



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-036

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Summer Lee Drive

Subdivision Harbor Hills Addition Lot 1, 2, & 3 Block A

General Location South of the intersection of Summer Lee Dr. and Sunset Ridge Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD Current Use Vacant

Proposed Zoning PD Proposed Use Multifamily

Acreage 7.538 Lots [Current] N/A Lots [Proposed] 3

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3162 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	<u>Harbor Lake Pointe Investors, LLC</u>	<input type="checkbox"/> Applicant	<u>Cross Engineering Consultants, Inc.</u>
Contact Person	<u>Russell Phillips</u>	Contact Person	<u>T. Zachary Grimes</u>
Address	<u>2701 Sunset Ridge Drive, Suite 607</u>	Address	<u>1720 W Virginia St</u>
City, State & Zip	<u>Rockwall, Texas 75032</u>	City, State & Zip	<u>McKinney, Texas 75069</u>
Phone	<u>469-446-7734</u>	Phone	<u>972-562-4409</u>
E-Mail	<u>Russell@sterlingone.us</u>	E-Mail	<u>zgrimes@crossengineering.biz</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Russell B. Phillips [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 450.75, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16 day of September, 20 20.

Owner's Signature

Russell B. Phillips

Notary Public in and for the State of Texas

Colorado

STERLING KYLE FARNSWORTH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184031897
MY COMMISSION EXPIRES 08/09/2022
 My Commission Expires 8-9-2022



P2020-036- LOTS 1, 2 & 3, BLOCK A, HARBOR HILLS ADDITION
 FINAL PLAT - LOCATION MAP = [icon]

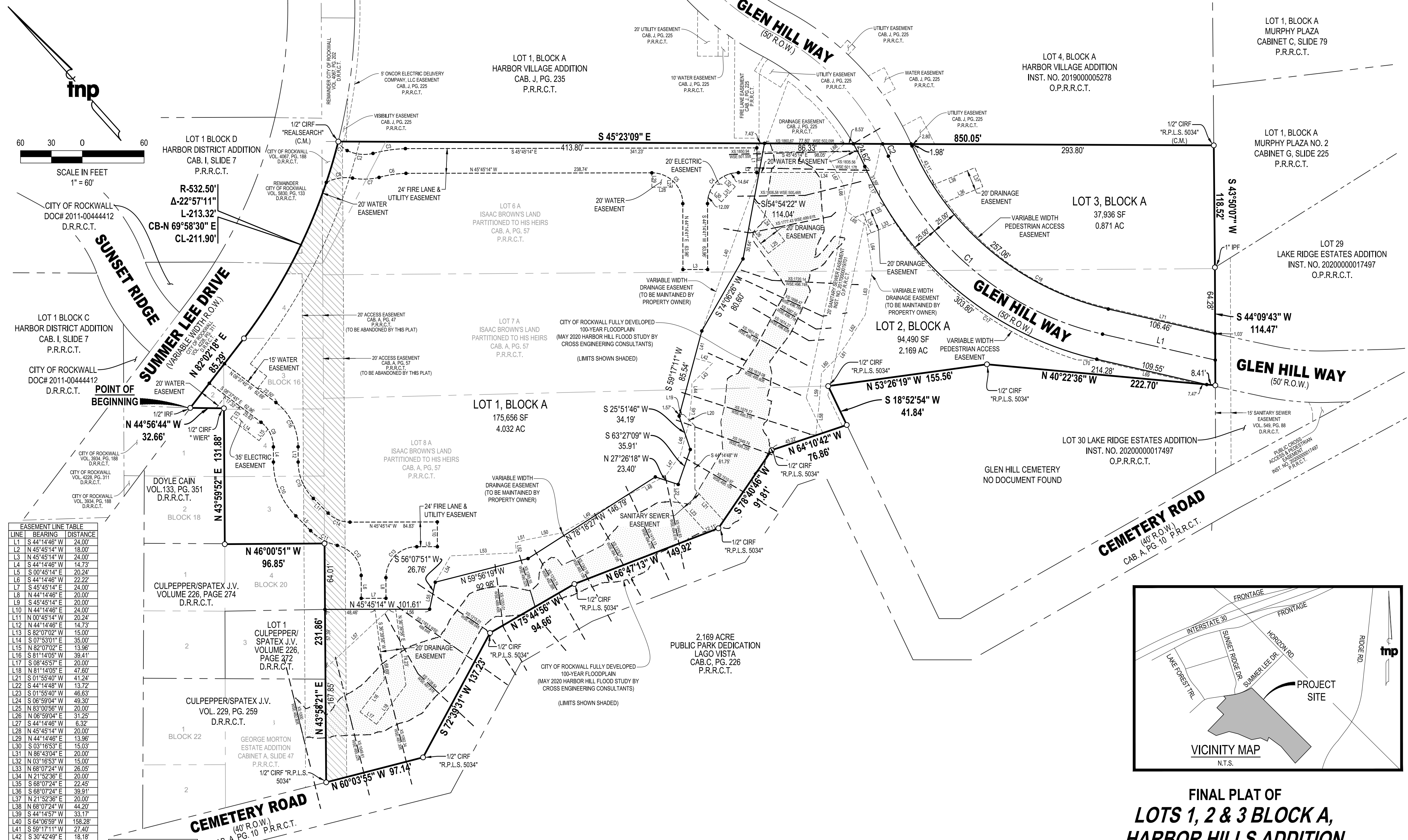


City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (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.





LINE	BEARING	DISTANCE
L1	S 44°14'46" W	24.00'
L2	N 45°45'14" W	18.00'
L3	N 45°45'14" W	24.00'
L4	S 44°14'46" W	14.73'
L5	S 00°45'14" E	20.24'
L6	S 44°14'46" W	22.22'
L7	S 45°45'14" W	24.00'
L8	N 44°14'46" E	20.00'
L9	S 45°45'14" E	20.00'
L10	N 44°14'46" E	24.00'
L11	N 00°45'14" W	20.24'
L12	N 44°14'46" E	14.73'
L13	S 82°07'02" W	15.00'
L14	S 07°53'01" E	35.00'
L15	N 82°07'02" E	13.96'
L16	S 81°14'05" W	39.41'
L17	S 08°45'57" E	20.00'
L18	N 81°14'05" E	47.60'
L19	S 01°55'40" W	41.24'
L20	S 44°14'48" W	13.72'
L21	S 01°55'40" W	46.63'
L22	S 06°59'04" W	49.30'
L23	N 83°00'56" W	20.00'
L24	N 06°59'04" E	31.25'
L25	S 44°14'46" W	6.32'
L26	N 45°45'14" W	20.00'
L27	N 44°14'46" E	13.96'
L28	S 03°16'53" E	15.03'
L29	N 86°43'04" E	20.00'
L30	N 03°16'53" W	15.00'
L31	N 68°07'24" W	26.05'
L32	N 21°52'36" E	20.00'
L33	S 68°07'24" E	22.45'
L34	S 68°07'24" E	39.91'
L35	N 21°52'36" E	20.00'
L36	N 68°07'24" W	44.20'
L37	S 44°14'57" W	33.17'
L38	S 64°06'59" W	158.28'
L39	S 59°17'11" W	27.40'
L40	S 30°24'49" E	18.18'
L41	S 89°38'18" W	28.42'
L42	S 44°20'31" W	11.64'
L43	S 50°58'05" W	28.09'
L44	S 59°16'12" W	30.92'
L45	S 79°49'49" W	25.16'
L46	N 72°17'04" W	39.07'
L47	N 75°29'27" W	75.00'
L48	N 56°34'24" W	33.38'
L49	N 59°31'30" W	13.19'
L50	S 38°11'45" W	10.06'
L51	N 48°13'22" W	64.05'
L52	S 74°33'56" W	28.61'
L53	S 56°07'51" W	28.76'
L54	N 45°45'14" W	39.38'
L55	N 88°33'39" W	84.45'
L56	N 50°18'42" E	31.14'
L57	N 48°41'38" E	29.47'
L58	N 89°34'41" E	16.93'
L59	N 81°48'25" E	18.83'
L60	N 77°01'04" E	35.40'
L61	N 53°18'41" E	44.30'
L62	N 35°58'45" E	44.01'
L63	N 10°09'27" W	23.35'
L64	N 39°06'27" E	24.60'
L65	N 15°43'15" E	31.48'
L66	S 85°16'07" E	20.51'
L67	N 32°40'47" W	102.01'
L68	N 44°50'42" W	18.88'
L69	S 32°40'47" E	106.23'

STREET CL LINE TABLE	LINE	BEARING	DISTANCE
L1	N 32°40'47" W	112.31'	

STREET CL CURVE TABLE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	53°33'28"	280.43'	S 05°54'15" W	270.33'	
C2	245.00'	3°04'15"	13.13'	N 19°20'22" E	13.13'	

EASEMENT CURVE TABLE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.14'	22°47'08"	11.99'	S 03°33'19" E	11.91'	
C2	38.04'	38°39'09"	25.66'	S 39°18'07" E	25.18'	
C3	137.59'	13°16'58"	31.90'	S 54°04'39" E	31.83'	
C4	30.00'	90°00'00"	47.12'	S 89°14'43" W	42.43'	
C5	30.00'	89°59'55"	47.12'	N 00°45'17" W	26.72'	
C6	113.11'	13°25'08"	26.49'	N 54°12'46" W	26.43'	
C7	62.04'	23°55'33"	25.91'	N 47°08'16" W	25.72'	
C8	41.84'	35°58'27"	26.27'	N 54°59'31" W	25.84'	
C9	30.00'	52°52'31"	27.69'	S 17°48'30" W	26.71'	
C10	74.00'	45°00'00"	58.12'	S 21°44'46" W	56.64'	
C11	54.00'	31°48'25"	29.98'	S 16°39'27" E	29.59'	
C12	30.00'	78°48'25"	40.22'	S 05°50'33" E	37.27'	
C13	30.00'	90°00'00"	47.12'	N 89°14'46" E	42.43'	
C14	30.00'	45°00'00"	23.56'	N 23°15'14" W	22.96'	
C15	50.00'	45°00'00"	39.27'	N 21°44'46" E	38.27'	
C16	54.00'	52°52'31"	49.83'	N 17°48'30" E	48.08'	
C17	329.50'	44°34'13"	256.32'	N 05°56'14" W	249.90'	
C18	266.98'	55°05'51"	256.74'	S 05°29'33" E	246.96'	

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
 CAB. - CABINET
 VOL. - VOLUME
 NO. - NUMBER
 PG. - PAGE
 SF - SQUARE FEET
 AC - ACRES
 XS - CROSS SECTION
 WSE - WATER SURFACE ELEVATION
 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

EASEMENT TO BE ABANDONED BY THIS PLAT

NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK
- UNLESS OTHERWISE NOTED ALL CORNERS ARE A 5/8 INCH IRON ROD SET WITH CAP STAMPED "TNP"
- 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 PERMITTED 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.

OWNER
 CITY OF ROCKWALL
 385 S. Goliad Street
 Rockwall, TX 75087

OWNER
 HARBOR LAKE POINT INVESTORS, LLC.
 2701 Sunset Ridge Drive Suite 607
 Rockwall, TX 75032

FINAL PLAT OF
LOTS 1, 2 & 3 BLOCK A,
HARBOR HILLS ADDITION
 328,373 SQUARE FEET OR 7.538 ACRES
 SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A THREE TRACTS OF LAND DESCRIBED BY DEED TO HARBOR LAKE POINTE INVESTORS, LLC. AS RECORDED IN INSTRUMENT NUMBER 2017000002427, INSTRUMENT NUMBER 2017000003548, AND INSTRUMENT NUMBER 20150000011879 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS AND A PORTION OF TWO TRACTS OF LAND TO THE CITY OF ROCKWALL AS RECORDED IN VOLUME 4067, PAGE 188 AND VOLUME 5830, PAGE 133 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION
 Project No.: HHI 18363
 Date: August 5, 2020
 Drawn By: JM
 Scale: 1"=60'

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.tnppinc.com



CASE NO. _____

Drawing: L:\Projects\HHI 18363 Harbor Hill Multi Family\Acad\Deliverables\Final_Plat\2020 08 05_HHI 18363 Harbor Hills Final Plat.dwg at Sep 16, 2020-7:01am by maddox

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 HILLS 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. 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.

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

HARBOR HILLS POINTE INVESTORS, 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 _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS Harbor Lake Pointe Investors, LLC., and the City of Rockwall are the owners a tract of land situated in the Edward Teal Survey, Abstract 207 and being all of three tracts of land described by deed to Harbor Lake Pointe Investors, LLC. as recorded in Instrument Number 20170000002427, Instrument Number 20170000003548 and Instrument Number 20150000011879 of the Official Public Records of Rockwall County, Texas, and a portion of two tracts of land to the City of Rockwall as recorded in Volume 4067, Page 188 and Volume 5830, Page 133 of the Deed Records of Rockwall County, Texas, also being all of Lot 3 and 4, Block 18 and a portion of Lot 2 and 4 and all of Lot 3, Block 16 of George Morton Estate as recorded in Cabinet A, slide 47 of the Plat Records of Rockwall County, Texas, also being a portion of Lot 6A, Lot 7A and Lot 8A of Isaac Brown's Land Partitioned to his Heirs as recorded in Cabinet A, Page 57 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found the northwest corner of said Harbor Heights tract recorded in Instrument Number 20170000002427 also lying on the southerly line of Summer Lee Drive, a variable width right-of-way;

THENCE North 82 degrees 02 minutes 18 seconds East, along the southerly line of said Summer Lee Drive, a distance of 85.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

THENCE along the southerly line of said Summer Lee Drive with said curve to the left having a radius of 532.50 feet, a central angle of 22 degrees 57 minutes 11 seconds, an arc length of 213.32 feet, a chord bearing of North 69 degrees 58 minutes 30 seconds East, a distance of 211.90 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of Lot 1, Block A, Harbor Village Addition, an addition to the City of Rockwall as recorded in Cabinet J, Page 225 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 23 minutes 09 seconds East, along the southwest line of said Lot 1, Block A, a distance of 850.05 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034" found for the south corner of same, also lying on the northwest line of Lot 1, Block A, Murphy Plaza No. 2, an addition to the City of Rockwall as recorded in Cabinet G, Slide 225 of the Plat Records of Rockwall County, Texas;

THENCE South 43 degrees 50 minutes 07 seconds West, along the northwest line of said Murphy Plaza, a distance of 118.52 feet to a 1 inch iron pipe found for the west corner of same, also for the north corner of Lot 29, Lake Ridge Estates, an addition to the City of Rockwall as recorded in Instrument Number 20200000017497 of the Official Public Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 43 seconds West, along the northwest line of said Lake Ridge Estates, a distance of 114.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of the aforementioned Harbor Lake Pointe Investors, LLC. tract as recorded in Instrument Number 20150000011879;

THENCE along the southerly line of said Harbor Lake Point Investors tract recorded in Instrument Number 20150000011879 the following courses and distances:

- North 40 degrees 22 minutes 36 seconds West, a distance of 222.70 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
- North 53 degrees 26 minutes 19 seconds West, a distance of 155.56 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
- South 18 degrees 52 minutes 54 seconds West, a distance of 41.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- North 64 degrees 10 minutes 42 seconds West, a distance of 76.86 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
- South 78 degrees 40 minutes 46 seconds West, a distance of 91.81 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
- North 66 degrees 47 minutes 13 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
- North 75 degrees 44 minutes 56 seconds West, a distance of 94.66 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
- South 72 degrees 39 minutes 31 seconds West, a distance of 137.23 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
- North 60 degrees 03 minutes 55 seconds West, a distance of 97.14 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner lying on the southeast line of the aforementioned George Morton Estate;

THENCE North 43 degrees 58 minutes 21 seconds East along the southeast line of said George Morton Estate, a distance of 231.86 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner for the south corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000003548;

THENCE North 46 degrees 00 minutes 51 seconds West, along the southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 96.85 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner at the west corner of same;

THENCE North 43 degrees 59 minutes 52 seconds East, a distance of 131.88 feet to a 1/2 inch iron rod with cap stamped "WIER" found for ell corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000002427;

THENCE North 44 degrees 56 minutes 44 seconds West, along a southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 32.66 feet to the POINT OF BEGINNING containing 328,373 square feet, or 7.538 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 _____, 2020

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

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

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

approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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 _____, 2020.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

**FINAL PLAT OF
LOTS 1, 2 & 3 BLOCK A,
HARBOR HILLS ADDITION**

328,373 SQUARE FEET OR 7.538 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A THREE TRACTS OF LAND DESCRIBED BY DEED TO HARBOR LAKE POINTE INVESTORS, LLC. AS RECORDED IN INSTRUMENT NUMBER 20170000002427, INSTRUMENT NUMBER 20170000003548, AND INSTRUMENT NUMBER 20150000011879 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS AND A PORTION OF TWO TRACTS OF LAND TO THE CITY OF ROCKWALL AS RECORDED IN VOLUME 4067, PAGE 188 AND VOLUME 5830, PAGE 133 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER

CITY OF ROCKWALL
385 S. Goliad Street
Rockwall, TX 75087

OWNER

HARBOR LAKE POINTE INVESTORS, LLC.
2701 Sunset Ridge Drive Suite 607
Rockwall, TX 75032

PROJECT INFORMATION

Project No.: HHI 18363
Date: August 5, 2020
Drawn By: JM
Scale: 1"=60'
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
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

CASE NO. _____