

**OWNERS CERTIFICATION**

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Harbor Lake Pointe Investors, LLC., and the City of Rockwall are the owners a tract of land situated in the Edward Teal Survey, Abstract 207 and being all of three tracts of land described by deed to Harbor Lake Pointe Investors, LLC. as recorded in Instrument Number 20170000002427, 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, also being all of Lot 3 and 4, Block 18 and a portion of Lot 2 and 4 and all of Lot 3, Block 16 of George Morton Estate as recorded in Cabinet A, slide 47 of the Plat Records of Rockwall County, Texas, also being a portion of Lot 6A, Lot 7A and Lot 8A of Isaac Brown's Land Partitioned to his Heirs as recorded in Cabinet A, Page 57 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found the northwest corner of said Harbor Heights tract recorded in Instrument Number 20170000002427 also lying on the southerly line of Summer Lee Drive, a variable width right-of-way;

THENCE North 82 degrees 02 minutes 18 seconds East, along the southerly line of said Summer Lee Drive, a distance of 85.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

THENCE along the southerly line of said Summer Lee Drive with said curve to the left having a radius of 532.50 feet, a central angle of 22 degrees 57 minutes 11 seconds, an arc length of 213.32 feet, a chord bearing of North 69 degrees 58 minutes 30 seconds East, a distance of 211.90 feet to a 5/8 inch iron rod with cap stamped "RESEARCH" found for the west corner of Lot 1, Block A, Harbor Village Addition, an addition to the City of Rockwall as recorded in Cabinet J, Page 225 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 23 minutes 09 seconds East, along the southwest line of said Lot 1, Block A, a distance of 850.05 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034" found for the south corner of Lot 29, Lake Ridge Estates, an addition to the City of Rockwall as recorded in Instrument Number 20200000017497 of the Official Public Records of Rockwall County, Texas;

THENCE South 43 degrees 50 minutes 07 seconds West, along the northwest line of said Murphy Plaza, a distance of 118.52 feet to a 1 inch iron pipe found for the west corner of same, also for the north corner of Lot 29, Lake Ridge Estates, an addition to the City of Rockwall as recorded in Instrument Number 20200000017497 of the Official Public Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 43 seconds West, along the northwest line of said Lake Ridge Estates, a distance of 114.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of the aforementioned Harbor Lake Pointe Investors, LLC. tract as recorded in Instrument Number 20150000011879;

THENCE along the southerly line of said Harbor Lake Point Investors tract recorded in Instrument Number 20150000011879 the following courses and distances:

North 40 degrees 22 minutes 36 seconds West, a distance of 222.70 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;

North 53 degrees 26 minutes 19 seconds West, a distance of 155.56 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;

South 18 degrees 52 minutes 54 seconds West, a distance of 41.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 64 degrees 10 minutes 42 seconds West, a distance of 76.86 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;

South 78 degrees 40 minutes 46 seconds West, a distance of 91.81 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;

North 66 degrees 47 minutes 13 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 75 degrees 44 minutes 56 seconds West, a distance of 94.66 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;

South 72 degrees 39 minutes 31 seconds West, a distance of 137.23 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;

North 60 degrees 03 minutes 55 seconds West, a distance of 97.14 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner lying on the southeast line of the aforementioned George Morton Estate;

THENCE North 43 degrees 58 minutes 21 seconds East along the southeast line of said George Morton Estate, a distance of 231.86 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner for the south corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000003548;

THENCE North 46 degrees 00 minutes 51 seconds West, along the southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 96.85 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner at the west corner of same;

THENCE North 43 degrees 59 minutes 52 seconds East, a distance of 131.88 feet to a 1/2 inch iron rod with cap stamped "WIER" found for ell corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000002427;

THENCE North 44 degrees 56 minutes 44 seconds West, along a southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 32.66 feet to the POINT OF BEGINNING containing 328,373 square feet, or 7.538 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We the undersigned owner's of the land shown on this plat, and designated herein as HARBOR HILLS ADDITION 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. We further certify that all other parties who have a mortgage or lien interest in the [HARBOR HILLS ADDITION subdivision 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. 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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; 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.

HARBOR HILLS POINTE INVESTORS, LLC.

Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

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 \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

BRIAN J. MADDOX, R.P.L.S. NO. 5430

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing plat of HARBOR HILLS ADDITION, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_ City Engineer \_\_\_\_\_

**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 20170000002427, 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

**OWNER**

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

**OWNER**

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

**PROJECT INFORMATION**

Project No.: HHI 18363
Date: October 20, 2020
Drawn By: JM
Scale: 1"=60'
SHEET 2 of 2

**SURVEYOR**

TEAGUE NALL AND PERKINS, INC.
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Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
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CASE NO. P2020-036