NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE DF TEXAS COUNTY OF ROCKWALL I, the undersigned owner of the land shown on this plot, and designated herein as PROMENADE HARBOR. PHASE II, subdivision an addition to the City of Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, porks, water courses, drains, essements and public places theree shown on the purpose and consideration therein expressed. If further certify that all other parties who have a montgage or lien interest in PROMENADE HARBOR, PHASE II, have been notificant signed this plot. I understand and do hereby reserve the easement strips shown an this plot for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, 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, strues, or other growths or improvements which in any way endanger or interfere fences, trees, strues, or other growths or improvements which in any way endanger or interfere with construction, mindretance or efficiency of their respective system on any of these especiment has said easement, strips to purpose of construction, reconstruction, inspecting, perposing, 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. No fences, buildings or other improvements in drainage easements without City approval. 4. The City of Rockwall will not be responsible for any claims of any nature resulting from or acceptance of a contraction, procuring the permission of anyone. 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area or not adversely af			
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COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared	OWNER:	by	
Notary Public in and for the State of Texas My Commission	COUNTY OF F Before me, t known to me	ROCKWALL he undersigned authority, on this (: to be the person whose name is	subscribed to the foregoing instrument, and
Notary Public in and for the State of Texas My Commission	Given upon n	ny hand and seal of office this	day of
Notary Public in and for the State of Texas My Commission			,2003
EXDITES:	Notary Public Expires:	in and for the State of Texas	My Commission

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 Notary Public in and for the State of Texas My Commission

RECOMMENDED FOR FINAL APPROVAL

Planning And Zoning Commission

Date

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 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.

189.29 26.99 42.36

42.43

WITNESS OUR HANDS, this _____ day of

Mayor, City of Rockwall City Secretary City of Rockwall

CURVE TABLE CURVE RADIUS LENGTH TANGENT DELTA CH. BEARING CH. LENGTH
 C1
 225.00
 125.44
 64.40
 31'56'37"
 N30'20'29"W

 C2
 175.00
 200.00
 112.52
 65'28'51"
 N79'03'13"W

 C3
 75.00
 27.13
 13.72
 20'43'43"
 N78'34'13"E

 C4
 30.00
 47.04
 29.91
 89'49'58"
 \$45'58'37"E

 C5
 30.00
 47.12
 30.00
 90'00'00"
 \$43'56'22"W

 C6
 225.00
 178.17
 94.05
 45*22'11"
 N68*22'33"W

	LINE T	ABLE
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

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

BEGINNING, AT A POINT AT THE SOUTHWEST CORNER OF SAID GREEN TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 31.973 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 1715'06" 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.

FINAL PLAT

PROMENADE HARBOR PHASE II 9.788 AC. - 16 LOTS THOMAS DEAN SURVEY, ABSTRACT NO. 69

> CITY OF ROCKWALL **ROCKWALL COUNTY, TEXAS**

PROJECT: 0050PH2-VERB DOUPHRATE \& ASSOCIATES, INC. OCT. 2002 1"=100" P.O. BOX 1936 ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005

DATE:

SCALE:

DRAWN:

CHK'D:

T.A.D.

SHEET 2 OF 2