

OWNERS CERTIFICATE
(Public Dedication)

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WHEREAS, Gail C. Parkhill, Phillip W. Clifford and Roy McGahee are the owners of all that certain lot, tract or parcel of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, same being Lot 4 in Block B of Horizon Ridge Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof as recorded in Cabinet "F", Slide 130 of the Plat Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found in the Northwesterly right of way line of Rockwall Parkway (60 foot right of way) for the most Easterly corner of said Lot 4 in Block B of Horizon Ridge Addition, same being the most Southerly corner of Lot 1 in Block A of the M.R.P. Addition, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet "D", Slide 327 of the Plat Records of Rockwall County, Texas;

THENCE South 22' 18' 19" West (Basis of Bearings per plat recorded in Cabinet "F", Slide 130 of the Plat Records of Rockwall County, Texas) along the Northwesterly right of way line of said Rockwall Parkway and being common to the Southeastery line of said Lot 1 in Block B of Horizon Ridge Addition for a distance of 122.61 feet to an aluminum monument found for the beginning of a curve to the right having a central angle of 05' 00' 10" with a radius of 855.00 feet and a chord bearing South 24' 48' 24" West at a distance of 74.63 feet;

THENCE Southwesterly along said curve to the right and following the common line of said Rockwall Parkway and being the Southeastery corner of said Lot 4 in Block B of Horizon Ridge Addition for an arc distance of 74.85 feet to a 5/8" iron rod found for corner;

THENCE North 67' 41' 41" West and departing leaving the Northwesterly right-of-way line of said Rockwall Parkway for a distance of 250.74 feet to a 5/8" iron found for the Southwest corner of Lot 4 in Block B of Horizon Ridge Addition;

THENCE North 22' 18' 19" East along the common line of Lot 4 in Block B and Lot 2 in Block B of Horizon Ridge Addition for a distance of 197.17 feet to a 5/8" iron rod found for corner the Northwest corner of Lot 4 in Block B of Horizon Ridge Addition;

THENCE South 67' 41' 41" East along the Northeast line of said Lot 4 in Block B of Horizon Ridge Addition and being common to the aforementioned Lot 1 in Block A of the M.R.P. Addition for a distance of 254.00 feet to the POINT OF BEGINNING and CONTAINING 1.1478 ACRES OF LAND, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS:
COUNTY OF ROCKWALL:

I, the undersigned representative for the owner of the land shown on this plat, and designated herein as "Lot 10 in Block B of the Horizon Ridge Addition," a 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. I further certify that all other parties who have a mortgage or lien interest in the Horizon Ridge 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 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; 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 exactions made herein.

By:

Gail C. Parkhill, Owner

By:

Philip W. Clifford, Owner

By:

Roy McGahee, Owner

OWNERS
GAIL C. PARKHILL
PHILIP W. CLIFFORD
ROY MCGAHEE
c/o DXI, INC.
PO BOX 100
PARIS, TEXAS 75248
TELEPHONE (903) 785-8521

SURVEYOR
DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600

STATE OF TEXAS:
COUNTY OF ROCKWALL:

Before me, the undersigned authority, on this day personally appeared Gail C. Parkhill, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, ____.

Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF ROCKWALL:

Before me, the undersigned authority, on this day personally appeared Philip W. Clifford, 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 _____, ____.

Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF ROCKWALL:

Before me, the undersigned authority, on this day personally appeared Roy McGahee, 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 _____, ____.

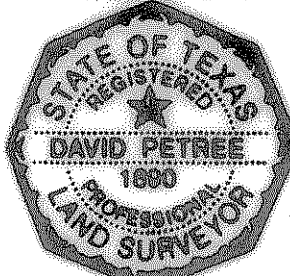
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, David Petree, 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.

David Petree
David Petree, RPLS
Registered Professional Land Surveyor
No. 1890



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.

STATE OF TEXAS:
COUNTY OF ROCKWALL:

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 _____, 20____.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this ____ day of _____, 20____.

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

FINAL PLAT
LOT 10 - BLOCK B
HORIZON RIDGE ADDITION
1.1478 ACRES
BEING A REPLAT OF
LOT 4 - BLOCK B
HORIZON RIDGE ADDITION
CABINET "F", PG. 130, M.R.R.C.T.
E. TEAL SURVEY- ABST. NO. 207
ROCKWALL COUNTY, TEXAS
DECEMBER 2004
SHEET 2 OF 2