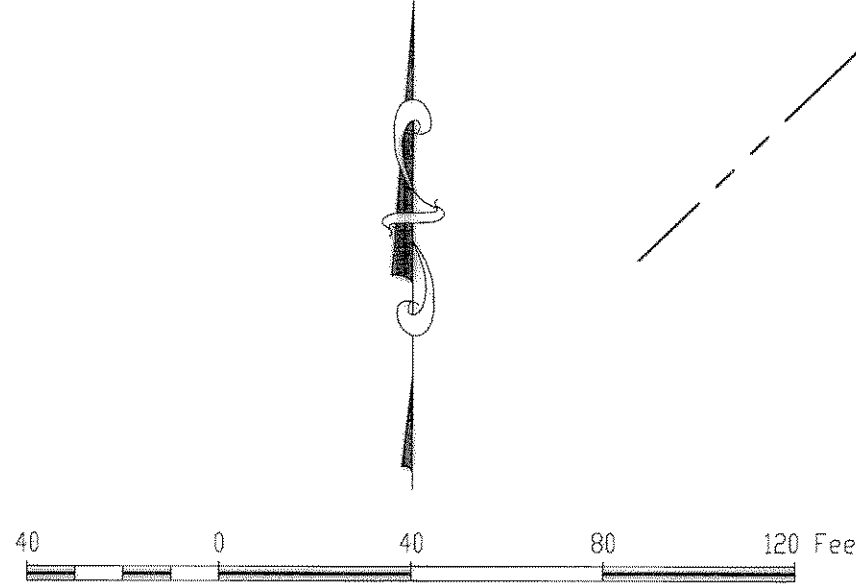


VICINITY MAP 1" = 2000'



LINE	BEARING	LENGTH
L1	S83°39'21"W	13.30'
L2	N81°41'25"E	9.72'
L3	S08°10'58"W	29.42'
L4	N81°49'02"W	9.70'
L5	N81°49'02"W	23.00'
L6	N81°47'25"W	3.00'
L7	S43°58'47"E	49.22'
L8	N48°01'13"E	32.77'
L9	S62°00'30"E	46.38'
L10	S08°10'58"W	15.00'
L11	N81°49'02"W	48.94'
L12	S46°01'13"W	14.05'
L13	S46°01'13"W	8.62'
L14	S26°08'36"E	16.16'
L15	S91°31'26"W	165.80'
L16	N63°35'03"E	193.43'
L17	S63°35'03"E	24.15'
L18	S26°24'57"W	20.00'
L19	N63°35'03"W	67.51'
L20	S63°35'03"E	49.96'
L21	S08°11'19"W	15.63'
L22	S08°11'19"W	5.43'
L23	S81°49'02"E	22.44'
L24	N08°10'58"E	38.44'
L25	N08°10'58"E	46.61'
L26	S43°58'47"E	30.34'
L27	S81°49'02"E	22.82'

CURVE	RADIUS	LENGTH	DELTA	CHD. BRG.	CHORD
C1	20.50'	27.30'	76°17'41"	N46°08'44"E	25.33'
C2	44.50'	18.32'	24°52'50"	S20°26'19"W	19.17'
C3	21.34'	10.39'	27°53'28"	N42°23'58"E	10.29'
C4	44.98'	20.72'	26°23'44"	N21°28'25"E	20.54'
C5	20.50'	8.90'	24°52'49"	S29°26'20"W	8.83'
C6	44.50'	12.29'	15°49'06"	N15°54'27"E	12.25'
C7	20.50'	22.68'	63°22'37"	S07°52'19"E	21.54'

- NOTES:**
- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480547 0040 L, present effective date of map September 26, 2008, herein property is situated within Zone X (unshaded).
  - All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
  - Bearings shown are based on the plat Horizon Village Addition, recorded in Cabinet F, Slide 213, Plat Records, Rockwall County, Texas.
  - The purpose of this replat is to abandon a 14 foot wide portion of the Drainage Easement located at the east side of Lot 5, Block 1 to accommodate for signage.
  - Flood plain shown was provided by Allen & Ridinger Consulting, Inc.
  - Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.

Lot 1, Block A  
Horizon Carwash Addition  
Cabinet E, Slide 259-260

Lot 4, Block 1  
Horizon Village Addition  
Cabinet F, Slide 213

Lot 6, Block 1  
Horizon Village Addition  
Cabinet H, Slide 51-52

Lot 1R, Block 1  
Horizon Village Addition  
Cabinet F, Slide 10

Lot 3, Block 1  
Horizon Village Addition  
Cabinet F, Slide 213

Lot 7, Block 1  
0.943 Acres

Lot 1, Block C  
Steger Town Crossing, Phase II  
Cabinet D, Slide 41 - 42

RALPH HALL PARKWAY

**REPLAT**  
Lot 7, Block 1  
Horizon Village Addition  
Cabinet H, Slide 51  
0.943 Acres in the  
James Smith Survey, Abst. No. 200  
City of Rockwall  
Rockwall County, Texas  
-- 2010 --

**Allen & Ridinger Consulting, Inc.**

OWNER / DEVELOPER  
PAVILION NTB - ROCKWALL, LP.  
5605 Carnegie Boulevard  
Charlotte, North Carolina 28209  
Phone: (704)-557-9267

**Arthur Surveying Co., Inc.**  
Professional Land Surveyors  
972-221-9439 ~ Fax 972-221-4675  
220 Elm Street, Suite 200 ~ P.O. Box 54  
Lewisville, Texas 75067

FILED FOR RECORD  
ROCKWALL COUNTY CLERK  
10 MAY 25 AM 11:11  
BY: \_\_\_\_\_ COUNTY CLERK

SHEET:  
1 of 2

DRAWN BY: J.C. DATE: 11/19/08 SCALE: 1"=40' CHECKED BY: W.T.M. ASC NO.: 281168-1

H-91

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS PAVILION NTB - ROCKWALL, LP, a North Carolina limited partnership by Pavilion NTB - Texas GP, Inc., a North Carolina corporation, its sole general partner is the owner of all that certain lot, tract or parcel of land situated in the James Smith Survey, Abstract Number 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 5, Block 1, Horizon Village Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Slide 51 and 52 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a "X" found in concrete at the southerly corner of said Lot 6 and the easterly corner of Lot 3, Block 1, Horizon Village Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 213 of the Plat Records of Rockwall County, Texas, said point also being in the northwest line of Ralph Hall Parkway, a public roadway;

THENCE North 45 degrees 01 minutes 13 seconds East, with the northwest line of said Ralph Hall Parkway, a distance of 326.12 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set at the northeast of said Lot 6, being the POINT OF BEGINNING;

THENCE with the northerly line of said Lot 6 the following three (3) calls:

North 81 degrees 49 minutes 02 seconds West, a distance of 166.35 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner;

South 08 degrees 10 minutes 58 seconds West, a distance of 41.06 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner;

North 81 degrees 49 minutes 02 seconds West, a distance of 276.40 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set at the northwest corner of said Lot 6 and being in the east line of Lot 4, Block 1, Horizon Village Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 213 of the Plat Records of Rockwall County, Texas.

THENCE North 08 degrees 11 minutes 19 seconds East, with the east line of said Lot 4, a distance of 105.20 feet to a found PK Nail in concrete at the northwest corner of said Lot 5, being in the south line of Lot 1, Block C, Steger Town Crossing, Phase II, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Slide 41 and 42 of the Plat Records of Rockwall County, Texas;

THENCE South 81 degrees 49 minutes 02 seconds East, with the south line of said Lot 1, Block C, a distance of 457.97 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner thereof;

THENCE South 43 degrees 58 minutes 47 seconds East, continuing with the south line of said Lot 1, Block C, a distance of 27.32 feet to a "X" set in concrete being in the northwest line of said Ralph Hall Parkway;

THENCE South 46 degrees 01 minute 13 seconds West, with the northwest line of said Ralph Hall Parkway, a distance of 60.00 feet to the POINT OF BEGINNING, and containing 0.943 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as Lot 7, Block 1 of Horizon Village Addition 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. We further certify that all other parties who have a mortgage or lien interest in Horizon Village Addition, have been notified and signed this plat.

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. We 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.

We 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; we, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

PAVILION NTB - ROCKWALL, LP, a North Carolina limited partnership

By: Pavilion NTB - Texas GP, Inc., a North Carolina corporation, its sole general partner

By: Thomas Gausch

Name: Thomas Gausch

Title: Vice President

Date: 5/10/10

STATE OF TEXAS <sup>NC</sup>  
COUNTY OF ROCKWALL Mecklenburg

BEFORE ME, the undersigned authority, on this day personally appeared Thomas Gausch, 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 10 day of May, 2010.

Margaret McOche 10/13/2013  
Notary Public in and for the State of Texas NC My Commission Expires:



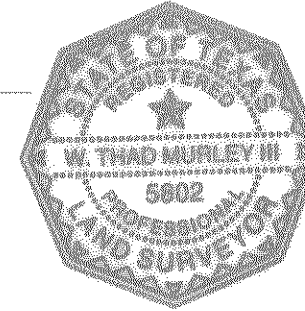
SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, W. THAD MURLEY III, 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 supervision.

W. Thad Murley III  
W. Thad Murley III  
Registered Professional Land Surveyor No. 5802

4-28-10  
Date



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.

City Engineer \_\_\_\_\_ Date: \_\_\_\_\_

Recommended for Final Approval:

[Signature] 04-13-10  
Planning & 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 17th day of April, 2010.

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 18th day of May, 2010.

William R. Cecil  
Mayor  
City of Rockwall

Kristy Ackberry  
City Secretary  
City of Rockwall



Chuck Adell 5-17-2010  
City Engineer  
City of Rockwall

NOTES:

1. No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480547 0040 L, present effective date of map September 26, 2008, herein property is situated within Zone X (unshaded).
2. All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
3. Bearings shown are based on the plat Horizon Village Addition, recorded in Cabinet F, Slide 213, Plat Records, Rockwall County, Texas.
4. The purpose of this replat is to abandon a 14 foot wide portion of the Drainage Easement located at the east side of Lot 5, Block 1 to accommodate for signage.
5. Flood plain shown was provided by Allen & Ridinger Consulting, Inc.
6. Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.

REPLAT  
Lot 7, Block 1  
Horizon Village Addition  
Cabinet H, Slide 51  
0.943 Acres in the  
James Smith Survey, Abst. No. 200  
City of Rockwall  
Rockwall County, Texas  
-- 2010 --

Arthur Surveying Co., Inc.  
Professional Land Surveyors  
972-221-9439 ~ Fax 972-221-4675  
220 Elm Street, Suite 200 ~ P.O. Box 54  
Lewisville, Texas 75067

Allen & Ridinger  
Consulting, Inc.

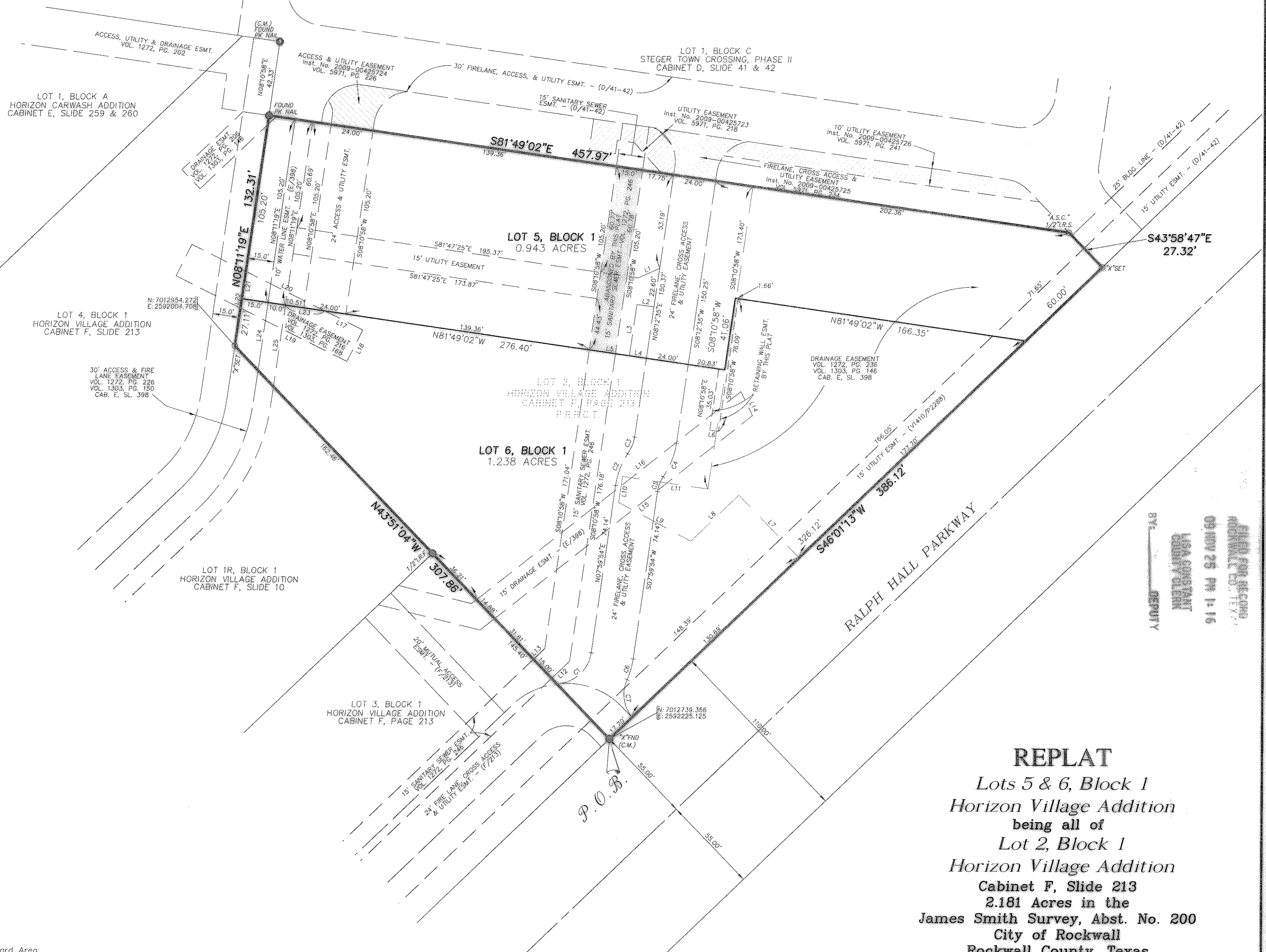
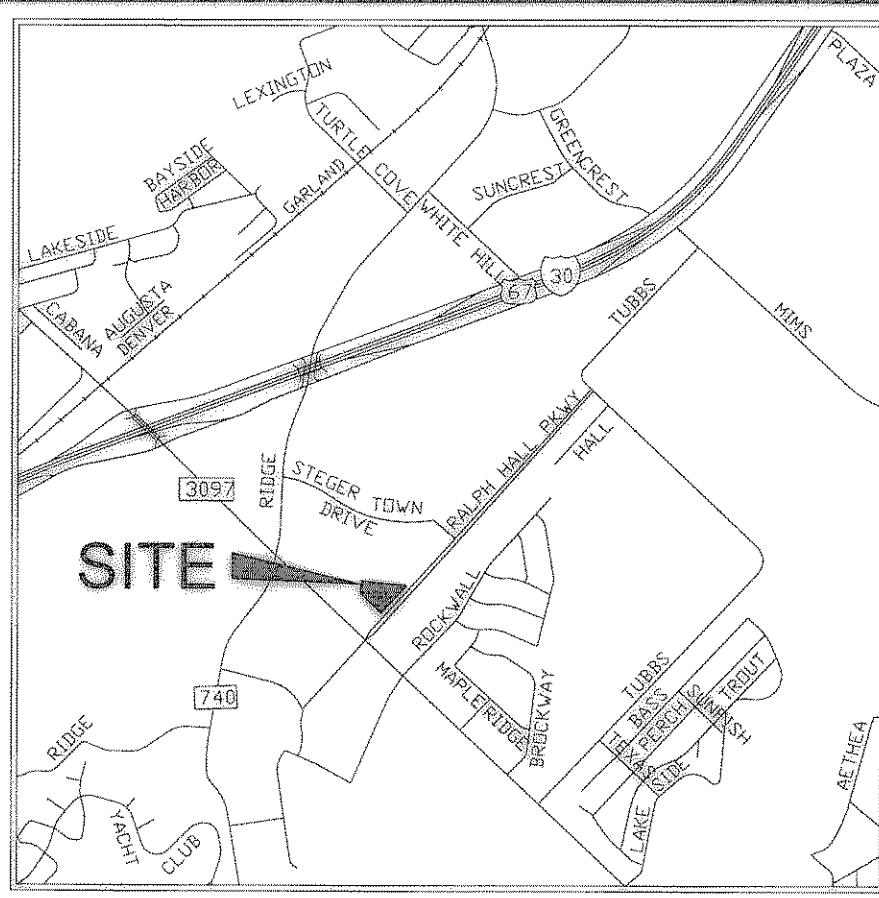
OWNER / DEVELOPER  
PAVILION NTB - ROCKWALL, LP.  
5605 Carnegie Boulevard  
Charlotte, North Carolina 28209  
Phone: (704)-557-9267

285 W. Southwest Parkway  
Lewisville, Texas 75067

Tel. No. (972) 353-8000  
Fax No. (972) 353-8011

DRAWN BY: J.C. DATE: 11/19/08 SCALE: 1"=40' CHECKED BY: W.T.M. ASC NO.: 281168-1





LINE	BEARING	LENGTH
L1	S65°38'21"W	13.30'
L2	N81°47'25"W	9.72'
L3	S08°10'58"W	29.49'
L4	N81°49'02"W	9.20'
L5	N81°49'02"W	23.00'
L6	N81°47'25"W	5.00'
L7	S43°58'47"E	49.22'
L8	N46°01'13"E	37.77'
L9	S62°03'38"E	45.38'
L10	S08°10'58"W	15.00'
L11	N81°49'02"W	48.94'
L12	S46°01'13"W	14.05'
L13	S46°01'13"W	8.62'
L14	S26°08'26"E	15.16'
L15	S91°31'25"W	185.80'
L16	N51°31'26"E	190.43'
L17	S67°35'03"E	24.14'
L18	S26°24'57"W	20.00'
L19	N63°35'03"W	67.51'
L20	S67°35'03"E	49.95'
L21	S08°11'19"W	15.63'
L22	S08°11'19"W	5.43'
L23	S81°49'02"E	22.44'
L24	N08°10'58"E	38.44'
L25	N08°10'58"E	46.61'

CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD
C1	20.50'	27.30'	76°17'41"	N46°08'44"E	25.33'
C2	44.50'	19.32'	24°32'50"	S20°26'19"W	19.17'
C3	21.34'	10.36'	27°53'28"	N22°23'58"E	10.29'
C4	44.98'	20.72'	26°23'44"	N21°28'29"E	20.54'
C5	20.50'	8.90'	24°52'49"	S20°26'29"W	8.83'
C6	44.50'	12.29'	15°49'06"	N19°54'27"E	12.25'
C7	20.50'	22.68'	63°22'37"	S07°52'19"E	21.54'

- NOTES:
- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480547 0040 L, present effective date of map September 26, 2008, herein property is situated within Zone X (unshaded).
  - All iron rods found are 1/4 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
  - Bearings shown are based on the plat Horizon Village Addition, recorded in Cabinet F, Slide 213, Plat Records, Rockwall County, Texas.
  - The purpose of this replat is to create two (2) lots from one (1) single lot.
  - Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.

**REPLAT**  
 Lots 5 & 6, Block 1  
 Horizon Village Addition  
 being all of  
 Lot 2, Block 1  
 Horizon Village Addition  
 Cabinet F, Slide 213  
 2.181 Acres in the  
 James Smith Survey, Abst. No. 200  
 City of Rockwall  
 Rockwall County, Texas  
 -- 2009 --

**Allen & Ridinger Consulting, Inc.**  
 285 W. Southwest Parkway  
 Louisville, Texas 75067  
 Tel. No. (972) 353-8000  
 Fax No. (972) 353-8011

**OWNER / DEVELOPER**  
**FLEMING INVESTMENT, INC.**  
 1500 McDonald Road  
 Rockwall, Texas 75032  
 Phone: (972)-771-1208  
 Contact: Scott Fleming

**Arthur Surveying Co., Inc.**  
 Professional Land Surveyors  
 972-221-9439 ~ Fax 972-221-4675  
 220 Elm Street, Suite 200 ~ P.O. Box 54  
 Lewisville, Texas 75067

DRAWN BY: J.C. DATE: 11/19/08 SCALE: 1"=40' CHECKED BY: W.T.M. ASK NO: 281168-1

H-51

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS FLEMING INVESTMENT, INC. is the owner of all that certain lot, tract or parcel of land situated in the James Smith Survey, Abstract Number 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1, Horizon Village Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 213 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a "X" found in concrete at the southerly corner of said Lot 2 and the easterly corner of Lot 3, of said Block 1, said point also being in the northwest line of Ralph Hall Parkway, a public roadway;

THENCE North 43 degrees 51 minutes 04 seconds West, with the northeast line of said Lot 3 and passing a 1/2 inch iron rod found at the northerly corner thereof, being the easterly corner of Lot 1R, Block 1, Horizon Village Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 10 of the Plat Records of Rockwall County, Texas, and continuing with the northeast line thereof for a total distance of 307.86 feet to a "X" set in concrete for corner in the east line of Lot 4 of said Block 1 (F/213);

THENCE North 08 degrees 11 minutes 19 seconds East, with the east line of said Lot 4, a distance of 132.31 feet to a found PK Nail in concrete at the northwest corner of said Lot 2, being in the south line of Lot 1, Block 2, Steger Town Crossing, Phase II, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Slide 41 and 42 of the Plat Records of Rockwall County, Texas;

THENCE South 81 degrees 49 minutes 02 seconds East, with the south line of said Lot 1, Block C, a distance of 457.97 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner thereof;

THENCE South 43 degrees 58 minutes 47 seconds East, continuing with the south line of said Lot 1, Block C, a distance of 27.32 feet to a "X" set in concrete being in the northwest line of said Ralph Hall Parkway;

THENCE South 46 degrees 01 minute 13 seconds West, with the northwest line of said Ralph Hall Parkway, a distance of 386.12 feet to the POINT OF BEGINNING, and containing 2.181 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS  
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as Lots 5 and 6, Block 1 of Horizon Village Addition 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. We further certify that all other parties who have a mortgage or lien interest in Horizon Village Addition, have been notified and signed this plat.

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. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

We 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; we, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

FLEMING INVESTMENT, INC.

By:   
Scott Fleming  
Authorized Representative

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Scott Fleming, 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 24<sup>th</sup> day of November 2009.

  
Notary Public in and for the State of Texas

4-6-2013  
My Commission Expires:



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, W. THAD MURLEY III, 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 supervision.

  
W. Thad Murley III  
Registered Professional Land Surveyor No. 5802

11-24-09  
Date



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.

City Engineer Date:

Recommended for Final Approval:

  
Date: 11/24/09

Planning & Zoning Commission

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 16<sup>th</sup> day of November, 2009.

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 24<sup>th</sup> day of November, 2009.

  
Mayor

City of Rockwall  
  
City Secretary

City of Rockwall

  
City Engineer

City of Rockwall



NOTES:

- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480547 0040 L, present effective date of map September 26, 2008, herein property is situated within Zone X (unshaded).
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings shown are based on the plat Horizon Village Addition, recorded in Cabinet F, Slide 213, Plat Records, Rockwall County, Texas.
- The purpose of this replat is to create two (2) lots from one (1) single lot.
- Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.

**REPLAT**  
**Lots 5 & 6, Block 1**  
**Horizon Village Addition**  
**being all of**  
**Lot 2, Block 1**  
**Horizon Village Addition**  
**Cabinet F, Slide 213**  
**2.181 Acres in the**  
**James Smith Survey, Abst. No. 200**  
**City of Rockwall**  
**Rockwall County, Texas**  
-- 2009 --

  
**Arthur Surveying Co., Inc.**  
**Professional Land Surveyors**  
972-221-9439 ~ Fax 972-221-4675  
220 Elm Street, Suite 200 ~ P.O. Box 54  
Lewisville, Texas 75067

  
**Allen & Ridinger**  
Consulting, Inc.

OWNER / DEVELOPER  
FLEMING INVESTMENT, INC.  
1500 McDonald Road  
Rockwall, Texas 75032  
Phone: (972)-771-1208  
Contact: Scott Fleming

285 W. Southwest Parkway  
Lewisville, Texas 75067

Tel. No. (972) 353-8000  
Fax No. (972) 353-8011

DRAWN BY: J.C. DATE: 11/19/08 SCALE: 1"=40' CHECKED BY: W.T.M. ASC NO.: 281168-1

SHEET:  
2 of 2

H-52







WHEREAS FLEMING INVESTMENTS & CECIL HASTINGS, BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the JAMES SMITH SURVEY, ABSTRACT NO. 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 2, Block 1 of HORIZON VILLAGE ADDITION, LOTS 1 & 2, BLOCK 1, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 398 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the intersection of the Northeast right-of-way line of F.M. Highway 3097 (Horizon Road) with the Northwest right-of-way line of Ralph Hall Parkway, said point being at the South corner of said Lot 2;

THENCE N. 43 deg. 51 min. 04 sec. W. (Controlling bearing line) along the Northeast right-of-way line of F.M. Highway 3097, a distance of 145.95 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the South corner of Lot 1R, of REPLAT LOT 1R, BLOCK 1 HORIZON VILLAGE ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet F, Slide 10 of the Plat Records of Rockwall County, Texas;

THENCE N. 46 deg. 08 min. 56 sec. E. along the Southeast line of said Lot 1R, a distance of 246.55 feet to a 1/2" iron rod found for corner at the East corner of same;

THENCE N. 43 deg. 51 min. 04 sec. E. a distance of 162.46 feet to a 1/2" iron rod found for corner;

THENCE S. 08 deg. 10 min. 58 sec. W. a distance of 30.79 feet to an "X" found in concrete for corner;

THENCE in a Southwesterly direction along a curve to the left having a central angle of 37 deg. 57 min. 48 sec., a radius of 87.50 feet, a tangent of 30.10 feet, a chord of S. 27 deg. 09 min. 52 sec. W., 56.32 feet and an arc distance of 57.98 feet to an "X" found in concrete for corner;

THENCE S. 46 deg. 08 min. 56 sec. W. a distance of 168.46 feet to an "X" found in concrete for corner in the Northeast right-of-way line of F.M. Highway 3097 Horizon Road;

THENCE N. 43 deg. 51 min. 04 sec. W. along said right-of-way line, a distance of 181.04 feet to a 1/2" iron rod found for corner at the South corner of Lot 1, Block A of HORIZON CARWASH ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet E, Slide 111 & 112, of the Plat Records of Rockwall County, Texas;

THENCE N. 46 deg. 01 min. 13 sec. E. a distance of 370.99 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 49 min. 02 sec. E. a distance of 21.55 feet to a 1/2" iron rod found for corner;

THENCE S. 08 deg. 10 min. 58 sec. W. a distance of 42.33 feet to a 1/2" iron rod found for corner;

THENCE S. 81 deg. 49 min. 02 sec. E. a distance of 457.97 feet to a 1/2" iron rod found for corner;

THENCE S. 43 deg. 58 min. 47 sec. E. a distance of 27.32 feet to a 1/2" iron rod found for corner at the East most corner of said Lot 2 and being in the Northwest right-of-way line of Ralph Hall Parkway;

THENCE S. 46 deg. 01 min. 13 sec. W. along said right-of-way line, a distance of 632.88 feet to the POINT OF BEGINNING and containing 179,295 square feet or 4.12 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 REPLAT OF HORIZON VILLAGE ADDITION, LOT 2 & 3, BLOCK 1 an Addition 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 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 exaction's made herein.

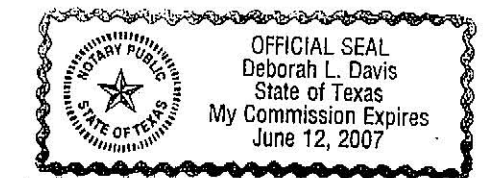
*Marty Surber*  
MARTY SURBER  
FLEMING INVESTMENTS

*Cecil Hastings*  
CECIL HASTINGS  
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MARTY SURBER 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 19th day of November, 2004

*Deborah L Davis*  
Notary Public in and for the State of Texas My Commission Expires:

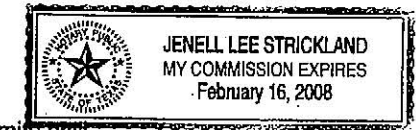


STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared CECIL HASTINGS 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 11th day of November, 2004

*Jenell Lee Strickland*  
Notary Public in and for the State of Texas My Commission Expires: 2-16-08



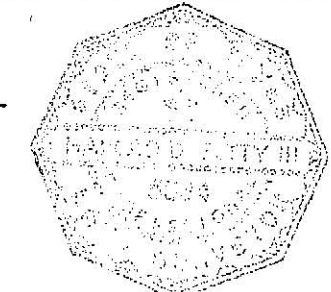
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

*Harold D. Fetty, III*  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

*[Signature]*  
Planning and Zoning Commission 1/5/05 Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT HORIZON VILLAGE ADDITION, LOT 2, BLOCK 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 18 day of October, 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 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 1st day of February, 2005

*[Signature]*  
Mayor, City of Rockwall

*[Signature]*  
City Secretary City of Rockwall



REPLAT

HORIZON VILLAGE ADDITION  
LOT 2 & 3, BLOCK 1

OWNER: LOT 3  
CECIL HASTINGS  
732 WINDSONG LN.  
ROCKWALL, TX 75032  
214-923-9052

4.12 ACRES 3 LOTS  
JAMES SMITH SURVEY A-200  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER: LOT 2  
FLEMING INVESTMENTS  
1500 MCDONALD ROAD  
ROCKWALL, TX 75032  
469-273-3336

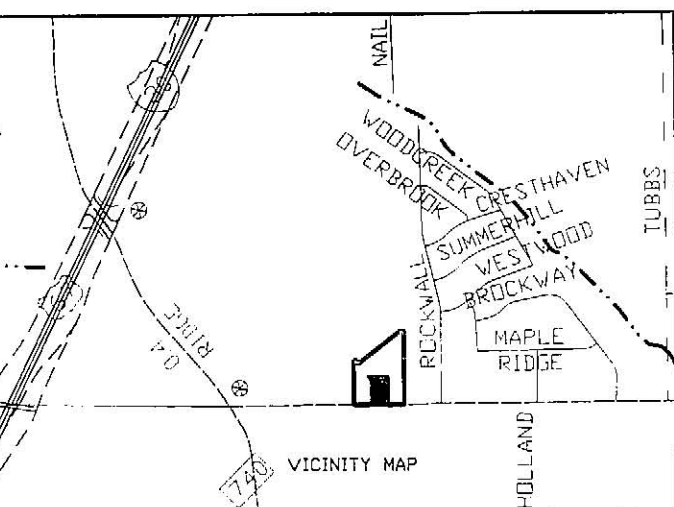
R.S.C.I. *P2004-044-052*  
ROCKWALL SURVEYING CO., INC. LAND SURVEYING

SHEET 2 OF 2  
SURVEY DATE SEPTEMBER 27, 2004  
SCALE 1" = 50' FILE # 20040837P  
CLIENT FLEMING INVESTMENTS

Horizon Village Addition  
Lot 2 & 3 Blk 1

F214

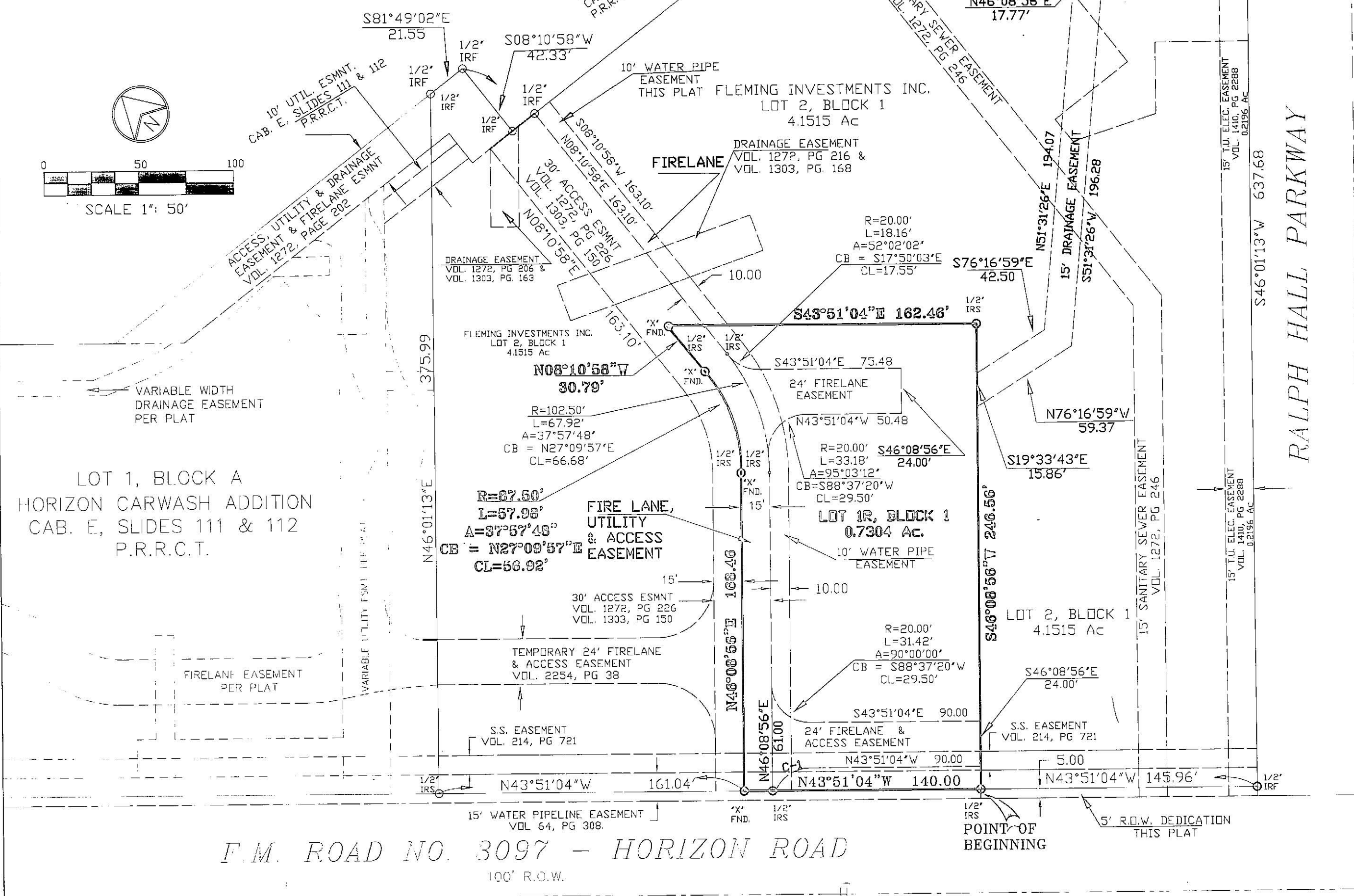
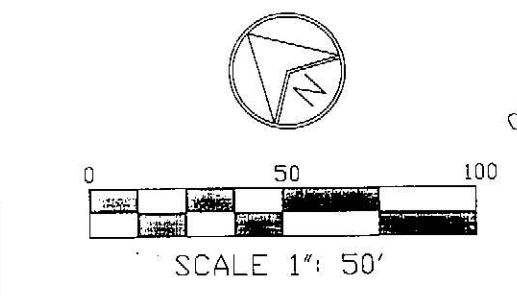




FILED FOR RECORD  
ROCKWALL CO., TEXAS  
04 FEB -9 AM 10:40  
PAULETTE BURKS  
CO. CLERK  
BY: \_\_\_\_\_ DEPUTY

CURVE	RADIUS	LENGTH	ANGLE	CHORD BEARING	CHORD LENGTH
C-1	20.00	28.63	82°01'28"	N84°12'56"W	26.25

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

OWNER'S ACKNOWLEDGMENT AND DESIGN

WHEREAS Richard Ervin, IS THE OWNER A 0.7447 ACRE TRACT OF land in the County of Rockwall, Sta. Texas, said tract being described as follows:  
BEING A TRACT OF LAND SITUATED IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT TRACT AS CONVEYED TO FLEMING INVESTMENT INC., AS RECORDED IN CAB. \_\_\_\_\_ SLIDE \_\_\_\_\_ OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING at a 1/2 inch Iron rod found at the southwesterly corner of Lot 1, Block 1, Horizon Village Addition, said point being a point on the northeasterly right-of-way line of Horizon Road (also known as F.M. Road No. 3097) with the southwest line of said tract as recorded in Cabinet \_\_\_\_\_ Slide \_\_\_\_\_ of the said Plat Records, Rockwall County, Texas;  
THENCE North 43 degrees 51 minutes 04 seconds West continuing along Horizon Road, a distance of 140.00 feet to an 1/2 inch Iron rod set found in concrete for corner;  
THENCE North 46 degrees 08 minutes 56 seconds East leaving Horizon Road, a distance of 168.46 feet to an "X" found in concrete at the beginning of a curve to the left having a central angle of 37°57'48", a radius of 87.50 feet, a chord distance of 56.92 feet that bears North 27°09'57" East;  
Around said curve, an arc distance of 57.98 feet to an 1/2 inch Iron rod set found in concrete for corner;  
THENCE North 08 degrees 10 minutes 58 seconds East a distance of 30.79' feet to an 1/2 inch iron rod set found in concrete for corner;  
THENCE South 43 degrees 51 minutes 04 seconds East, a distance of 162.46 feet to a 1/2 inch iron rod set for corner;  
THENCE South 46 degrees 08 minutes 56 seconds West, a distance of 246.56 feet to the POINT OF BEGINNING and containing 31816.80 square feet or 0.7304 acres of land, more or less;

STATE OF TEXAS  
COUNTY OF ROCKWALL

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
I, undersigned owner of the land shown on this plat, and designated herein as the LOT 1R, BLOCK 1, HORIZON VILLAGE ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of public forever all streets, alleys, parks, water courses, drains, easements and parties who have a mortgage or lien interest in the Horizon Village 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 the same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and the subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and during controls such that properties with the drainage area are not adversely affected by storm drainage from the development.
- 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 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 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 in itself. Such deposit may be used by the owner and/or developer as progress payments as the work progress in making such improvements by making certified requisitions to the city secretary 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 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) may have as a result of the dedication of exactions made herein.

RICHARD ERVIN  
RICHARD ERVIN

KNOW ALL MEN BY THESE PRESENTS:  
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Richard Ervin, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed he same for the purposes and considerations therein stated.

Given under my hand and seal of office, this the 12<sup>th</sup> day of January 2004

*Sandra K. Stanford*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

09-26-06  
MY COMMISSION EXPIRES

OWNER/DEVELOPER  
RICHARD ERVIN ENTERPRISES  
1155 WEST WALL STREET #101.  
GRAPEVINE, TEXAS 76051  
TEL: 817 329 9270  
CONTACT: RICHARD ERVIN

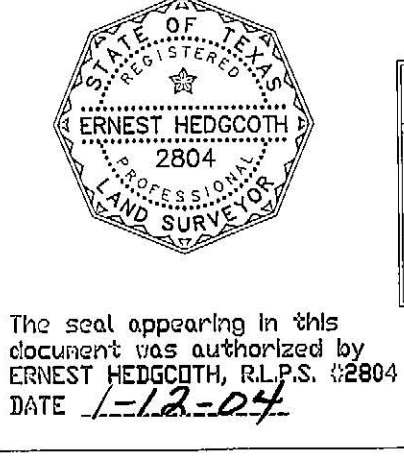
ENGINEER/SURVEYORS  
ERNEST HEDGCOTH  
CONSULTING ENGINEERS, INC.  
5701-C MIDWAY ROAD,  
FORT WORTH, TEXAS 76117  
TEL: 817 831 7711  
FAX: 817 831 6368  
CONTACT: ERNEST HEDGCOTH

SURVEYOR'S CERTIFICATE  
STATE OF TEXAS

I Ernest Hedgcoth, 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.

*Ernest Hedgcoth*  
ERNEST HEDGCOTH, P.E.  
REGISTERED PROFESSIONAL LAND SURVEYOR 2804

DATE 1-12-04



RECOMMENDED FOR FINAL APPROVAL

*[Signature]*  
DATE \_\_\_\_\_

Planning and Zoning Commission

APPROVED

I hereby certify that the above foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City of Rockwall on the 12<sup>th</sup> day of January 2004.

WITNESS OUR HANDS, this 12<sup>th</sup> day of January 2004.

*[Signatures]*  
Mayor, City of Rockwall  
City Secretary, City of Rockwall  
Engineer, City of Rockwall

REPLAT

OF  
LOT 1R, BLOCK 1  
HORIZON VILLAGE ADDITION

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
AS RECORDED IN CAB. \_\_\_\_\_ SLIDE \_\_\_\_\_ OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS

1 LOT  
0.7304 ACRES  
ZONED: COMMERCIAL  
PRINT DATE 1/05/2004

Horizon Village Add  
Replat Lot 1R Blk 1



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	52°48'48"	44.50'	22.10'	41.02'	N 70°23'11" W	39.58'
C2	63°22'37"	20.50'	12.66'	22.68'	S 07°52'18" E	21.54'
C3	15°49'06"	44.50'	6.18'	12.29'	N 15°54'27" E	12.25'
C4	26°18'26"	20.50'	4.79'	9.41'	S 21°09'07" W	9.33'
C5	26°05'45"	45.00'	10.43'	20.50'	N 21°15'28" E	20.32'
C6	26°05'45"	21.00'	4.87'	9.56'	N 21°15'28" E	9.48'
C7	26°18'26"	44.50'	10.40'	20.43'	S 21°09'07" W	20.25'
C8	76°19'17"	20.50'	16.11'	27.31'	N 46°09'32" E	25.33'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 08°11'19" E	27.11'
L2	N 08°10'58" E	41.06'
L3	S 01°06'33" W	8.39'
L4	N 86°48'38" E	24.49'
L5	N 43°58'47" W	49.22'
L6	S 46°01'13" W	37.77'
L7	N 62°00'38" W	46.38'
L8	N 08°10'58" E	15.00'
L9	N 81°49'02" W	48.94'
L10	S 08°10'58" W	109.26'
L11	N 43°58'47" W	7.49'
L12	S 08°12'35" W	110.22'
L13	S 46°01'13" W	8.86'
L14	S 46°01'13" W	14.03'
L15	N 51°31'26" E	7.53'
L16	S 43°51'04" W	21.17'
L17	N 26°46'32" E	18.48'
L18	N 08°00'30" E	21.28'
L19	S 81°24'27" W	8.39'
L20	N 63°13'28" W	15.00'
L21	S 08°12'35" W	44.88'
L22	S 08°12'35" W	44.87'
L23	N 81°06'05" W	33.87'
L24	N 68°39'33" E	46.10'

LOT 4, BLOCK 1  
HORIZON VILLAGE ADDITION  
CAB. F, SL. 213  
P.R.R.C.T.

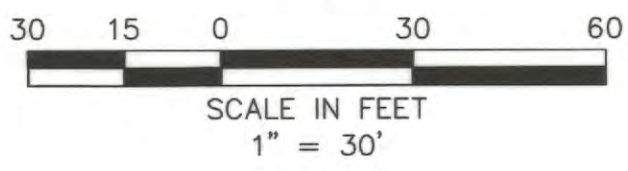
LOT 7, BLOCK 1  
HORIZON VILLAGE ADDITION  
CAB. H, SL. 91  
P.R.R.C.T.

LOT 8, BLOCK 1  
53,944 SQ. FT.  
1.238 AC.

LOT 1R, BLOCK 1  
HORIZON VILLAGE ADDITION  
CAB. F, SL. 10  
P.R.R.C.T.

LOT 3, BLOCK 1  
HORIZON VILLAGE ADDITION  
CAB. F, SL. 213  
P.R.R.C.T.

- NOTES:
- By graphical plotting, no portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480547 0040 L, effective date September 26, 2008, subject property is situated within Zone X (unshaded).
  - Bearings are based on the plat Horizon Village Addition, Lots 5 and 6, Block 1, Cabinet H, Slide 51, Plat Records, Rockwall County, Texas.
  - The purpose of this Replat is to abandon 2 Drainage Easements and create 1 Water Line Easement and 2 Drainage Easements over the subject property.
  - Selling a portion of this addition by metes and bounds is a violation of State law and subject to fines and withholding of utilities and building permits.
  - 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.
  - The property owner shall be responsible for the maintenance, repair, and/or replacement of the storm system in the northern most Drainage Easement.



I-209  
REPLAT  
**HORIZON VILLAGE ADDITION  
LOT 8, BLOCK 1**

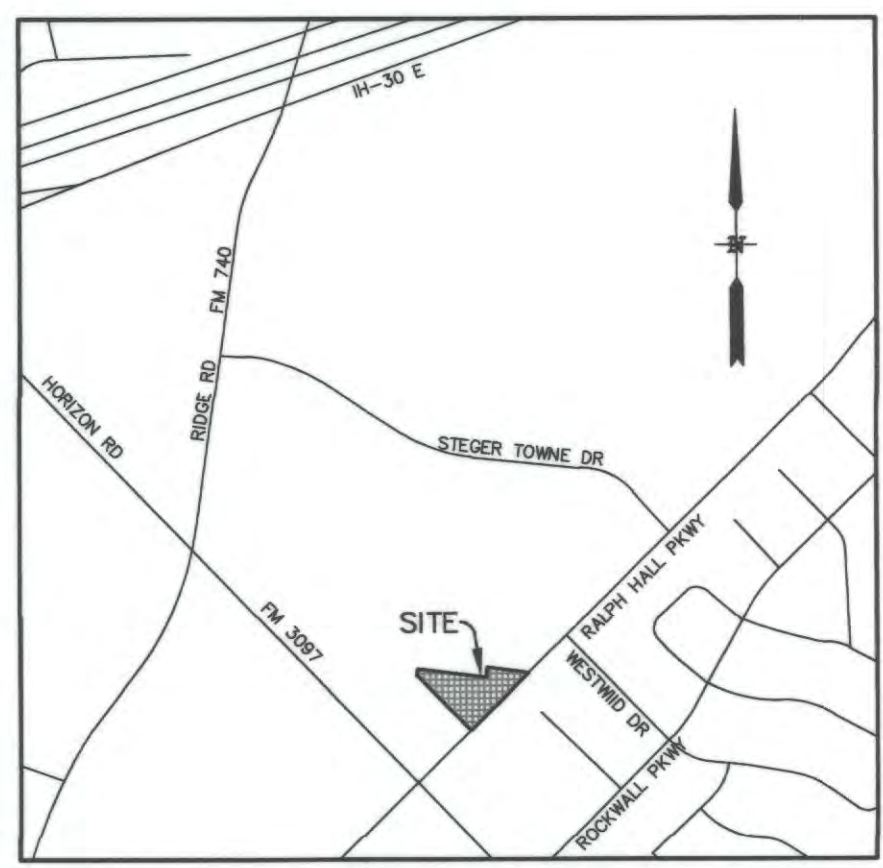
BEING A REPLAT OF  
LOT 8, BLOCK 1  
HORIZON VILLAGE ADDITION  
CABINET H, SLIDE 51  
AND BEING  
1.238 ACRES  
SITUATED IN THE  
JAMES SMITH SURVEY, A-200  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER  
**SCOTT LEWIS CUSTOM HOMES, LLC**  
201 LAURENCE DRIVE  
HEATH, TX 75032  
(214) 668-8321

LAND SURVEYOR  
**GRIFFITH SURVEYING CO., LLC**  
605 AVENUE B, SUITE 115  
LONGVIEW, TX 75773  
(903) 295-1560  
FAX (903) 295-1570

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

LEGEND	
D.E.	DRAINAGE EASEMENT
R.W.E.	RETAINING WALL EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
A.F.E.	ACCESS & FIRELANE EASEMENT
W.L.E.	WATER LINE EASEMENT
A.U.E.	ACCESS & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP  
N.T.S.

Horizon Village Addition  
Lots 8, Block 1  
Replat



STATE OF TEXAS  
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE & DEDICATION

WHEREAS SCOTT LEWIS CUSTOM HOMES, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a 1.238 acre tract of land situated in the James Smith Survey, Abstract 200, City of Rockwall, Rockwall County, Texas, and being all of Lot 6, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet H, Slide 51, Plat Records Rockwall County, Texas, said 1.238 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an "x" cut in concrete found for the south corner of said Lot 6 and the east corner of Lot 3, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Slide 213 of said Plat Records, said corner being on the northwest right-of-way line of Ralph Hall Parkway, a 110 ft. right-of-way;

THENCE North 43 degrees 51 minutes 04 seconds West, with the common boundary line of said Lot 6 and said Lot 3, passing the north corner of said Lot 3 and the east corner of Lot 1R, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Slide 10 of said Plat Records at a distance of 145.40 feet and continuing with the common boundary line of said Lot 6 and said Lot 1R, a total distance of 307.86 feet to an "x" cut in concrete found for a west corner of said Lot 6 and the north corner of said Lot 1R, said corner being in the east boundary line of Lot 4, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet F, Slide 213 of said Plat Records;

THENCE North 08 degrees 11 minutes 19 seconds East, with the common boundary line of said Lot 6 and said Lot 4, a distance of 27.11 feet to an "x" cut in concrete found for the northwest corner of said Lot 6 and the southwest corner of Lot 7, Block 1, Horizon Village Addition, an addition to the City of Rockwall, as recorded in Cabinet H, Slide 91 of said Plat Records;

THENCE Easterly, with the common boundary lines of said Lot 6 and said Lot 7, the following courses:

South 81 degrees 49 minutes 02 seconds East, a distance of 276.40 feet to an "x" cut in concrete found for corner;

North 08 degrees 10 minutes 58 seconds East, a distance of 41.06 feet to an "x" cut in concrete found for corner;

South 81 degrees 49 minutes 02 seconds East, a distance of 166.36 feet to an "x" cut in concrete found for the east corner of said Lot 6 and the southeast corner of said Lot 7, said corner being in the northwest right-of-way line of said Ralph Hall Parkway;

THENCE South 46 degrees 01 minutes 13 seconds West, a distance of 326.13 feet the POINT OF BEGINNING AND CONTAINING 53,944 square feet or 1.238 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 the HORIZON VILLAGE ADDITION, LOT 6R, BLOCK 1, an addition 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 VILLAGE ADDITION, LOT 6R, BLOCK 1 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 (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.

FOR: SCOTT LEWIS CUSTOM HOMES, LLC

BY: Scott Lewis  
Signature of Party with Mortgage or Lien Interest

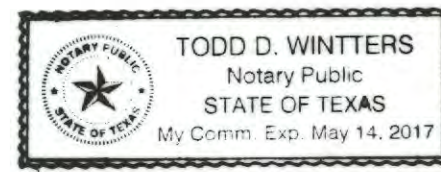
J. Cory Randolph  
Signature of Party with Mortgage or Lien Interest  
J. Cory Randolph  
Printed Name and Title

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Scott Lewis, 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 26<sup>th</sup> day of May, 2015.

Todd D. Winters  
Notary Public in and for the State of Texas  
My Commission Expires 5-14-17

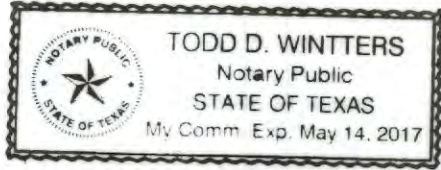


STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Cory Randolph, 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 26<sup>th</sup> day of May, 2015.

Todd D. Winters  
Notary Public in and for the State of Texas  
My Commission Expires 5-14-17



Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
07/29/2015 10:02:17 AM  
\$100.00  
20150000011639



Sheila

OWNER/DEVELOPER  
**SCOTT LEWIS CUSTOM HOMES, LLC**  
201 LAURENCE DRIVE  
HEATH, TX 75032  
(214) 668-8321

LAND SURVEYOR  
**GRIFFITH SURVEYING CO., LLC**  
605 AVENUE B, SUITE 115  
LONGVIEW, TX 75773  
(903) 295-1560  
FAX (903) 295-1570

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chris E. Griffith, do hereby certify that this plat was prepared under my supervision, from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY SEAL OF OFFICE THIS THE 25th DAY OF MARCH, 2015.

Chris E. Griffith  
CHRIS E. GRIFFITH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 4846

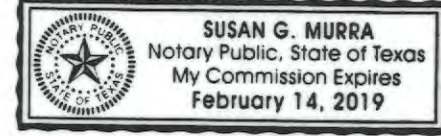


STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this date personally appeared Chris E. Griffith, 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 purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25TH DAY OF MARCH, 2015.

Susan G. Murra  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 02/14/2019



RECOMMENDED FOR FINAL APPROVAL

Craig R. Fenwick  
Planning and Zoning Commission

11-25-2014  
Date

APPROVED

I hereby certify that the above and foregoing plat of HORIZON VILLAGE ADDITION, LOT 8, BLOCK 1, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 11 day of December, 2014.

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 1st day of June, 2015.

Jim Smith Mayor, City of Rockwall  
Bridy Ashbery City Secretary  
Amey Williams City Engineer



I-210  
REPLAT

HORIZON VILLAGE ADDITION  
LOT 8, BLOCK 1

BEING A REPLAT OF  
LOT 8, BLOCK 1  
HORIZON VILLAGE ADDITION  
CABINET H, SLIDE 51

AND BEING

1.238 ACRES

SITUATED IN THE  
JAMES SMITH SURVEY, A-200  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401

DATE: MARCH 24, 2015

SHEET 2 OF 2

Horizon Village Addition  
Lots 8, Block 1  
Replat