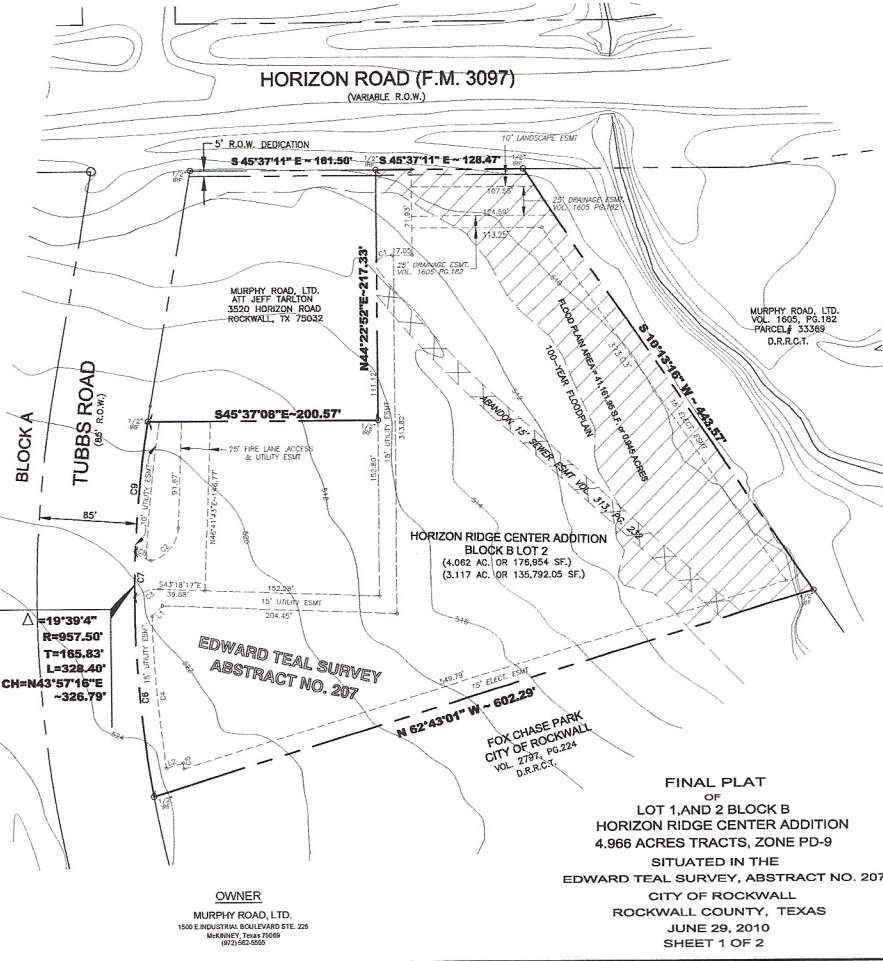


CURVE	DELTA	RADIUS	L	CH	CHD
C1	64°42'00"	857.50	8.82	13.83	N54°11'17"E 13.83
C2	64°42'00"	857.50	88.44	112.74	S52°22'25"W 112.89
C3	4°26'18"	893.50	20.33	46.73	S45°54'54"W 46.73
C4	10°28'00"	857.50	87.71	174.82	S82°14'46"W 174.88
C5	44°24'54"	30.00	12.30	23.04	N69°30'44"E 22.76
C6	29°54'45"	30.00	8.69	15.88	S19°50'42"E 15.90
C7	78°12'18"	30.00	23.52	39.99	N84°42'50"E 37.02
C8	37°44'33"	14.00	18.48	33.07	S10°00'00"W 34.83
C9	43°46'14"	30.00	12.00	22.83	S72°14'24"W 22.28
C10	40°20'11"	30.00	11.08	21.12	N65°42'26"E 20.59
C11	88°00'11"	20.00	19.94	31.36	N82°27'37"E 28.24
C12	79°18'34"	44.00	36.45	60.88	S80°10'29"E 58.14
C13	31°28'50"	50.00	14.09	27.47	S10°00'11"W 27.13
C14	30°30'18"	20.00	8.40	12.39	S72°23'33"W 12.20
C15	43°50'10"	20.00	8.09	15.31	N67°42'23"W 14.84
C16	31°18'34"	30.00	8.41	16.39	N60°14'29"E 16.19
C17	49°28'24"	30.00	22.83	42.88	N68°14'44"E 41.74
C18	8°00'30"	842.50	67.01	133.79	S50°13'53"W 133.87
C19	8°18'42"	827.50	2.53	5.05	S58°26'32"W 5.05

LINE	LENGTH	BEARING
L1	3.86	N42°37'12"W
L2	91.80	S49°27'46"W
L3	18.14	N45°37'12"W
L4	38.22	S89°22'25"W
L5	8.31	N44°24'54"E
L6	16.63	N78°21'56"E
L7	18.37	N44°33'12"E
L8	8.85	S45°37'11"E
L9	31.15	N44°37'11"E
L10	71.93	N44°33'12"E
L11	17.26	N42°31'18"W
L12	72.45	S44°22'25"W
L13	28.76	S44°22'25"W
L14	12.84	S80°03'26"W
L15	15.16	N82°43'01"W

ASA ENGINEERING
 17819 DAVENPORT ROAD, SUITE 215
 DALLAS, TEXAS 75232
 (972) 248-3800 FAX (972) 248-9981
 T.B.P.E. FIRM REGISTERED NO. 100423
 T.B.P.E. FIRM LICENSE NO. F-6974



FINAL PLAT
 OF
LOT 1, AND 2 BLOCK B
HORIZON RIDGE CENTER ADDITION
4.966 ACRES TRACTS, ZONE PD-9
 SITUATED IN THE
EDWARD TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
JUNE 29, 2010
SHEET 1 OF 2

OWNER
MURPHY ROAD, LTD.
 1500 INDUSTRIAL BOULEVARD STE. 225
 MCKINNEY, TEXAS 75069
 (972) 462-5550

STATE OF TEXAS
 COUNTY OF ROCKWALL

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

BEING a tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being a portion of that tract of land owned by Murphy Road, Ltd., by virtue of special Warranty Deed filed 04/14/1990, as recorded in Volume 1605, Page 182, of the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4 inch iron rod found in the Southeast corner of R.O.W. line of Horizon Road, F.M. 3097 (variable width R.O.W.) and Tubbs Road (85 feet R.O.W.);

THENCE S 49°37'11" E a distance of 289.97 feet to a 1/4 inch iron rod found a corner;

THENCE S 10°12'18" W a distance of 443.57 feet to a 1/4 inch iron rod found a corner;

THENCE S 62°43'01" W, along the North R.O.W. line of City of Rockwall Park, a distance of 602.23 feet to a 1/4 inch iron rod found set for a corner;

THENCE continuing along the centerline of curve to the left having a central angle of 207°20'21", a radius of 857.50 feet, a tangent of 172.86 feet, and a chord distance of 340.22 feet (bear N 49°37'11" E, along East R.O.W. line of Tubbs Road, an arc distance of 342.03 feet) to a 1/4 inch iron rod found for a corner;

THENCE N 54°32'45" E, a distance of 207.18 feet to the POINT OF BEGINNING and containing 4.966 acres or 216.310 sq. ft. more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the LOT 1 AND 2 BLOCK B, HORIZON RIDGE CENTER ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby declare to the use of the former all streets, alleys, paths, water courses, drains, easements and public places shown on this plat for the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the LOT 1 AND 2 BLOCK B, HORIZON RIDGE CENTER ADDITION subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities during use or using 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 grounds or improvements which in any way encroach 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 to dig, install or replace, hook and connect or install, repair or replace any equipment for purpose of construction, reconstruction, inspecting, pulling, maintaining, and/or adding to or removing all or part of their respective system without the necessity of, and in any way, 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 this 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 areas 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, sidewalks, 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, completed on a pro rata 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 as 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 make the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements until such deposit may be used by the owner and/or developer as progress payments on the work progress in making such improvement by making certified requests 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 easements 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 easements made herein.

SURVEYOR'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS:

That I, Pansak Sibben, 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.

Pansak Sibben
 Registered Professional Land Surveyor No. 3576

RECOMMENDED FOR FINAL APPROVAL

Planning And 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 _____ day of _____, 20____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

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

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

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

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

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

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 will be approved, addressed or permitted thereon, 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 85-14.

ASA ENGINEERING
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 T.B.P.E. FIRM REGISTERED # F-056974
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