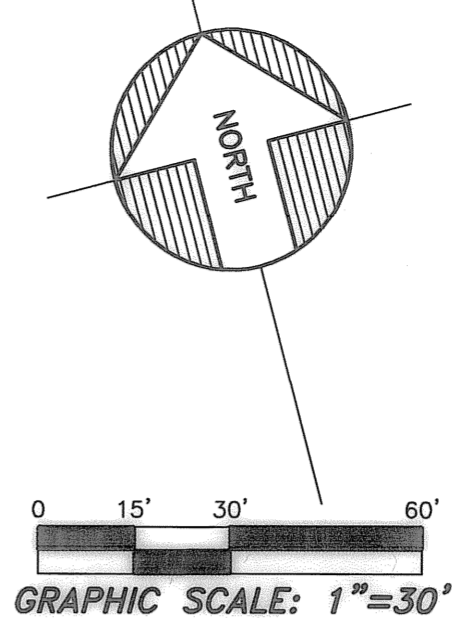
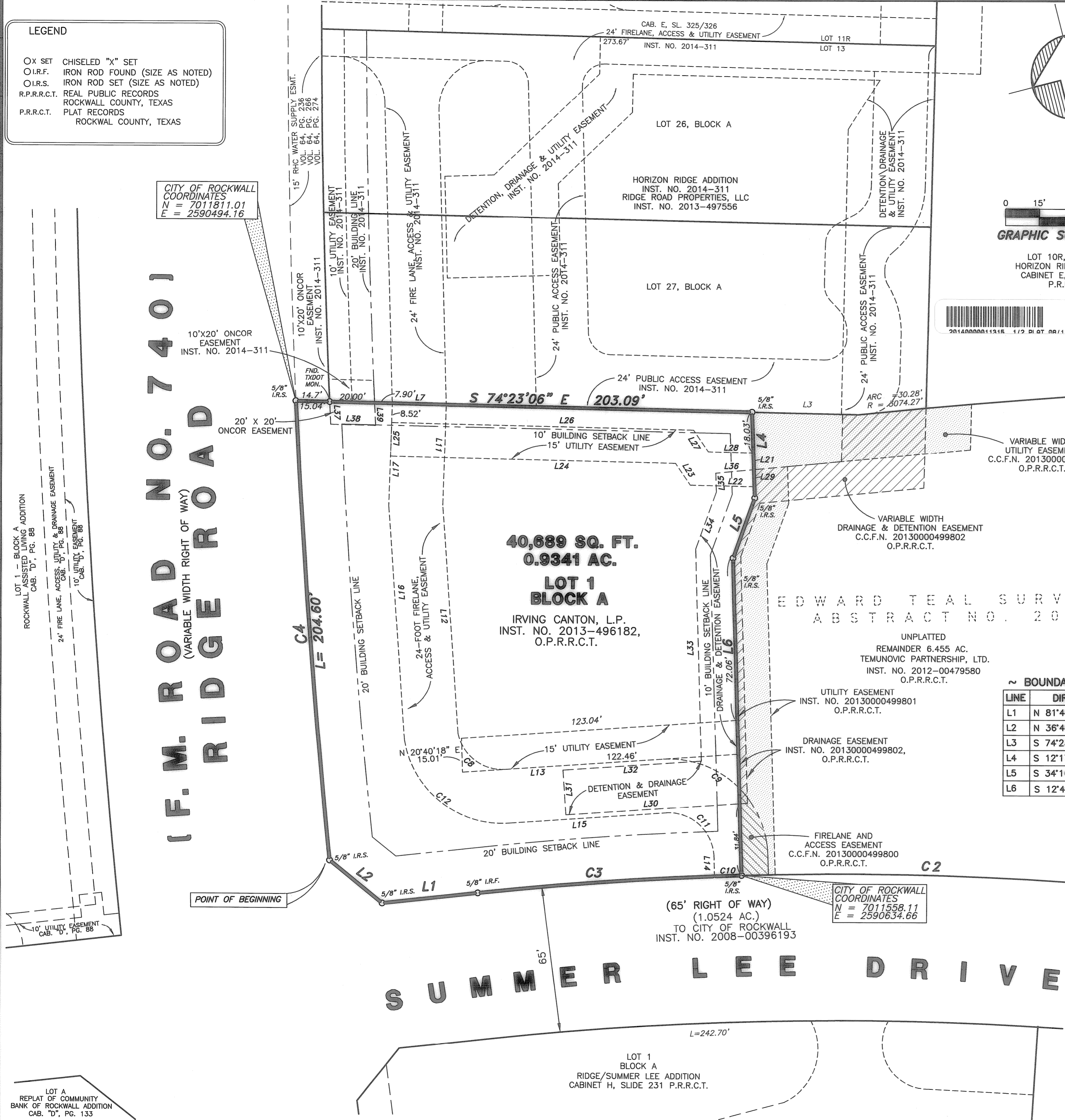


LEGEND

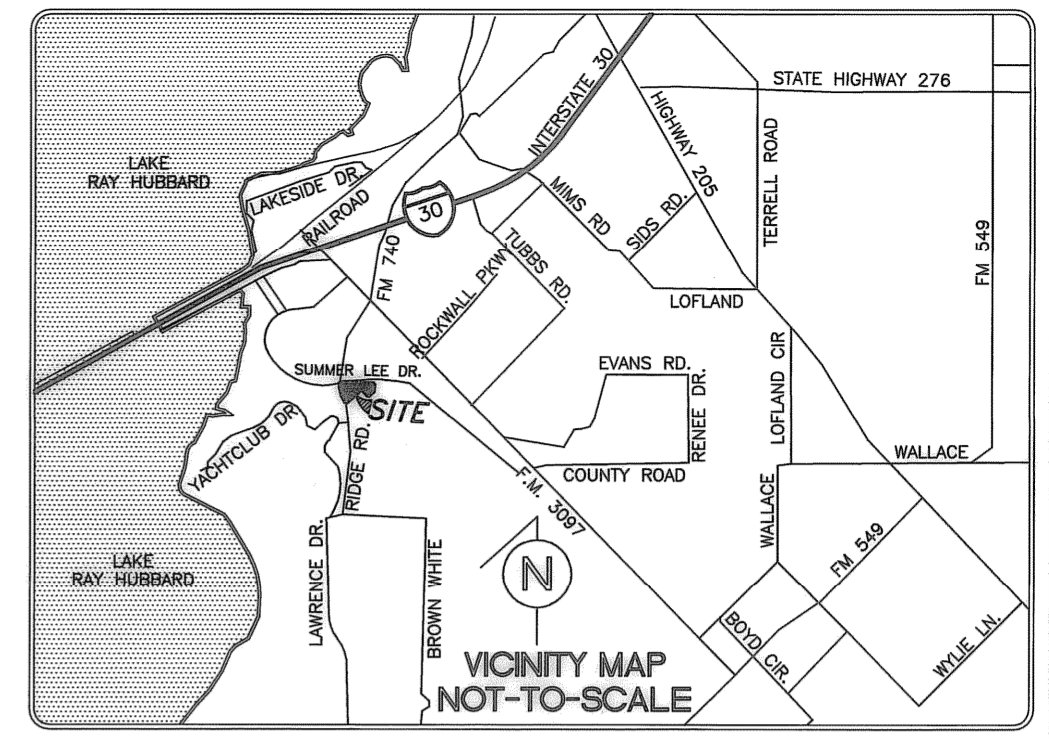
- Ox SET CHISELED "X" SET
- O.I.R.F. IRON ROD FOUND (SIZE AS NOTED)
- O.I.R.S. IRON ROD SET (SIZE AS NOTED)
- R.P.R.R.C.T. REAL PUBLIC RECORDS
- ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS
- ROCKWALL COUNTY, TEXAS

CITY OF ROCKWALL
COORDINATES
N = 7011811.01
E = 2590494.16

I.F.M. ROAD NO. 7401
(VARIABLE WIDTH RIGHT OF WAY)
RIDGE ROAD



LOT 10R, BLOCK A
HORIZON RIDGE ADDITION
CABINET E, SLIDE 325
P.R.R.C.T.



~ EASEMENT CURVE TABLE ~

CRV	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C8	83°36'30"	20.00'	29.18'	S39°21'15"E	26.66'
C9	48°29'05"	44.00'	37.23'	N54°55'16"W	36.13'
C10	0°27'22"	1512.50'	12.04'	N77°35'58"W	12.04'
C11	89°42'33"	20.00'	31.31'	N34°07'49"W	28.21'
C12	86°11'38"	44.00'	66.19'	S38°03'41"E	60.12'
C13	91°23'34"	2.00'	3.19'	N64°39'43"E	2.86'

~ EASEMENT LINE TABLE ~

LINE	DIRECTION	DISTANCE
L7	S74°23'05"E	24.04'
	NOT USED	
	NOT USED	
	NOT USED	
L11	N19°00'42"E	44.73'
L12	N10°22'46"E	100.78'
L13	N79°33'29"W	70.06'
L14	N12°53'27"E	9.33'
L15	N79°33'02"W	69.39'
L16	N10°22'46"E	104.83'
L17	N19°00'42"E	45.11'
	NOT USED	
	NOT USED	
	NOT USED	
L21	S12°17'22"W	15.03'
L22	N74°23'06"W	28.54'
L23	N20°13'37"W	11.69'

~ EASEMENT LINE TABLE ~

LINE	DIRECTION	DISTANCE
L24	N74°23'06"W	125.92'
L25	N18°57'56"E	15.03'
L26	S74°23'06"E	132.71'
L27	S20°13'37"E	11.69'
L28	S74°23'06"E	20.00'
L29	N12°17'22"E	12.60'
L30	N79°31'46"W	77.50'
L31	N10°28'14"E	20.00'
L32	S79°31'46"E	61.76'
L33	N12°40'18"E	94.20'
L34	N34°16'42"E	26.99'
L35	N12°17'22"E	8.33'
L36	S80°58'20"E	17.03'
L37	S11°46'16"W	10.00'
L38	S74°23'06"E	20.00'
L39	N11°46'16"E	10.00'

~ BOUNDARY LINE TABLE ~

LINE	DIRECTION	DISTANCE
L1	N 81°49'51" W	42.82'
L2	N 36°49'54" W	30.08'
L3	S 74°23'06" E	47.33'
L4	S 12°17'22" W	38.10'
L5	S 34°16'42" W	28.41'
L6	S 12°40'18" W	140.92'

~ BOUNDARY CURVE TABLE ~

CRV.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	4243.50'	03°43'51"	276.32'	N 71°13'01" W	276.27'
C2	1512.50'	08°01'12"	211.71'	N 73°21'41" 4	211.54'
C3	1512.50'	04°27'34"	117.72'	N 79°36'04" W	117.69'
C4	3780.16	03°06'04"	204.60'	N 10°01'18" E	204.57'
C5	3074.27'	08°19'59"	447.12'	S 77°20'12" E	446.73'

FINAL PLAT
OF
NEC RIDGE/SUMMER LEE ADDITION
LOT 1, BLOCK A
BEING 0.9341 ACRES OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IRVING CANTON L.P.
8001 WARREN PARKWAY
SUITE 100
FRISCO, TEXAS

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

171

OWNERS CERTIFICATE

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WHEREAS IRVING CANTON, L.P. IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND OUT OF EDWARD TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND BEING A PART OF A 6.455 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM SPANISH PEAKS RANCH, INC. TO PETAR TEMUNIVIC AND CVIJETA TEMUNIVIC DATED OCTOBER 31, 1994 AND BEING RECORDED IN VOLUME 959 AT PAGE 161, OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 2013-496182, OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS;

BEGINNING AT A 5/8" IRON ROD WITH YELLOW CAP SET IN THE EASTERLY RIGHT OF WAY OF FARM MARKET ROAD NO. 740 (RIDGE ROAD) (VARIABLE WIDTH RIGHT OF WAY) FOR THE MOST NORTHERLY CORNER OF A 1.0524 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROCKWALL, TEXAS, ESTABLISHING THE RIGHT OF WAY FOR SUMMER LEE DRIVE AS RECORDED IN DEED TO THE CITY OF ROCKWALL AS RECORDED UNDER DOCUMENT NO. 2008-00396193 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, SAID POINT BEING IN A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°06'04" WITH A RADIUS OF 3780.16' AND A CHORD BEARING NORTH 10° 01' 18" EAST AT A DISTANCE OF 204.57 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND FOLLOWING THE EAST RIGHT OF WAY LINE OF SAID FARM MARKET ROAD NO. 740 (RIDGE ROAD) FOR AN ARC DISTANCE OF 204.60 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 74° 23' 06" EAST AND PASSING A TEXAS HIGHWAY DEPARTMENT MONUMENT IN CONCRETE AT A DISTANCE OF 14.7 FEET, SAID POINT OF PASSING ALSO BEING THE SOUTHWEST CORNER OF LOT 13 IN BLOCK A OF HORIZON RIDGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E AT SLIDE 325 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 13 FOR A TOTAL DISTANCE OF 203.09 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 12° 17' 22" WEST AND DEPARTING THE SOUTH LINE OF SAID LOT 13 FOR A DISTANCE OF 38.10 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 34° 16' 42" WEST A DISTANCE OF 28.41 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 12° 40' 18" WEST A DISTANCE OF 140.92 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTH RIGHT OF WAY LINE OF THE AFORESAID SUMMER LEE DRIVE (65 FOOT RIGHT OF WAY) AS ESTABLISHED BY DEED TO THE CITY OF ROCKWALL AS RECORDED UNDER DOCUMENT NO. 2008-00396193 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING IN A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04° 27' 34" WITH A RADIUS OF 1512.50 FEET AND A CHORD BEARING NORTH 79° 36' 04" WEST AT A DISTANCE OF 117.69 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT AND FOLLOWING ALONG THE NORTH RIGHT OF WAY LINE OF SAID SUMMER LEE DRIVE FOR AN ARC DISTANCE OF 117.72 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 81° 49' 51" WEST (BASIS OF BEARINGS PER DEED FOR SUMMER LEE DRIVE RIGHT OF WAY AS RECORDED UNDER DOCUMENT NO. 2008-00396193 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS) AND CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF SUMMER LEE DRIVE FOR A DISTANCE OF 42.82 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CORNER CLIP FOR FARM MARKET ROAD NO. 740 (RIDGE ROAD);

THENCE NORTH 36° 49' 54" WEST AND FOLLOWING ALONG SAID CORNER CLIP FOR A DISTANCE OF 30.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9341 ACRES OF LAND, MORE OR LESS.

FLOOD NOTE :

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48397C0040L, EFFECTIVE, SEPTEMBER 26, 2008, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.

THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/11/2014 11:53:10 AM
\$100.00
20140000011315

Shelli Miller signature

OWNER'S DEDICATION

STATE OF TEXAS }
COUNTY OF ROCKWALL }

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE NEC RIDGE/SUMMER LEE 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 THE NEC RIDGE/SUMMER LEE ADDITION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSE 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 OF 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, FORM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OF 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 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.

WITNESS, MY HAND AT Irving, TEXAS, THIS THE 16 DAY OF June, 2014.

IRVING CANTON, L.P., A TEXAS LIMITED PARTNERSHIP
BY: BLUE STAR INVESTMENTS, INC., A TEXAS CORPORATION
GENERAL PARTNER

THOMAS L. WALKER
ASSET TREASURER

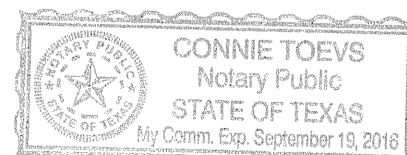
STATE OF TEXAS }
COUNTY OF Dallas }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS L. WALKER, 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 16 DAY OF June, 2014.

Connie Toews
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



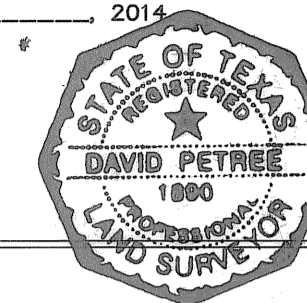
SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION.

DATED THIS THE 10th DAY OF June, 2014

David Petree signature
DAVID PETREE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 1890



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission signature

10/29/2013
DATE

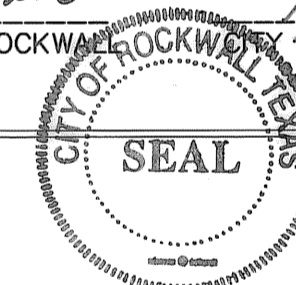
APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING PLAT OF AND ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 11th DAY OF November, 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) DAY FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, THIS 11th DAY OF August, 2014.

Paul Sweet signature
Mayor, City of Rockwall
Kirsty Ashberry signature
Secretary, City of Rockwall
Cynthia Moore signature
City Engineer



FINAL PLAT
OF
NEC RIDGE/SUMMER LEE ADDITION
LOT 1, BLOCK A

BEING 0.9341 ACRES OUT OF THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER

IRVING CANTON L.P.
8001 WARREN PARKWAY
SUITE 100
FRISCO, TEXAS

SURVEYOR

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