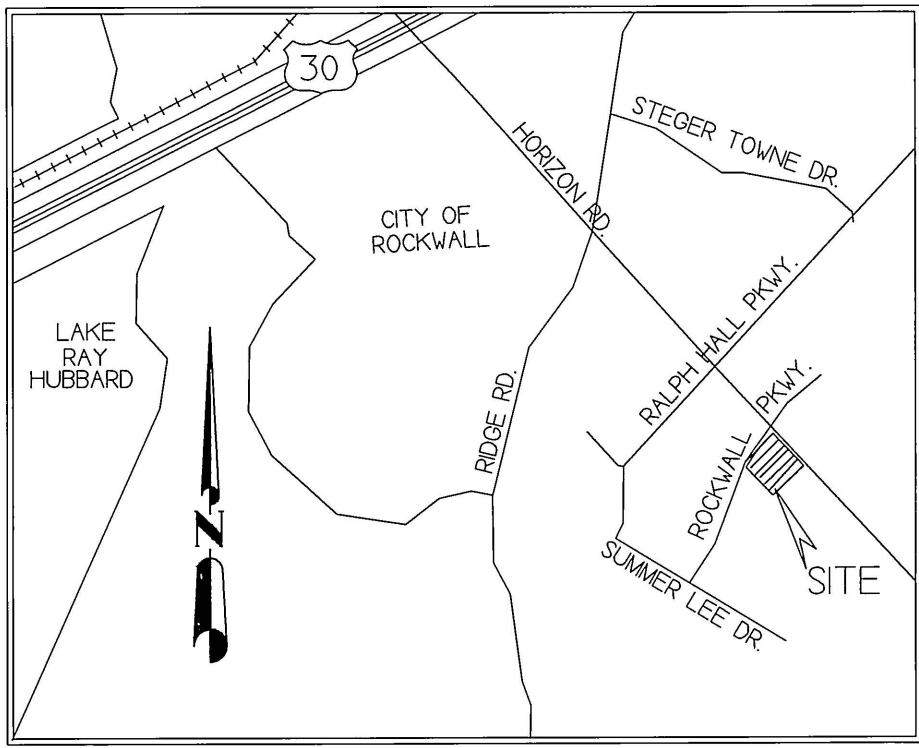
 23 Oct 01
Planning And Zoning Commission Date

E-150
FINAL PLAT
PHASE 1

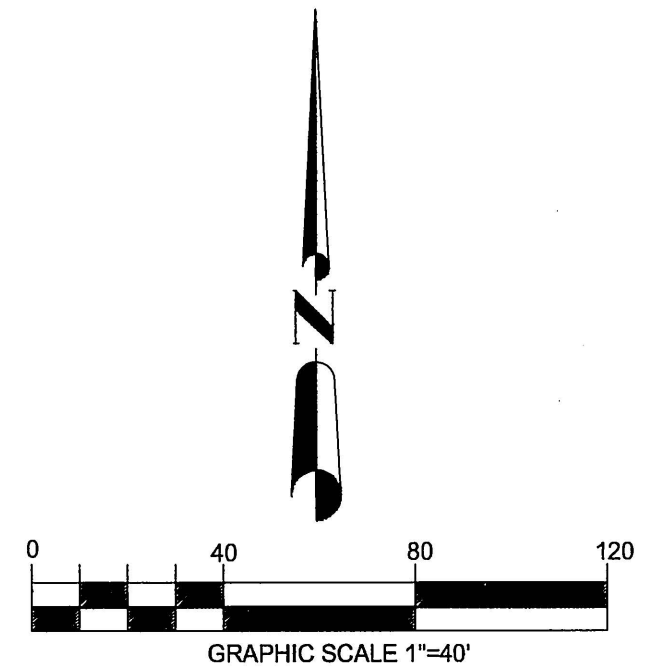
OF
HORIZON RIDGE CENTER
AN ADDITION TO THE CITY OF ROCKWALL
E. TEAL SURVEY, ABSTRACT NO. 207
ROCKWALL COUNTY, TEXAS

JUNE 23, 1999

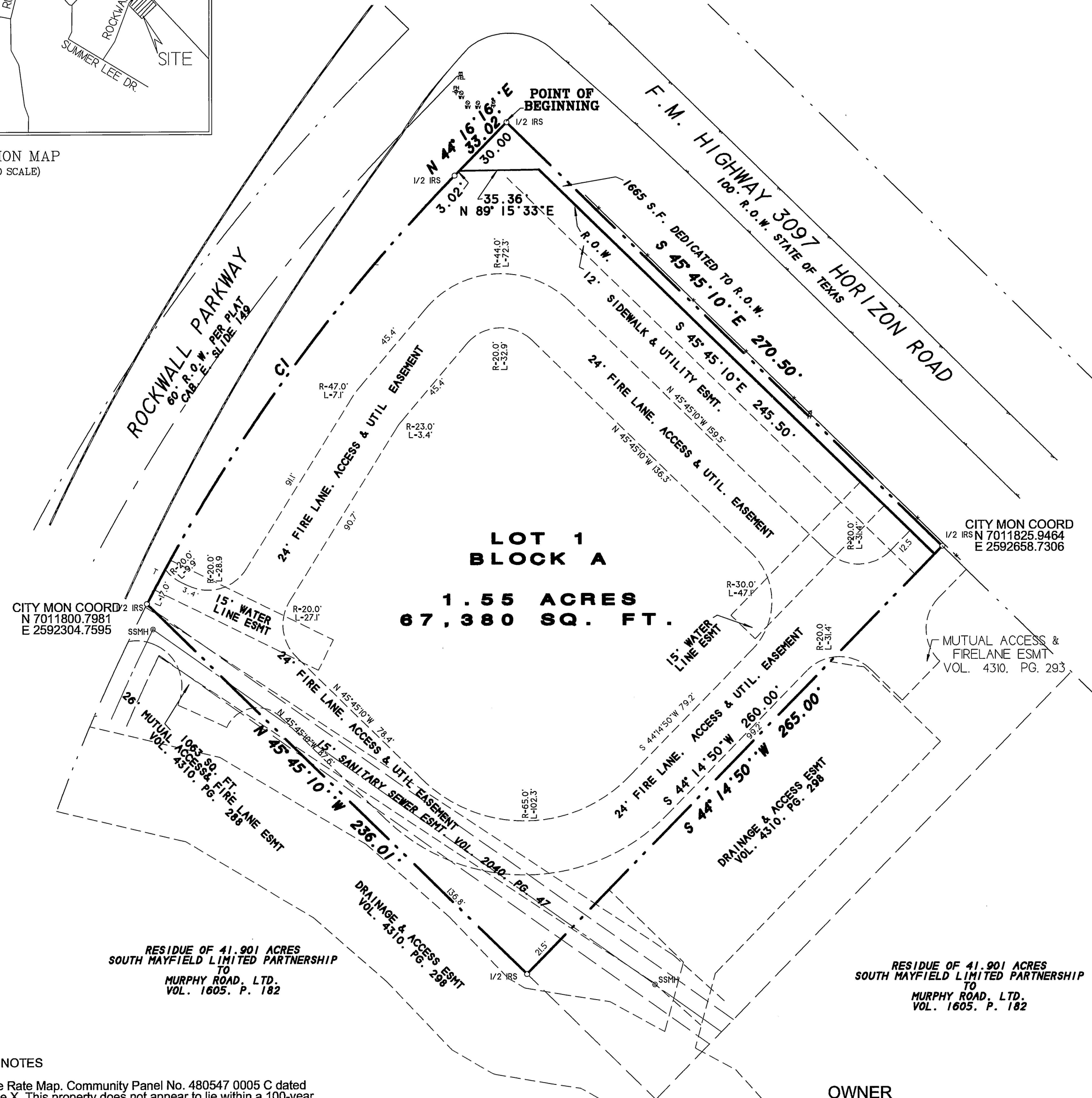
PSA ENGINEERING
17400 Dallas Parkway, Suite 110
Dallas, TEXAS 75287
(972) 248-9651



LOCATION MAP
(NOT TO SCALE)



Curve	Delta Angle	Radius	CURVE DATA		Chord	Chord Bearing
			Arc	Tangent		
1	16°57'54"	795.00	235.40	118.57	234.54	N 35°47'19"E



FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
06 OCT 10 PM 3:11
MALETTE BUNKS
CO. CLERK
BY: _____ DEPUTY

FINAL PLAT
HORIZON RIDGE CENTER
PHASE 1
LOT 1, BLOCK A
AN ADDITION TO THE CITY OF ROCKWALL
EDWARD TEAL SURVEY, A-207
ROCKWALL COUNTY, TEXAS

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: STATE PLAIN COORDINATES BASED ON THE CITY OF ROCKWALL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

OWNER

DR. HOLLY FISHER BRITT, O.D.
2861 Ridge Rd., Ste. 121
Rockwall, TX 75032
972 772-9597 FAX 972 772-9594

R.S.C.I.
ROCKWALL SURVEYING CO., INC.

LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE DECEMBER 12, 2005
SCALE 1" = 40' FILE # 20042148P
CLIENT BRITT

941

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS DR. HOLLY FISHER BRITT, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas, and being a part of that 49.932 acres tract of land as described in a Special Warranty deed from South Mayfield Limited Partnership to Murphy Road, LTD., dated March 30, 1999 and being recorded in Volume 1605, Page 182 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped " R.S.C.I. RPLS 5034" set for corner at the intersection of the Southwest right-of-way line of Horizon Road F.M. Highway 3097 with the Southeast right-of-way line of Rockwall Parkway (60' R.O.W. per plat recorded in Cabinet E, Slide 149) ;

THENCE S. 45 deg. 45 min. 10 sec. E. along the Southwest right-of-way line of Horizon Road F.M. Highway 3097, a distance of 270.50 feet to a 1/2" iron rod with yellow plastic cap stamped " R.S.C.I. RPLS 5034" set for corner;

THENCE S. 44 deg. 14 min. 50 sec. W. a distance of 265.00 feet to a 1/2" iron rod with yellow plastic cap stamped " R.S.C.I. RPLS 5034" set for corner;

THENCE N. 45 deg. 45 min. 10 sec. W. a distance of 236.01 feet to a 1/2" iron rod with yellow plastic cap stamped " R.S.C.I. RPLS 5034" set for corner in the Southeast right-of-way line of Rockwall Parkway;

THENCE in a Northeasterly direction along a curve to the right having a central angle of 16 deg. 57 min. 54 sec., a radius of 795.00 feet, a tangent of 118.57 feet, a chord of N. 35 deg. 47 min. 19 sec. E., 234.54 feet, along said right-of-way line, an arc distance of 235.40 feet to a 1/2" iron rod with yellow plastic cap stamped " R.S.C.I. RPLS 5034" set for corner;

THENCE N. 44 deg. 16 min. 16 sec. E. along said right-of-way line, a distance of 33.02 feet to the POINT OF BEGINNING and containing 69,045 square feet or 1.59 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HORIZON RIDGE CENTER PHASE 2, LOT 1, BLOCK A an Addition 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. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I 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 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.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

DR. HOLLY FISHER BRITT

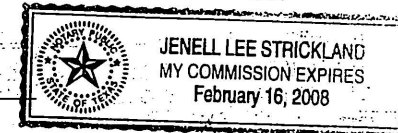
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DR. HOLLY FISHER BRITT 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 2nd day of March, 2006.

Jenell Lee Strickland
Notary Public in and for the State of Texas

2-16-08
My Commission Expires:



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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date 3-31-2006

APPROVED

I hereby certify that the above and foregoing plat of HORIZON RIDGE CENTER, PHASE 2, LOT 1, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5th day of December, 2005.

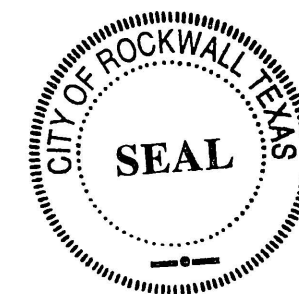
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 31 day of March, 2006.

William R. Cecil Mayor, City of Rockwall
Dorothy Brooks City Secretary City of Rockwall

Chuck Todd 9-29-06
City Engineer



FINAL PLAT
HORIZON RIDGE CENTER
PHASE 1
LOT 1, BLOCK A
AN ADDITION TO THE CITY OF ROCKWALL
EDWARD TEAL SURVEY, A-207
ROCKWALL COUNTY, TEXAS

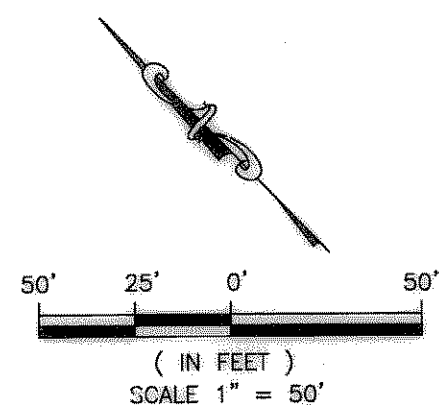
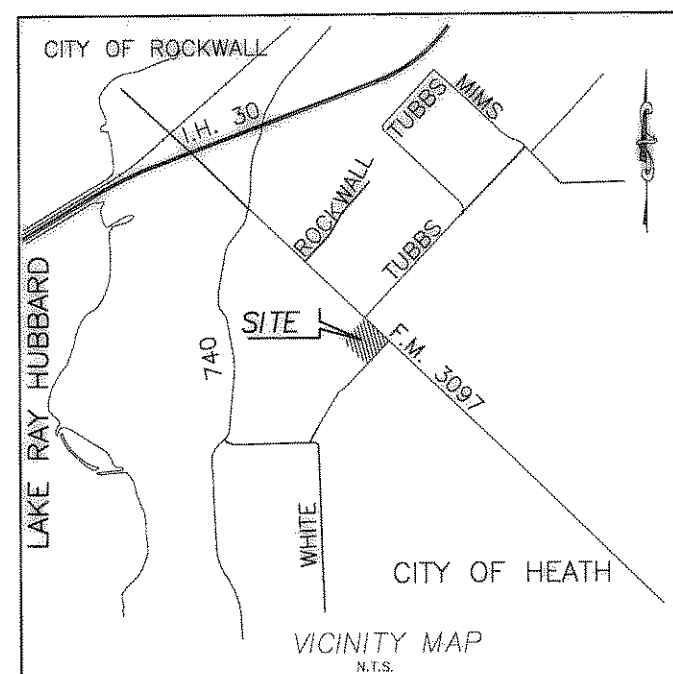
OWNER

DR. HOLLY FISHER BRITT, O.D.
2861 Ridge Rd., Ste. 121
Rockwall, TX 75032
972 772-9597 FAX 972 772-9594

R.S.C.I.
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE DECEMBER 12, 2005
SCALE 1" = 40' FILE# 20042148P
CLIENT BRITT



CURVE	DELTA	RADIUS	T	L	CH	CHD
C1	0°48'57"	957.50	6.82	13.63	N54°11'17"E	13.63
C2	6°44'47"	957.50	56.44	112.74	S50°24'25"W	112.68
C3	2°26'15"	957.50	20.37	40.73	S45°48'54"W	40.73
C4	10°28'02"	957.50	87.71	174.92	S39°21'45"W	174.68
C5	44°34'53"	30.00	12.30	23.34	N65°35'44"W	22.76
C6	29°56'45"	30.00	8.02	15.68	S15°30'47"E	15.50
C7	76°12'16"	30.00	23.52	39.90	N84°47'50"E	37.02
C8	37°44'37"	54.00	18.46	35.57	S70°02'07"W	34.93
C9	43°36'14"	30.00	12.00	22.83	S72°14'24"W	22.28
C10	40°20'17"	30.00	11.02	21.12	N65°47'20"W	20.69
C11	89°50'21"	20.00	19.94	31.36	N89°27'37"E	28.24
C12	79°16'34"	44.00	36.45	60.88	S85°15'29"E	56.14
C13	31°28'59"	50.00	14.09	27.47	S60°07'17"W	27.13
C14	35°30'18"	20.00	6.40	12.39	S72°51'23"W	12.20
C15	43°52'10"	20.00	8.05	15.31	N67°27'23"W	14.94
C16	31°18'34"	30.00	8.41	16.39	N60°12'29"E	16.19
C17	45°28'23"	54.00	22.63	42.86	N68°21'24"W	41.74
C18	8°07'59"	942.50	67.01	133.79	S39°31'53"W	133.67
C19	0°18'43"	927.50	2.53	5.05	S35°26'32"W	5.05

LINE	LENGTH	BEARING
L1	3.86	N40°37'12"W
L2	91.80	S49°22'48"W
L3	18.14	N45°37'12"W
L4	35.22	S89°22'55"W
L5	8.31	N44°22'47"E
L6	16.03	N75°51'46"E
L7	16.37	N44°33'12"E
L8	8.85	S45°37'11"E
L9	31.15	S45°37'11"E
L10	71.93	N44°33'12"E
L11	17.05	N45°31'18"W
L12	77.45	S44°22'52"W
L13	28.76	S44°22'52"W
L14	12.84	S89°03'28"W
L15	15.16	N62°43'01"W

ASA ENGINEERING

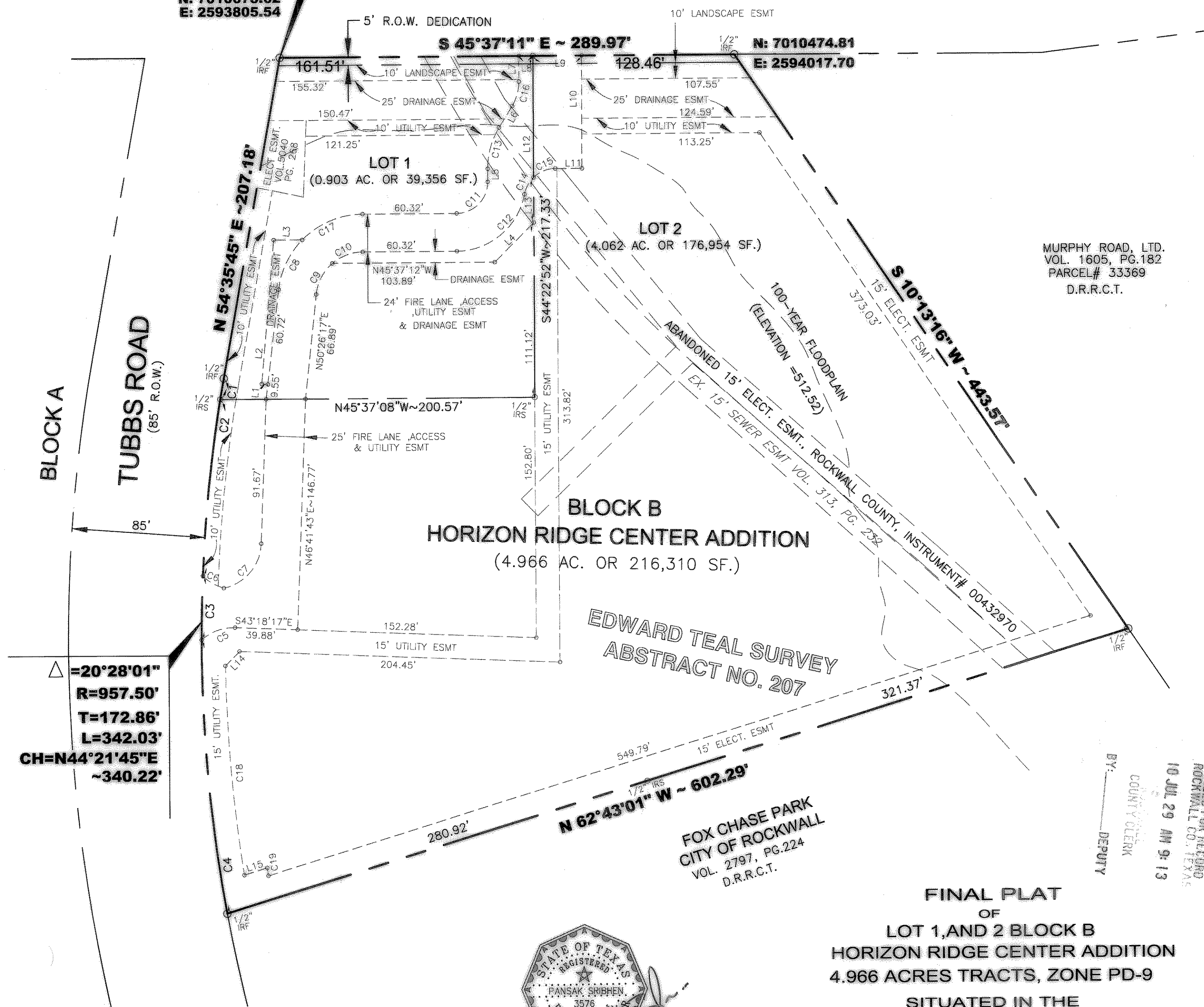
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
T.B.P.L.S. FIRM REGISTERED NO. 100433
T.B.P.E. FIRM LICENSED NO. F-6974

POINT OF BEGINNING

N: 7010675.62
E: 2593805.54

HORIZON ROAD (F.M. 3097)

(VARIABLE R.O.W.)

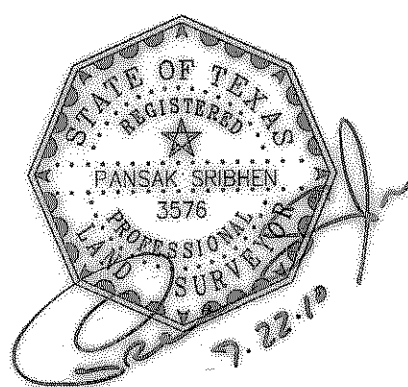


MURPHY ROAD, LTD.
VOL. 1605, PG. 182
PARCEL# 33369
D.R.R.C.T.

**EDWARD TEAL SURVEY
ABSTRACT NO. 207**

N 62°43'01" W ~ 602.29'

FOX CHASE PARK
CITY OF ROCKWALL
VOL. 2797, PG. 224
D.R.R.C.T.



OWNER

MURPHY ROAD, LTD.
1500 E. INDUSTRIAL BOULEVARD STE. 225
McKINNEY, Texas 75069
(972) 562-5555

FINAL PLAT
OF
LOT 1, AND 2 BLOCK B
HORIZON RIDGE CENTER ADDITION
4.966 ACRES TRACTS, ZONE PD-9
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
JUNE 29, 2010
SHEET 1 OF 2

FILED FOR RECORD
ROCKWALL CO., TEXAS
10 JUL 29 AM 9:13
COUNTY CLERK
DEPUTY

H-101

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS H. GEORGE SCHULER, TRUSTEE OF MURPHY ROAD, LTD., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being a portion of that tract of land owned by Murphy Road, LTD. by virtue of special Warranty Deed filed 04/14/1999, as recorded in Volume 1605, Page 182, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as following;

BEGINNING at a 1/2 inch iron rod found in the Southeast corner of R.O.W. line of Horizon Road, F.M. 3097 (variable width R.O.W.) and Tubbs Road (85 feet R.O.W.);

THENCE S 45°37'11" E, a distance of 289.97 feet to a 1/2 inch iron rod found a corner;

THENCE S 10°13'16" W, a distance of 443.57 feet to a 1/2 inch iron rod found a corner;

THENCE N 62°43'01" W, along the North R.O.W. line of City of Rockwall Park, a distance of 602.29 feet to a 1/2 inch iron rod found set for a corner;

THENCE continuing along the centerline of curve to the left having a central angle of 20°28'01", a radius of 957.50 feet, a tangent of 172.86 feet, and a chord distance of 340.22 feet that bear N 44°21'45" E, along East R.O.W. line of Tubbs Road, an arc distance of 342.03 feet to a 1/2 inch iron rod found for a corner;

THENCE N 54°35'45" E, a distance of 207.18 feet to the **POINT OF BEGINNING** and containing 4.966 acres or 216,310 sf. of land, more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 1, AND 2 BLOCK B, HORIZON RIDGE CENTER ADDITION 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. I (we) further certify that all other parties who have a mortgage or lien interest in the LOT 1, AND 2 BLOCK B, HORIZON RIDGE CENTER ADDITION subdivision have been notified and signed this plat.

I (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 improvement 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.

I (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; 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.

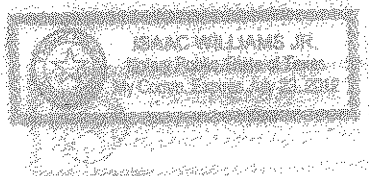

Owner

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared H. George Schuler, 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 23rd day of July, 2010.


Notary Public in and for the State of Texas

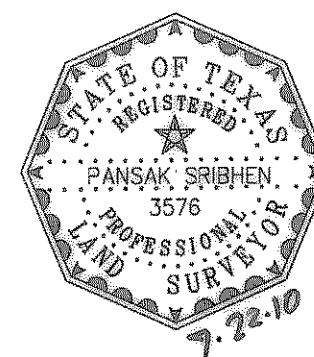


July 23, 2012
My Commission Expires:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Pansak Sribhen, 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.




Pansak Sribhen
Registered Professional Land Surveyor No. 3576

RECOMMENDED FOR FINAL APPROVAL


Planning And Zoning Commission

07/13/10
Date

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 19th day of July, 2010.

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 eighty (180) 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 23rd day of July, 2010


Mayor, City of Rockwall


City Secretary



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.


City Engineer

FINAL PLAT
OF
LOT 1, AND 2 BLOCK B
HORIZON RIDGE CENTER ADDITION
4.966 ACRES TRACTS, ZONE PD-9
SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
JUNE 29, 2010
SHEET 2 OF 2



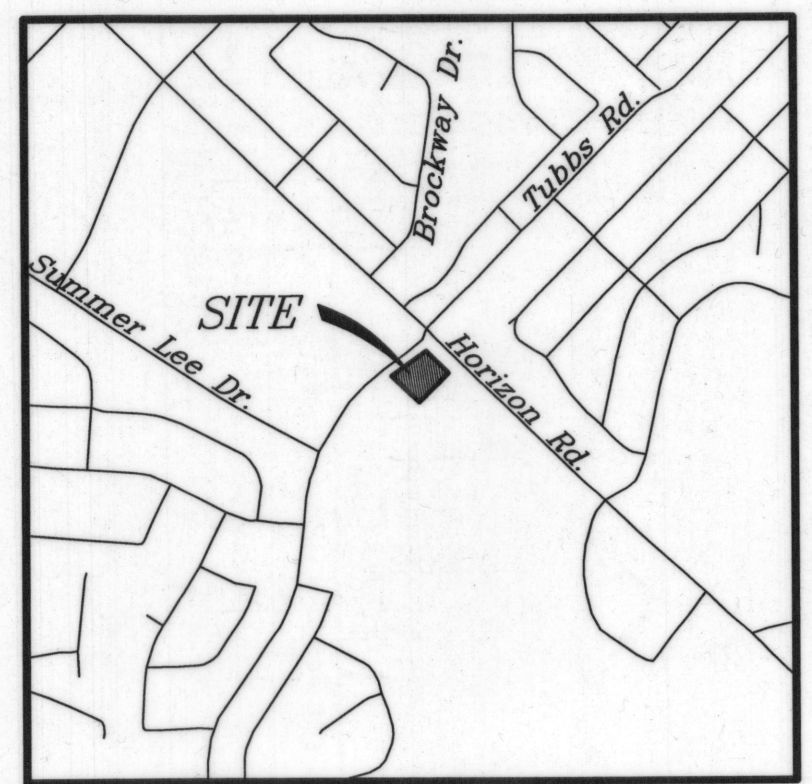
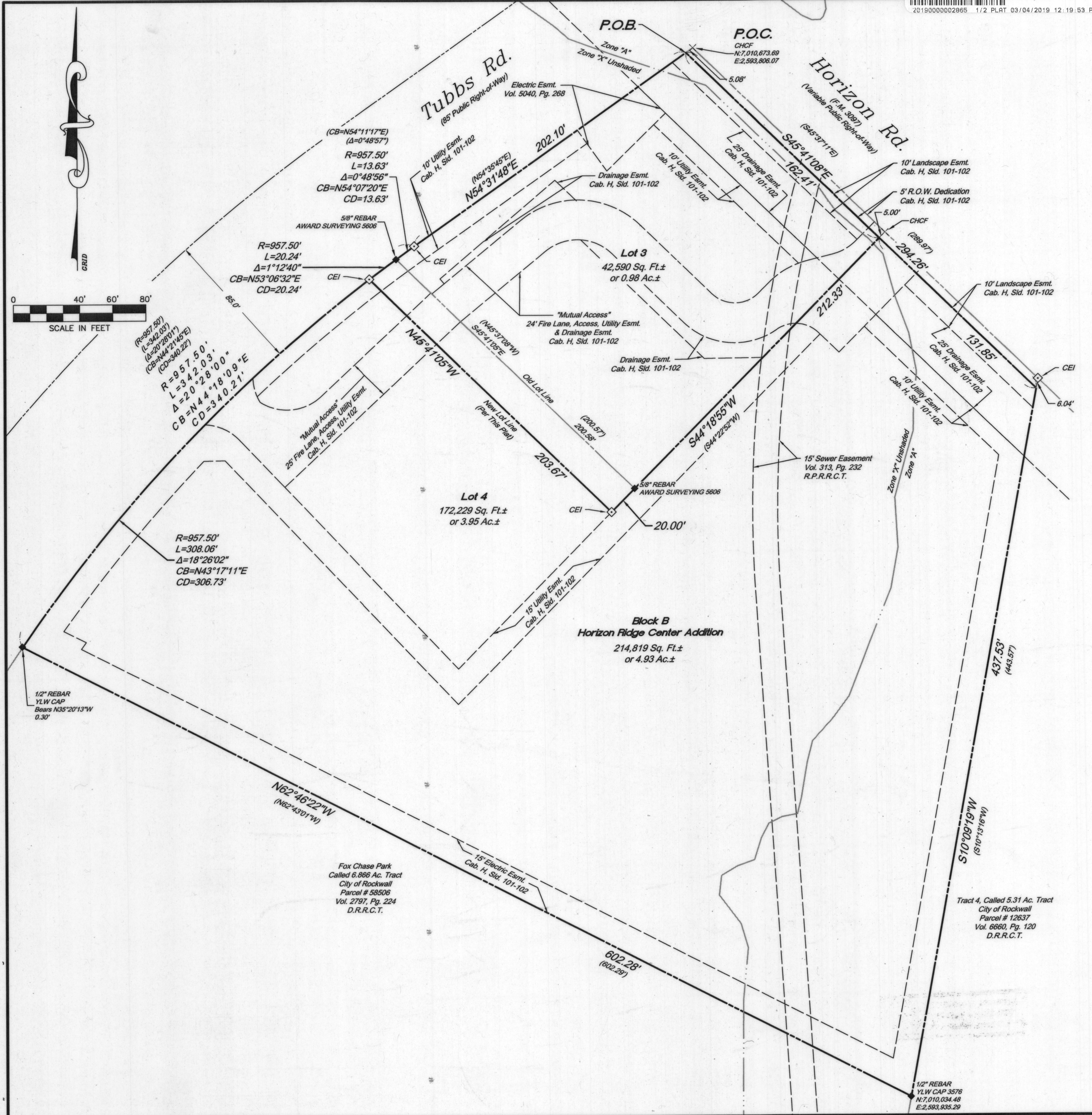
ENGINEERING

17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
TX T.B.P.E. REGISTRATION # F-6974

OWNER

MURPHY ROAD, LTD.
1500 E. INDUSTRIAL BOULEVARD STE. 225
MCKINNEY, Texas 75069
(972) 562-5555

H-102



Vicinity Map
Not to Scale
Latitude: 32.883939°
Longitude: -96.462854°

LEGEND

- Boundary Line
- Adjoiner Boundary Line
- Right-of-Way Line
- Easement Line
- Setback Line
- Flood Hazard Line
- Found Monument (as noted)
- Cut "X" Found in Concrete
- Set 5/8" Rebar stamped (CEI ENG ASSOC INC.)
- Record Bearing & Distance per Plat Cab. H, Slide 101-102
- R.O.W. Right-of-Way

Re-Plat
Horizon Ridge Center Addition
Lot 3, and 4, Block B
2 Lots
214,819 Sq. Ft. or 4.93 Ac. Total,
City of Rockwall, Rockwall County, Texas
Zone PD-9
of
Final Plat
Lot 1, and 2, Block B
Horizon Ridge Center Addition
4.966 Ac. Tracts, Zone PD-9
Sited in the Edward Teal Survey, Abstract No. 207
City of Rockwall
Rockwall County, Texas
December 10, 2018
Sheet 1 of 1
Case # P2019-001

SHEET 1 OF 2

NO.	DATE	DESCRIPTION
1.	2/6/19	Update per city comments, removed previous 5' r/w dedication from plat area

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

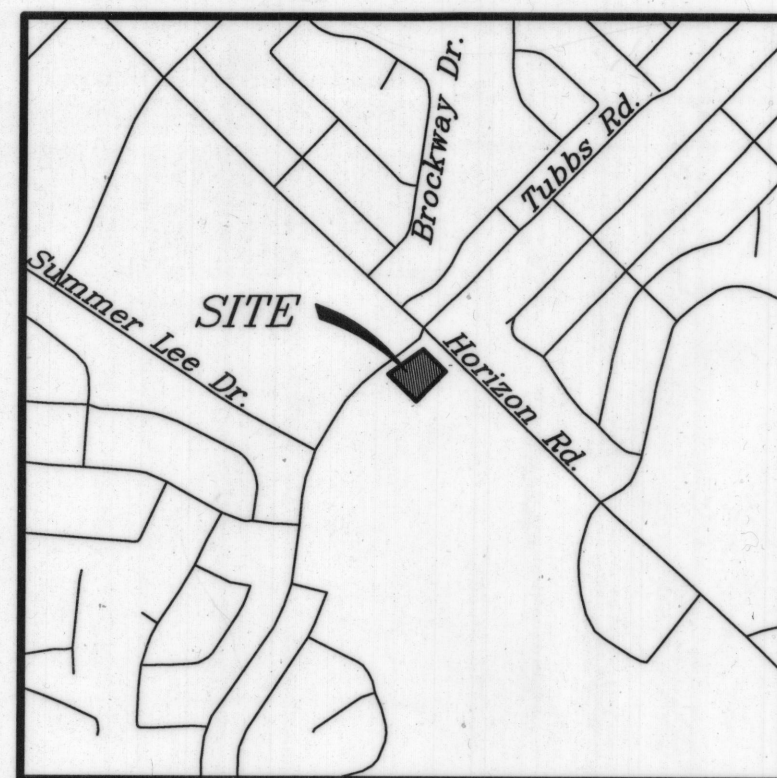
3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

© 2019 CEI ENGINEERING ASSOCIATES, INC.

GENERAL NOTES:

1. 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.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents a RePlat of the parcel recorded in Plat Records, Cab. H, Sld 101-102 in the public records of Rockwall County Texas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings and Coordinates: NAD83, State Plane, Texas North Central Zone, established using the RTKNet.com Network RTK observation.
6. Basis of Elevation: NAVD88, established using the WDS Network RTK observation. This observation was compared to an OPUS solution for accuracy.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey is based on a title commitment provided by First American Title Insurance Company, commitment No. 1002-262376-RTT countersigned by Republic Title of Texas, Inc., Effective Date: September 19, 2019.
9. Subsurface and environmental conditions were not examined nor considered a part of this survey.
10. The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
11. By scaled map location and graphical plotting only. This property is located in Zone "X" unshaded which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Rockwall County, Texas.
Map Number: 48397C0040L
Map Revised: September 26, 2008

By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "A" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Rockwall County, Texas.
Map Number: 48397C0040L
Map Revised: September 26, 2008



Vicinity Map

Not to Scale
Latitude: 32.883939°
Longitude: -96.462854°

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Planning Director of the City of Rockwall on the 19 day of Jan, 2019.

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 eighty (180) days from said dated of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

[Signature]
Director of Planning & Zoning

[Signature]
City Engineer

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS H. GEORGE SCHULER, TRUSTEE OF MURPHY ROAD, LTD., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 4.93-acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being the same tract of land described in the Final Plat of Lot 1, and 2, Block B, Horizon Ridge Center Addition, recorded in Cabinet H, Slide 101-102 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), also being the same tract of land granted to Murphy Road, LTD. In Volume 1605, Pg. 182, Deed Records of Rockwall County, Texas (D.R.R.C.T.), more particularly described by metes and bounds based on the fieldwork that was completed on August 31, 2018 from an actual on the ground survey of the herein described tract, it was performed by CEI Engineering Associates, INC., under the supervision of James Barnett RPLS #6596, with the Basis of Bearings being established by NAD83, State Plane Coordinates, Texas North Central Zone, using the RTKNet.com network:

COMMENCING at a Cut "X" in concrete found for the northern most corner of said Lot 1 Horizon Ridge Center Addition, also being the previous southwestern Right-of-Way (R.O.W.) line of Horizon Road, F.M. 3097 (variable width R.O.W.) and the previous southeastern line of Tubbs Road (85-foot R.O.W.);

THENCE along said previous southeastern R.O.W. line of Tubbs Road South 54°31'48" West, 5.08 feet to the POINT OF BEGINNING being the Northwest corner of herein described Tract;

THENCE with the new southwestern R.O.W. line of Horizon Road as recorded in the aforementioned Final Plat of Lot 1, and 2 Block B, South 45°41'08" East, 294.26 feet to a point, being the northeast corner of herein described tract from which a 5/8-inch rebar with cap stamped "CEI ENG ASSOC INC." bears North 10°09'19" East, 6.04' being the northwest corner of a called 5.31-acre tract described as "Tract 4" and granted to the City of Rockwall in Vol. 6660, Pg. 120 D.R.R.C.T.;

THENCE leaving said R.O.W. line, with the western line of said Tract 4, South 10°09'19" West, 437.53 feet to a found 1/2-inch rebar with a yellow cap stamped "3576", being the northeast corner of a called 6.866-acre tract known as "Fox Chase Park" and granted to the City of Rockwall in Vol. 2797, Pg. 224 D.R.R.C.T.;

THENCE leaving said western line of said Tract 4, with said northern line of said Fox Chase Park, North 62°46'22" West, 602.28 feet to a point, being the northern most corner of said Fox Chase Park, also being a point in the southeastern R.O.W. line of aforementioned Tubbs Road, also being the western most corner of herein described tract, from which a 1/2-inch iron rod with yellow cap bears North 35°20'13" West, 0.30 feet, said point being on curve to the right having a radius of 957.50 feet and a central angle of 20°28'00" and having a chord bearing North 44°18'09" East, a chord distance of 340.21 feet;

THENCE leaving said northern line of said Fox Chase Park with said R.O.W. along said curve to the right an arc distance of 342.03 feet to a 5/8-inch rebar with cap stamped "CEI ENG ASSOC INC.";

THENCE continuing with said R.O.W. line of Tubbs Road, North 54°31'48" East, 202.10 feet to the POINT OF BEGINNING containing 214,819 square feet or 4.93 acres more or less.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
03/04/2019 12:19:53 PM
\$100.00
20190000002865



[Signature]

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RAUL DOMINGUEZ REYES, 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.

Raul D Reyes #5390
Surveyor Signature
2-15-19
Tx RPLS No. 5390

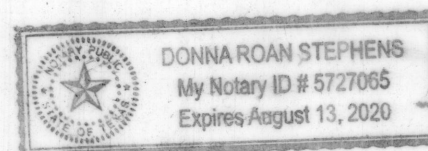
STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Raul D. Reyes, 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 15th day of February, 2019.

[Signature]
Notary Public in and for the State of Texas

8-13-2020
My Commission Expires



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HORIZON RIDGE CENTER ADDITION, 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. I (we) further certify that all other parties who have a mortgage or lien interest in the HORIZON RIDGE CENTER ADDITION, subdivision have been notified and signed this plat. I (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.

7. Property owner shall be responsible for all maintenance, repair, and replacement of detention and drainage easements.

I (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.

[Signature]
Property Owner Signature
Kelly Cannell

Owner / Owners
MURPHY ROAD, LTD.
Kelly Cannell - Vice President
5900 S. Lake Forest, Ste. 295
MCKINNEY, TEXAS 75070
(972)562-5555

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Kelly Cannell, 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 20 day of February, 2019.

[Signature]
Notary Public in and for the State of Texas

3-7-22
My Commission Expires

Re-Plat
Horizon Ridge Center Addition
Lot 3, and 4, Block B
2 Lots
214,819 Sq. Ft. or 4.93 Ac. Total,
City of Rockwall, Rockwall County, Texas
Zone PD-9
of
Final Plat
Lot 1, and 2, Block B
Horizon Ridge Center Addition
4.966 Ac. Tracts, Zone PD-9

Situated in the Edward Teal Survey, Abstract No. 207
City of Rockwall
Rockwall County, Texas
December 10, 2018
Sheet 1 of 1
Case # P2019-001

SHEET 2 OF 2

1.	2/6/19	Update per city comments, removed previous 5' r/w dedication from plat area
NO.	DATE	DESCRIPTION
REVISIONS		



Engineering Associates, Inc.

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234