

ASAMUELSON 11/03/2011 - 11:32AM
20
POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.
THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Lakeside NH Realty, Ltd. is the owner of an 8.1425 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to Lakeside NH Realty, Ltd. recorded in Volume 6553, Page 199 of the Deed Records of Rockwall County, Texas; said 8.1425 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found for corner in the southwesterly right-of-way line of Medical Drive (a 65-foot wide right-of-way; said point being the beginning of a non-tangent curve to the left; said point also being the northernmost corner of said Lakeside NH Realty tract;

THENCE, along the said southwesterly line of Medical Drive and the northeasterly line of said Lakeside NH Realty tract, the following three (3) calls:

In a southeasterly direction, along said curve to the left, having a central angle of 13 degrees, 59 minutes, 09 seconds, a radius of 523.52 feet, a chord bearing and distance of South 44 degrees, 06 minutes, 06 seconds East, 127.55 feet, an arc distance of 127.86 feet to a 5/8-inch iron rod found at the end of said curve;

South 58 degrees, 06 minutes, 25 seconds East, a distance of 184.65 feet to a 5/8-inch iron rod found at the beginning of a non-tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 58 degrees, 05 minutes, 38 seconds, a radius of 60.00 feet, a chord bearing and distance of South 27 degrees, 09 minutes, 14 seconds East, 58.26 feet, an arc distance of 60.84 feet to a 5/8-inch iron rod found for corner at the end of said curve; said point also being the easternmost corner of said Lakeside NH Realty tract and the most easterly northwest corner of Lot 8, Block C, Horizon Ridge Medical Park, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet G, Page 383 the Plat Records of Rockwall County, Texas;

THENCE, departing the said southwesterly line of Medical Drive and said northeasterly line of Lakeside NH Realty tract and along the common line between said Lakeside NH Realty tract and said Lot 8 Block C, the following four (4) calls:

South 03 degrees, 23 minutes, 37 seconds West, a distance of 47.30 feet to a 5/8-inch iron rod found at an angle point;

South 23 degrees, 27 minutes, 30 seconds West, a distance of 147.48 feet to a 5/8-inch iron rod found at an angle point;

South 64 degrees, 49 minutes, 45 seconds West, a distance of 357.02 feet to a 5/8-inch iron rod found at an angle point;

North 84 degrees, 19 minutes, 55 seconds West, a distance of 477.33 feet to a point for corner; said point also being the most westerly northwest corner of said Lot 8 Block C;

THENCE, North 05 degrees, 40 minutes, 09 seconds East, departing the said common line between Lakeside NH Realty tract and Lot 8 Block C and along the west line of said Lakeside NH Realty tract, a distance of 445.00 feet to a point for corner;

THENCE, departing the said west line of Lakeside NH Realty tract and along the northerly line of said Lakeside NH Realty tract, the following three (3) calls:

South 84 degrees, 19 minutes, 51 seconds East, a distance of 243.18 feet to an angle point;

South 04 degrees, 07 minutes, 16 seconds West, a distance of 30.32 feet to an angle point;

North 65 degrees, 18 minutes, 32 seconds East, a distance of 334.29 feet to the POINT OF BEGINNING;

CONTAINING, 354,689 square feet or 8.1425 acres of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groszman, 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.

R. Groszman
Roman L. Groszman
Registered Professional Land Surveyor
No. 5864

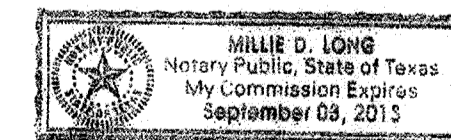


STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Roman L. Groszman, 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 7 day of November, 2011.

Millie D. Lohr
Notary Public in and for the State of Texas
My Commission Expires: 9-2-13



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 RIDGE MEDICAL PARK, BLOCK C, LOT 8, 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. We further certify that all other parties who have a mortgage or lien interest in the HORIZON RIDGE MEDICAL PARK 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. We 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 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 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; 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.

LAKESIDE NH REALTY, LTD.
a Texas Limited Partnership

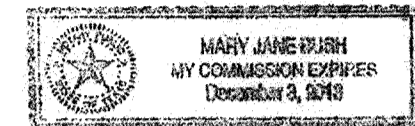
By: NTF Realty, Inc.
General Manager
By: William E. Campbell
President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William E. Campbell, 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 9 day of November, 2011.

Mary Jane Burns
Notary Public in and for the State of Texas
My Commission Expires: 12-26-2013



American National Bank of Texas

Raymond J. Thomas, Regional President
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jim R. Schuman, 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 8th day of December, 2011.

Melanie A. Manuel
Notary Public in and for the State of Texas
My Commission Expires: 10-26-12



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission APPROVED
Date 10/25/11

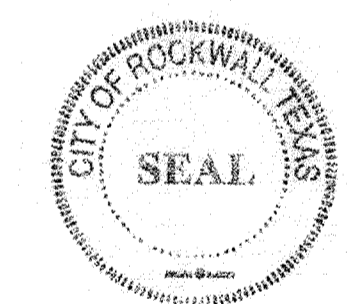
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 11th day of November, 2011.

WITNESS OUR HANDS, this 11th day of December, 2011.

Paul Sweet
Mayor, City of Rockwall

Christy Ashberry
City Secretary City of Rockwall

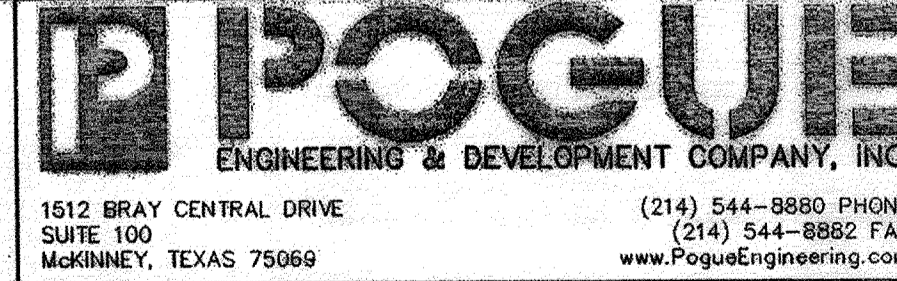
Chad Todd
City of Rockwall Engineer



FINAL PLAT
LOT 8, BLOCK C,
HORIZON RIDGE MEDICAL PARK
LOCATED IN THE CITY OF ROCKWALL, TEXAS
AND BEING OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT No. 207
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
LAKESIDE NH REALTY, LTD.
1413 EAST I.H. 30, SUITE 7
GARLAND, TEXAS 75043
(972) 303-7519 (PHONE)
(972) 303-9700 (FAX)



PREPARED	10-13-2011
SURVEYED	05-09-2011
SCALE:	1" = 60'
PI NUMBER	1483-11-032
DRAWN BY:	RLG
CHECKED BY:	AWS

1512 GRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069

(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

H-194

1483-11-032_PLAT-1.DWG

TEXAS BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF REGISTRATION # 000481; TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, CERTIFICATE OF REGISTRATION 100491-00