

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS }  
COUNTY OF ROCKWALL }

WHEREAS, Quorum Lake Pointe Partners I, LP and Quorum Lake Pointe Partners II, LP 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 known as all of Lot 8 and Lot 9 in Block B of Horizon Ridge Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof as recorded in Cabinet "F" at Slide 159-160 of the Map Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set in the Northeastly right of way line of Summer Lee Drive (60 foot right of way) for the Southeast of said Lot 2, same being the Southwest corner of Lot 5 in Block B of Horizon Ridge Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Map thereof as recorded in Cabinet "F" at Slide 130 of the Map Records of Rockwall County, Texas, said point being in a curve to the left having a central angle of 07° 07' 13" with a radius of 2824.27 feet and a chord bearing North 63° 14' 41" West at a distance of 350.76 feet;

THENCE Westerly along the Northeastly right of way line of said Summer Lee Drive and following said curve to the left for an arc distance of 350.98 feet to a 5/8" iron rod set for corner, said point being a cut-off line for Ralph Hall Parkway;

THENCE North 23° 00' 03" West along said cut-off line for said Ralph Hall Parkway for a distance of 28.77 feet to a 5/8" iron rod set in the Southeastly right of way line of said Ralph Hall Parkway (60 foot right of way), said point being in a curve to the left having a central angle of 27° 23' 07" with a radius of 480.00 feet and a chord bearing North 06° 07' 10" East at a distance of 227.25 feet;

THENCE Northwestly along said curve to the left and following along the Southeastly right of way line of said Ralph Hall Parkway for an arc distance of 229.42 feet to a 5/8" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 48° 19' 39" with a radius of 420.00 feet and a chord distance of North 16° 35' 24" East at a distance of 343.85 feet;

THENCE Northeastly along said curve to the right and following along the Southeastly right of way line of said Ralph Hall Parkway for an arc distance of 354.25 feet to a 5/8" iron rod set for corner;

THENCE South 67° 42' 23" East and departing the Southeastly right of way line of said Ralph Hall Parkway for a distance of 363.74 feet to a 5/8" iron rod set for corner;

THENCE North 67° 17' 58" East for a distance of 25.46 feet to a 5/8" iron rod set for corner;

THENCE North 22° 18' 19" East for a distance of 45.96 feet to a 5/8" iron rod set for corner;

THENCE South 67° 41' 41" East for a distance of 60.00 feet to a 5/8" iron rod set for corner, said point being in the Northwest line of Lot 2 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, at Slide 327 of the Map Records of Rockwall County, Texas;

THENCE South 22° 18' 19" West along the common lines of Lot 8 in Block B of Horizon Ridge Addition and Lots 1 and 2 in Block A of the M.R.P. Addition, for a distance of 255.37 feet to a 5/8" iron rod set for the most Westerly corner of said Lot 1 in Block A of the M.R.P. Addition;

THENCE South 67° 41' 41" East along the common line of Lot 1 in Block A of the M.R.P. Addition and Lot 8 in Block B of Horizon Ridge Addition for a distance of 26.00 feet to a 5/8" iron rod set for corner, said point being the most Northerly corner of Lot 4 in Block B of Horizon Ridge Addition;

THENCE South 22° 18' 19" West for a distance of 416.50 feet to the POINT OF BEGINNING AND CONTAINING 5.9256 ACRES OF LAND, more or less.

OWNERS  
QUORUM LAKE POINTE PARTNERS I & II, LP  
17400 DALLAS PARKWAY, SUITE 211  
DALLAS, TEXAS 75287  
CONTACT: SUE SHELTON  
(972) 380-1919  
FAX: (972) 380-0454

SURVEYOR  
DAVID PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
11015 MIDWAY ROAD  
DALLAS, TEXAS 75229  
PHONE: (214) 358-4500  
FAX: (214) 358-4800

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 11 in Block B of the Horizon Ridge Addition," 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: \_\_\_\_\_

Jeff Johnston  
Quorum Lake Pointe Partners I, LP

Jeff Johnston  
Quorum Lake Pointe Partners II, LP

STATE OF TEXAS:  
COUNTY OF ROCKWALL:

Before me, the undersigned authority, on this day personally appeared Jeff Johnston, 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 \_\_\_\_\_, 2005.

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, 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

\_\_\_\_\_

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 \_\_\_\_\_, 2005.

\_\_\_\_\_

City Secretary, City of Rockwall

\_\_\_\_\_

City Engineer, City of Rockwall

FINAL PLAT  
LOT 11  
BLOCK B  
HORIZON RIDGE ADDITION  
5.9256 ACRES  
BEING A REPLAT OF  
LOT 8 AND LOT 9- BLOCK B  
HORIZON RIDGE ADDITION  
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
CABINET F, SLIDE 159-160  
M.R.R.C.T.  
E. TEAL SURVEY- ABST. NO. 207  
ROCKWALL COUNTY, TEXAS  
JUNE 21, 2005

SHEET 2 OF 3