

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as PROMENADE HARBOR, PHASE II, subdivision on addition to the City of Rockwall, Rockwall County, 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. I further certify that all other parties who have a mortgage or lien interest in PROMENADE HARBOR, PHASE II, have been notified and signed this plat.

I 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:

- 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 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.
- No fences, buildings or other improvements in drainage easements without City approval.
- 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.
- 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 area 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, and alleys, all according to the specifications of the City of Rockwall.

OWNER: \_\_\_\_\_ by \_\_\_\_\_

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 \_\_\_\_\_, 2003

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, KENNETH E. BROWN, 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.

KENNETH E. BROWN, R.P.L.S. NO. 2062



STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 \_\_\_\_\_, 2003

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

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 \_\_\_\_\_, 2003

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 twenty (120) 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 \_\_\_\_\_, 2003

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

City Engineer \_\_\_\_\_

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE THOMAS DEAN SURVEY, ABSTRACT NO. 69, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT AS CONVEYED TO CHESTER R. GREEN, ET UX, DORIS M. GREEN AS RECORDED IN VOLUME 216, PAGE 169 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A POINT AT THE SOUTHWEST CORNER OF SAID GREEN TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 51.973 ACRE TRACT AS CONVEYED TO HILLWOOD SHORES CORP. AS RECORDED IN VOLUME 556, PAGE 54 OF SAID DEED RECORDS;

THENCE, NORTH 01°03'38" WEST, ALONG THE WESTERLY LINE OF SAID GREEN TRACT, A DISTANCE OF 539.08 FEET TO A POINT;

THENCE, NORTH 59°14'26" EAST, A DISTANCE OF 119.83 FEET TO A POINT;

THENCE, SOUTH 83°29'35" EAST, A DISTANCE OF 365.86 FEET TO A POINT;

THENCE, SOUTH 47°23'26" EAST, A DISTANCE OF 746.93 FEET TO A POINT;

THENCE, SOUTH 17°15'06" EAST, A DISTANCE OF 36.39 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID HILLWOOD TRACT AND ON THE SOUTH LINE OF SAID GREEN TRACT;

THENCE, ALONG THE NORTH LINE OF SAID HILLWOOD TRACT, THE FOLLOWING:

SOUTH 88°58'04" WEST, A DISTANCE OF 663.44 FEET TO A POINT;

SOUTH 89°06'23" WEST, A DISTANCE OF 286.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.788 ACRES OF LAND, MORE OR LESS.

| CURVE | RADIUS | LENGTH | TANGENT | DELTA     | CH. BEARING | CH. LENGTH |
|-------|--------|--------|---------|-----------|-------------|------------|
| C1    | 225.00 | 125.44 | 64.40   | 31°56'37" | N30°20'29"W | 123.82     |
| C2    | 175.00 | 200.00 | 112.52  | 65°28'51" | N78°03'13"W | 189.25     |
| C3    | 75.00  | 27.13  | 13.72   | 20°43'43" | N78°34'13"E | 26.99      |
| C4    | 30.00  | 47.04  | 29.91   | 89°49'58" | S45°58'37"E | 42.36      |
| C5    | 30.00  | 47.12  | 30.00   | 90°00'00" | S43°58'22"W | 42.43      |
| C6    | 225.00 | 178.17 | 94.05   | 45°22'11" | N68°22'33"W | 173.55     |

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 61.03  | N46°18'48"W |
| L2   | 100.35 | S68°12'21"W |
| L3   | 90.76  | S88°56'04"W |
| L4   | 126.88 | S89°06'24"W |
| L5   | 42.59  | N01°03'38"W |
| L6   | 166.32 | N88°56'22"E |

FINAL PLAT

PROMENADE HARBOR  
PHASE II  
9.788 AC. - 16 LOTS  
THOMAS DEAN SURVEY, ABSTRACT NO. 69  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

PROJECT: DOBOPH2-VETP  
DATE: OCT. 2002  
SCALE: 1"=100'  
DRAWN: T.A.D.  
CHK'D: W.L.D.

DOUPHRATE & ASSOCIATES, INC.  
ENGINEERING - PROJECT MANAGEMENT - SURVEYING  
P.O. BOX 1336 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 2 OF 2

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