



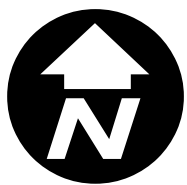
P2019-022 - LOT 5, BLOCK A, HARBOR VILLAGE ADDITION  
FINAL PLAT - LOCATION MAP =



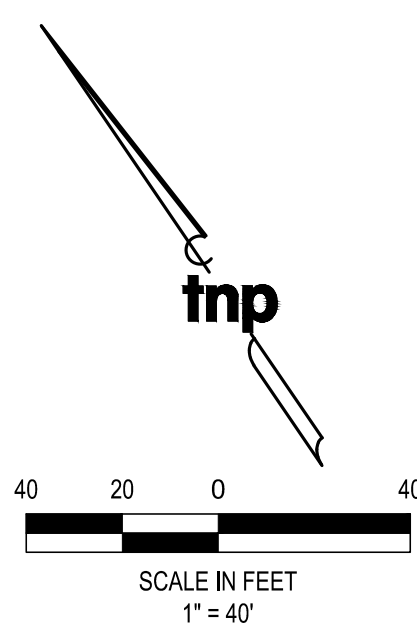
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.

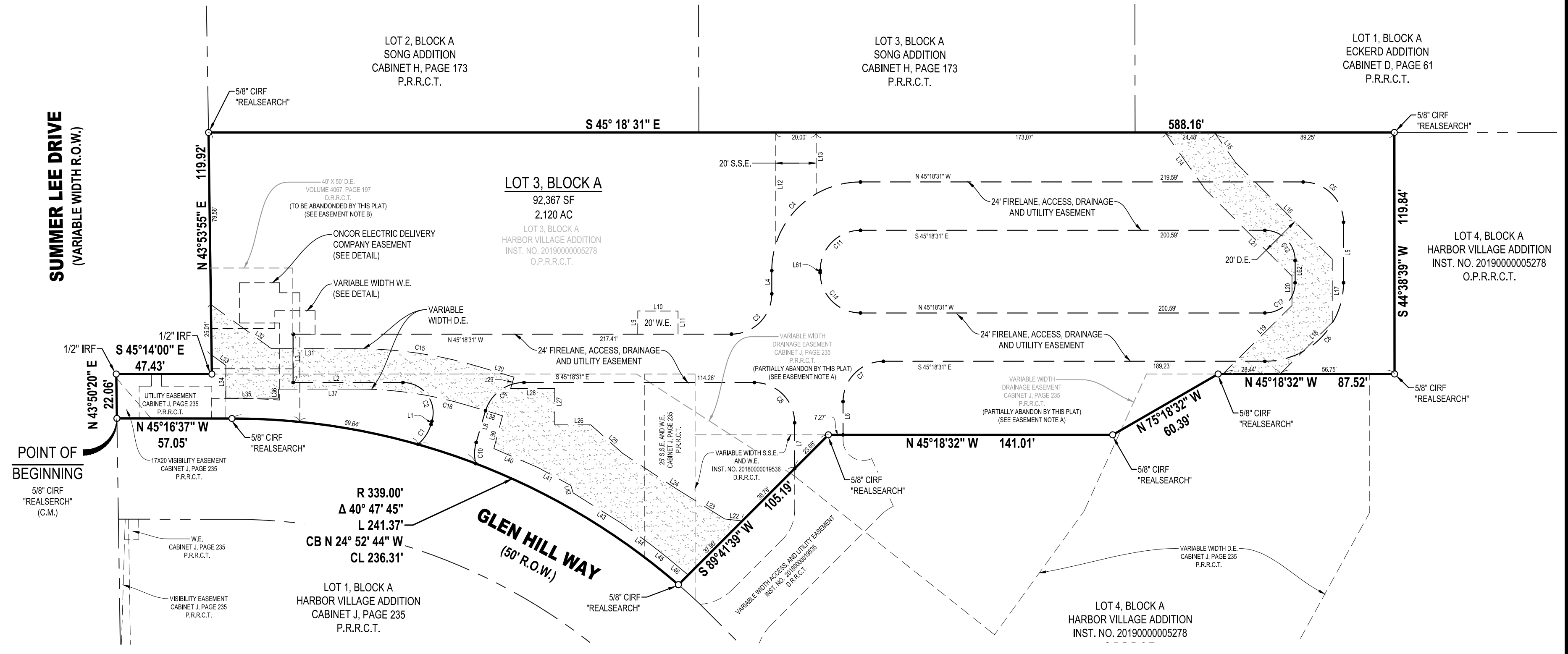






- LEGEND**
- (C.M.) - CONTROLLING MONUMENT
  - IRF - IRON ROD FOUND
  - CIRF - CAPPED IRON ROD FOUND
  - NTS - NOT TO SCALE
  - R.O.W. - RIGHT OF WAY
  - INST. - INSTRUMENT
  - VOL. - VOLUME
  - NO. - NUMBER
  - SF - SQUARE FEET
  - AC - ACRES
  - S.S.E. - SANITARY SEWER EASEMENT
  - W.E. - WATER EASEMENT
  - D.E. - DRAINAGE EASEMENT
  - D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY, TEXAS
  - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
  - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS

- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83(2011)EPOCH 2010).
  - BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
  - 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.



**EASEMENT NOTES:**

**EASEMENT NOTE A**  
THE PORTION OF THE VARIABLE WIDTH DRAINAGE EASEMENT WITHIN THE PLATTED AREA OF LOT 3, BLOCK A AS SHOWN ON THIS PLAT WHICH WAS DEDICATED BY HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN CABINET J, PAGE 235, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

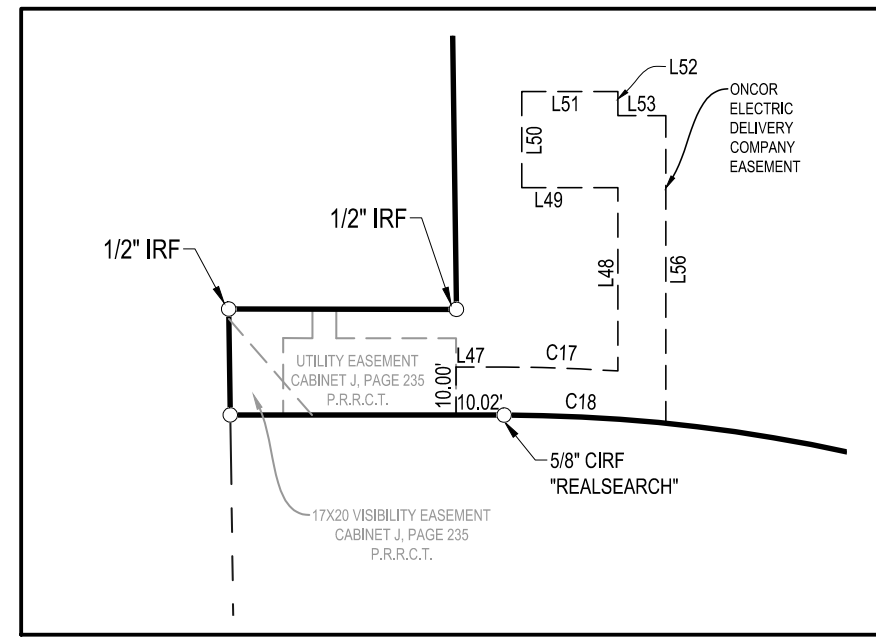
**EASEMENT NOTE B**  
ALL OF THE DRAINAGE EASEMENT AS RECORDED IN VOLUME 4067, PAGE 197 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

LINE #	BEARING	LENGTH
L1	S61°05'18"W	1.66'
L2	S45°18'31"E	54.48'
L3	S44°41'29"W	24.00'
L4	S44°41'29"W	11.51'
L5	N44°41'29"E	30.00'
L6	N44°41'44"E	16.49'
L7	S44°41'44"W	22.69'
L8	N61°05'18"E	16.01'
L9	N44°43'23"E	11.50'
L10	S45°16'37"E	20.00'
L11	S44°43'23"W	11.50'
L12	N44°41'29"E	55.44'
L13	N44°41'29"E	30.45'
L14	S09°28'01"W	34.92'
L15	N09°28'01"E	18.09'
L16	N00°18'31"W	67.89'
L17	N44°41'29"E	31.48'
L18	N89°59'49"E	36.35'
L19	S89°59'49"W	48.22'
L20	S44°41'29"W	14.62'
L21	S00°18'31"E	60.51'

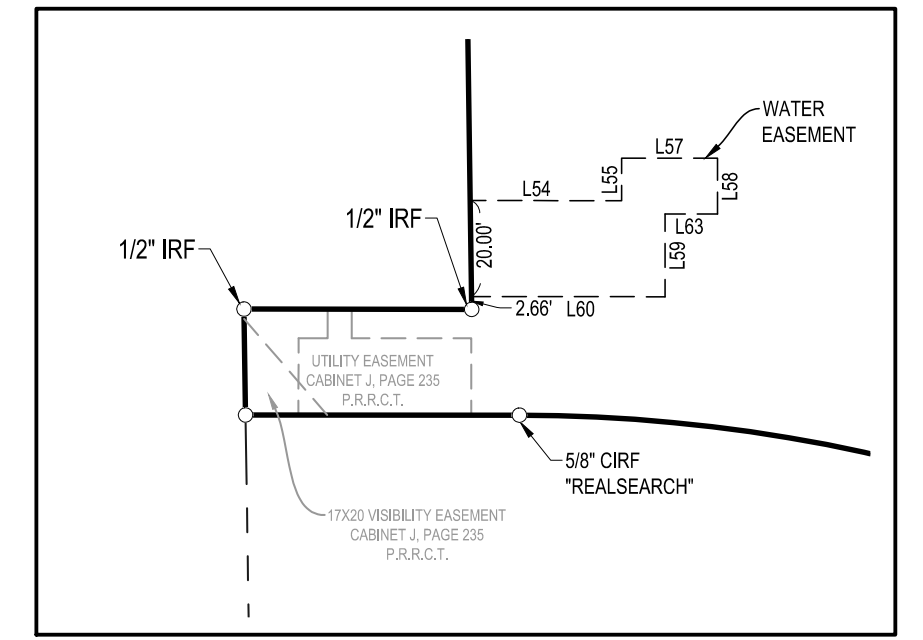
LINE #	BEARING	LENGTH
L22	N38°50'27"W	8.74'
L23	N13°15'39"W	28.47'
L24	N11°56'17"W	31.57'
L25	N03°26'17"W	21.35'
L26	N45°18'27"W	17.90'
L27	N44°41'46"E	18.00'
L28	N45°18'31"W	21.89'
L29	N61°15'12"E	5.92'
L30	N28°44'48"W	18.90'
L31	N45°18'31"W	42.30'
L32	N09°12'47"W	37.19'
L33	S09°12'47"E	8.72'
L34	S44°41'29"W	16.32'
L35	S45°18'31"E	26.07'
L36	N44°41'29"E	4.56'
L37	S45°18'31"E	38.89'
L38	S28°44'48"E	18.90'
L39	S59°26'13"W	16.83'
L40	S21°57'34"E	23.96'
L41	S16°40'16"E	18.44'
L42	S27°26'27"W	3.92'

LINE #	BEARING	LENGTH
L43	S13°14'07"E	28.25'
L44	S09°10'02"E	17.73'
L45	S09°10'35"E	10.55'
L46	S05°37'22"E	13.60'
L47	N45°16'37"W	10.03'
L48	S44°41'29"W	38.19'
L49	S45°18'31"E	20.00'
L50	S44°41'29"W	20.00'
L51	N45°18'31"W	20.00'
L52	N44°41'29"E	5.00'
L53	N45°18'31"W	10.00'
L54	S45°16'09"E	31.53'
L55	N44°41'29"E	8.83'
L56	N44°42'04"E	64.07'
L57	S45°17'34"E	20.00'
L58	S44°43'23"W	11.62'
L59	S44°43'51"W	17.21'
L60	N45°16'09"W	40.32'
L61	N44°41'29"E	1.00'
L62	S44°41'29"W	11.00'
L63	N45°18'31"W	10.93'

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.06'	34°19'52"	12.02'	S 78°17'29" W	11.84'
C2	15.00'	106°23'16"	27.85'	S 07°53'40" W	24.02'
C3	20.00'	90°00'00"	31.42'	S 89°41'29" W	28.28'
C4	44.00'	90°00'00"	69.12'	S 89°41'29" W	62.23'
C5	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C6	39.00'	90°00'00"	61.26'	N 89°41'29" E	55.15'
C7	20.00'	89°59'45"	31.41'	N 89°41'36" E	28.28'
C8	20.00'	90°00'15"	31.42'	S 00°18'24" E	28.29'
C9	20.00'	73°36'11"	25.69'	S 82°06'36" E	23.96'
C10	19.85'	30°45'46"	10.66'	N 45°46'22" E	10.53'
C11	20.00'	90°00'00"	31.42'	N 89°41'29" E	28.28'
C12	15.00'	90°00'00"	23.56'	S 00°18'31" E	21.21'
C13	15.00'	90°00'00"	23.56'	S 89°41'29" W	21.21'
C14	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C15	210.00'	16°33'43"	60.70'	N 37°01'39" W	60.49'
C16	190.00'	16°33'43"	54.92'	S 37°01'39" E	54.73'
C17	349.00'	3°53'27"	23.70'	N 43°19'53" W	23.70'
C18	339.00'	5°41'55"	33.72'	S 42°25'30" E	33.70'



**ONCOR ELECTRIC DELIVERY COMPANY EASEMENT DETAIL**  
SCALE: 1"=40'



**VARIABLE WIDTH WATER EASEMENT DETAIL**  
SCALE: 1"=40'

**FINAL PLAT OF HARBOR VILLAGE ADDITION LOT 3, BLOCK A**  
92,367 SQUARE FEET  
2.120 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER**  
MHC ROCKWALL, LLC  
1468 Kimbrough Rd. Suite 103  
Germantown, TN. 38138

**ENGINEER**  
F.C. CUNY CORPORATION  
#2 Horizon Court  
Heath, Texas 75032  
Ph. 469.402.7700  
T.R.E.F.F.-7449

**PROJECT INFORMATION**  
Project No.: FCU 18193  
Date: May 6, 2019  
Drawn By: GS9  
Scale: 1"=40'  
SHEET 1 of 2



**SURVEYOR**  
TEAGUE NALL AND PERKINS, INC.  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
T.B.P.L.S. Registration No. 10194381  
www.tnpsc.com

CASE NO. \_\_\_\_\_

OWNERS DEDICATION

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 VILLAGE 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, drains, easements and public places thereon shown on the purpose and consideration therein expressed. 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:

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. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.
7. 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition 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.

MHC ROCKWALL, LLC.

Representative:

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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS)  
COUNTY OF ROCKWALL}

WHEREAS, MHC Rockwall, LLC., is the owner of a tract of land out of the Edward Teal Survey, Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, Being all of Lot 3 Block A of Harbor Village Addition, an addition to The City of Rockwall, as recorded in Instrument Number 2019000005278 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of said Lot 3, lying at the intersection of the southeast right-of-way line of Summer Lee Drive (a variable width right-of-way) and the northeast right-of-way line of Glen Hill Way (a 50' right-of-way);

THENCE North 43 degrees 50 minutes 20 seconds East along the southeast right-of-way line of said Summer Lee Drive, a distance of 22.06 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE South 45 degrees 14 minutes 00 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 47.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 43 degrees 53 minutes 55 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 119.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the north corner of said Lot 3 and the west corner of Lot 2, Block A Song Addition, an addition to The City of Rockwall as recorded in Cabinet H, Page 173 of the Plat records of Rockwall County, Texas;

THENCE South 45 degrees 18 minutes 31 seconds East departing the southeast right-of-way line of said Summer Lee Drive along the northeast line of said Lot 3, a distance of 588.16 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for east corner of same and the northeast corner of Lot 4, Block A of said Harbor Village Addition;

THENCE along the common line of said Lot 3 and said Lot 4 the following courses and distances;

South 44 degrees 38 minutes 39 seconds West, a distance of 119.84 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 87.52 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 75 degrees 18 minutes 32 seconds West, a distance of 60.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 141.01 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

South 89 degrees 41 minutes 39 seconds West, a distance of 105.19 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the southwest corner of said Lot 3 lying on the northeast right-of-way line of the aforementioned Glen Hill Way at the beginning of a curve to the left;

THENCE with said curve to the left along the northeast right-of-way line of the said Glen Hill Way having a radius of 339.00 feet, a central angle of 40 degrees 47 minutes 45 seconds, an arc length of 241.37 feet, a chord bearing of North 24 degrees 52 minutes 44 seconds West, a distance of 236.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 45 degrees 16 minutes 37 seconds West continuing along the northeast right-of-way line of the said Glen Hill Way, a distance of 57.05 feet to the POINT OF BEGINNING containing 92,367 square Feet, or 2.120 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019

BRIAN J. MADDOX, R.P.L.S. NO. 5430

LIEN HOLDER'S CERTIFICATE

Lender to MHC Rockwall, LLC

BancorpSouth Bank,  
a Mississippi Banking Corporation

By: \_\_\_\_\_

Name: Jeff Billions  
Title: Sr. Vice President

STATE OF TENNESSEE)  
COUNTY OF SHELBY}

Before me, the undersigned authority, on this day personally appeared Jeff Billions, 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 \_\_\_\_\_, 2019.

Notary Public in and for the State of Tennessee

My Commission Expires:

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

**APPROVED**

I hereby certify that the above and foregoing plat of HARBOR VILLAGE ADDITION, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2019.

Mayor, City of Rockwall

City Secretary

City Engineer

**FINAL PLAT OF  
HARBOR VILLAGE ADDITION  
LOT 3, BLOCK A  
92,367 SQUARE FEET  
2.120 ACRES**

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING A REPLAT OF LOT 3, BLOCK A,  
HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL,  
TEXAS AS RECORDED IN INSTRUMENT NUMBER 2019000005278, OF  
THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

**OWNER**  
MHC ROCKWALL, LLC  
1468 Kimbrough Rd, Suite 103  
Germantown, TN. 38138

**ENGINEER**  
F.C. CUNY CORPORATION  
#2 Horizon Court  
Heath, Texas 75032  
Ph. 469.402.7700  
T.R.E.F.F.-7449



**PROJECT INFORMATION**  
Project No.: FCU 18193  
Date: May 6, 2019  
Drawn By: GS9  
Scale: 1"=40'  
SHEET 2 of 2



**SURVEYOR**  
TEAGUE NALL AND PERKINS, INC.  
825 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013  
214.461.9867 ph 214.461.9864 fx  
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CASE NO. \_\_\_\_\_