

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS FLEMING INVESTMENT, INC. is the owner of all that certain lot, tract or parcel of land situated in the James Smith Survey, Abstract Number 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1, Horizon Village Addition, on addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 213 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a "X" found in concrete at the southerly corner of said Lot 2 and the easterly corner of Lot 3, of said Block 1, said point also being in the northwest line of Ralph Hall Parkway, a public roadway;

THENCE North 43 degrees 51 minutes 04 seconds West, with the northeast line of said Lot 3 and passing a 1/2 inch iron rod found at the northerly corner thereof, being the easterly corner of Lot 1R, Block 1, Horizon Village Addition, on addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 10 of the Plat Records of Rockwall County, Texas, and continuing with the northeast line thereof for a total distance of 307.86 feet to a "X" set in concrete for corner in the east line of Lot 4 of said Block 1 (F/213);

THENCE North 08 degrees 11 minutes 19 seconds East, with the east line of said Lot 4, a distance of 132.51 feet to a found PK Nail in concrete at the northwest corner of said Lot 2, being in the south line of Lot 1, Block 2, Steger Town Crossing, Phase II, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Slide 41 and 42 of the Plat Records of Rockwall County, Texas;

THENCE South 91 degrees 49 minutes 02 seconds East, with the south line of said Lot 1, Block C, a distance of 437.97 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner thereof;

THENCE South 43 degrees 58 minutes 47 seconds East, continuing with the south line of said Lot 1, Block C, a distance of 27.32 feet to a "X" set in concrete being in the northwest line of said Ralph Hall Parkway;

THENCE South 46 degrees 01 minute 13 seconds West, with the northwest line of said Ralph Hall Parkway, a distance of 386.12 feet to the POINT OF BEGINNING, and containing 2.181 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS  
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We the undersigned owner of the land shown on this plat, and designated herein as Lots 5 and 6, Block 1 of Horizon Village 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. We further certify that all other parties who have a mortgage or lien interest in Horizon Village 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.

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 exactions made herein.

FLEMING INVESTMENT, INC.

By: Scott Fleming  
Scott Fleming  
Authorized Representative

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Scott Fleming, 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 24th day of November, 2009.

Ann Sanson 4-6-2013  
Notary Public in and for the State of Texas My Commission Expires:

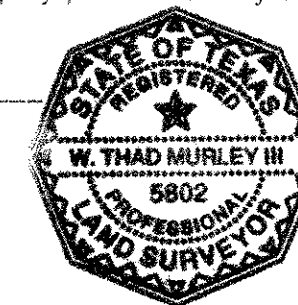
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, W. THAD MURLEY III, 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 supervision.

W. Thad Murley III  
W. Thad Murley III  
Registered Professional Land Surveyor No. 5802

11-24-09  
Date



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 Date:

Recommended for Final Approval:

Planning & 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 16th day of November, 2009.

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.

WITNESS OUR HANDS, this 25th day of November, 2009.

William R. Curie  
Mayor  
City of Rockwall

Christy Anthony  
City Secretary  
City of Rockwall

Chuck Solt 11-25-09  
City Engineer  
City of Rockwall



NOTES:

1. No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480547 0040 L, present effective date of map September 26, 2008, herein property is situated within Zone X (unshaded).
2. All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
3. Bearings shown are based on the plat Horizon Village Addition, recorded in Cabinet F, Slide 213, Plat Records, Rockwall County, Texas.
4. The purpose of this replat is to create two (2) lots from one (1) single lot.
5. Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.

REPLAT

Lots 5 & 6, Block 1  
Horizon Village Addition  
being all of  
Lot 2, Block 1  
Horizon Village Addition  
Cabinet F, Slide 213  
2.181 Acres in the  
James Smith Survey, Abst. No. 200  
City of Rockwall  
Rockwall County, Texas

- 2009 -

Arthur Surveying Co., Inc.  
Professional Land Surveyors  
972-221-9439 - Fax 972-221-4675  
1500 McDonald Road  
Rockwall, Texas 75082  
220 Elm Street, Suite 200 - P.O. Box 54  
Lewisville, Texas 75067

SHEET:  
2 of 2

Allen & Ridinger  
Consulting, Inc.  
285 W. Southwest Parkway  
Lewisville, Texas 75067  
Tel. No. (972) 353-8000  
Fax No. (972) 353-8011

OWNER / DEVELOPER  
FLEMING INVESTMENT, INC.  
1500 McDonald Road  
Rockwall, Texas 75082  
Phone: (972)-771-1208  
Contact: Scott Fleming

DRAWN BY: J.C. DATE: 11/19/08 SCALE: 1"=40' CHECKED BY: W.T.M. ASC NO.: 281168-1