

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS QUORUM HORIZON RIDGE L.P. and ARKOMA REALTY LIMITED, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEGINNING at an "X" found for corner in the Southwest line of F.M. Road No. 3097, a 100 foot right-of-way at this point, said point being at the Southeast corner of a 7.5 foot strip of land dedicated for widening of said F.M. Road No. 3097 as shown by plat of Lot 1, Block A of Mr. M. Addition, an addition to the City of Rockwall, according to the map thereof dated October 9, 1987 and recorded in Cabinet C, Page 24, of the Plat Records of Rockwall County, Texas;

THENCE South 45° 37' 17" East, along the Southwest line of said F.M. Road No. 3097, a distance of 910.10 feet to a 1/2" iron rod found for corner;

THENCE along the Easterly line of said North Star Realty 25.009 acre tract, same being the common Westerly line of a called 6.494 acre tract of land conveyed to Allen Anderson by deed recorded in Volume 950, Page 309 of the Deed Records of Rockwall County, Texas, the following course and distances numbered (3) through (7):

- (3) South 44° 24' 40" West, a distance of 250.00 feet to a 1/2" iron rod found for corner;
- (4) South 45° 39' 20" East, a distance of 288.51 feet to a 1/2" iron rod found for corner, said point being in a curve to the left, having a central angle of 11° 04' 35", a radius of 1135.00 feet, and a chord that bears South 27° 50' 48" West, a distance of 219.20 feet;
- (5) along the arc of said curve to the left, a distance of 219.54 feet to a 1/2" iron rod found for corner;
- (6) South 22° 18' 19" West, a distance of 342.17 feet to a 1/2" iron rod found for corner;
- (7) South 67° 41' 41" East, a distance of 280.00 feet to a 1/2" iron rod found for corner;

THENCE continuing along the Easterly side of said North Star Realty 25.009 acre tract, and the common Northwest line of a tract of land conveyed to South Mayfield LLC by deed recorded in Volume 1119, Page 246 of the Deed Records of Rockwall County, Texas, the following course and distances numbered (8) through (10):

- (8) South 22° 18' 19" West, a distance of 22.61 feet to a 1/2" iron rod found for corner; at the beginning of a curve to the right, having a central angle of 11° 16' 33", a radius of 875.00 feet, and a chord that bears South 27° 50' 38" West, a distance of 108.01 feet to a 1/2" iron rod found for corner;
- (9) along the arc of said curve, a distance of 168.29 feet to a 1/2" iron rod found for corner;
- (10) South 33° 36' 41" West, a distance of 196.09 feet to an "X" concrete found for corner, said point being in the North line of Foxchase V, an addition to the City of Rockwall, according to the map thereof recorded in Cabinet D, Page 110 of the Plat Records of Rockwall County, Texas;

THENCE North 56° 25' 03" West, a distance of 47.08 feet to an "X" concrete found for corner at the beginning of a curve to the left, having a central angle of 18° 31' 01", a radius of 2794.27 feet, and a chord that bears North 64° 40' 34" West, a distance of 802.73 feet;

THENCE along the arc of said curve, a distance of 805.52 feet to a 1/2" iron rod found for corner, said point being at the Southeast corner of a called .455 acre tract of land conveyed to Petar and Ojibko Temunovic by deed recorded in Volume 959, Page 150 of the Deed Records of Rockwall County, Texas;

THENCE along the North and Easterly line of said Temunovic tract the following course and distances numbered (11) through (17):

- (11) North 17° 03' 56" East, a distance of 280.00 feet to a 1/2" iron rod found for corner in the arc of a curve to left, having a central angle of 08° 19' 47", a radius of 3074.27 feet and a chord that bears North 77° 05' 57" West, a distance of 446.54 feet;
- (12) along the arc of said curve, a distance of 446.93 feet to a 1/2" iron rod found for corner in the arc of an intersecting curve to the right, having a central angle of 04° 17' 57", a radius of 3530.17 feet, and a chord that bears North 13° 37' 42" East, a distance of 264.83 feet;
- (13) North 17° 03' 56" East, a distance of 280.00 feet to a 1/2" iron rod found for corner in the arc of a curve to left, having a central angle of 08° 19' 47", a radius of 3074.27 feet and a chord that bears North 77° 05' 57" West, a distance of 446.54 feet;
- (14) along the arc of said curve, a distance of 446.93 feet to a 1/2" iron rod found for corner in the arc of an intersecting curve to the right, having a central angle of 04° 17' 57", a radius of 3530.17 feet, and a chord that bears North 13° 37' 42" East, a distance of 264.83 feet;
- (15) along the arc of said curve in a Northeasterly direction, a distance of 264.89 feet to a 1/2" iron rod found for corner at the end of said curve;
- (16) North 15° 48' 40" East, a distance of 80.00 feet to a 1/2" iron rod found for corner;
- (17) North 74° 13' 20" West, a distance of 250.00 feet to a 1/2" iron rod found for corner in the Southeast line of F.M. Road No. 740, an 80 foot right-of-way;

THENCE along the Southeastly right-of-way line of said FM 740 the following course and distances numbered (18) through (20):

- (18) North 15° 48' 40" East, a distance of 314.23 feet to a 1/2" iron rod found at the beginning of a curve to the right, having a central angle of 21° 50' 00", a radius of 533.69 feet, and a chord that bears North 28° 41' 40" East, a distance of 202.14 feet;
- (19) along the arc of said curve in a Northeasterly direction, a distance of 203.37 feet to a 1/2" iron rod found for corner at the end of said curve;
- (20) North 37° 36' 40" East, a distance of 218.96 feet to a 1/2" iron rod found for corner, said point being at the most Westerly Southwest corner of a tract of land conveyed to RDI Horizon, L.P., by deed recorded in Volume 1730, Page 20 of the Deed Records, of Rockwall County, Texas;

THENCE South 52° 25' 04" East, leaving said right-of-way line, a distance of 56.5 feet to a 1/2" iron rod found for corner, said point being at the south corner of said RDI Horizon ... tract;

THENCE South 37° 36' 40" West, parallel with the Southeastly line of said F.M. Road No. 740, a distance of 45.00 feet to a 1/2" iron rod found for corner;

THENCE South 52° 25' 04" East, a distance of 213.50 feet to a 1/2" iron rod found for corner;

THENCE North 37° 36' 40" East, parallel with the Southeast right-of-way line of FM Road No. 740, a distance of 272.18 feet to a 1/2" iron rod found for corner;

THENCE North 15° 20' 45" West, a distance of 208.47 feet to a 1/2" iron rod found for corner, said point being in the Southeast line of the aforesaid Mr. M. Addition;

THENCE North 74° 40' 57" East, with the Southeast line of the said Mr. M. Addition, a distance of 202.26 feet to the PLACE OF BEGINNING and CONTAINING 41.0198 ACRES OF LAND, more or less.

PURPOSE OF CORRECTION;
ADDITION OF 15' SANITARY
SEWER EASEMENT.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the HORIZON RIDGE 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 parties who have a mortgage or lien interest in the HORIZON RIDGE subdivision 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, inspection, 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 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 same 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 exaction's made herein.

Jeff Johnston
QUORUM HORIZON RIDGE L.P.
JEFF JOHNSTON

ARKOMA REALTY LIMITED
BY: ARKOMA MANAGEMENT, INC.
Mark Kellendorf
MARK KELLENDORF, PRESIDENT

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jeff Johnston, 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 27 Day of September, 2001
Myrister J. Mitchell
Notary Public in and for the State of Texas My Commission Expires 2-22-05

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Mark Kellendorf, 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 27 Day of September, 2001
Nellie Kay Telford
Notary Public in and for the State of Texas My Commission Expires 6-4-2002

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Mark Kellendorf, 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.

OWNER
QUORUM HORIZON RIDGE L.P.
17400 DALLAS PARKWAY, SUITE 211
DALLAS, TEXAS 75287
CONTACT: JEFF JOHNSTON
(972) 380-1919

OWNER
ARKOMA REALTY LIMITED
203 EAST I-30
ROCKWALL, TEXAS 76032
CONTACT: MARK KELLENDORF
(972) 385-2272

ENGINEER/SURVEYOR:
LAWRENCE A. CATES & ASSOC., INC.
14200 MIDWAY RD., STE. 122
DALLAS, TEXAS 75244
CONTACT: LAWRENCE A. CATES, P.E.
(972) 385-2272
FAX (972) 980-1627

AS BUILT
DATE 11-6-03

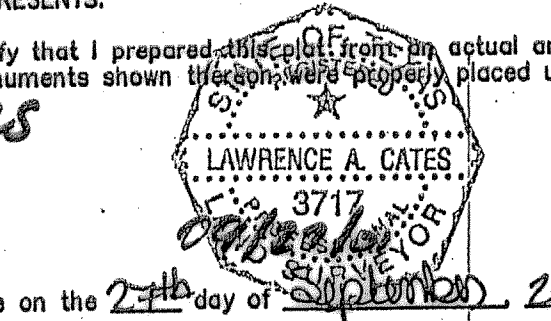
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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:

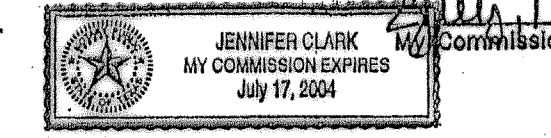
THAT I, LAWRENCE A. CATES, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Lawrence A. Cates, P.E.
Registered Public Surveyor No. 3711



STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 27th day of September, 2001
By Jennifer Clark
Notary Public in and for the State of Texas
Jennifer Clark
My Commission Expires July 17, 2004



RECOMMENDED FOR FINAL APPROVAL

Lo Thomas
Planning and Zoning Commission
27 Sept 01
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 27th day of September, 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 27th day of September, 2001
Charles J. Rockwell
Mayor, City of Rockwall

FILED FOR RECORD
ROCKWALL CO. TEXAS
01 SEP 20 PM 3:29
PAULETTE BURKS
CO. CLERK
BY: *Paulette Burks* DEPUTY

CORRECTED
FINAL PLAT OF
LOTS 1-9, BLOCK A
&
LOTS 1, 2 & 3, BLOCK B
HORIZON RIDGE ADDITION
41.0198 ACRES
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING OUT OF THE
E. TEAL SURVEY- ABST. NO. 207
ROCKWALL COUNTY, TEXAS
SEPTEMBER 2001

