
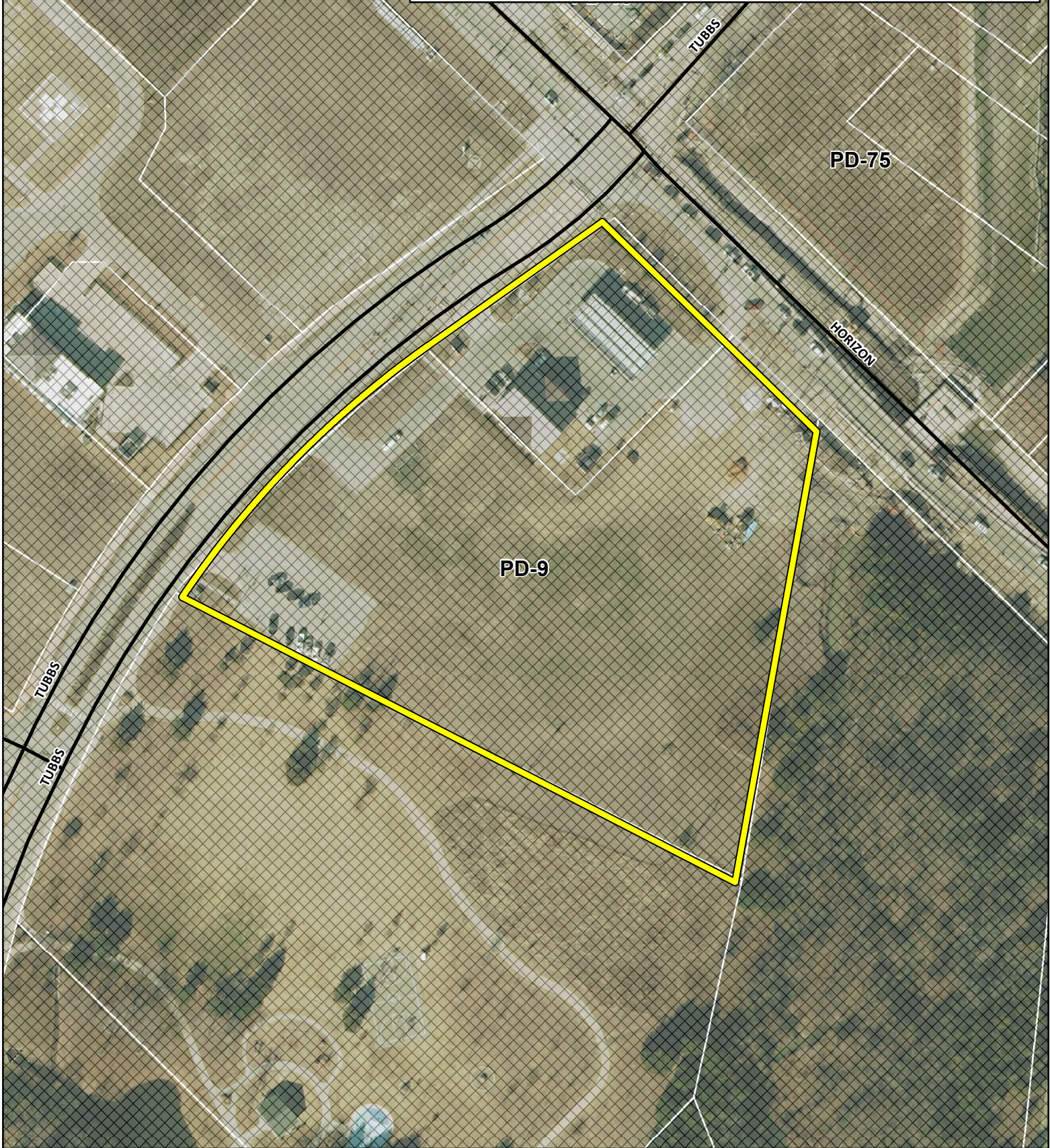


0 37.5 75 150 225 300 Feet

P2019-001 - LOTS 3 & 4, BLOCK A, HORIZON RIDGE CENTER ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HORIZON RIDGE CENTER 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 (we) further certify that all other parties who have a mortgage or lien interest in the HORIZON RIDGE CENTER ADDITION, subdivision have been notified and signed this plat. I (we) 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 (we) also understand the following:

GENERAL NOTES:

- 1. 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.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents a RePlat of the parcel recorded in Plat Records, Cab. H, Sld 101-102 in the public records of Rockwall County Texas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings and Coordinates: NAD83, State Plane, Texas North Central Zone, established using the RTKNet.com Network RTK observation.
6. Basis of Elevation: NAVD88, established using the WDS Network RTK observation. This observation was compared to an OPUS solution for accuracy.
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey is based on a title commitment provided by First American Title Insurance Company, commitment No. 1002-262376-RTT countersigned by Republic Title of Texas, Inc., Effective Date: September 19, 2018.
9. Subsurface and environmental conditions were not examined nor considered a part of this survey.
10. The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
11. By scaled map location and graphical plotting only. This property is located in Zone "X" unshaded which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Rockwall County, Texas. Map Number: 48397C0040L Map Revised: September 26, 2008.
By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "A" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Rockwall County, Texas. Map Number: 48397C0040L Map Revised: September 26, 2008.

- 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 those easement strips, and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strip for purpose of construction, reconstruction, inspecting, purloining, 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 (we) further acknowledge that the dedications and/or exactions 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Property Owner Signature

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 20____.

Notary Public in and for the State of Texas _____ My Commission Expires _____

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman _____ 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.

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

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS H. GEORGE SCHULER, TRUSTEE OF MURPHY ROAD, LTD., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 4.97-acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being the same tract of land described in the Final Plat of Lot 1, and 2, Block B, Horizon Ridge Center Addition, recorded in Cabinet H, Slide 101-102 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), also being the same tract of land granted to Murphy Road, LTD. In Volume 1805, Pg. 182, Deed Records of Rockwall County, Texas (D.R.R.C.T.), more particularly described by metes and bounds based on the bearings and distances of the following: BEGINS at a Cut "X" in concrete found for the northern most corner of herein described tract, also being the southwestern Right-of-Way (R.O.W.) line of Horizon Road, F.M. 3097 (variable width R.O.W.) and the southeastern line of Tubbs Road (85-foot R.O.W.);

THENCE with said southwestern R.O.W. line of Horizon Road, South 45°41'08" East, 289.97 feet to a point, being the northwest corner of a called 5.31-acre tract described as "Tract 4" and granted to the City of Rockwall in Vol. 6660, Pg. 120 D.R.R.C.T., also being the northeast corner of herein described tract;

THENCE leaving said R.O.W. line, with the western line of said Tract 4, South 10°09'19" West, 443.57 feet to a found 1/2-inch rebar with a yellow cap stamped "3576", being the northeast corner of a called 6.866-acre tract known as "Fox Chase Park" and granted to the City of Rockwall in Vol. 2797, Pg. 224 D.R.R.C.T.;

THENCE leaving said western line of said Tract 4, with said northern line of said Fox Chase Park, North 62°46'22" West, 602.28 feet to a point, being the northern most corner of said Fox Chase Park, also being a point in the southeastern R.O.W. line of aforementioned Tubbs Road, also being the western most corner of herein described tract, from which a 1/2-inch iron rod with yellow cap bears North 35°20'13" West, 0.30 feet, said point being on curve to the right having a radius of 957.50 feet and a central angle of 20°28'00" and having a chord bearing North 44°18'09" East, a chord distance of 340.21 feet;

THENCE leaving said northern line of said Fox Chase Park with said R.O.W. along said curve to the right an arc distance of 342.03 feet to a point;

THENCE continuing with said R.O.W. line of Tubbs Road, North 54°31'48" East, 207.18 feet to the POINT OF BEGINNING containing 216,279 square feet or 4.97 acres more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JAMES BARNETT, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown on this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

LEGEND

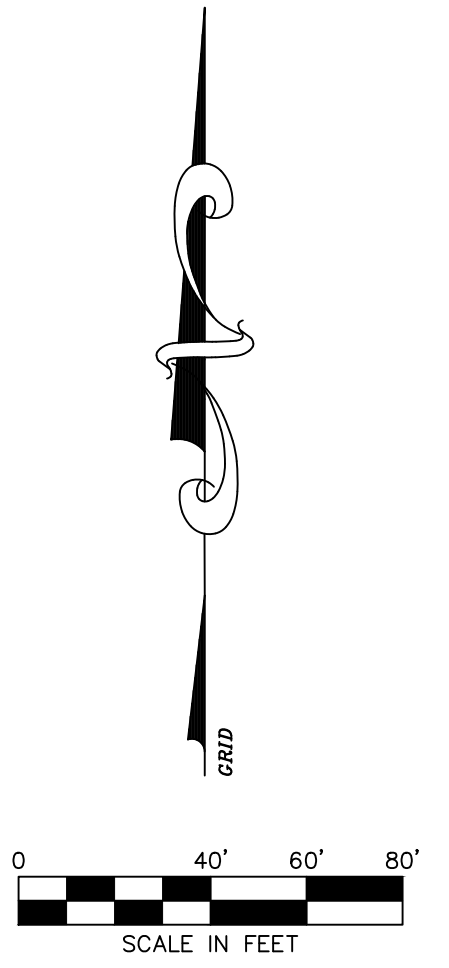
- Boundary Line
Adjiner Boundary Line
Right-of-Way Line
Easement Line
Setback Line
Flood Hazard Line
Found Monument (as noted)
Cut "X" Found in Concrete
Monument to be set by CEI ENG ASSOC INC.
Record Bearing & Distance per Plat Cab. H, Slide 101-102
R.O.W. Right-of-Way

Owner / Owners
MURPHY ROAD, LTD.
1500 E. INDUSTRIAL BOULEVARD STE. 225
MCKINNEY, TEXAS 75069
(972)562-5555

Re-Plat
Lot 1R, and 2R, Block B
Horizon Ridge Center Addition
4.966 Ac. Tracts, Zone PD-9
of
Final Plat
Lot 1, and 2, Block B
Horizon Ridge Center Addition
4.966 Ac. Tracts, Zone PD-9
Situated in the Edward Teal
Survey, Abstract No. 207
City of Rockwall
Rockwall County, Texas
December 10, 2018
Sheet 1 of 1

CEI Engineering Associates, Inc.
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS ENVIRONMENTAL SCIENTISTS
3108 SW REGENCY PARKWAY BENTONVILLE, AR 72712 (479) 273-9472
3030 LBJ FREEWAY DALLAS, TX 75234 (972) 488-3737
CORPORATE OFFICE TBPLS FIRM: #10031500 DALLAS OFFICE TBPLS FIRM: #10194234

Vicinity Map
Not to Scale
Latitude: 32.883839°
Longitude: -96.462854°



CEI ENGINEERING ASSOCIATES, INC.

Lot 1R Closure Report

North: 7010673.7058' East: 2593806.0854'

Segment #1 : Line

Course: S45°41'08"E Length: 161.51'

North: 7010560.8756' East: 2593921.6485'

Segment #2 : Line

Course: S44°18'55"W Length: 217.33'

North: 7010405.3746' East: 2593769.8205'

Segment #3 : Line

Course: S44°18'55"W Length: 20.00'

North: 7010391.0644' East: 2593755.8483'

Segment #4 : Line

Course: N45°41'05"W Length: 203.67'

North: 7010533.3495' East: 2593610.1211'

Segment #5 : Curve

Length: 20.24' Radius: 1262.43'

Delta: 000°55'07" Tangent: 10.12'

Chord: 20.24' Course: N53°02'08"E

Course In: S37°25'25"E Course Out: N36°30'18"W

RP North: 7009530.7728' East: 2594377.3038'

End North: 7010545.5202' East: 2593626.2931'

Segment #6 : Curve

Length: 13.63' Radius: 1798.24'

Delta: 000°26'04" Tangent: 6.82'

Chord: 13.63' Course: N54°14'38"E

Course In: S35°58'23"E Course Out: N35°32'20"W

RP North: 7009090.2166' East: 2594682.5878'

End North: 7010553.4847' East: 2593637.3540'

Segment #7 : Line

Course: N54°31'48"E Length: 207.18'

North: 7010673.7065' East: 2593806.0854'

Perimeter: 843.56' Area: 43399.08 Sq. Ft.

Error Closure: 0.0007 Course: N02°36'32"W

Error North: 0.00067 East: -0.00003

Precision 1: 1205085.71

Lot 2R Closure Report

North: 7010560.8756' East: 2593921.6486'

Segment #1 : Line

Course: S45°41'08"E Length: 128.46'

North: 7010471.1340' East: 2594013.5638'

Segment #2 : Line

Course: S10°09'19"W Length: 443.57'

North: 7010034.5132' East: 2593935.3551'

Segment #3 : Line

Course: N62°46'22"W Length: 602.28'

North: 7010310.0686' East: 2593399.8083'

Segment #4 : Curve

Length: 308.06' Radius: 957.50'

Delta: 018°26'02" Tangent: 155.37'

Chord: 306.73' Course: N43°17'11"E

Course In: S55°55'51"E Course Out: N37°29'48"W

RP North: 7009773.6835' East: 2594192.9648'

End North: 7010533.3483' East: 2593610.1163'

Segment #5 : Line

Course: S45°41'05"E Length: 203.67'

North: 7010391.0632' East: 2593755.8435'

Segment #6 : Line

Course: N44°18'55"E Length: 20.00'

North: 7010405.3734' East: 2593769.8156'

Segment #7 : Line

Course: N44°18'55"E Length: 217.33'

North: 7010560.8744' East: 2593921.6437'

Perimeter: 1923.37' Area: 172879.59 Sq. Ft.

Error Closure: 0.0050 Course: S75°28'15"W

Error North: -0.00126 East: -0.00485

Precision 1: 384408.00