

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE & DEDICATION

WHEREAS SCOTT LEWIS CUSTOM HOMES, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 1.238 acre tract of land situated in the James Smith Survey, Abstract 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 6, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet H, Slide 51, Plat Records Rockwall County, Texas, said 1.238 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an "x" cut in concrete found for the south corner of said Lot 6 and the east corner of Lot 3, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Slide 213 of said Plat Records, said corner being on the northwest right-of-way line of Ralph Hall Parkway, a 110 ft. right-of-way;

THENCE North 43 degrees 51 minutes 04 seconds West, with the common boundary line of said Lot 6 and said Lot 3, passing the north corner of said Lot 3 and the east corner of Lot 1R, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Slide 10 of said Plat Records at a distance of 145.40 feet and continuing with the common boundary line of said Lot 6 and said Lot 1R, a total distance of 307.86 feet to an "x" cut in concrete found for a west corner of said Lot 6 and the north corner of said Lot 1R, said corner being in the east boundary line of Lot 4, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Slide 213 of said Plat Records;

THENCE North 08 degrees 11 minutes 19 seconds East, with the common boundary line of said Lot 6 and said Lot 4, a distance of 27.11 feet to an "x" cut in concrete found for the northwest corner of said Lot 6 and the southwest corner of Lot 7, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet H, Slide 91 of said Plat Records;

THENCE Easterly, with the common boundary lines of said Lot 6 and said Lot 7, the following courses:

South 81 degrees 49 minutes 02 seconds East, a distance of 276.40 feet to an "x" cut in concrete found for corner;

North 08 degrees 10 minutes 58 seconds East, a distance of 41.06 feet to an "x" cut in concrete found for corner;

South 81 degrees 49 minutes 02 seconds East, a distance of 166.36 feet to an "x" cut in concrete found for the east corner of said Lot 6 and the southeast corner of said Lot 7, said corner being in the northwest right-of-way line of said Ralph Hall Parkway;

THENCE South 46 degrees 01 minutes 13 seconds West, a distance of 326.13 feet the POINT OF BEGINNING AND CONTAINING 53,944 square feet or 1.238 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 the HORIZON VILLAGE ADDITION, LOT 6R, BLOCK 1, 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 HORIZON VILLAGE ADDITION, LOT 6R, BLOCK 1 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 (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.

FOR: SCOTT LEWIS CUSTOM HOMES, LLC

BY: Scott Lewis, President

Signature of Party with Mortgage or Lien Interest

Printed Name and Title:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Scott Lewis, 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 _____, 2015.

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

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 2015.

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

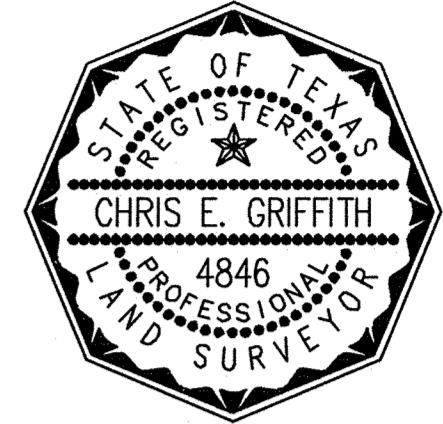
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE 25th DAY OF MARCH, 2015.

CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, 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 consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25TH DAY OF MARCH, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2019

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of HORIZON VILLAGE ADDITION, LOT 8, BLOCK 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2015.

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 ____ day of _____, 2015.

Mayor, City of Rockwall

City Secretary

City Engineer

REPLAT

HORIZON VILLAGE ADDITION
LOT 8, BLOCK 1

BEING A REPLAT OF

LOT 8, BLOCK 1
HORIZON VILLAGE ADDITION
CABINET H, SLIDE 51

AND BEING

1.238 ACRES

SITUATED IN THE

JAMES SMITH SURVEY, A-200
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER

SCOTT LEWIS CUSTOM HOMES, LLC
201 LAURENCE DRIVE
HEATH, TX 75032
(214) 668-8321

LAND SURVEYOR

GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75773
(903) 295-1560
FAX (903) 295-1570

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: MARCH 24, 2015

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