



P2015-015 - 320 PORTVIEW PLACE  
REPLAT - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



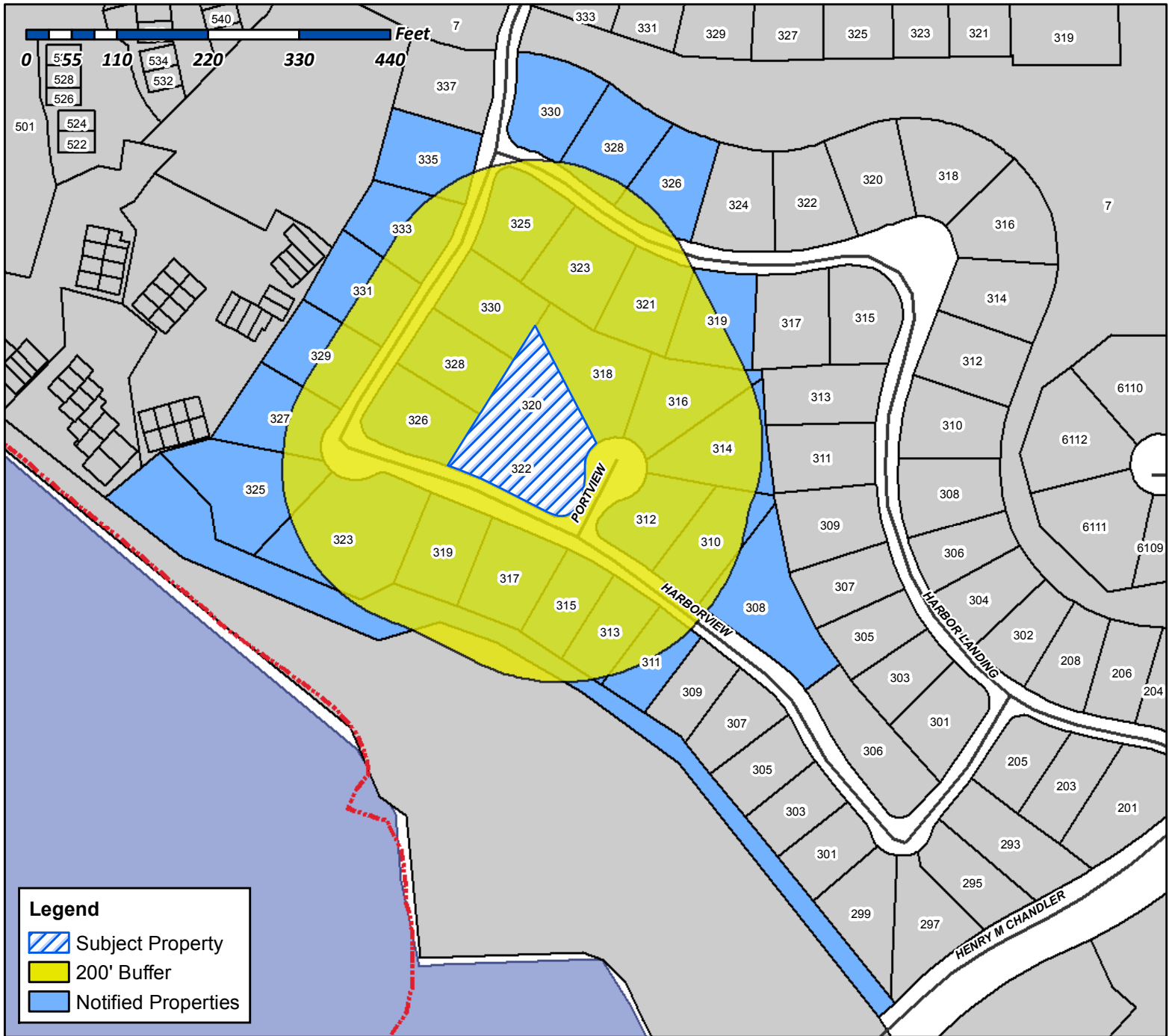
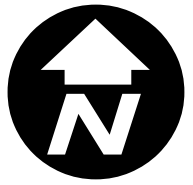
1:500



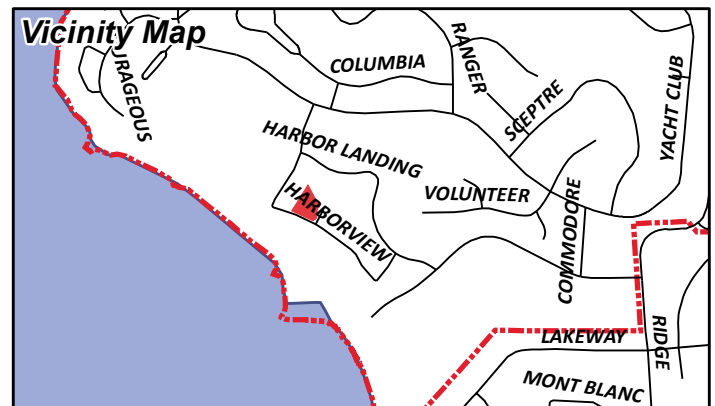
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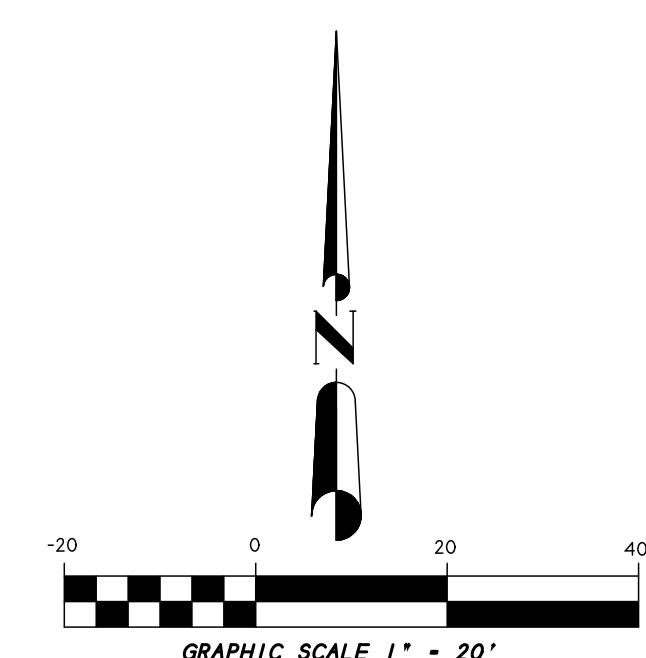
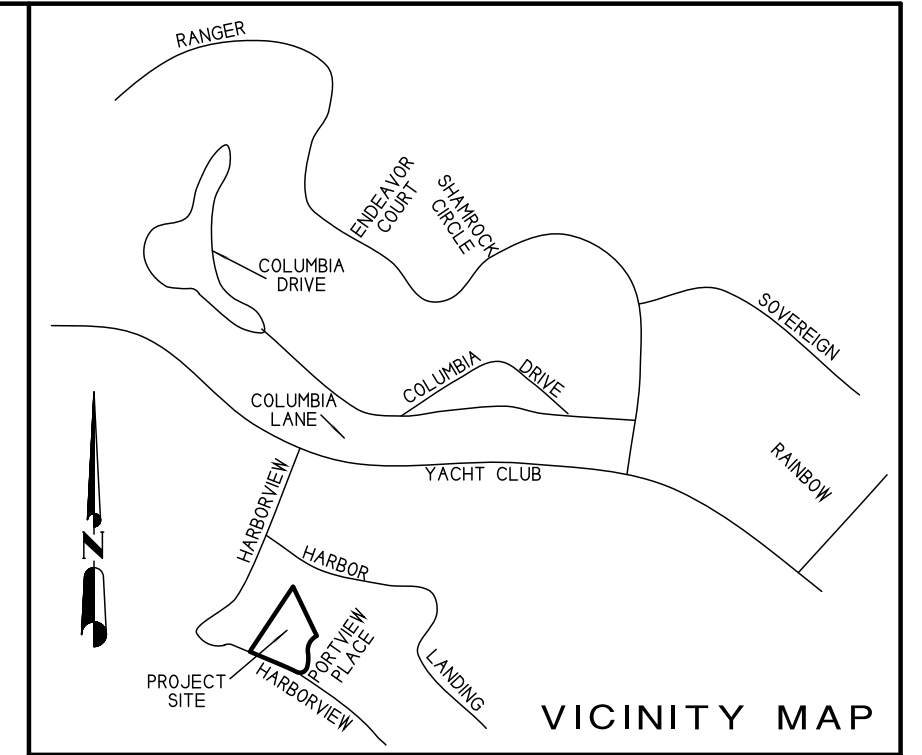


**Case Number:** P2015-015  
**Case Name:** 320 PORTVIEW PLACE  
**Case Type:** Residential Replat  
**Zoning:** PD - 8  
**Case Address:** 320 Portview PI



**Date Created:** 4/23/2015

For Questions on this Case Call (972) 771-7745



FINAL PLAT  
**HARBOR LANDING PHASE 2**  
**LOT 26, BLOCK C**

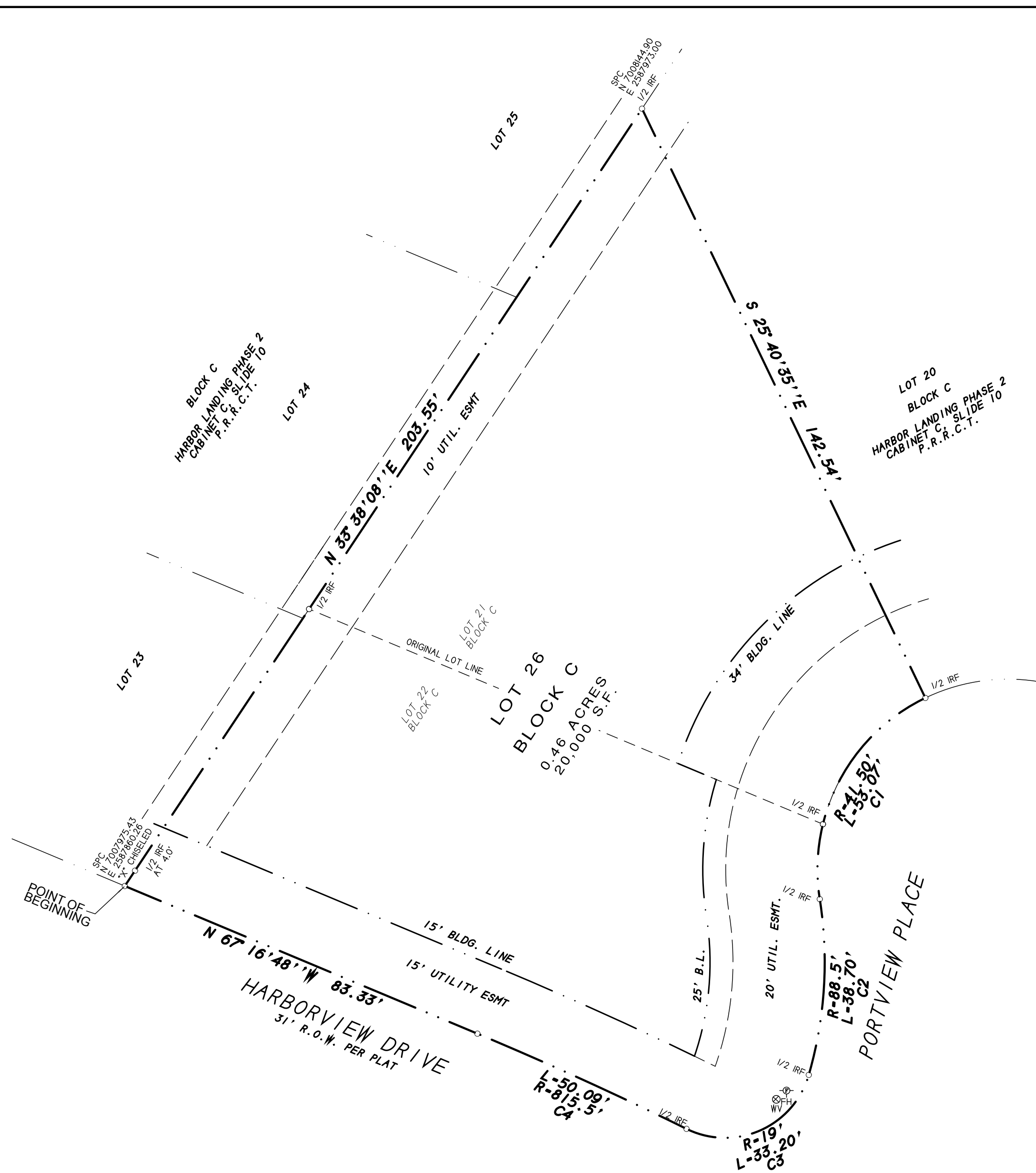
BEING A REPLAT OF  
 LOT 21 AND 22, BLOCK C  
 0.46 ACRES OR 20,000 S.F.  
 ( 1 LOT )  
 EDWARD TEAL SURVEY A-207  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 SHEET 1 OF 2

OWNER:  
**BRADLEY G. BISCHOF**  
 320 PORTVIEW PLACE  
 ROCKWALL, TEXAS 75032  
 214-274-0380

**H.D. Fetty Land Surveyor, LLC**  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

**SYMBOL LEGEND**

⊙	TV	⊙	GAS	⊙	TEL.	⊙	FI	⊙	FP
⊙	TELEVISION	⊙	TELEPHONE	⊙	WATER	⊙	SEWER	⊙	POWER
⊙	CABLE	⊙	METER	⊙	HYDRANT	⊙	POLE	⊙	
⊙	ELEC.	⊙	ELEC.	⊙	WTR.	⊙	1/2" SF	⊙	WTR. AND SEWER
⊙	ELECTRIC	⊙	BOX	⊙	METER	⊙	POLE	⊙	( CORNER )
⊙	METER	⊙	JUNCTION	⊙	BOX	⊙	WTR. AND SEWER	⊙	
⊙	FENCE	⊙	EXERCISE	⊙	LINE	⊙	PROPERTY	⊙	LINE
⊙		⊙		⊙		⊙		⊙	



**CURVE DATA**

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	73°16'21"	41.50	53.07	30.86	49.53	S 27°41'15"W
2	25°03'17"	88.50	38.70	19.56	38.39	S 03°34'43"W
3	100°07'47"	19.00	23.20	22.70	31.14	Z 066°10'44"W
4	03°31'09"	815.50	50.09	25.05	50.08	Z 65°31'13"W

**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 OWNER'S CERTIFICATE  
 (Public Dedication)

WHEREAS, BRADLEY G. BISCHOF, BEING the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:  
 Being Lot 21 and Lot 22, Block C, of HARBOR LANDING PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 10, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found for corner in the north right-of-way line of Harborview Drive, a 31 foot right-of-way, said point being at the southwest corner of said Lot 22;  
 THENCE N. 33 deg. 38 min. 08 sec. E. along the west line of Lot 22 and Lot 21, a distance of 203.55 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 21;  
 THENCE S. 25 deg. 40 min. 35 sec. E. along the northeast line of Lot 21, a distance of 142.54 feet to a 1/2" iron rod found for corner in the curving northwest right-of-way line of Portview Place;  
 THENCE in a southwesterly direction along a curve to the left having a central angle of 73 deg. 16 min. 21 sec., a radius of 41.50 feet, a tangent of 30.86 feet, a chord of S. 27 deg. 41 min. 15 sec. W., 49.53 feet, along said right-of-way line, an arc distance of 53.07 feet to a 1/2" iron rod found for corner;  
 THENCE in a southwesterly direction along a curve to the right having a central angle of 25 deg. 03 min. 17 sec., a radius of 88.50 feet, a tangent of 19.66 feet, a chord of S. 03 deg. 34 min. 43 sec. W., 38.39 feet, along said right-of-way line, an arc distance of 38.70 feet to a 1/2" iron rod found for corner;  
 THENCE in a southwesterly direction along a curve to the right having a central angle of 100 deg. 07 min. 47 sec., a radius of 19.00 feet, a tangent of 22.70 feet, a chord of S. 66 deg. 10 min. 44 sec. W., 29.14 feet, along said right-of-way line, an arc distance of 33.20 feet to a 1/2" iron rod found for corner in the curving north right-of-way line of Harborview Drive;  
 THENCE in a northwesterly direction along a curve to the left having a central angle of 03 deg. 31 min. 09 sec., a radius of 815.50 feet, a tangent of 25.05 feet, a chord of N. 65 deg. 31 min. 13 sec. W., 50.08 feet, along said right-of-way line, an arc distance of 50.09 feet to a 1/2" iron rod found for corner;  
 THENCE N. 67 deg. 16 min. 48 sec. W. along said right-of-way line, a distance of 83.33 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

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 HARBOR LANDING PHASE 2, LOT 26, BLOCK C, BEING A REPLAT OF LOT 21 AND 22, BLOCK C, an Addition 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, 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 the subdivision 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.
- 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; 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.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

BRADLEY G. BISCHOF \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRADLEY G. BISCHOF 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 Expires: \_\_\_\_\_

NOTE: 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, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE  
 NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III  
 Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

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

APPROVED

I hereby certify that the above and foregoing plat of HARBOR LANDING PHASE 2, LOT 26, BLOCK C, BEING A REPLAT OF LOT 21 AND 22, BLOCK C, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

City Secretary City of Rockwall \_\_\_\_\_

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

Date \_\_\_\_\_

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**HARBOR LANDING PHASE 2**  
**LOT 26, BLOCK C**

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 ( 1 LOT )  
 EDWARD TEAL SURVEY A-207  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 SHEET 2 OF 2

OWNER:  
 BRADLEY G. BISCHOF  
 320 PORTVIEW PLACE  
 ROCKWALL, TEXAS 75032  
 214-274-0380

SYMBOL LEGEND	
TV	TELEVISION
CS	CABLE RISER
OR	OILS
PH	PHONE
HY	HYDRANT
PO	POWER
PI	PILE
EL	ELECTRIC
JB	JUNCTION BOX
WB	WATER
LP	L.P. GAS
RF	REF. IRON ROD FOUND
CO	CORNER
FL	FENCE
AL	AL. CONC. UNIT
PT	PROPANE TANK
---	EASEMENT LINE
---	PROPERTY LINE

SURVEY DATE APRIL 17, 2015  
 SCALE 1" = 20' FILE # 20090418-26RP  
 CLIENT B. BISCHOF

H.D. Fetty Land Surveyor, LLC  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX