

BEGINNING, AT A 1/2" IRON ROD SET ON THE NORTHEAST LINE OF F.M. ROAD NO. 3097 (HORIZON ROAD), SAID POINT BEING NORTH 43"51"04" WEST, A DISTANCE OF 432.00 FEET FROM THE MOST SOUTHERLY CORNER OF SAID TRACT RECORDED IN VOLUME 620, PAGE 69, AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF RALPH HALL PARKWAY (A 55" R.O.W.) WITH THE NORTHEASTERLY LINE OF F.M. ROAD NO. 3097 (HORIZON ROAD) (A 100" R.O.W.);

THENCE, NORTH 43'51'04" WEST, ALONG THE NORTHEASTERLY LINE OF F.M. ROAD NO. 3097, A DISTANCE OF 271.32 FEET TO A 1/2" IRON ROD FOUND FOR CORNER:

THENCE, NORTH 47°34'24" EAST, LEAVING THE NORTHEASTERLY LINE OF F.M. ROAD 3097, A DISTANCE OF 245.07 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHERLY LINE OF LOT 1, BLOCK C OF STEGER TOWNE CROSSING, PHASE II;

THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK C, THE

SOUTH 43'51'04" EAST, A DISTANCE OF 96.52 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 81"49"02" EAST, A DISTANCE OF 212.92 FEET TO A PK NAIL SET FOR CORNER:

THENCE, SOUTH 46°01'13" WEST, LEAVING THE SOUTHERLY LINE OF SAID LOT 1, BLOCK C, A DISTANCE OF 375.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.760 ACRES OF LAND.

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 <u>AMENDED FINAL PLAT OF LOT 1</u>, <u>BLOCK A OF HORIZON CARWASH Addition</u>, an addition to the City of Rockwall, Rockwall County, 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 <u>AMENDED FINAL PLAT OF LOT 1</u>, <u>BLOCK A OF HORIZON CARWASH Addition</u>, 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.

OWNER: HORIZON PARTNERS LTD. I by DAVE HAIRSTON

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared <u>DAVE HAIRSTON</u>
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.

otary Riblic in and for the State Texas xpires:

My Commission

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS COUNTY OF ROCKWALL

Given upon my hand and seal of office this \_\_\_\_\_\_\_ Day of \_\_\_\_\_,2002

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF ROCKWALL

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN

known to me to be the person whose name is subscribed to the foregoing instrument, and

KENNETH E. BROWN, R.P.L.S. NO. 2062



	acknowledged to me that he executed the same for the purpose and consideration therein stated.				
	Given upon my hand and seal of office this de				
		_,2002			
	Notary Public in and for the State of Texas Expires:	<u><i>B-13-2003</i></u> My Commission			
*	· RECOMMENDED FOR FINAL APPROVAL	JODI M. WILCOX Notary Public State of Texas My Comm. Exp. 08-13-2003			
A	Planning And Zoning Commission Date				
	APPROVED				
سميد	I hereby certify that the above and foregoing plat of an addition to was approved by the City Council of the City of Rockwall on the				
	day of	2001			
(Processory)	This approval shall be invalid unless the approved plat for such add of the County Clerk-of Rockwall, County, Texas, within one hundred date of final approval.	dition is recorded in the office twenty (120) days from said			
	. Said addition shall be subject to all the requirements of the Subdiv of Rockwall.	vision Regulations of the City			
	WITNESS DUR HANDS, this day of	02			
	Kendone Dorothy Brook	W CAN FIRM 12-17-02			
	Mayor, City of Rockwall City Secretary City of Roc	ckwoll 5 SEAL &			
	County Judge	SEAL &			

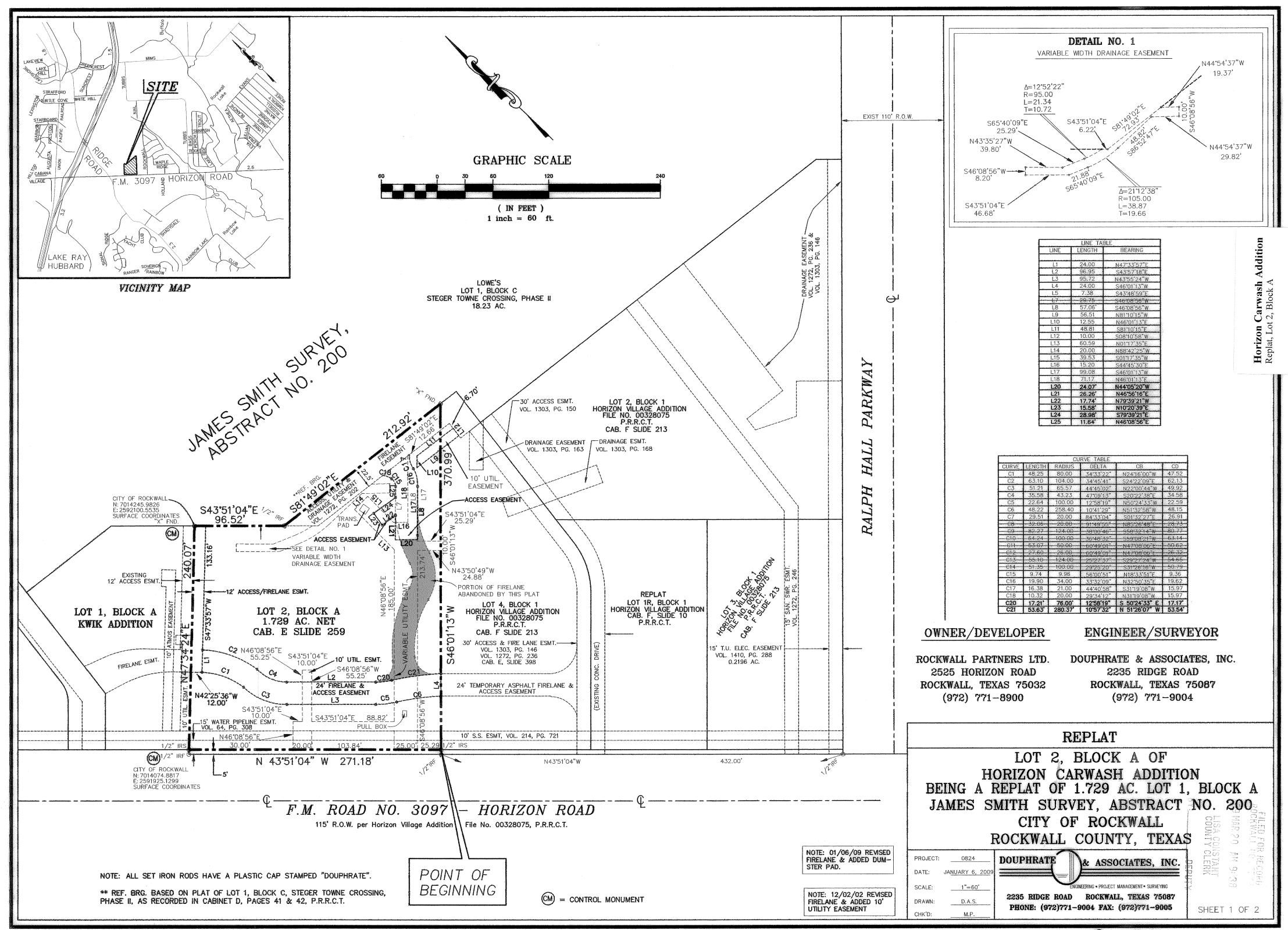
E-240 AMENDED FINAL PLAT

LOT 1, BLOCK A OF HORIZON CARWASH ADDITION 1.760 AC.

JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

			T THE LOCAL COLUMN TO SERVICE
PROJECT:	0031VERB	DOUPHRATE & ASSO	CIATES, INC
DATE:	JUNE 2001		
SCALE:	1"=60'	ENGINEERING - PROJECT M	
DRAWN:	D.L.B.	P.O. BOX 1336 ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005	
AUN'D.	WID		

SHEET 2 OF 2



BEGINNING, AT A 1/2" IRON ROD SET ON THE NORTHEAST LINE OF F.M. ROAD NO. 3097 (HORIZON ROAD), SAID POINT BEING THE SOUTHEAST CORNER OF THIS TRACT AND BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 1, REPLAT OF HORIZON VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS AS RECORDED IN FILE NO. 00328075, PLAT RECORDS, ROCKWALL COUNTY TEXAS:

THENCE, NORTH 43'51'04" WEST, ALONG THE NORTHEASTERLY LINE OF F.M. ROAD NO. 3097, A DISTANCE OF 271.18 FEET TO A 1/2" IRON ROD SET FOR CORNER.

THENCE, NORTH 47°34'24" EAST, LEAVING THE NORTHEASTERLY LINE OF F.M. ROAD 3097, A DISTANCE OF 240.07 FEET TO AN "X" CUT IN CONCRETE FOUND ON THE SOUTHERLY LINE OF LOT 1, BLOCK C OF STEGER TOWNE CROSSING, PHASE 11;

THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK C, THE FOLLOWING:

SOUTH 43'51'04" EAST, A DISTANCE OF 96.52 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 81°49'02" EAST, A DISTANCE OF 212.92 FEET TO AN "X" CUT FOUND IN CONCRETE FOR CORNER;

THENCE, SOUTH 46°01'13" WEST, LEAVING THE SOUTHERLY LINE OF SAID LOT 1, BLOCK C, A DISTANCE OF 370.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.729 ACRES OF LAND.

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 <u>REPLAT OF LOT 1</u>, <u>BLOCK A OF HORIZON CARWASH Addition</u>, an addition to the City of Rockwall, Rockwall County, 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 hereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in <u>REPLAT LOT 1</u>, <u>BLOCK A OF HORIZON CARWASH Addition</u>, 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.

OWNER: ROCKWALL PARTNERS LTD.I by DAVID HAIRSTON

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared <u>DAVID HAIRSTON</u> 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.

Notary Public in and for the State of Texas Expires:

My Commission

LEE ANN JOHNSON
My Commission Explicat
Moreh 17, 2012

Signature of Party with Mortgage or Lien Interest

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

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID HOOKER, 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.

Word Hoden

DAVID HOOKER, R.P.L.S. NO. 5767



Horizon Carwash Replat, Lot 2, Block A

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared <u>DAVID HOOKER</u>

known to me to be the person whose name is subscribed to the foregoing instrument, and

Given upon my hand and seal of office this	day of
Notary Public in and for the State of Texas	My Commission Expired Moreh 17, 2012
notary Public in and top, the State of lexas	My Commission

acknowledged to me that he executed the same for the purpose and consideration therein stated.

RECOMMENDED FOR FINAL APPROVAL

W Bricker
Planning And Zoning Commission

02/10/09 Date Church John 3-19-09

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

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

Mayor, City of Rockwall

City Secretary City of Rockwall



REPLAT

LOT 2, BLOCK A OF
HORIZON CARWASH ADDITION
BEING A REPLAT OF 1.729 AC. LOT 1, BLOCK A
JAMES SMITH SURVEY, ABSTRACT NO. 200
CITY OF ROCKWALL
ROCKWALL COUNTY TEXAS

	3	NOORNALL	COCHII, IDAA
PROJECT:	0824VERB	DOUPHRATE	& ASSOCIATES, INC.
DATE:	JAN. 6, 2009		
SCALE:	1"=60'		ENGINEERING • PROJECT MANAGEMENT • SURVEYING
DRAWN:	D.A.S.	2235 RIDGE ROAL	The state of the s
OLIVED.		PHONE: (972)771	-9004 FAX: (972)771-9005

SHEET 2 OF 2