

LOT 1, BLOCK A  
HORIZON RIDGE ADDITION  
CAB. E, SLIDE 117, M.R.R.C.T.

LOT 2, BLOCK A  
HORIZON RIDGE ADDITION  
CAB. E, SLIDE 117, M.R.R.C.T.

**ARISTA ROAD**  
(60 FT. RIGHT-OF-WAY)

**POINT OF BEGINNING**

RAD = 420.00'  
DELTA = 19° 23' 30"  
L = 142.15'  
CH = S64° 31' 34" E  
141.47'

STATE PLANE COORDINATES  
NAD 83, ZONE  
NORTH CENTRAL TEXAS 4202  
GRID N: 7011961.113  
GRID E: 2591148.282

STATE PLANE COORDINATES  
NAD 83, ZONE  
NORTH CENTRAL TEXAS 4202  
GRID N: 7011674.2928  
GRID E: 2591068.2375

PETER TEMUNOVIC &  
CIVIETA TEMUNOVIC  
VOL. 959, PG. 150  
D.R.R.C.T.

**EASEMENT DATA**

LINE	DIRECTION	DISTANCE
L1	S74°13'20"E	38.02
L2	S15°46'40"W	10.00
L3	S74°13'20"E	38.02
L4	S15°46'40"W	7.30
L5	N77°27'17"W	16.93
L6	S12°32'43"W	20.00
L7	N77°27'17"W	10.66
L8	S15°46'40"W	50.77
L9	N29°13'20"W	9.90
L10	S74°13'20"E	69.45
L11	N29°13'20"W	14.14
L12	S74°13'20"E	46.88
L13	S15°46'40"W	161.30
L14	S74°13'20"E	140.50
L15	S15°46'40"W	49.22
L16	N77°27'17"W	27.69
L17	S15°46'40"W	33.55
L18	S26°41'12"E	49.21
L19	N74°13'20"W	53.92
L20	N58°26'25"E	12.55
L21	S15°46'40"W	124.82
L22	N29°13'20"W	7.30
L23	S74°13'20"E	91.64
L24	S74°13'20"E	11.90
L25	S74°13'20"E	19.23
L26	S77°27'17"E	9.73

**FIRE LANE DATA**

LINE	DIRECTION	DISTANCE
F1	S15°46'40"W	147.96
F2	S12°32'43"W	54.62
F3	N77°27'17"W	199.44
F4	S15°46'40"W	171.04
F5	S12°32'43"W	93.06
F6	N77°27'17"W	198.40
F7	S15°46'40"W	176.72
F8	N32°49'18"E	5.74
F9	N74°13'20"W	2.28

**BOUNDARY CURVE DATA**

CURVE	ARC	DELTA	RADIUS	CHORD	CHORD DIRECTION	FT.
C1	76.89	89°54'31"	49.00	N32°30'01"W	69.24	
C2	39.32	90°07'16"	25.00	N32°23'39"W	35.39	
C3	33.08	84°45'12"	20.00	S30°18'21"E	29.43	
C4	37.87	86°46'59"	25.00	S59°10'09"W	34.35	
C5	20.03	18°12'59"	63.00	N24°53'09"E	19.95	
C6	29.97	44°02'02"	39.00	S9°58'14"W	29.24	
C7	31.46	80°07'25"	20.00	S60°42'58"W	28.31	
C8	30.28	86°43'55"	20.00	S30°45'05"E	27.47	

**BOUNDARY CURVE TABLE**

NO.	RADIUS	DELTA	ARC	CHORD
C10	420.00'	04° 11' 06"	30.68'	S72° 07' 46" E - 30.67'
C11	420.00'	15° 12' 24"	111.47'	S62° 26' 01" E - 111.14'
C12	3074.27'	01° 13' 35"	65.80'	N75° 32' 05" W - 65.80'
C13	3074.27'	04° 33' 07"	244.24'	N78° 25' 26" W - 244.17'

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**LOTS 10R1, 10R2 & 10R3, BLOCK A  
HORIZON RIDGE ADDITION**  
BEING A REPLAT OF  
LOT 10R, BLOCK A  
HORIZON RIDGE ADDITION  
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
BEING OUT OF THE  
EDWARD TEAL SURVEY, ABSTRACT NO. 207,  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
SEPTEMBER 28, 2004

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF TARRANT

I, Richard A. Myers, the undersigned owner of the land shown on this plat, and designated herein as the HORIZON RIDGE ADDITION, 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 LOTS 10R1, 10R2 and 10R3, BLOCK A, HORIZON RIDGE ADDITION 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 this 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.

REALTY CAPITAL ROCKWALL, LTD.  
By: REALTY CAPITAL CORPORATION, a Texas Corporation, its General Partner

RICHARD A. MYERS, PRESIDENT

STATE OF TEXAS

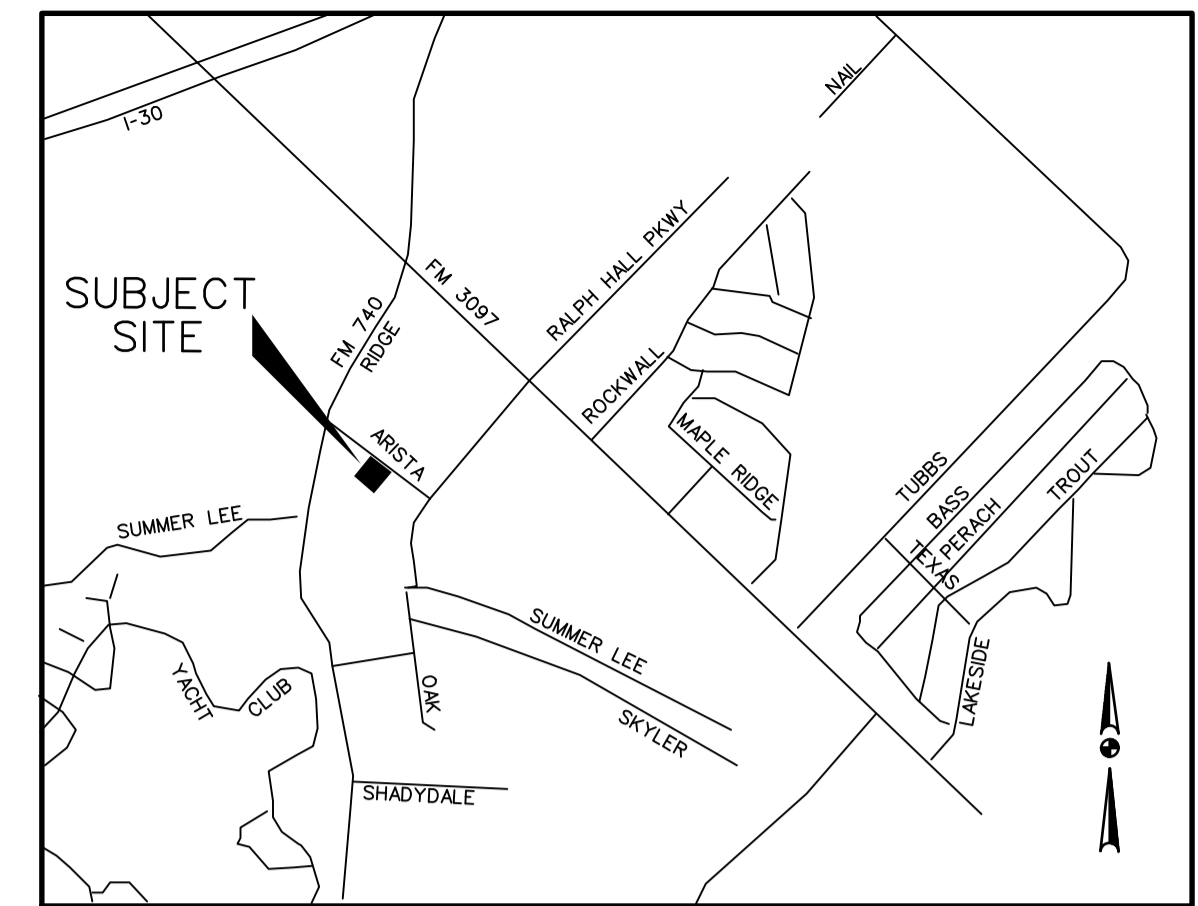
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Richard A. Myers, 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 \_\_\_\_\_, 2004.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_



Vicinity Map  
(MAPSCO 30C-K)  
N.T.S.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, SIANG W. LIM, a Registered Professional Land Surveyor in the State of Texas, 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.

SIANG W. "DANIEL" LIM

Registered Professional Land Surveyor No. 5322

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission

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 \_\_\_\_\_ day of \_\_\_\_\_, 2004.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Mayor, City of Rockwall

City Secretary City of Rockwall

City of Rockwall Engineer

**FEMA FLOOD ZONE**

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, TEXAS, COMMUNITY-PANEL NO. 480547 0005C DATED JUNE 16, 1992, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X".

THIS PLAT HAS BEEN APPROVED BY THE CITY OF ROCKWALL AND A COPY HAS BEEN RECORDED WITH THE COUNTY COURTHOUSE IN CAB. F, SLIDE 127, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

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**OWNER/DEVELOPER:**  
Realty Capital Rockwall, Ltd.  
99 Main Street  
Suite 200  
Colleyville, Texas 76034  
(817) 424-2448  
Attn: Rory Maguire, VP

**ENGINEER/SURVEYOR:**

**LIM & ASSOCIATES, inc.**  
engineering & surveying consultants  
1701 N. Market Street, Suite 405 / LB20  
Dallas, Texas 75202  
Tel. (214) 698-1888 • Fax (214) 698-9881  
E-mail: LimAssoc@aol.com

**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.