

BEING 23.65 acres of land located in the M.J. Barksdale Survey, Abstract No. 11 and the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being a portion of that certain tract of land described in deed to Rockwall Harbor Joint Venture as recorded in Volume 617, Page 106 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a half inch iron rod found on the Northwest right-of-way line of Summer Lee Drive at its intersection with the Southwest right-of-way line of Lakefront Trail (a variable width right-of-way);
THENCE: Along said West right-of-way line of Summer Lee Drive as follows:
THENCE: South 45°24'50" West, a distance of 373.14 feet to the beginning of a curve to the left having a radius of 780.00 feet a central angle of 91°51'54" and a chord which bears South 00°31'07" East a distance of 1120.89 feet;
THENCE: Southeasterly along said curve to the left having an arc distance of 1250.61 to a half inch iron rod found for a corner;
THENCE: South 46°27'03" East, a distance of 94.51 feet to a half inch iron rod found at the corner of Summer Lee Drive and Portofino Drive.
THENCE: South 44°24'33" West, along the Northerly right-of-way of Portofino Drive a distance of 412.43 feet to a half inch iron rod found at the intersection of said right-of-way line with the Easterly property line of Villas de Portofino;
THENCE: North 46°28'49" West, along the common line between Rockwall Harbor Joint Venture and Villas de Portofino, a distance of 819.87 feet to a half inch iron rod found for a corner in the Lake Ray Hubbard take line;
THENCE: Along said Lake Ray Hubbard take line North 10°22'39" East, a distance of 499.99 feet to a half inch iron rod found for a corner.
THENCE: Continuing along said take line, North 04°52'35" West, a distance of 521.80 feet to a half inch iron rod set for a corner;
THENCE: Leaving said take line and traversing said 23.46 acre tract as follows:
North 80°10'12" East, a distance of 142.21 feet to a half inch iron rod set for a corner;
North 74°42'54" East, a distance of 63.28 feet to a half inch iron rod set for a corner;
North 73°43'56" East, a distance of 67.56 feet to a half inch iron rod set for a corner;
North 60°54'03" East, a distance of 162.25 feet to a half inch iron rod set for a corner;
North 17°08'00" East, a distance of 87.29 feet to a half inch iron rod set for a corner;
North 48°52'49" West, a distance of 38.81 feet to a half inch iron rod set for a corner;
North 02°59'22" East, a distance of 38.47 feet to a half inch iron rod set for a corner;
North 36°31'05" East, a distance of 17.64 feet to a half inch iron rod set for a corner;
North 75°07'26" East, a distance of 12.97 feet to a half inch iron rod set for a corner;
North 68°51'13" East, a distance of 13.20 feet to a half inch iron rod set for a corner;
North 82°39'16" East, a distance of 17.59 feet to a half inch iron rod set for a corner;
North 87°31'10" East, a distance of 18.75 feet to a half inch iron rod set for a corner;
North 86°11'31" East, a distance of 22.15 feet to a half inch iron rod set for a corner;
South 77°04'50" East, a distance of 17.50 feet to a half inch iron rod set for a corner;
North 80°59'47" East, a distance of 19.85 feet to a half inch iron rod set for a corner;
South 66°23'19" East, a distance of 45.00 feet to a half inch iron rod set for a corner;
North 79°06'40" East, a distance of 20.72 feet to a half inch iron rod set for a corner;
South 89°33'05" East, a distance of 208.66 feet, to a half inch iron rod set for a corner;
North 53°32'14" East, a distance of 47.25 feet, to a half inch iron rod set for a corner at the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 07°13'21" and a chord which bears South 40°58'29" East, a distance of 85.66 feet;
THENCE: Southeasterly, along said curve, an arc distance of 85.72 feet to a half inch iron rod found for a corner;
THENCE: South 44°35'10" East, a distance of 121.83 feet to the Point of Beginning and containing 23.65 acres.

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 as THE HARBOR - ROCKWALL 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the plat of said Addition 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. 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 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.
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.
We 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; 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.

Mariah Bay Development, Inc

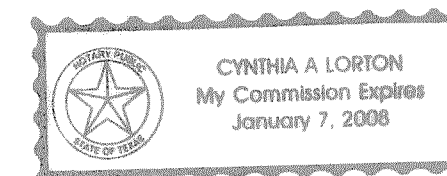
by: _____
Robert S. Whittle, President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert S. Whittle, 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 purposes herein stated.

Given upon my hand and seal of office this 14th day of July, 2004.

Cynthia A. Lorton
Notary Public in and for the State of Texas



Signature of Party with Mortgage or Lien Interest

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 _____, 2004.

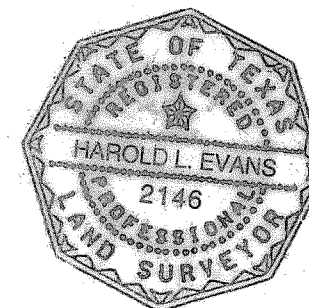
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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.

HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



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FINAL PLAT P2003-029

HAROLD L. EVANS CONSULTING ENGINEER P.O. BOX 570355 2331 CUS THOMASSON ROAD, SUITE 102 DALLAS, TEXAS 75370, (214) 328-8133		
SCALE	DATE	JOB No.
1" = 100'	3/20/04	0136

THE HARBOR - ROCKWALL	
M.J BARKSDALE SURVEY, ABST. NO. 11 E. TEAL SURVEY, ABST. NO. 207	
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
ROB WHITTLE AND SARAH WHITTLE P.O. BOX 369, ROCKWALL, TEXAS 75087 972-771-5253	

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