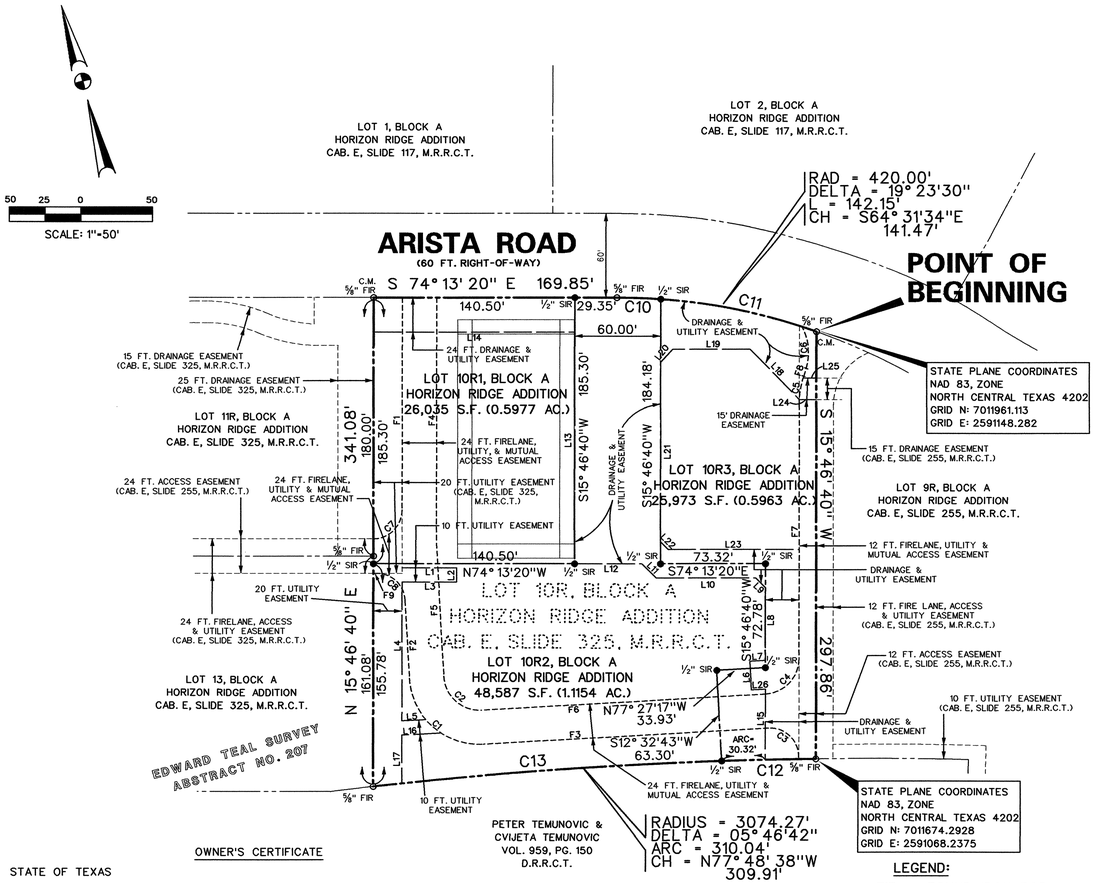


LEGEND:

- o FIR FOUND IRON ROD
- • SIR SET IRON ROD
- CM CONTROLLING MONUMENT

EASEMENT DATA

LINE	DIRECTION	DISTANCE FT
L1	S74°13'20"E	38.02
L2	S15°46'40"W	10.00
L3	S74°13'20"E	38.02
L4	S15°46'40"W	97.16
L5	N77°27'17"W	16.93
L6	S12°32'43"W	20.00
L7	N77°27'17"W	10.86
L8	S15°46'40"W	50.77
L9	N29°13'20"W	9.90
L10	S74°13'20"E	89.45
L11	N29°13'20"W	14.14
L12	S74°13'20"E	46.88
L13	S15°46'40"W	161.30
L14	S74°13'20"E	140.50
L15	S15°46'40"W	49.22
L16	N77°27'17"W	27.89
L17	S15°46'40"W	33.55
L18	S28°41'12"E	49.21
L19	N74°13'20"W	53.92
L20	N58°28'25"E	12.55
L21	S15°46'40"W	124.82
L22	N29°13'20"W	7.30
L23	S74°13'20"E	91.64
L24	S74°13'20"E	11.90
L25	S74°13'20"E	9.23
L26	S77°27'17"E	9.73

FIRE LANE DATA

LINE	DIRECTION	DISTANCE FT
F1	S15°46'40"W	147.96
F2	S12°32'43"W	54.82
F3	N77°27'17"W	199.44
F4	S15°46'40"W	171.04
F5	S12°32'43"W	93.06
F6	N77°27'17"W	198.40
F7	S15°46'40"W	176.72
F8	N12°41'52"E	7.74
F9	N74°13'20"W	2.28

CURVE	ARC FT	DELTA	RADIUS FT	CHORD DIRECTION	FT
C1	76.89	89°54'31"	49.00	N32°30'01"W	69.24
C2	39.32	90°07'16"	25.00	N32°23'39"W	35.39
C3	33.08	94°45'12"	20.00	S30°18'21"E	29.43
C4	37.87	86°46'59"	25.00	S59°10'09"W	34.35
C5	20.03	18°12'59"	63.00	N24°53'09"E	19.95
C6	29.97	44°02'02"	39.00	S9°58'14"W	29.24
C7	31.46	90°07'25"	20.00	S60°42'58"W	28.31
C8	30.28	86°43'55"	20.00	S30°45'05"E	27.47

BOUNDARY CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD
C10	420.00'	04° 11' 06"	30.68'	S72° 07' 46"E - 30.67'
C11	420.00'	15° 12' 24"	111.47'	S62° 26' 01"E - 111.14'
C12	3074.27'	01° 13' 35"	65.80'	N75° 32' 05"W - 65.80'
C13	3074.27'	04° 33' 07"	244.24'	N78° 25' 26"W - 244.17'

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, REALTY CAPITAL ROCKWALL, LTD., a Texas limited partnership, is the owner of a 2.3093 acre tract land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas, said tract being all of Lot 10R, Block A, Horizon Ridge Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet E, Slide 325 of the Map Records of Rockwall County, Texas, said 2.3093 acre tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap found in the southwesterly right-of-way line of Arista Road (60 foot-of-way), said point being the most easterly corner of said Lot 10R and being the most northerly corner of Lot 9R, Block A, Horizon Ridge Addition , an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet E, Slide 255 of the Map Records of Rockwall County, Texas;

THENCE South 15 degrees 46 minutes 40 seconds West, departing the southwesterly right-of-way line of said Arista Road and along the common line of said Lots 9R and 10R, Block A, a distance of 297.86 feet to a 5/8-inch iron rod with cap found for corner, said point being a common corner for said Lots 9R and 10R, Block A,said point also being in the north property line of a tract of land described in deed to Peter and Cvijeta Temunovic as recorded in Volume 959, Page 150 of the Deed Records of Rockwall County, Texas, said point also being on a non-tangent circular curve to the left whose chord bears North 77 degrees 48 minutes 38 seconds West, a distance of 309.91 feet;

THENCE Westerly, along said non-tangent circular curve to the left and said common line of Lot 9R and Peter and Cvijeta Temunovic tract, having a radius of 3074.27 feet, through a central angle of 05 degrees 46 minutes 42 seconds, an arc distance of 310.04 feet to a 5/8-inch iron rod found for corner, said point being the most southerly corner of Lot 13, Block A, Horizon Ridge Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet E, Slide 325 of the Map Records of Rockwall County, Texas;

THENCE North 15 degrees 46 minutes 40 seconds East, departing the common line of Lot 9R and Peter and Cvijeta Temunovic tract, and along the common line of said Lots 9R and 13, Block A, at a distance of 161.08 passing a 5/8-inch iron rod found at the most southerly corner of Lot 11R, Block A, Horizon Ridge Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet E, Slide 325 of the Map Records of Rockwall County, Texas, for a total distance of 341.08 feet to a 5/8-inch iron rod found for corner in the southwesterly right-of-way line of said Arista Road;

THENCE South74 degrees 13 minutes 20 seconds East, along said southwesterly right-of-way line of Arista Road, a distance of 169.85 feet to a 5/8-inch iron rod found at the beginning of a circular curve to the right whose chord bears South 64 degrees 31 minutes 34 seconds East, a distance of 141.47 feet;

THENCE Southeasterly, along said southwesterly right-of-way line of Arista Road and circular curve to the right, having a radius of 420.00 feet, through a central angle of 19 degrees 23 minutes 31 seconds, an arc distance of 142.15 feet to the POINT OF BEGINNING and CONTAINING 100,595 square feet or 2.3093 acres of land, more or less.

Bearings based upon the southwesterly right-of-way line of Arista Road, according to the plat of Lot 10R, Block A, Horizon Ridge Addition, recorded in Cabinet E, Slide 325 of the Map Records of Rockwall County, Texas.

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 Ordinace 83-54.

Page 1 of 2

LOTS 10R1, 10R2 & 10R3, BLOCK A HORIZON RIDGE ADDITION

BEING A REPLAT OF
LOT 10R, BLOCK A
HORIZON RIDGE ADDITION
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SEPTEMBER 28, 2004

FILE: 2328-PLAT.DGN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF TARRANT

I, Richard A. Myers, the undersigned owner of the land shown on this plat, and designated herein as 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 LOTS 10R1, 10R2 and 10R3, BLOCK A, HORIZON RIDGE ADDITION 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 this 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 exaction's made herein.

REALTY CAPITAL ROCKWALL, LTD.
By: REALTY CAPITAL CORPORATION, a Texas Corporation, its General Partner

RICHARD A. MYERS, PRESIDENT

STATE OF TEXAS

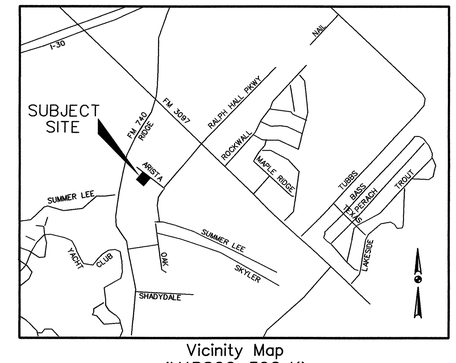
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Richard A. Myers, 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 _____, 2004.

Notary Public in and for the State of Texas

My Commission Expires:_____



Vicinity Map
(MAPSCO 30C-K)
N.T.S.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, SIANG W. LIM, a Registered Professional Land Surveyor in the State of Texas, 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.

SIANG W. "DANIEL" LIM
Registered Professional Land Surveyor No. 5322

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 HANDS, this_____ day of _____, 2004.

Mayor, City of Rockwall

City Secretary City of Rockwall

City of Rockwall Engineer

FEMA FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ROCKWALL, TEXAS, COMMUNITY-PANEL NO. 480547 0005C DATED JUNE 16, 1992, THE SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "X".

OWNER/DEVELOPER:
Realty Capital Rockwall, Ltd.
99 Main Street
Suite 200
Colleyville, Texas 76034
(817) 424-2448
Attn: Rory Maguire, VP

ENGINEER/SURVEYOR:
LIM & ASSOCIATES, inc.
engineering & surveying consultants
1701 N. Market Street, Suite 405 / LB20
Dallas, Texas 75202
Tel. (214) 698-1888 • Fax (214) 698-9881
E-mail: LimAssoc@aol.com

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LOTS 10R1, 10R2 & 10R3, BLOCK A HORIZON RIDGE ADDITION

BEING A REPLAT OF
LOT 10R, BLOCK A
HORIZON RIDGE ADDITION
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SEPTEMBER 28, 2004

FILE: 2328-PLAT.DGN

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