



FLOOD STATEMENT: According to Community Panel No. 4828470000C dated June 14, 1989 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not mean that the property and/or the structures thereon will be free from flooding or flood damage. In rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Engineer.

OWNER'S CERTIFICATE
(Public Declaration)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS GORDON VAN AMBURGH, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

SEEN a 1.148 acre tract of land situated in the E. Teal Survey, Abstract Number 287, in the City of Rockwall, Rockwall County, Texas and being of LOT 8B, BLOCK A of the REPLAT OF LOT 7 & 8, BLOCK A HORIZON RIDGE ADDITION, in addition to the City of Rockwall according to the plat recorded in Cabinet E, Slide 377 of the Plat Records of Rockwall County, Texas (PROJECT) and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for the most easterly corner of said Lot 8B and being located in the northwesterly right-of-way line of Ralph Hall Parkway (a 60 foot wide right-of-way);

THENCE along the northwesterly right-of-way line of said Ralph Hall Parkway SOUTH 49°32'43" WEST a distance of 304.33 feet to a 1/2 inch iron rod found for the most westerly corner of said Lot 8B;

THENCE departing the northwesterly right-of-way line of said Ralph Hall Parkway NORTH 49°37'17" WEST a distance of 164.30 feet to a 1/2 inch iron rod found for the most westerly corner of said Lot 8B;

THENCE NORTH 44°28'43" EAST a distance of 304.33 feet to a 5/8 inch iron rod set for the most northerly corner of said Lot 8B;

THENCE SOUTH 49°37'17" EAST a distance of 164.30 feet to the POINT OF BEGINNING;

CONTAINING within these notes and bounds 1.148 acres or 50,000 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
41 Eastwood Group, Inc.
4222 Roswell Road, Suite 2
Garland, Texas 75043

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 28th day of November, 2004.

By *Austin J. Bedford*
Notary Public
Texas Exp. 05-25-2008

Notary Public for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and 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 ___ day of 2004.

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 HAND, this 28th day of November, 2004.

Mayor, City of Rockwall *[Signature]*
City Engineer, City of Rockwall *[Signature]*

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 therefrom 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 the protection within such plat, as required under Ordinance 63-54.

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 AMENDED REPLAT HORIZON RIDGE ADDITION, LOT 8B, BLOCK A to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public for water, streets, drains, utility easements, drainage 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 AMENDED REPLAT HORIZON RIDGE ADDITION LOT 8B, BLOCK A 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:
- 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 growth 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 purposes of construction, reconstruction, inspecting, repairing, maintaining, and other 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 canyons, and culverts, all according to the specification 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 of providing 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 make 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 to progress payments on the work progresses in making such improvements by making certified regulations 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 dedication and/or action's made herein are proportional to the impact of the subdivision upon the public services required in order that the development be commensurate with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of the easement's made herein.

[Signature]
Owner

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Gordon Van Amburgh, 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 5th day of November, 2004.

[Signature]
Notary Public-in and for the State of Texas

MARIA TABIRA
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-13-2007

Signature of Party with Mortgage of Lien Interest

**AMENDED REPLAT
HORIZON RIDGE ADDITION
LOT 8B, BLOCK A**

E. TEAL SURVEY ABST. NO. 287
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Owner: GORDON VAN AMBURGH
435 COLUMBIA DRIVE
ROCKWALL, TEXAS 75082 (972) 771-0800

Scale: 1" = 30'
Date: November 05, 2004
Toolboxman: T. Whitaker
Drawn By: T. Whitaker

Checked By: A.J. Bedford
P.C.: D. Cryer
File: REHW-PLAT
Job. No. 400-015-04

4222 Roswell Road, Suite 2 • Garland, Texas 75043
(972) 240-5899 Fax (972) 240-4486

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

Sheet: 1 of 1

Rehab Management and Office Complex
Gordon Van Amburgh
City of Rockwall, Rockwall County, Texas

F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • 469-402-7700

Drawn By:	Checked By:	Date:	Scale:	Project No.:	Sheet No.:
MW	JW	December 04			2 of 8