

WHEREAS, James Hudson is the owner of a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 and the J. Strickland Survey, Abstract No. 187, in the City of Rockwall, Rockwall County, Texas, also being part of that certain tract of land conveyed to Julie Harlan Hudson from Harry Harlan, et ux, by deed filed for record January 5, 1962, and recorded January 10, 1962, in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Southwest corner of said Hudson tract in the center of a County Road and at the Northwest corner of the W.T. Dewese Survey, Abstract No. 71;  
 THENCE: North 02° 22' 01" West leaving said centerline of the County Road along the East line of Heritage Heights Addition a distance of 1670.18 feet to an iron rod for a corner;  
 THENCE: North 88° 12' 00" East leaving said East line of Heritage Heights Addition a distance of 844.23 feet to an iron rod for a corner;  
 THENCE: North 00° 55' 19" West a distance of 159.15 feet to an iron rod for a corner;  
 THENCE: North 87° 04' 54" East a distance of 333.70 feet to an iron rod for a corner in the West line of State Highway No. 205;  
 THENCE: South 22° 32' 00" East along said West line of S.H. No. 205 a distance of 239.98 feet to a concrete monument for the beginning of a circular curve to the right;  
 THENCE: Along said circular curve to the right having a central angle of 9° 11' 05", a radius of 2815.03 feet, a tangent length of 226.11 feet, and an arc length of 451.26 feet to an iron rod at the end of said circular curve to the right;  
 THENCE: South 88° 12' 00" West leaving the said West line of S.H. No. 205 a distance of 103.21 feet to an iron rod for a corner;  
 THENCE: South 01° 48' 00" East a distance of 10.00 feet to an iron rod for a corner;  
 THENCE: South 88° 12' 00" West a distance of 165.55 feet to an iron rod for the beginning of a circular curve to the left;  
 THENCE: Along said circular curve to the left having a central angle of 28° 41' 57", a radius of 150.00 feet, a tangent length of 38.37 feet, and an arc length of 75.13 feet to an iron rod for the point of tangency;  
 THENCE: South 59° 30' 03" West a distance of 57.00 feet to an iron rod for a corner;  
 THENCE: North 30° 29' 57" West a distance of 140.00 feet to an iron rod for a corner;  
 THENCE: South 59° 30' 03" West a distance of 43.14 feet to an iron rod for the beginning of a circular curve to the left;  
 THENCE: Along said circular curve to the left having a central angle of 16° 35' 29", a radius of 150.00 feet, a tangent length of 21.87 feet, and an arc length of 43.44 feet to an iron rod for the end of said circular curve to the left;  
 THENCE: North 47° 05' 26" West a distance of 50.00 feet to an iron rod in a circular curve to the right;  
 THENCE: Along said circular curve to the right having a beginning tangent bearing of North 42° 54' 34" East, a central angle of 1° 26' 46", a radius of 200.00 feet, a tangent length of 2.52 feet and an arc length of 5.05 feet to an iron rod at the end of said circular curve to the right;  
 THENCE: North 42° 46' 42" West a distance of 56.21 feet to an iron rod for the beginning of a circular curve to the left;  
 THENCE: Along said circular curve to the left having a central angle of 32° 50' 39", a radius of 190.00 feet, a tangent length of 56.00 feet and an arc length of 108.92 feet to an iron rod for compound curvature to the left;  
 THENCE: Along said circular curve to the left having a beginning tangent bearing of North 75° 37' 21" West, a central angle of 106° 44' 40", a radius of 40.00 feet, a tangent length of 53.81 feet, and an arc length of 74.52 feet to an iron rod at the end of said circular curve to the left;  
 THENCE: South 87° 37' 59" West a distance of 20.00 feet to an iron rod for a corner;  
 THENCE: North 02° 22' 01" West a distance of 102.16 feet to an iron rod for a corner;  
 THENCE: South 87° 37' 59" West a distance of 125.00 feet to an iron rod for a corner;  
 THENCE: South 02° 22' 01" East a distance of 4.88 feet to an iron rod for a corner;  
 THENCE: South 87° 37' 59" West a distance of 170.00 feet to an iron rod for a corner;  
 THENCE: South 02° 22' 01" East a distance of 829.27 feet to an iron rod for the beginning of a circular curve to the left;  
 THENCE: Along said circular curve to the left having a central angle of 22° 07' 59", a radius of 295.00 feet, a tangent length of 57.70 feet, and an arc length of 113.96 feet to an iron rod at the end of said circular curve to the left;  
 THENCE: North 65° 30' 00" East a distance of 5.00 feet to an iron rod for a corner;  
 THENCE: South 24° 30' 00" East a distance of 50.00 feet to an iron rod for a corner;  
 THENCE: South 65° 30' 00" West a distance of 34.65 feet to an iron rod for a corner;  
 THENCE: South 24° 30' 00" East a distance of 140.00 feet to an iron rod for a corner;  
 THENCE: South 65° 30' 00" West a distance of 26.03 feet to an iron rod for the beginning of a circular curve to the left;  
 THENCE: Along said circular curve to the left having a central angle of 67° 52' 01", a radius of 75.00 feet, a tangent length of 50.46 feet, and an arc length of 88.84 feet to an iron rod for the point of tangency;  
 THENCE: South 02° 22' 01" East a distance of 146.07 feet to an iron rod for a corner;  
 THENCE: South 01° 48' 00" East a distance of 40.00 feet to an iron rod for a corner in the said centerline of a County Road;  
 THENCE: South 88° 12' 00" West along said centerline of a County Road a distance of 325.62 feet to the Point of Beginning and Containing 23.3719 Acres (1,018,080 Square Feet) of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That James Hudson, being owner, does hereby adopt this plat designating the hereinabove described property as a Replat of Harlan Park Phase One, and does hereby vacate, abandon and replace the plat of Harlan Park Phase One, recorded in Slide B, Page 23424, Plat Records, Rockwall County, Texas, and further hereby dedicates to the public use forever the streets and alleys shown thereon, and does 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. 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 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 at any time of 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.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, and storm sewers, all according to the specifications 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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND at Dallas, Texas, this 15 day of April, 1985.

JAMES HUDSON

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 15 day of April, 1985, by James Hudson.

Notary Public  
Commission expires 5-26-85

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 Public Surveyor No. 2146

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the 10 day of April, 1985, by Harold L. Evans.

Notary Public  
Commission expires 4-10-88

RECOMMENDED FOR FINAL APPROVAL:

City Administrator Date: 3/14/85

APPROVED:

Chairman, Planning and Zoning Commission Date: 3/14/85

I hereby certify that the above and foregoing plat of Harlan Park Phase One, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of April, 1984.

WITNESS OUR HANDS this 16 day of April, 1984.

Mayor, City of Rockwall City Secretary, City of Rockwall

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S17°56'28"E	450.77	9°11'05"	2815.03	451.26	226.11
C3	S73°51'02"W	74.35	28°41'57"	150.00	75.13	38.37
C4	S51°12'19"W	43.28	16°35'29"	150.00	43.44	21.87
C5	N43°37'57"E	5.05	1°26'46"	200.00	5.05	2.52
C6	N59°12'01"W	107.43	32°50'39"	190.00	108.92	56.00
C7	S51°00'19"W	64.20	106°44'40"	40.00	74.52	53.81
C8	S13°26'00"E	113.25	22°07'59"	295.00	113.96	57.70
C9	S31°34'00"W	83.73	67°52'01"	75.00	88.84	50.46
C10	N13°49'49"E	145.05	32°23'40"	260.00	147.00	75.52
C11	N02°51'27"W	54.30	65°46'13"	50.00	57.40	32.33
C12	N26°45'23"W	54.67	17°58'23"	175.00	54.90	27.88
C13	N10°04'06"W	129.99	15°24'11"	485.00	130.38	65.59
C14	N31°34'00"E	234.46	67°52'01"	210.00	248.74	141.29
C15	N57°07'43"E	75.71	16°44'33"	260.00	75.98	39.26
C16	N32°15'54"W	62.57	28°59'25"	125.00	63.25	32.32
C17	N10°04'06"W	116.59	15°24'11"	435.00	116.94	58.83
C18	S82°17'27"E	123.90	19°01'06"	375.00	124.48	62.82
C19	S47°48'14"E	223.09	34°38'33"	375.00	226.92	116.88
C21	S61°08'58"E	331.37	61°18'03"	325.00	347.72	192.59
C22	N38°40'56"E	136.59	26°19'02"	300.00	137.80	70.14
C23	N66°29'03"E	112.66	21°38'49"	300.00	113.34	57.85
C25	N60°12'30"E	47.04	34°11'51"	80.00	47.75	24.61
C26	S10°51'08"E	80.86	252°04'35"	50.00	219.98	-88.72
C27	N84°53'31"W	54.93	40°09'20"	80.00	56.07	29.24
C28	S50°43'30"W	205.80	48°36'38"	250.00	212.10	112.91
C29	N54°47'39"E	32.82	9°24'49"	200.00	32.86	16.47
C30	N75°57'32"E	144.18	24°28'56"	340.00	145.28	73.77
C31	N80°42'43"E	70.07	14°58'35"	268.83	70.27	35.34
C32	N73°51'02"E	143.75	28°41'57"	290.00	145.26	74.19
C33	N80°42'36"E	83.12	14°58'48"	318.83	83.36	41.92
C34	N42°37'59"E	56.57	90°00'00"	40.00	62.93	40.00
C35	N31°34'00"E	106.06	67°52'01"	95.00	112.53	63.92
C36	N13°26'00"W	120.93	22°07'59"	315.00	121.68	61.61
C37	S64°01'28"W	46.60	55°33'04"	50.00	48.48	26.33
C43	S42°23'23"E	51.45	80°02'45"	40.00	55.88	33.59
C44	S62°35'44"E	142.39	39°38'04"	210.00	145.27	75.68
C45	N73°51'02"E	84.26	28°41'57"	170.00	85.15	43.49
C46	N31°34'00"E	262.37	67°52'01"	235.00	278.36	158.11
C47	N20°26'11"E	182.16	45°36'24"	235.00	187.06	98.80
C48	N54°22'12"E	90.73	22°15'37"	235.00	91.30	46.23
C49	N32°15'54"W	75.09	28°59'25"	150.00	75.90	38.78
C50	N10°04'06"W	123.29	15°24'11"	460.00	123.66	62.21
C51	S61°08'58"E	356.86	61°18'03"	350.00	374.47	207.41
C52	S80°27'18"E	137.71	22°41'27"	350.00	138.61	70.23
C53	S49°48'15"E	231.42	38°36'36"	350.00	235.85	122.60
C54	N50°09'44"E	268.92	58°32'34"	275.00	280.98	154.14
C55	N51°12'19"E	50.50	16°35'29"	175.00	50.68	25.52
C56	N73°51'02"E	156.14	28°41'57"	315.00	157.78	80.58
C57	N80°42'00"E	76.70	15°00'00"	293.83	76.92	38.88

Revised: 2-13-85 Revised: 3-5-85 Revised: 3-19-85

REPLAT OF

HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 102  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
NONE	3-20-84	83213

HARLAN PARK PHASE ONE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER: JAMES HUDSON-4200 EDMONDSON-DALLAS, TX. 75205

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