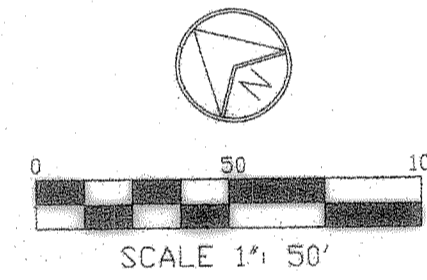
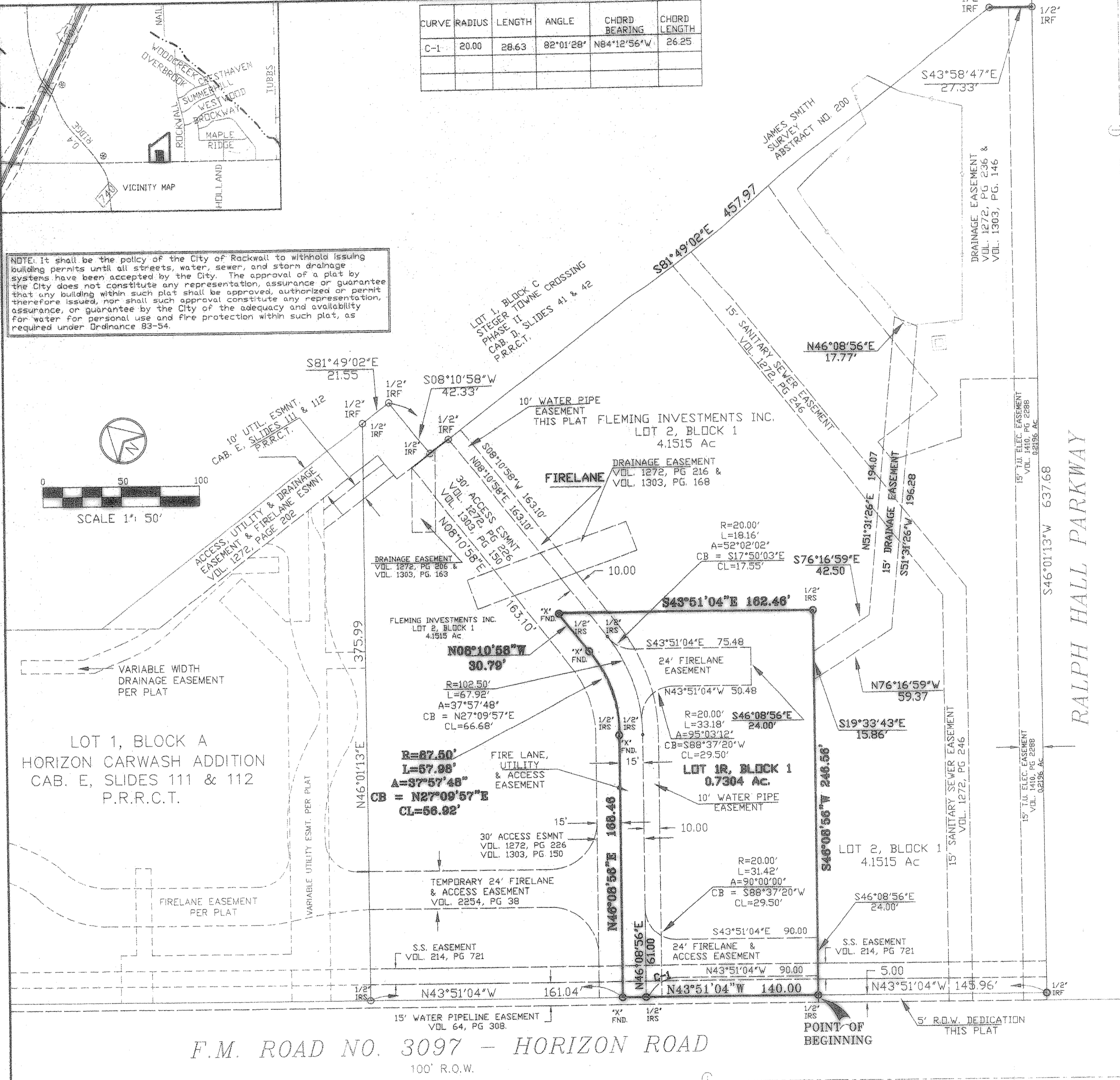


NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permitted to be constructed, 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 83-34.



CURVE	RADIUS	LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
C-1	20.00	26.63	82°01'28"	N84°12'56"W	26.25



STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S ACKNOWLEDGMENT AND DEDICATION

WHEREAS Richard Ervin, IS THE OWNER A 0.7447 ACRE 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 JAMES SMITH SURVEY, ABSTRACT NO. 200, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT TRACT AS CONVEYED TO FLEMING INVESTMENT INC., AS RECORDED IN CAB. SLIDE OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING at a 1/2 inch iron rod found at the southwesterly corner of Lot 1, Block 1, Horizon Village Addition, said point being a point on the northeasterly right-of-way line of Horizon Road (also known as F.M. Road No. 3097) with the southwest line of said tract as recorded in Cabinet Slide of the said Plat Records, Rockwall County, Texas;
THENCE North 43 degrees 51 minutes 04 seconds West continuing along Horizon Road, a distance of 140.00 feet to an 1/2 inch iron rod set found in concrete for corner;
THENCE North 46 degrees 08 minutes 56 seconds East leaving Horizon Road, a distance of 168.46 feet to an "X" found in concrete at the beginning of a curve to the left having a central angle of 37°57'48", a radius of 87.50 feet, a chord distance of 56.92 feet that bears North 27°09'57" East;
Around said curve, an arc distance of 57.98 feet to an 1/2 inch iron rod set found in concrete for corner;
THENCE North 08 degrees 10 minutes 58 seconds East a distance of 30.79 feet to an 1/2 inch iron rod set found in concrete for corner;
THENCE South 43 degrees 51 minutes 04 seconds East, a distance of 162.46 feet to a 1/2 inch iron rod set for corner;
THENCE South 46 degrees 08 minutes 56 seconds West, a distance of 246.56 feet to the POINT OF BEGINNING and containing 31816.80 square feet or 0.7304 acres of land, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL

NDV, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, I, undersigned owner of the land shown on this plat, and designated herein as the LOT 1R, BLOCK 1, HORIZON VILLAGE ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of public forever all streets, alleys, parks, water courses, drains, easements and parties who have a mortgage or lien interest in the Horizon Village 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 the same. I/we also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- No 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 the subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and during controls such that properties with 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 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 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 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 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/WE may have as a result of the dedication of exactions made herein.

RICHARD ERVIN

KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
BEFORE ME, the undersigned authority, on this day personally appeared Richard Ervin, owner, 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 and considerations therein stated.
Given under my hand and seal of office, this the _____ day of _____, 2004

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES _____

OWNER/DEVELOPER
RICHARD ERVIN ENTERPRISES
1155 WEST WALL STREET #101,
GRAPEVINE, TEXAS 76051
TEL: 817 329 9270
CONTACT: RICHARD ERVIN

ENGINEER/SURVEYORS
ERNEST HEDGCOTH
CONSULTING ENGINEERS, INC.
5701-C MIDWAY ROAD,
FORT WORTH, TEXAS 76117
TEL: 817 831 7711
FAX: 817 831 6368
CONTACT: ERNEST HEDGCOTH

SURVEYOR'S CERTIFICATE
STATE OF TEXAS
I Ernest Hedgcoth, 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.

ERNEST HEDGCOTH, P.E. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR 2804



The seal appearing in this document was authorized by ERNEST HEDGCOTH, R.L.P.S. #2804 DATE

RECOMMENDED FOR FINAL APPROVAL

Chairman DATE
Planning and Zoning Commission

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.

WITNESS OUR HANDS, this _____ day of _____, 2004.

Mayor, City Secretary, Engineer, City of Rockwall

REPLAT

OF
LOT 1R, BLOCK 1
HORIZON VILLAGE ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
AS RECORDED IN CAB. SLIDE OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS
1 LDT
0.7304 ACRES
ZONED: COMMERCIAL
PRINT DATE 1/05/2004

LOT 1, BLOCK 1, HORIZON VILLAGE ADDITION