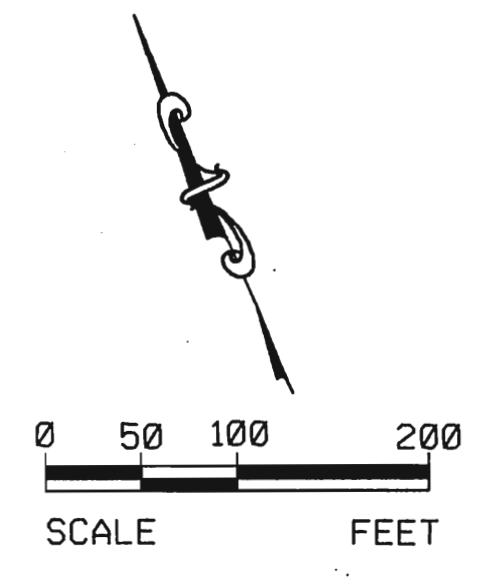
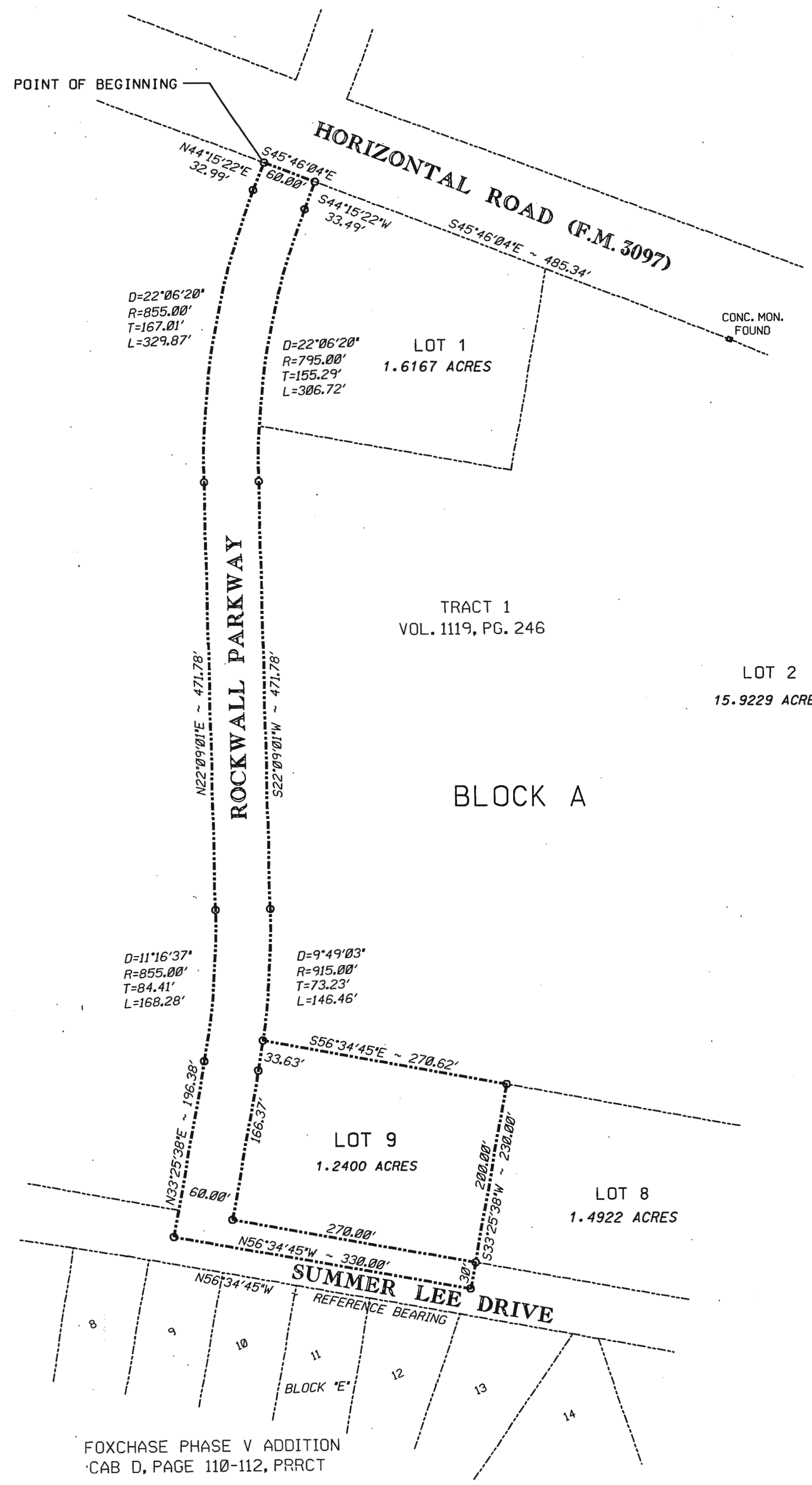


6.494 AC.
VOL. 950, PG. 309
ALLEN ANDERSON

26.023 AC.
VOL. 912, PG. 213
NORTHSTAR REALTY LTD.

PSA ENGINEERING
17400 Dallas Parkway, Suite 110
Dallas, TEXAS 75287
(972) 248-9651



OWNER
SCHULER DEVELOPMENTS
1500 EAST INDUSTRIAL BOULEVARD
MCKINNEY, TEXAS
(972) 562-5555

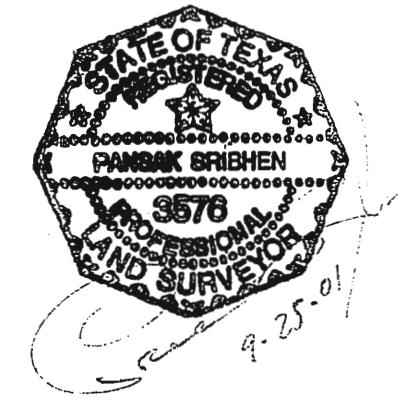
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ROCKWALL CO., TEXAS

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LAULETTE BURKS
CO. CLERK

BY: DEPUTY



E-149
FINAL PLAT
PHASE 1
OF
HORIZON RIDGE CENTER
AN ADDITION TO THE CITY OF ROCKWALL
E. TEAL SURVEY, ABSTRACT NO. 207
ROCKWALL COUNTY, TEXAS

JUNE 23, 1999

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS H. George Schuler, being the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being, a tract of land, situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, State of Texas, and being a part of Tract 1 as recorded in Volume 1119, Page 246, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

COMMENCING at the TxDOT right-of-way concrete monument located on the west right-of-way of FM 3097, and also being 515.34 feet south of the centerline of Rockwall Parkway, THENCE N 45° 46' 04" W, for a distance of 545.34 feet to a 1/2" iron rod found for a corner of said Tract 1, and also being the POINT OF BEGINNING;

THENCE S 45° 46' 04" E, along the west right-of-way line of FM 3097, for a distant of 60.00 feet to a 1/2" iron rod set for a corner;

THENCE S 44° 15' 22" W, for a distant of 33.49 feet to a 1/2" iron rod set for a corner;

THENCE along a curve to the left having a central angle of 22° 06' 20", a radius of 795.00 feet, for length of 308.72 feet to a 1/2" iron rod set for a corner;

THENCE S 22° 09' 01" W for a distant of 471.78 feet to a 1/2" iron rod set for a corner;

THENCE along a curve to the right having a central angle of 9° 49' 03", a radius of 915.00 feet, for length of 146.46 feet to a 1/2" iron rod set for a corner;

THENCE S 56° 34' 45" E for a distant of 270.62 feet to a 1/2" iron rod set for a corner;

THENCE S 33° 25' 38" W for a distant of 230.00 feet to a 1/2" iron rod set for a corner, said point also being on centerline of Summer Lee Drive;

THENCE N 56° 34' 45" W for a distant of 330.00 feet to a 1/2" iron rod found for a corner, said point also being on centerline of Summer Lee Drive;

THENCE N 33° 25' 38" E for a distant of 196.38 feet to a 1/2" iron rod found for a corner;

THENCE along a curve to the left having a central angle of 11° 16' 37", a radius of 855.00 feet, for length of 168.28 feet to a 1/2" iron rod set for a corner;

THENCE N 22° 09' 01" E for a distant of 471.78 feet to a 1/2" iron rod found for a corner;

THENCE along a curve to the right having a central angle of 22° 06' 20", a radius of 855.00 feet, for length of 329.87 feet to a 1/2" iron rod found for a corner;

THENCE N 44° 15' 22" E for a distant of 32.99 feet to the POINT OF BEGINNING and containing 3.040 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned, H. George Schuler, owner of the land shown on this plat, and designated herein as the HORIZON RIDGE CENTER, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the HORIZON RIDGE CENTER 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.

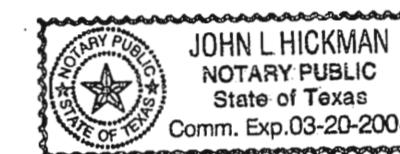
I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

[Signature of H. George Schuler]
H. GEORGE SCHULER

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared H. George Schuler, 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 the 15 day of October, 1999, 2001



[Signature of Notary Public]
Notary Public in and for the State of Texas
My Commission Expires:

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:

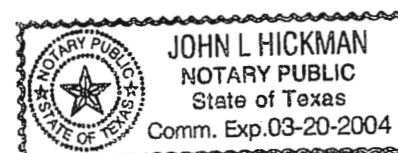
THAT I, Pansak Sribhen, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Rockwall, Rockwall County, Texas.



[Signature of Pansak Sribhen]
Pansak Sribhen, RPLS
Registered Professional Land Surveyor No. 3576

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 25th day of September, 1999.



[Signature of Notary Public]
Notary Public in and for the State of Texas
My Commission Expires:

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 19 day of November, 2001

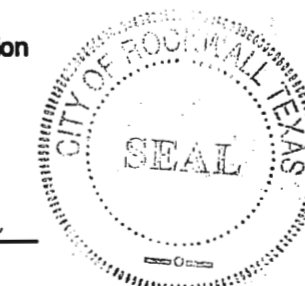
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this the ___ day of November, 1998.

[Signature of Mayor]
Mayor, City of Rockwall

[Signature of City Secretary]
City Secretary, City of Rockwall



RECOMMENDED FOR FINAL APPROVAL

[Signature of Planning and Zoning Commission]
Planning And Zoning Commission
23 Oct 01
Date

OWNER
SCHULER DEVELOPMENTS
1500 EAST INDUSTRIAL BOULEVARD
McKINNEY, TEXAS
(972) 562-5555

E-150
FINAL PLAT
PHASE 1
OF
HORIZON RIDGE CENTER
AN ADDITION TO THE CITY OF ROCKWALL
E. TEAL SURVEY, ABSTRACT NO. 207
ROCKWALL COUNTY, TEXAS

JUNE 23, 1999

Horizon Ridge Cnt

PSA ENGINEERING
17400 Dallas Parkway, Suite 110
Dallas, TEXAS 75287
(972) 248-9651