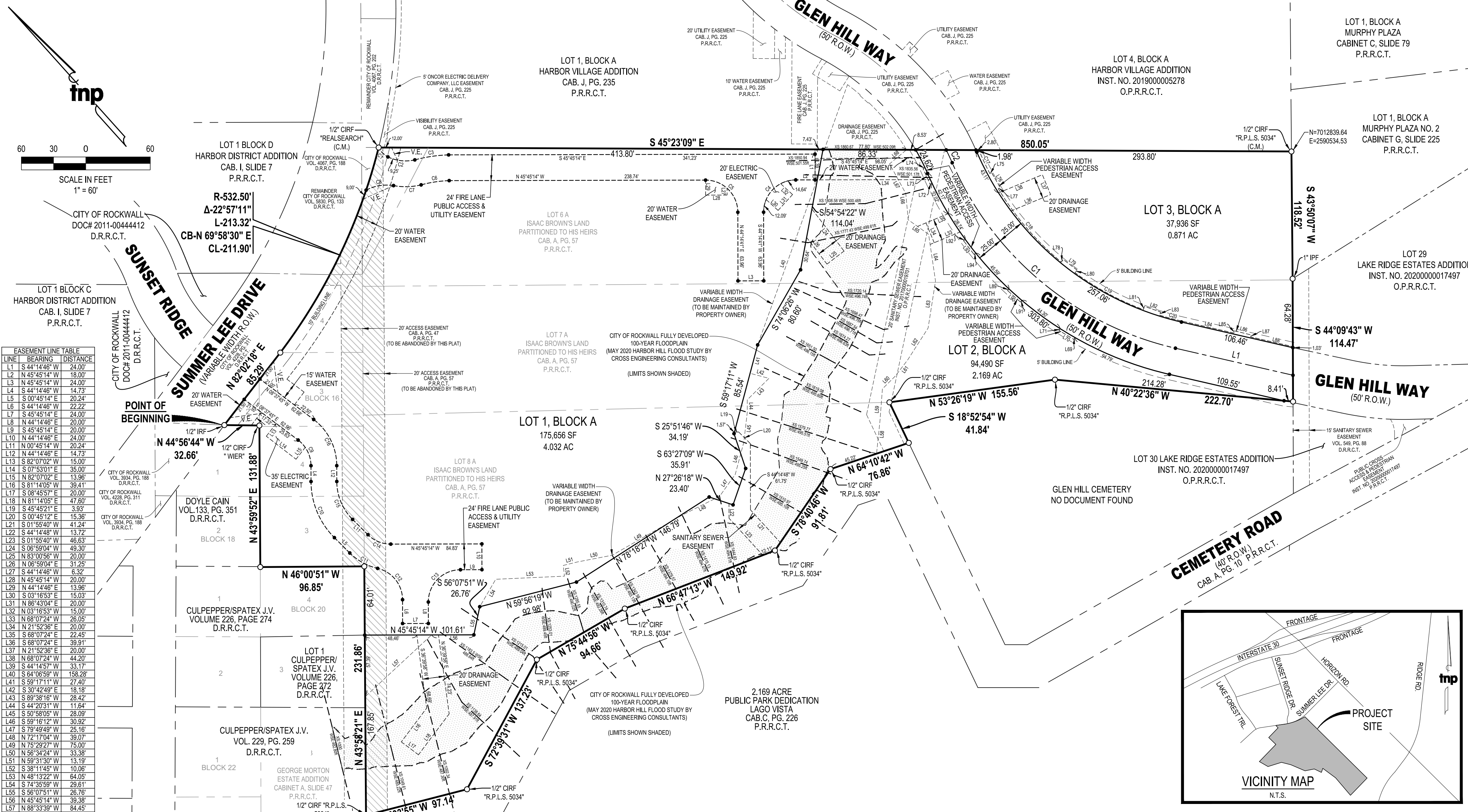


Drawing: L:\Projects\H11 18363 Harbor Hill Multi Family\Acad\Deliverables\Final_Plat\2020 10 20 H11 18363 Harbor Hills Final Plat.dwg at Oct 27, 2020 8:30am by jmadcox



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°14'46" W	24.00'
L2	N 45°45'14" W	18.00'
L3	N 44°14'46" W	24.00'
L4	S 00°45'14" E	14.73'
L5	S 00°45'14" E	20.24'
L6	S 44°14'46" W	22.22'
L7	S 45°45'14" W	24.00'
L8	N 44°14'46" E	20.00'
L9	S 45°45'14" E	20.00'
L10	N 44°14'46" E	24.00'
L11	N 44°14'46" W	20.24'
L12	N 44°14'46" E	14.73'
L13	S 82°07'02" W	15.00'
L14	S 07°53'01" E	35.00'
L15	N 82°07'02" E	13.96'
L16	S 81°14'05" W	39.41'
L17	S 08°45'57" E	20.00'
L18	N 81°14'05" E	47.60'
L19	S 45°45'21" E	3.93'
L20	S 00°45'12" E	15.36'
L21	S 01°55'40" W	41.24'
L22	S 44°14'48" W	13.72'
L23	S 01°55'40" W	46.63'
L24	S 06°59'04" W	49.30'
L25	N 83°00'56" W	20.00'
L26	N 06°59'04" E	31.25'
L27	S 44°14'46" W	6.32'
L28	N 45°45'14" W	20.00'
L29	N 44°14'46" E	13.96'
L30	S 03°16'53" E	15.03'
L31	N 86°13'04" E	20.00'
L32	N 03°16'53" W	15.00'
L33	N 68°07'24" W	26.05'
L34	N 21°52'36" E	20.00'
L35	S 68°07'24" E	22.45'
L36	S 68°07'24" W	39.91'
L37	N 21°52'36" E	20.00'
L38	N 68°07'24" W	44.20'
L39	S 44°14'57" W	33.17'
L40	S 64°06'59" W	158.28'
L41	S 59°17'11" W	27.40'
L42	S 50°42'49" E	18.18'
L43	S 89°38'16" W	28.42'
L44	S 44°20'31" W	11.64'
L45	S 50°58'05" W	28.09'
L46	S 59°16'12" W	30.92'
L47	S 79°49'49" W	25.16'
L48	N 72°17'04" W	39.07'
L49	N 75°29'27" W	75.00'
L50	N 56°34'24" W	33.38'
L51	N 59°31'30" W	13.19'
L52	S 38°11'45" W	10.06'
L53	N 48°13'22" W	64.03'
L54	S 74°33'59" W	23.61'
L55	S 58°07'51" W	26.76'
L56	N 45°45'14" W	39.38'
L57	N 88°33'39" W	84.45'
L58	N 50°18'42" E	31.14'
L59	N 48°41'38" W	29.47'
L60	N 89°34'41" E	16.93'
L61	N 81°48'25" E	18.83'
L62	N 77°01'04" E	35.40'
L63	N 53°18'41" E	44.30'
L64	N 35°58'45" E	44.01'
L65	N 10°09'27" W	23.35'
L66	N 39°06'27" E	24.60'
L67	N 15°43'15" E	31.48'
L68	S 85°16'07" E	20.51'
L69	S 74°06'59" W	2.01'
L70	N 14°33'19" W	16.16'
L71	N 76°46'24" E	2.01'
L72	N 70°49'38" W	2.01'
L73	N 20°04'44" E	16.00'
L74	S 70°30'57" E	1.99'
L75	S 14°09'59" E	1.83'
L76	S 74°16'58" W	15.97'
L77	N 77°18'02" W	2.07'
L78	N 83°32'54" E	3.00'
L79	S 08°02'04" E	15.97'
L80	S 80°22'57" W	3.08'
L81	N 65°01'07" E	3.15'
L82	S 26°32'49" E	15.81'
L83	S 61°53'15" W	3.10'
L84	S 32°40'47" E	49.94'
L85	N 58°19'15" E	2.13'
L86	S 31°40'45" E	16.00'
L87	S 58°19'15" W	1.85'
L88	S 32°40'47" E	40.29'
L89	S 87°45'58" W	2.01'
L90	S 03°54'44" E	16.16'
L91	N 84°45'33" E	2.01'
L92	N 81°42'51" W	2.01'
L93	S 06°57'27" W	16.16'
L94	S 84°22'16" E	2.01'

STREET CL LINE TABLE

LINE	BEARING	DISTANCE
L1	N 32°40'47" W	112.31'

STREET CL CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	53°33'28"	280.43'	N 05°54'15" W	270.33'
C2	240.00'	3°04'15"	13.13'	N 19°20'22" E	13.13'

EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.14'	22°47'08"	11.99'	S 03°33'19" E	11.91'
C2	38.04'	38°39'09"	25.66'	S 39°18'07" E	25.18'
C3	137.59'	13°16'58"	31.90'	S 54°04'39" E	31.83'
C4	30.00'	90°00'05"	47.12'	S 89°14'43" W	42.43'
C5	30.00'	89°59'55"	47.12'	N 00°45'17" W	42.43'
C6	113.11'	13°25'08"	26.49'	N 54°12'46" W	26.43'
C7	62.04'	23°55'33"	25.91'	N 47°08'16" W	25.72'
C8	41.84'	35°58'27"	26.27'	N 54°59'31" W	25.84'
C9	30.00'	52°52'31"	27.69'	S 17°48'30" W	26.71'
C10	74.00'	45°00'00"	58.12'	S 21°44'46" W	56.64'
C11	54.00'	31°48'25"	29.98'	S 16°39'27" E	29.59'
C12	30.00'	78°48'25"	40.22'	S 05°50'33" W	37.23'
C13	30.00'	90°00'00"	47.12'	N 89°14'48" E	42.43'
C14	30.00'	45°00'00"	23.56'	N 23°15'14" W	22.96'
C15	50.00'	45°00'00"	39.27'	N 21°44'46" E	38.27'
C16	54.00'	52°52'31"	49.83'	N 17°48'30" E	48.08'
C17	266.98'	5°11'30"	24.19'	S 19°27'38" W	24.18'
C18	266.98'	19°24'46"	90.46'	S 03°42'23" W	90.03'
C19	266.98'	15°33'47"	72.52'	S 17°14'45" E	72.30'
C20	266.98'	4°33'02"	21.36'	S 30°44'57" E	21.35'

LEGEND

(C.M.) - CONTROLLING MONUMENT
 IRF - IRON ROD FOUND
 CIRF - CAPPED IRON ROD FOUND
 NTS - NOT TO SCALE
 R.O.W. - RIGHT OF WAY
 INST. - INSTRUMENT
 CAB. - CABINET
 VOL. - VOLUME
 NO. - NUMBER
 PG. - PAGE
 SF - SQUARE FEET
 AC - ACRES
 XS - CROSS SECTION
 WSE - WATER SURFACE ELEVATION
 V.E. - VISIBILITY EASEMENT
 D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
 P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

EASEMENT TO BE ABANDONED BY THIS PLAT

NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202;NAD83(2011)EPOCH 2010) AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK
- UNLESS OTHERWISE NOTED ALL CORNERS ARE A 5/8 INCH IRON ROD SET WITH CAP STAMPED "tnp"
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040 DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 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.
- MINIMUM FINISH FLOOR ELEVATION OF LIVABLE FLOORS SHALL BE TWO (2) FEET ABOVE THE HIGHEST ADJACENT FLOODPLAIN ELEVATION FOR THE LOT.
- ALL RETAINING WALLS FOR THE SIDEWALK ALONG GLEN HILL WAY SHALL BE REPAIRED, REPLACED AND MAINTAINED BY THE PROPERTY OWNER, WHERE THE WALL IS IN THE RIGHT OF WAY, THE ADJACENT PROPERTY OWNER SHALL MAINTAIN THE WALL.

OWNER
 CITY OF ROCKWALL
 385 S. Goliad Street
 Rockwall, TX 75087

OWNER
 HARBOR LAKE POINT INVESTORS, LLC.
 2701 Sunset Ridge Drive Suite 607
 Rockwall, TX 75032

CASE NO. P2020-036

**FINAL PLAT OF
 LOTS 1, 2 & 3 BLOCK A,
 HARBOR HILLS ADDITION**

328,373 SQUARE FEET OR 7.538 ACRES
 SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A THREE TRACTS OF LAND DESCRIBED BY DEED TO HARBOR LAKE POINTE INVESTORS, LLC. AS RECORDED IN INSTRUMENT NUMBER 2017000002427, INSTRUMENT NUMBER 20170000003548, AND INSTRUMENT NUMBER 20150000011879 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS AND A PORTION OF TWO TRACTS OF LAND TO THE CITY OF ROCKWALL AS RECORDED IN VOLUME 4067, PAGE 188 AND VOLUME 5830, PAGE 133 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION
 Project No.: H11 18363
 Date: October 20, 2020
 Drawn By: JM
 Scale: 1"=60'



SURVEYOR
 TEAGUE NALL AND PERKINS, INC.
 825 Watters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 T.B.P.L.S. Registration No. 10194381
 www.tnpsc.com

