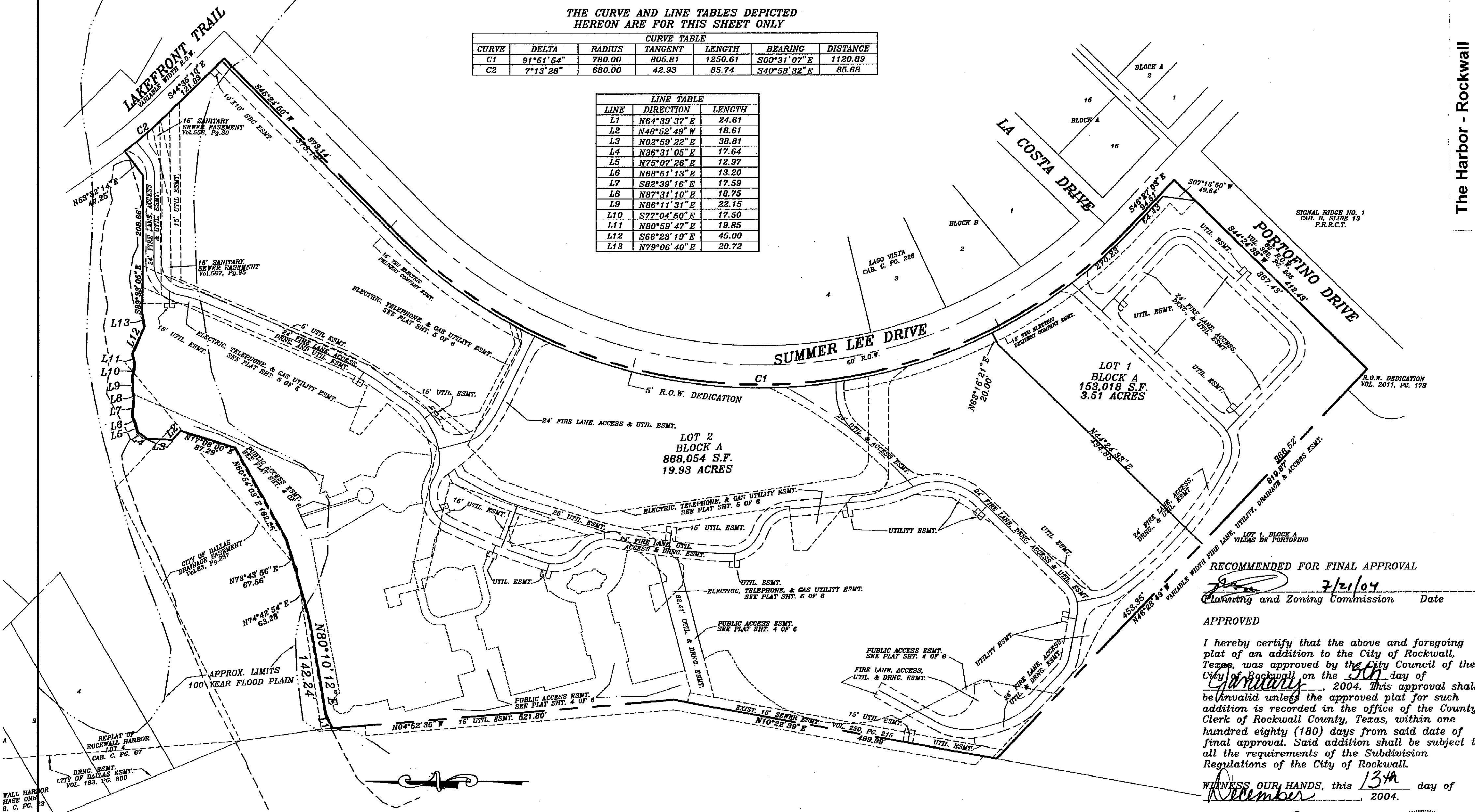


THE CURVE AND LINE TABLES DEPICTED  
HEREON ARE FOR THIS SHEET ONLY

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
C1	91°51'54"	780.00	805.81	1250.61	S00°31'07"E	1120.89
C2	7°13'28"	680.00	42.93	85.74	S40°58'32"E	85.68

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N64°39'37"E	24.61
L2	N48°52'49"W	18.61
L3	N02°59'22"E	38.81
L4	N36°31'05"E	17.64
L5	N75°07'26"E	12.97
L6	N68°51'13"E	13.20
L7	S82°39'16"E	17.59
L8	N87°31'10"E	18.75
L9	N86°11'31"E	22.15
L10	S77°04'50"E	17.50
L11	N80°59'47"E	19.85
L12	S66°23'19"E	45.00
L13	N79°06'40"E	20.72



RECOMMENDED FOR FINAL APPROVAL  
*[Signature]* 7/21/04  
 Planning and Zoning Commission Date

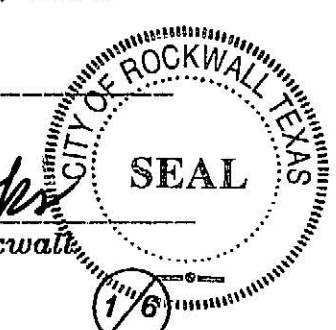
APPROVED  
 I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5th day of January, 2004. This approval shall be invalid unless the approved plat for such addition is recorded in the office of 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 13th day of December, 2004.

*Chuck Todd* 3-21-05  
 City Engineer

*[Signature]*  
 Mayor, City of Rockwall

*Norothy Brooks*  
 City Secretary, City of Rockwall



2 LOTS  
 1,030,283 S.F.  
 23.65 ACRES

FINAL PLAT P2003-029

HAROLD L. EVANS  
 CONSULTING ENGINEER  
 P.O. BOX 570355  
 2331 CUS THOMASSON ROAD, SUITE 102  
 DALLAS, TEXAS 75370. (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	3/20/04	0136

**THE HARBOR - ROCKWALL**

M.J BARKSDALE SURVEY, ABST. NO. 11  
 E. TEAL SURVEY, ABST. NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROB WHITTLE AND SARAH WHITTLE  
 P.O. BOX 389, ROCKWALL, TEXAS 75087 972-771-5253

FILED FOR RECORD  
 ROCKWALL COUNTY  
 05 APR - 5 PM 2:15  
 LAURETTE BURKS  
 CO. CLERK  
 DEPUTY



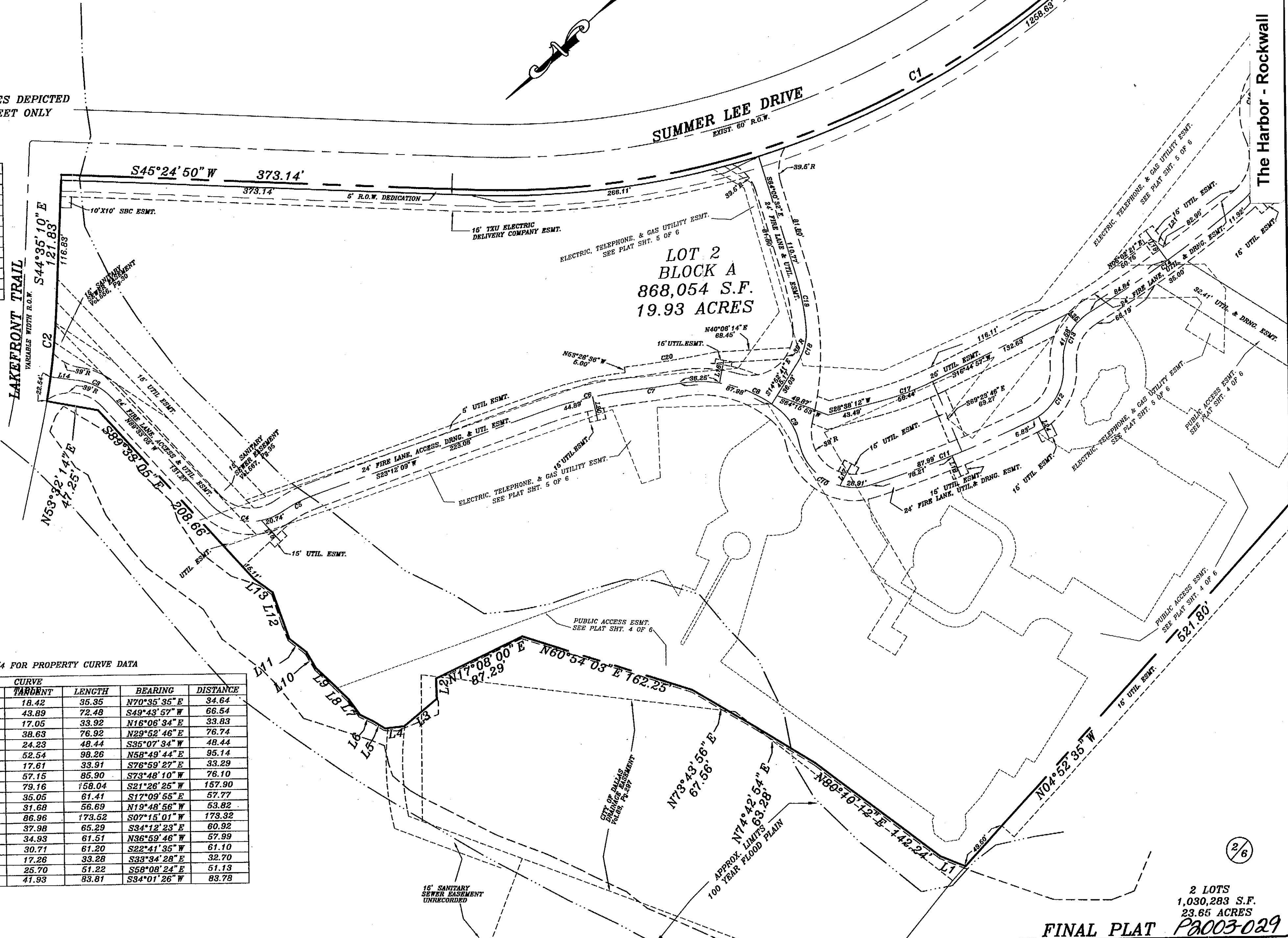
THE CURVE AND LINE TABLES DEPICTED  
HEREON ARE FOR THIS SHEET ONLY

NOTE: SEE SHT 1/6 FOR  
PROPERTY LINE DATA

LINE	DIRECTION	LENGTH
L14	S50°44'15" W	25.10
L15	S89°33'05" E	26.08
L16	N36°01'56" W	21.11
L17	N18°15'39" W	22.55
L18	S70°19'02" E	20.51
L19	S82°38'38" E	33.67
L20	N59°00'12" W	22.09
L21	N75°19'37" E	13.46
L24	S72°47'08" E	22.41
L25	S85°02'59" W	12.00
L26	S87°32'56" E	21.93

NOTE: SEE SHT 1/4 FOR PROPERTY CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
C3	39°42'41"	51.00	18.42	35.35	N70°35'35" E	34.64
C4	81°25'56"	51.00	43.89	72.48	S49°43'57" W	66.54
C5	14°11'11"	137.00	17.05	33.92	N16°06'34" E	33.83
C6	13°21'16"	330.00	38.63	76.92	N29°52'46" E	76.74
C7	2°51'41"	970.00	24.23	48.44	S35°07'34" W	48.44
C8	50°16'02"	112.00	52.54	98.26	N58°49'44" E	95.14
C9	38°05'36"	51.00	17.61	33.91	S76°59'27" E	33.29
C10	96°30'22"	51.00	57.15	85.90	S73°48'10" W	76.10
C11	8°13'09"	1101.69	79.16	158.04	S21°26'25" W	157.90
C12	68°59'31"	51.00	35.05	61.41	S17°09'55" E	57.77
C13	63°41'29"	51.00	31.68	56.69	N19°48'56" W	53.82
C14	9°33'35"	1040.00	86.96	173.52	S07°15'01" W	173.32
C15	73°21'14"	51.00	37.98	65.29	S34°12'23" E	60.92
C16	67°46'29"	52.00	34.93	61.51	N36°59'46" W	57.99
C17	11°53'15"	295.00	30.71	61.20	S22°41'35" W	61.10
C18	37°23'33"	51.00	17.26	33.28	S33°34'28" E	32.70
C19	11°44'19"	250.00	25.70	51.22	S58°08'24" E	51.13
C20	5°03'56"	948.00	41.93	83.81	S34°01'26" W	83.78



The Harbor - Rockwall

**HAROLD L. EVANS**  
CONSULTING ENGINEER  
P.O. BOX 570355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75370, ( 214 ) 328-8133

SCALE	DATE	JOB No.
1" = 60'	3/20/04	0136

**THE HARBOR - ROCKWALL**  
M.J BARKSDALE SURVEY, ABST. NO. 11  
E. TEAL SURVEY, ABST. NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ROB WHITTLE AND SARAH WHITTLE  
P.O. BOX 369, ROCKWALL, TEXAS 75087 972-771-6253

2 LOTS  
1,030,283 S.F.  
23.65 ACRES  
**P8003-029**

**F194**



THE CURVE AND LINE TABLES DEPICTED  
HEREON ARE FOR THIS SHEET ONLY

NOTE: SEE SHT 1/6 FOR PROPERTY CURVE DATA

LINE	DIRECTION	LENGTH
L19	S82°38'38"E	33.67
L21	N75°19'37"E	13.46
L24	S72°47'08"E	22.41
L25	S85°02'59"W	12.00
L26	S87°32'56"E	21.93
L27	S81°12'54"W	22.55
L28	N45°35'27"W	22.00
L29	N10°30'18"E	22.00
L30	N16°29'25"W	24.06
L31	S70°10'18"W	2.88
L32	N79°37'21"W	15.00
L33	N79°37'21"W	20.00
L34	N43°31'11"E	22.00
L35	S46°28'49"E	23.75
L36	S43°31'11"W	22.00
L37	N45°35'27"W	21.66
L38	N82°44'17"E	10.46

CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
C12	68°59'31"	51.00	35.05	61.41	S17°09'55"E	57.77
C13	63°41'29"	51.00	31.68	56.69	N19°48'56"W	53.82
C14	9°33'35"	1040.00	86.96	173.52	S07°15'01"W	173.32
C15	73°21'14"	51.00	37.98	65.29	S34°12'23"E	60.92
C16	67°46'29"	52.00	34.93	61.51	N36°59'46"W	57.99
C17	5°40'35"	841.45	41.72	83.36	S05°56'49"E	83.33
C18	7°33'29"	112.00	7.40	14.77	N05°00'22"W	14.76
C19	8°46'15"	112.00	8.59	17.15	S05°36'45"E	17.13
C20	10°12'50"	331.67	29.64	59.12	S15°06'17"E	59.05
C21	4°56'45"	150.00	6.48	12.95	S22°41'05"E	12.94
C22	67°23'05"	92.98	61.99	109.35	N08°32'08"E	103.16
C23	56°05'45"	51.00	27.17	49.93	N72°27'26"E	47.96
C24	33°00'53"	51.00	15.11	29.39	S62°39'15"E	28.98
C25	29°59'24"	112.00	30.00	58.62	S31°29'07"E	57.96
C26	45°32'01"	96.00	40.29	76.29	S06°16'36"W	74.30
C27	116°39'08"	39.00	63.21	79.40	S11°50'44"W	66.38
C28	131°41'26"	39.00	86.96	89.64	S36°48'05"E	71.17
C29	23°49'28"	51.00	10.76	21.21	S23°08'10"E	21.05
C30	26°57'25"	554.56	132.92	260.91	S48°31'37"E	258.51
C31	74°28'30"	51.00	38.76	66.29	N80°45'26"E	61.72
C32	90°00'00"	32.00	32.00	50.27	N88°31'11"E	45.25
C33	90°00'00"	32.00	32.00	50.27	N01°28'49"W	45.25
C34	24°58'28"	243.00	53.82	105.92	N51°06'33"W	105.08
C35	19°22'52"	732.36	125.06	247.73	N37°56'56"E	246.56
C36	46°13'10"	82.00	34.99	66.15	S61°28'20"W	64.37

LOT 2  
BLOCK A  
868,054 S.F.  
19.93 ACRES

LOT 1  
BLOCK A  
153,686 S.F.  
3.53 ACRES

The Harbor - Rockwall

3/6

FINAL PLAT P2003-029

HAROLD L. EVANS

CONSULTING ENGINEER

P.O. BOX 570365

2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75370, (214) 328-8133

2 LOTS  
1,030,283 S.F.  
23.65 ACRES

SCALE	DATE	JOB No.
1" = 60'		0136

THE HARBOR - ROCKWALL

M.J BARKSDALE SURVEY, ABST. NO. 11

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

E. TEAL SURVEY, ABST. NO. 207

ROB WHITTLE AND SARAH WHITTLE

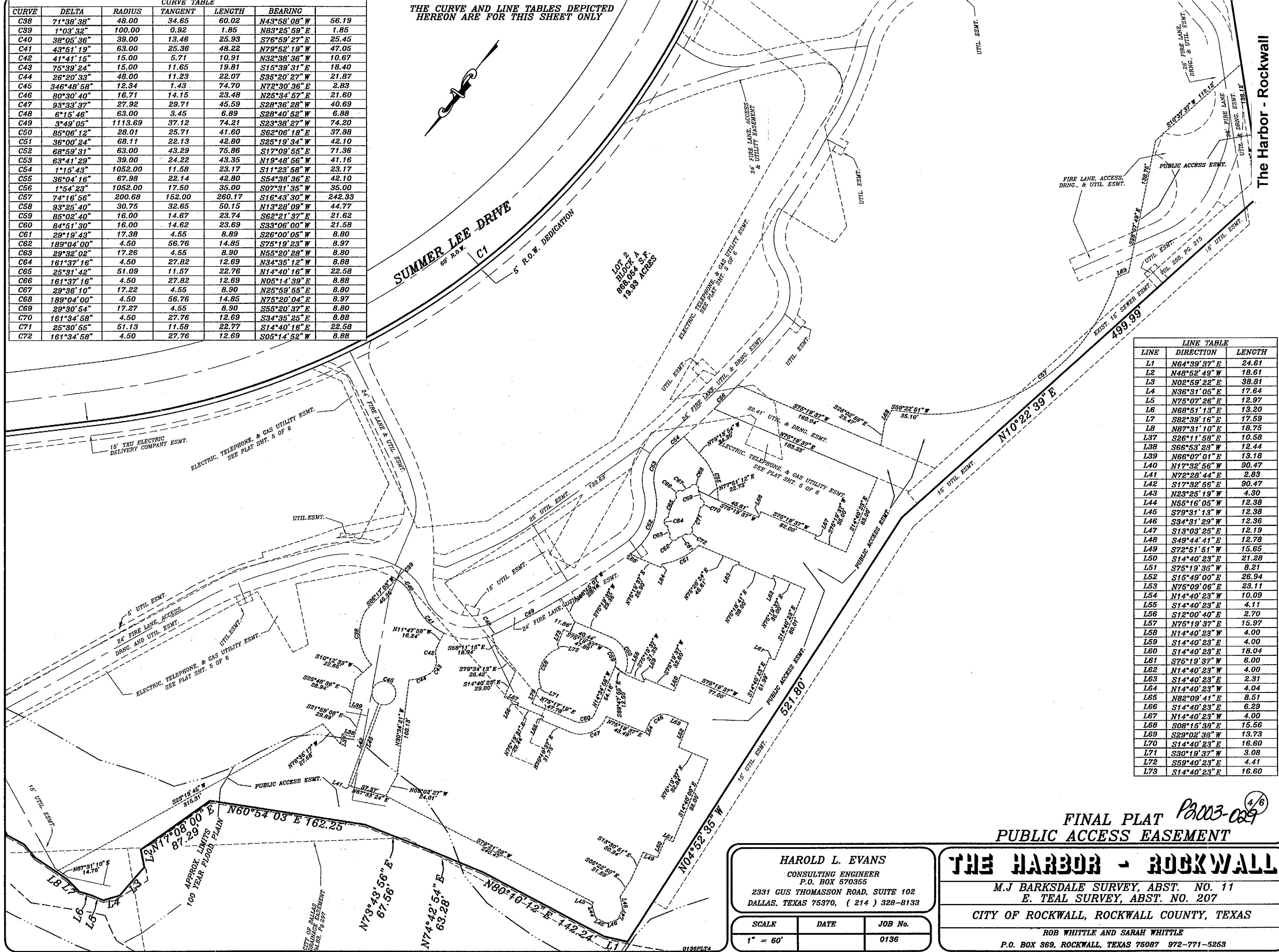
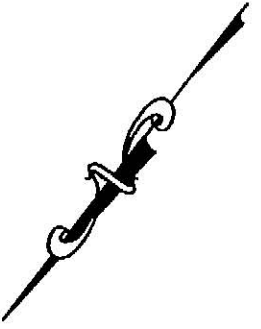
P.O. BOX 369, ROCKWALL, TEXAS 75087 972-771-5253

F195



CURVE	DELTA	RADIUS	TANGENT	LENATH	BEARING	
C38	71°38'38"	48.00	34.65	60.02	N43°58'08" W	56.19
C39	1°03'32"	100.00	0.92	1.85	N83°25'59" E	1.85
C40	38°05'36"	39.00	13.46	25.93	S76°59'27" E	25.45
C41	43°51'19"	63.00	25.36	48.22	N79°52'19" W	47.05
C42	41°41'15"	15.00	5.71	10.91	N32°38'36" W	10.67
C43	76°39'24"	15.00	11.65	19.81	S15°39'31" E	18.40
C44	26°20'33"	48.00	11.23	22.07	S35°20'27" W	21.87
C45	346°48'58"	12.34	1.43	74.70	N72°30'36" E	2.83
C46	80°30'40"	16.71	14.15	23.48	N25°34'57" E	21.60
C47	93°33'37"	27.92	29.71	45.59	S28°36'28" W	40.69
C48	6°15'46"	63.00	3.45	6.89	S28°40'52" W	6.88
C49	3°49'05"	1113.69	37.12	74.21	S23°38'27" W	74.20
C50	85°06'12"	28.01	25.71	41.60	S62°06'18" E	37.88
C51	36°00'24"	68.11	22.13	42.80	S25°19'34" W	42.10
C52	68°59'31"	63.00	43.29	75.86	S17°09'55" E	71.36
C53	63°41'29"	39.00	24.22	43.35	N19°48'56" W	41.16
C54	1°15'43"	1052.00	11.58	23.17	S11°23'58" W	23.17
C55	36°04'16"	67.98	22.14	42.80	S54°38'36" E	42.10
C56	1°54'23"	1052.00	17.50	35.00	S07°31'35" W	35.00
C57	74°16'56"	200.68	152.00	260.17	S16°43'30" W	242.33
C58	93°25'40"	30.75	32.65	50.15	N13°28'09" W	44.77
C59	85°02'40"	16.00	14.67	23.74	S62°21'37" E	21.62
C60	84°51'30"	16.00	14.62	23.69	S33°06'00" W	21.58
C61	29°19'43"	17.38	4.55	8.89	S26°00'05" W	8.80
C62	189°04'00"	4.50	56.76	14.85	S75°19'23" W	8.97
C63	29°32'02"	17.26	4.55	8.90	N55°20'28" W	8.80
C64	161°37'16"	4.50	27.82	12.69	N34°35'12" W	8.88
C65	25°31'42"	51.09	11.57	22.76	N14°40'16" W	22.58
C66	161°37'16"	4.50	27.82	12.69	N05°14'39" E	8.88
C67	29°36'10"	17.22	4.55	8.90	N25°59'55" E	8.80
C68	189°04'00"	4.50	56.76	14.85	N75°20'04" E	8.97
C69	29°30'54"	17.27	4.55	8.90	S55°20'37" E	8.80
C70	161°34'58"	4.50	27.76	12.69	S34°35'25" E	8.88
C71	25°30'55"	51.13	11.58	22.77	S14°40'16" E	22.58
C72	161°34'58"	4.50	27.76	12.69	S05°14'52" W	8.88

THE CURVE AND LINE TABLES DEPICTED HEREON ARE FOR THIS SHEET ONLY



LINE	DIRECTION	LENGTH
L1	N64°39'37" E	24.61
L2	N48°52'49" W	18.61
L3	N02°59'22" E	38.81
L4	N36°31'05" E	17.64
L5	N75°07'26" E	12.97
L6	N68°51'13" E	13.20
L7	S82°39'16" E	17.59
L8	N87°31'10" E	18.75
L37	S26°11'58" E	10.58
L38	S66°53'29" W	12.44
L39	N66°07'01" E	13.18
L40	N17°32'56" W	90.47
L41	N72°28'44" E	2.83
L42	S17°32'56" E	90.47
L43	N23°25'19" W	4.30
L44	N55°16'05" W	12.38
L45	S79°31'13" W	12.38
L46	S34°31'29" W	12.36
L47	S13°03'25" E	12.19
L48	S49°44'41" E	12.78
L49	S72°51'51" W	15.65
L50	S14°40'23" E	21.28
L51	S75°19'36" W	8.21
L52	S15°49'00" E	26.94
L53	N75°09'06" E	23.11
L54	N14°40'23" W	10.09
L55	S14°40'23" E	4.11
L56	S12°00'40" E	2.70
L57	N75°19'37" E	15.97
L58	N14°40'23" W	4.00
L59	S14°40'23" E	4.00
L60	S14°40'23" E	18.04
L61	S75°19'37" W	6.00
L62	N14°40'23" W	4.00
L63	S14°40'23" E	2.31
L64	N14°40'23" W	4.04
L65	N82°09'41" E	8.51
L66	S14°40'23" E	6.29
L67	N14°40'23" W	4.00
L68	S08°15'38" E	15.56
L69	S29°02'36" W	13.73
L70	S14°40'23" E	16.60
L71	S30°19'37" W	3.08
L72	S59°40'23" E	4.41
L73	S14°40'23" E	16.60

FINAL PLAT *P2003-029*  
PUBLIC ACCESS EASEMENT

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 570355  
2331 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75370, (214) 328-8133

**THE HARBOR - ROCKWALL**  
M.J. BARSDALE SURVEY, ABST. NO. 11  
E. TEAL SURVEY, ABST. NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ROB WHITTLE AND SARAH WHITTLE  
P.O. BOX 369, ROCKWALL, TEXAS 75087 972-771-5253

SCALE	DATE	JOB No.
1" = 60'		0136

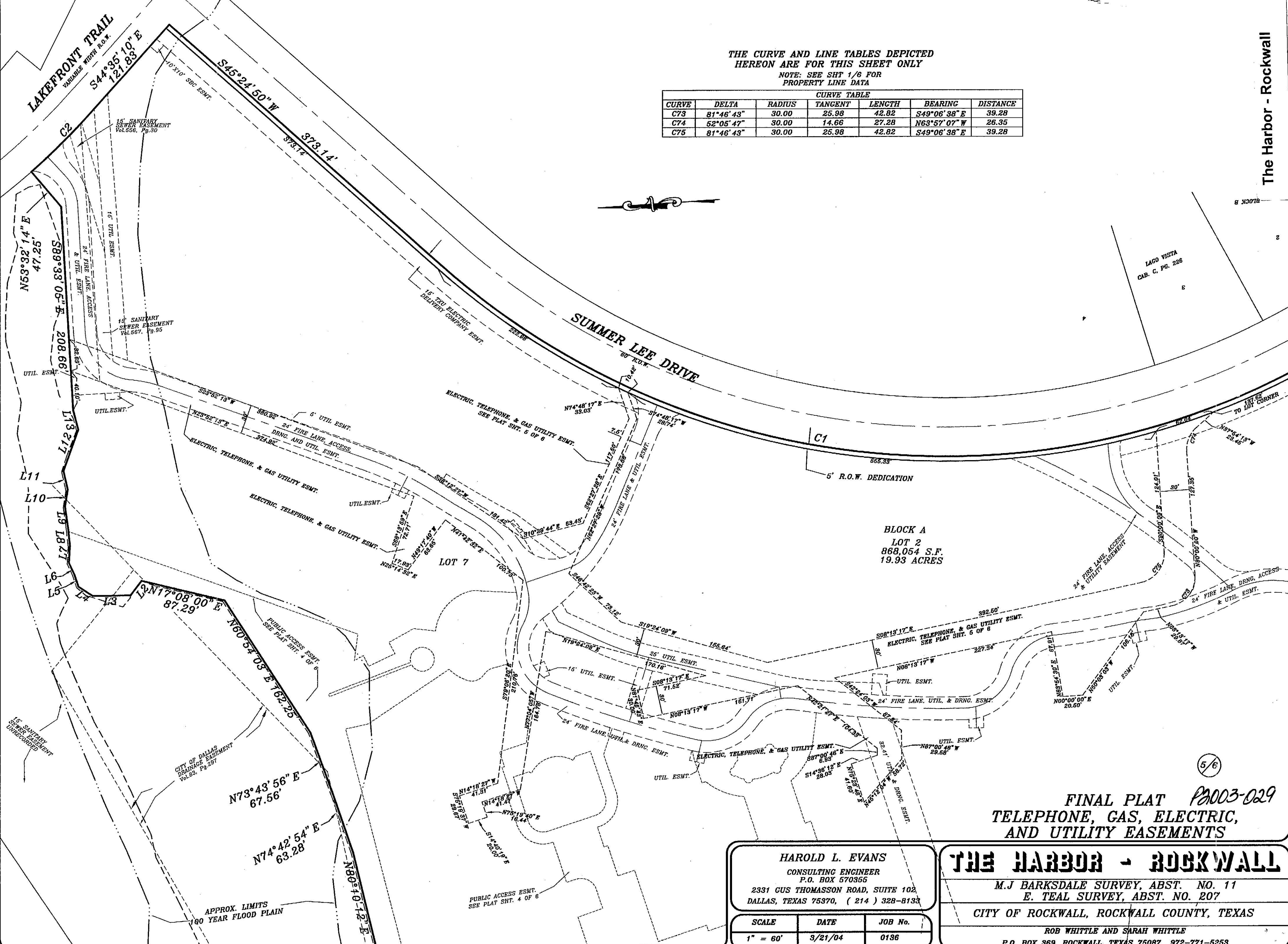
F196



THE CURVE AND LINE TABLES DEPICTED  
HEREON ARE FOR THIS SHEET ONLY

NOTE: SEE SHT 1/6 FOR  
PROPERTY LINE DATA

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	DISTANCE
C73	81°46'43"	30.00	25.98	42.82	S49°06'38" E	39.28
C74	52°05'47"	30.00	14.66	27.28	N63°57'07" W	26.35
C75	81°46'43"	30.00	25.98	42.82	S49°06'38" E	39.28



BLOCK A  
LOT 2  
868,054 S.F.  
19.93 ACRES

FINAL PLAT P2003-029  
TELEPHONE, GAS, ELECTRIC,  
AND UTILITY EASEMENTS

HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 570355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75370, (214) 328-8133

**THE HARBOR - ROCKWALL**  
M.J BARKSDALE SURVEY, ABST. NO. 11  
E. TEAL SURVEY, ABST. NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ROB WHITTLE AND SARAH WHITTLE  
P.O. BOX 369, ROCKWALL, TEXAS 75087 972-771-5253

SCALE	DATE	JOB No.
1" = 60'	3/21/04	0186

5/6



BEING 23.65 acres of land located in the M.J. Barksdale Survey, Abstract No. 11 and the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, and being a portion of that certain tract of land described in deed to Rockwall Harbor Joint Venture as recorded in Volume 617, Page 106 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a half inch iron rod found on the Northwest right-of-way line of Summer Lee Drive at its intersection with the Southwest right-of-way line of Lakefront Trail (a variable width right-of-way);  
THENCE: Along said West right-of-way line of Summer Lee Drive as follows:  
THENCE: South 45°24'50" West, a distance of 373.14 feet to the beginning of a curve to the left having a radius of 780.00 feet a central angle of 91°51'54" and a chord which bears South 00°31'07" East a distance of 1120.89 feet;  
THENCE: Southeasterly along said curve to the left having an arc distance of 1250.61 to a half inch iron rod found for a corner;  
THENCE: South 46°27'03" East, a distance of 94.51 feet to a half inch iron rod found at the corner of Summer Lee Drive and Portofino Drive.  
THENCE: South 44°24'33" West, along the Northerly right-of-way of Portofino Drive a distance of 412.43 feet to a half inch iron rod found at the intersection of said right-of-way line with the Easterly property line of Villas de Portifino;  
THENCE: North 46°28'49" West, along the common line between Rockwall Harbor Joint Venture and Villas de Portofino, a distance of 819.87 feet to a half inch iron rod found for a corner in the Lake Ray Hubbard take line;  
THENCE: Along said Lake Ray Hubbard take line North 10°22'39" East, a distance of 499.99 feet to a half inch iron rod found for a corner.  
THENCE: Continuing along said take line, North 04°52'35" West, a distance of 521.80 feet to a half inch iron rod set for a corner;  
THENCE: Leaving said take line and traversing said 23.46 acre tract as follows:  
North 80°10'12" East, a distance of 142.21 feet to a half inch iron rod set for a corner;  
North 74°42'54" East, a distance of 63.28 feet to a half inch iron rod set for a corner;  
North 73°43'56" East, a distance of 67.56 feet to a half inch iron rod set for a corner;  
North 60°54'03" East, a distance of 162.25 feet to a half inch iron rod set for a corner;  
North 17°08'00" East, a distance of 87.29 feet to a half inch iron rod set for a corner;  
North 48°52'49" West, a distance of 38.81 feet to a half inch iron rod set for a corner;  
North 02°59'22" East, a distance of 38.47 feet to a half inch iron rod set for a corner;  
North 36°31'05" East, a distance of 17.64 feet to a half inch iron rod set for a corner;  
North 75°07'26" East, a distance of 12.97 feet to a half inch iron rod set for a corner;  
North 68°51'13" East, a distance of 13.20 feet to a half inch iron rod set for a corner;  
North 82°39'16" East, a distance of 17.59 feet to a half inch iron rod set for a corner;  
North 87°31'10" East, a distance of 18.75 feet to a half inch iron rod set for a corner;  
North 86°11'31" East, a distance of 22.15 feet to a half inch iron rod set for a corner;  
South 77°04'50" East, a distance of 17.50 feet to a half inch iron rod set for a corner;  
North 80°59'47" East, a distance of 19.85 feet to a half inch iron rod set for a corner;  
South 66°23'19" East, a distance of 45.00 feet to a half inch iron rod set for a corner;  
North 79°06'40" East, a distance of 20.72 feet to a half inch iron rod set for a corner;  
South 89°33'05" East, a distance of 208.66 feet, to a half inch iron rod set for a corner;  
North 53°32'14" East, a distance of 47.25 feet, to a half inch iron rod set for a corner at the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 07°13'21" and a chord which bears South 40°58'29" East, a distance of 85.66 feet;  
THENCE: Southeasterly, along said curve, an arc distance of 85.72 feet to a half inch iron rod found for a corner;  
THENCE: South 44°35'10" East, a distance of 121.83 feet to the Point of Beginning and containing 23.65 acres.

STATE OF TEXAS COUNTY OF ROCKWALL  
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

We the undersigned owner of the land shown on this plat, and designated as THE HARBOR - ROCKWALL 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the plat of said Addition have been notified and signed this plat.

We 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. We 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.  
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.  
We further acknowledge that the dedications and/or exactions 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; 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.

Mariah Bay Development, Inc

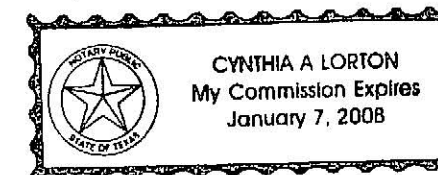
by: Robert S. Whittle, President

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert S. Whittle, 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 purposes herein stated.

Given upon my hand and seal of office this 14th day of July, 2004.

Cynthia A. Lorton  
Notary Public in and for the State of Texas



Signature of Party with Mortgage or Lien Interest

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 \_\_\_\_\_, 2004.

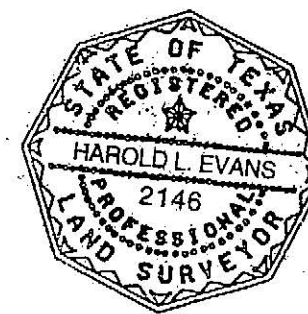
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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 L. Evans  
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



6/6

FINAL PLAT P2003-029

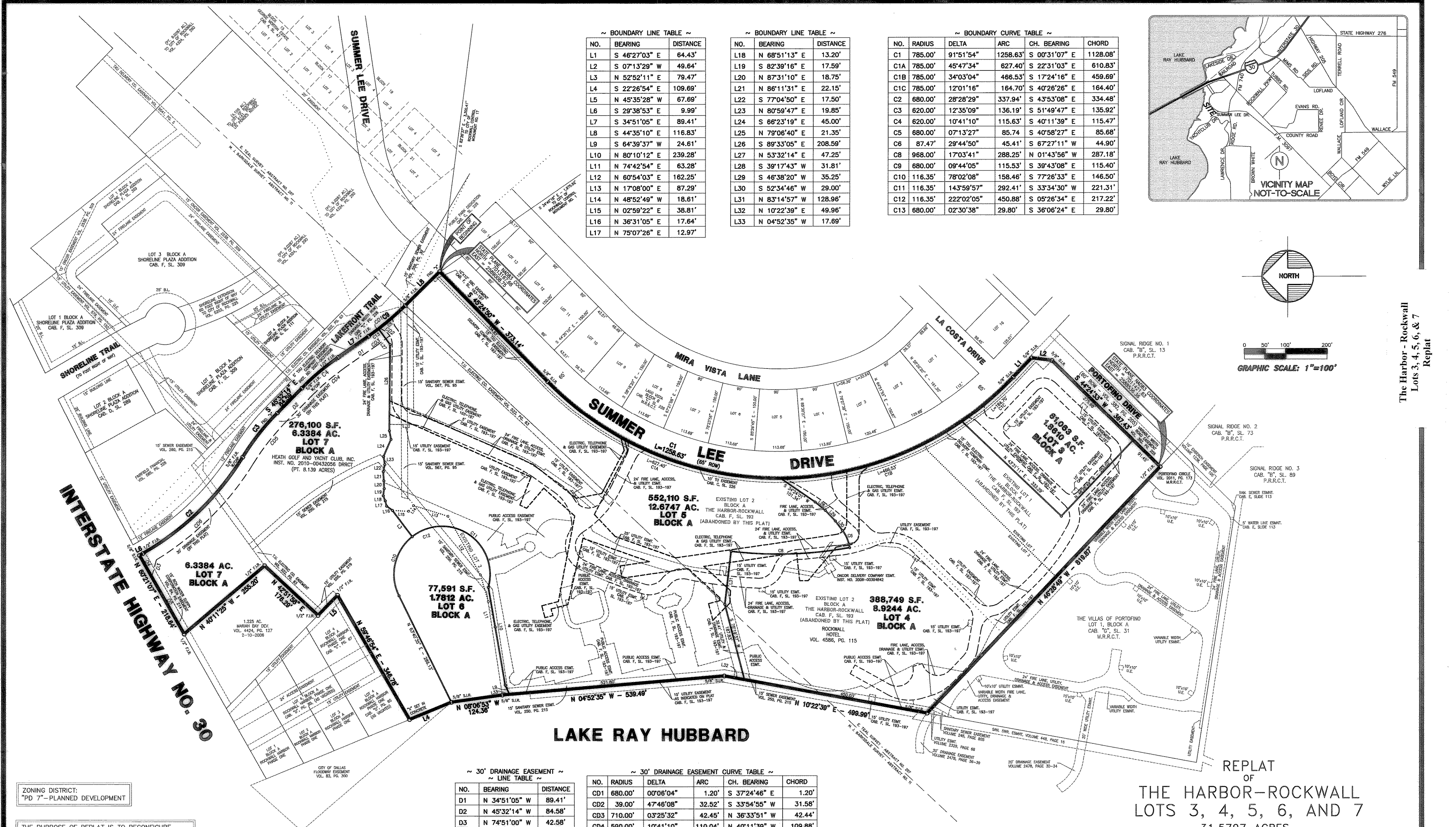
HAROLD L. EVANS  
CONSULTING ENGINEER  
P.O. BOX 570355  
2331 CUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75370, (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	3/20/04	0136

**THE HARBOR - ROCKWALL**  
M.J BARKSDALE SURVEY, ABST. NO. 11  
E. TEAL SURVEY, ABST. NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ROB WHITTLE AND SARAH WHITTLE  
P.O. BOX 369, ROCKWALL, TEXAS 75087 972-771-5253

F198





~ BOUNDARY LINE TABLE ~

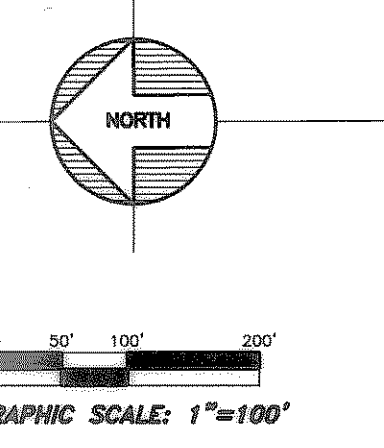
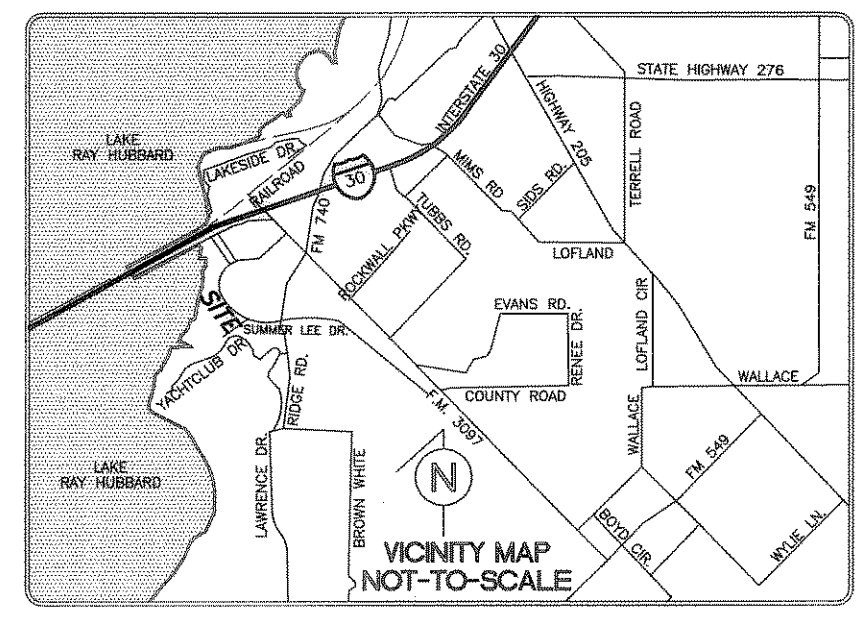
NO.	BEARING	DISTANCE
L1	S 46°27'03" E	64.43'
L2	S 07°13'29" W	49.64'
L3	N 52°52'11" E	79.47'
L4	S 22°26'54" E	109.69'
L5	N 45°35'28" W	67.69'
L6	S 29°38'53" E	9.99'
L7	S 34°51'05" E	89.41'
L8	S 44°35'10" E	116.83'
L9	S 64°39'37" W	24.61'
L10	N 80°10'12" E	239.28'
L11	N 48°52'49" W	18.61'
L12	N 60°54'03" E	162.25'
L13	N 17°08'00" E	87.29'
L14	N 48°52'49" W	18.61'
L15	N 02°59'22" E	38.81'
L16	N 36°31'05" E	17.84'
L17	N 75°07'26" E	12.97'

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L18	N 68°51'13" E	13.20'
L19	S 82°39'16" E	17.59'
L20	N 87°31'10" E	18.75'
L21	N 86°11'31" E	22.15'
L22	S 77°04'50" E	17.50'
L23	N 80°59'47" E	19.85'
L24	S 66°23'19" E	45.00'
L25	N 79°06'40" E	21.35'
L26	S 89°33'05" E	208.59'
L27	N 53°32'14" E	47.25'
L28	S 39°17'43" W	31.81'
L29	S 46°38'20" W	35.25'
L30	S 52°34'46" W	29.00'
L31	N 83°14'57" W	128.96'
L32	N 10°22'39" E	49.96'
L33	N 04°52'35" W	17.69'

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	785.00'	91°51'54"	1258.63'	S 00°31'07" E	1128.08'
C1A	785.00'	45°47'34"	627.40'	S 22°31'03" E	610.83'
C1B	785.00'	34°03'04"	466.53'	S 17°24'16" E	459.69'
C1C	785.00'	12°01'16"	164.70'	S 40°26'26" E	164.40'
C2	680.00'	28°28'29"	337.94'	S 43°53'08" E	334.48'
C3	620.00'	12°35'09"	136.19'	S 51°49'47" E	135.92'
C4	620.00'	10°41'10"	115.63'	S 40°11'39" E	115.47'
C5	680.00'	07°13'27"	85.74'	S 40°58'27" E	85.68'
C6	87.47'	29°44'50"	45.41'	S 67°27'11" W	44.90'
C8	968.00'	17°03'41"	288.25'	N 01°43'56" W	287.18'
C9	680.00'	09°44'05"	115.53'	S 39°43'08" E	115.40'
C10	116.35'	78°02'08"	158.46'	S 77°26'33" E	146.50'
C11	116.35'	143°59'57"	292.41'	S 33°34'30" W	221.31'
C12	116.35'	22°02'05"	450.88'	S 05°26'34" E	217.22'
C13	680.00'	02°30'38"	29.80'	S 36°06'24" E	29.80'



ZONING DISTRICT:  
"PD 7" - PLANNED DEVELOPMENT

THE PURPOSE OF REPLAT IS TO RECONFIGURE LOTS 1 AND 2 TO CREATE 3 LOTS AND ADD CONVEYANCE LOTS 6 AND 7.

EASEMENT NOTE  
ENTIRE PROPERTY AS DESCRIBED HEREON IS SUBJECT TO EASEMENT ESTATE AS CREATED IN PARKING, ACCESS AND UTILITY EASEMENT EXECUTED BY MARIAH BAY DEVELOPMENT, INC., A TEXAS CORPORATION, DATED JULY 13, 2004, FILED JULY 14, 2004, RECORDED IN VOLUME 3599, PAGE 91, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, AS AFFECTED BY AMENDMENT FILED NOVEMBER 02, 2004, RECORDED IN VOLUME 3765, PAGE 232, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS AND FILED JULY 8, 2005, RECORDED IN VOLUME 4086, PAGE 138, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

SURVEYOR:  
DAVID R. PETREE, R.P.L.S.  
11015 MIDWAY ROAD  
DALLAS, TEXAS, 75229  
(214) 358-4500  
CONTACT: DAVID R. PETREE

OWNER:  
TF-HARBOR, LLC  
777 E. CAMPBELL ROAD  
SUITE 650  
RICHARDSON, TEXAS 75081  
PHONE (972) 348-2000  
FAX (972) 348-2200  
FREDRIC SMITH, ITS AUTHORIZED AGENT

OWNER:  
MARIAH BAY DEVELOPMENT INC.  
P.O. BOX 369  
ROCKWALL, TEXAS 75087  
PHONE (972) 772-5087  
FAX (972) 772-5087  
ROBERT S. WHITTLE, PRESIDENT

OWNER:  
HEATH GOLF AND YACHT CLUB, INC.  
P.O. BOX 369  
ROCKWALL, TEXAS 75087  
PHONE (972) 771-5253  
FAX (972) 772-5687  
ROBERT S. WHITTLE, PRESIDENT

OWNER:  
ROCKWALL HOTEL & CONFERENCE CENTER, INC.  
P.O. BOX 369  
ROCKWALL, TEXAS 75087  
PHONE (972) 771-5253  
FAX (972) 772-5687  
ROBERT S. WHITTLE, PRESIDENT

~ 30' DRAINAGE EASEMENT ~  
~ LINE TABLE ~

NO.	BEARING	DISTANCE
D1	N 34°51'05" W	89.41'
D2	N 45°32'14" W	84.58'
D3	N 74°51'00" W	42.58'
D4	N 60°21'07" E	59.93'
D5	N 60°21'07" E	158.71'

~ 30' DRAINAGE EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
CD1	680.00'	00°06'04"	1.20'	S 37°24'46" E	1.20'
CD2	39.00'	47°46'08"	32.52'	S 33°54'55" W	31.58'
CD3	710.00'	03°25'32"	42.45'	N 36°33'51" W	42.44'
CD4	590.00'	10°41'10"	110.04'	N 40°11'39" W	109.88'
CD5	590.00'	12°35'09"	129.60'	N 51°49'47" W	129.34'
CD6	710.00'	26°51'36"	332.85'	N 44°41'34" W	329.81'

DEPUTY  
SHELLY MILLER  
ROCKWALL COUNTY CLERK  
11 DEC 30 PM 3:41  
FILED FOR RECORD  
ROCKWALL COUNTY CLERK

REPLAT  
OF  
THE HARBOR-ROCKWALL  
LOTS 3, 4, 5, 6, AND 7  
31.5797 ACRES  
BEING A REPLAT OF  
LOTS 1 & 2, BLOCK A  
THE HARBOR-ROCKWALL ADDITION  
&  
HEATH GOLF AND YACHT CLUB, INC. (8.139 ACRES)  
INST. NO. 2010-00432056 DRRC

M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
& E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

H-195



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, TF-HARBOR, LLC, HEATH GOLF AND YACHT CLUB, INC., ROCKWALL HOTEL AND CONFERENCE CENTER, INC. AND MARIAH BAY DEVELOPMENT, INC. ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11, AND THE EDWARD TEAL SURVEY, ABSTRACT NO. 207 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING LOTS 1 AND 2 IN BLOCK A OF THE HARBOR - ROCKWALL, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 193 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING LOTS 3, 4, 5, 6, AND 7 ACRES PROPERTY CONVEYED TO HEATH GOLF AND YACHT CLUB, INC., AS RECORDED UNDER COUNTY CLERKS FILE NO. 2010-00432056 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

BEGINNING AT AN "X" IN CONCRETE FOUND FOR THE MOST EASTERLY CORNER OF SAID LOT 2 IN BLOCK A OF THE HARBOR-ROCKWALL, ON THE NORTHWEST RIGHT-OF-WAY OF SUMMER LEE DRIVE (65 FOOT RIGHT OF WAY) AT ITS INTERSECTION WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF LAKEFRONT TRAIL (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 45° 24' 50" WEST AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE FOR A DISTANCE OF 373.14 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 91° 51' 54" WITH A RADIUS OF 785.00 FEET AND A CHORD BEARING SOUTH 00° 31' 07" EAST AT A DISTANCE OF 1128.08 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG THE RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE FOR AN ARC DISTANCE OF 1258.63 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 45° 27' 03" EAST AND FOLLOWING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE FOR A DISTANCE OF 64.43 FEET TO A 5/8" IRON ROD SET FOR THE CUT-OFF CORNER FOR PORTIFINO DRIVE;

THENCE SOUTH 07° 13' 29" WEST AND FOLLOWING ALONG THE CUT-OFF LINE FOR SAID PORTIFINO DRIVE FOR A DISTANCE OF 49.64 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID PORTIFINO DRIVE (60 FOOT RIGHT OF WAY AS ESTABLISHED BY DEED RECORDED IN VOLUME 382 AT PAGE 205 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS);

THENCE SOUTH 44° 24' 33" WEST AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE FOR A DISTANCE OF 367.43 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID THE HARBOR - ROCKWALL;

THENCE NORTH 46° 28' 49" WEST AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID THE HARBOR - ROCKWALL AND BEING COMMON TO THE NORTHEASTERLY LINE OF LOT 1 IN BLOCK A OF THE VILLAS OF PORTIFINO, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET G AT SLIDE 31 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 819.87 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 10° 22' 39" EAST AND FOLLOWING ALONG THE WEST LINE OF SAID THE HARBOR - ROCKWALL AND BEING COMMON TO THE TAKE LINE OF LAKE RAY HUBBARD, FOR A DISTANCE OF 498.99 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 04° 52' 35" WEST AND FOLLOWING ALONG THE COMMON LINE OF THE HARBOR - ROCKWALL AND THE TAKE LINE OF LAKE RAY HUBBARD, AND PASSING THE NORTHWEST CORNER OF SAID THE HARBOR - ROCKWALL AT A DISTANCE OF 521.80 FEET AND CONTINUING ON ALL FOR A DISTANCE OF 539.49 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 08° 08' 53" WEST AND FOLLOWING ALONG THE COMMON LINE OF THE AFOREMENTIONED 8.139 ACRE TRACT AND THE TAKE LINE OF SAID LAKE RAY HUBBARD FOR A DISTANCE OF 124.36 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 22° 28' 54" WEST AND FOLLOWING ALONG SAID LAKE RAY HUBBARD TAKE LINE, AT A DISTANCE OF 12.47 FEET PASSING THE FORMER SOUTHWEST CORNER OF THE REPLAT OF LOT 4 IN BLOCK A OF ROCKWALL HARBOR PHASE ONE, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET C, SLIDE 67 OF SAID PLAT RECORDED IN VOLUME 422 AT PAGE 127 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 109.69 FEET TO AN "X" SET IN CONCRETE FOR THE NOW SOUTHWEST CORNER OF SAID LOT 4 IN BLOCK A;

THENCE NORTH 59° 46' 54" EAST AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 4 IN BLOCK A FOR A DISTANCE OF 346.78 FEET TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF SAID LOT 4, BLOCK A;

THENCE NORTH 45° 35' 28" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 4, BLOCK A FOR A DISTANCE OF 67.69 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 2161 AT PAGE 130 AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO MARIAH BAY DEVELOPMENT, INC. TRACT AS RECORDED IN VOLUME 4424 AT PAGE 127 OF SAID DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 42° 51' 58" EAST AND FOLLOWING ALONG A NORTH LINE OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT, RECORDED IN VOLUME 2161 AT PAGE 130 AND THE SOUTH LINE OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 FOR A DISTANCE OF 176.29 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 40° 11' 25" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 2161 AT PAGE 130 AND THE EAST LINE OF MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 FOR A DISTANCE OF 255.20 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHWEST CORNER OF SAID LOT 30 (VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT AS RECORDED IN VOLUME 2161 AT PAGE 130 AND THE NORTHEAST CORNER OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 60° 21' 07" EAST AND FOLLOWING ALONG THE SOUTHEAST LINE OF SAID LOT 30 AND THE NORTHERLY LINE OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 2151 AT PAGE 130 FOR A DISTANCE OF 218.66 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED LAKEFRONT TRAIL (VARIABLE WIDTH RIGHT OF WAY);

THENCE SOUTH 29° 38' 53" EAST AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL FOR A DISTANCE OF 9.99 FEET TO A 1/2" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28° 28' 29" WITH A RADIUS OF 680.00 FEET AND A CHORD BEARING SOUTH 43° 53' 08" EAST AT A DISTANCE OF 334.48 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL FOR AN ARC DISTANCE OF 337.94 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12° 35' 09" WITH A RADIUS OF 620.00 FEET AND A CHORD BEARING SOUTH 51° 49' 47" EAST AT A DISTANCE OF 135.92 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL FOR AN ARC DISTANCE OF 136.19 FEET TO AN "X" FOUND FOR CORNER;

THENCE SOUTH 45° 32' 14" EAST AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL FOR A DISTANCE OF 84.59 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10° 41' 10" WITH A RADIUS OF 620.00 FEET AND A CHORD BEARING SOUTH 40° 11' 39" EAST AT A DISTANCE OF 115.47 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION AND CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL AND SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 115.63 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 34° 51' 05" EAST AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL FOR A DISTANCE OF 89.41 FEET TO A 1/2" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09° 44' 05" WITH A RADIUS OF 680.00 FEET AND A CHORD BEARING SOUTH 39° 43' 08" EAST AT A DISTANCE OF 115.40 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL AND SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 115.53 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 44° 35' 10" EAST AND CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID LAKEFRONT TRAIL FOR A DISTANCE OF 116.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.5797 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF THE HARBOR-ROCKWALL, A SUBDIVISION 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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE HARBOR-ROCKWALL SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE 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, WE 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.

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 SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER TO PERMIT THE PERMIT THEREOF TO BE 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.

NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS 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 THEREOF TO BE 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.

TF-HARBOR, LLC

By: CREDIT UNION LIQUIDITY SERVICES, LLC  
ITS SOLE MEMBER

*Fredric Smith*  
MR. FREDRIC SMITH, ITS AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FREDRIC SMITH, 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 29 DAY OF December, 2011

*David Ralph Ross*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01/22/2012

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

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 \_\_\_\_\_, 2011

*David Ralph Ross*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS  
COUNTY OF ROCKWALL

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GIVEN UPON MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2011

*David Ralph Ross*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS  
COUNTY OF ROCKWALL

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GIVEN UPON MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2011

*David Ralph Ross*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

MR. ROBERT WHITTLE, PRESIDENT  
ROCKWALL HOTEL AND CONFERENCE GROUP, INC.  
OWNER

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT WHITTLE, 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 29 DAY OF December, 2011

*David Ralph Ross*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01/22/2012

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS  
COUNTY OF ROCKWALL

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STATE OF TEXAS  
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MY COMMISSION EXPIRES: 01/22/2012

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*David Ralph Ross*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01/22/2012

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

- 1. EASEMENT GRANTED BY LUZZIE JOHNSON TO TEXAS POWER & LIGHT COMPANY, DATED 03/08/1947, FILED 07/28/1947, RECORDED IN VOLUME 42, PAGE 517, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS.
- 2. EASEMENT GRANTED, BY J.A. UNDERWOOD AND SAM UNDERWOOD TO TEXAS POWER & LIGHT COMPANY, DATED 10/02/1946, FILED 07/26/1947, RECORDED IN VOLUME 42, PAGE 532, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS.
- 3. EASEMENT GRANTED BY S.C. FLOURNOY AND WIFE, FRANCIS FLOURNOY TO TEXAS POWER & LIGHT COMPANY, DATED 11/18/1958, FILED 03/20/1959, RECORDED IN VOLUME 59, PAGE 313, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS.
- 4. TERMS AND CONDITIONS SET FORTH CITY OF DALLAS ORDINANCE NO. 28101, DATED OCTOBER 24, 2005, AND RECORDED IN VOLUME 4262, PAGE 23 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS.
- 5. TERMS, PROVISIONS, AND CONDITIONS OF PARKING, ACCESS AND UTILITY EASEMENTS FILED 07/14/2004, RECORDED IN VOLUME 3599, PAGE 91, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, AND AS AFFECTED BY AMENDMENTS FILED 11/02/2004, RECORDED IN VOLUME 3755, PAGE 232, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS AND FILED 07/08/2005, RECORDED IN VOLUME 4096, PAGE 136, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.
- 6. EASEMENTS AND SETBACKS CREATED BY THE PLAT OF THE HARBOR-ROCKWALL, FILED IN CABINET F, SLIDE 193, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.
- 7. CITY OF ROCKWALL ORDINANCE NO. 73-47, DATED NOVEMBER 12, 1973, CITY OF ROCKWALL ORDINANCE NO. 82-36, DATED AUGUST 2, 1982, CITY OF ROCKWALL ORDINANCE NO. 87-11, DATE APRIL 6TH, 1987

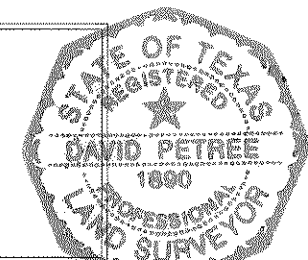
GENERAL NOTES

- (1) ZONING DISTRICT: "PD-7" - PLANNED DEVELOPMENT
- (2) PURPOSE OF THIS REPLAT IS TO RECONFIGURE THE EXISTING LOT NUMBERS 1 AND 2 TO CREATE 3 LOTS AND ADD CONVEYANCE LOT NUMBERS 6 AND 7
- (3) FLOOD EASEMENTS OR FLOOD INSURANCE INFORMATION IS NOT A PART OF THIS PLAT
- (4) ANY RESIDUAL TITLE ELEMENTS, SUCH AS LOTS, EASEMENTS, OR ROADWAYS CREATED BY LAKE RIDGE ESTATES, CABINET A, SLIDE 10, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, ARE HEREBY VACATED BY THIS PLAT.
- (5) EASEMENTS DETAILED ON SHEET 6 ARE A RESULT OF DOCUMENTS LOCATED IN THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, VARIOUS SITE DEVELOPMENT ENGINEERING PLANS AND OTHER SOURCES OF PUBLIC RECORD. THIS INFORMATION MAY NEED TO BE VERIFIED AS ABANDONMENTS AND AGREEMENTS MAY EXIST THAT ALTER THE EXISTENCE OR LOCATION OF UNDERGROUND PUBLIC UTILITY SERVICES. THIS PLAT IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS THAT MAY OR MAY NOT BE OF PUBLIC RECORD.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, 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.

*David Petree*  
DAVID PETREE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890



RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

APPROVED

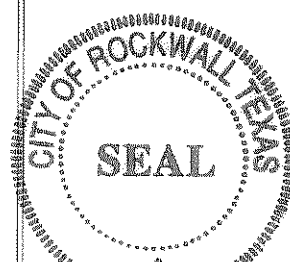
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 19th DAY OF December, 2011.

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 30th day of December, 2011.

*Paul Sweet* Mayor, City of Rockwall  
*Chris Potts* Planning and Zoning

*Christy Ashberry* City Secretary  
*Chuck Todd 12-30-11* City Engineer



REPLAT  
OF  
THE HARBOR-ROCKWALL  
LOTS 3, 4, 5, 6, AND 7

31.5797 ACRES  
BEING A REPLAT OF  
LOTS 1 & 2, BLOCK A  
THE HARBOR-ROCKWALL ADDITION  
&  
HEATH GOLF AND YACHT CLUB, INC. (8.139 ACRES)  
INST. NO. 2010-00432056 DRCT

M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
& E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

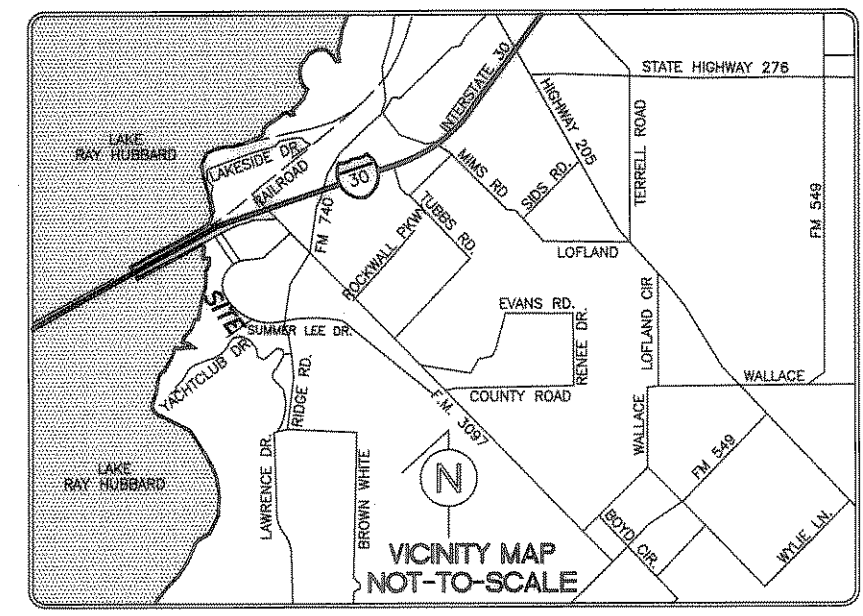
DECEMBER 27, 2011

P2011-020  
SHEET 2 OF 7

The Harbor - Rockwall  
Lots 3, 4, 5, 6, & 7  
Replat

H-196





~ BOUNDARY LINE TABLE ~

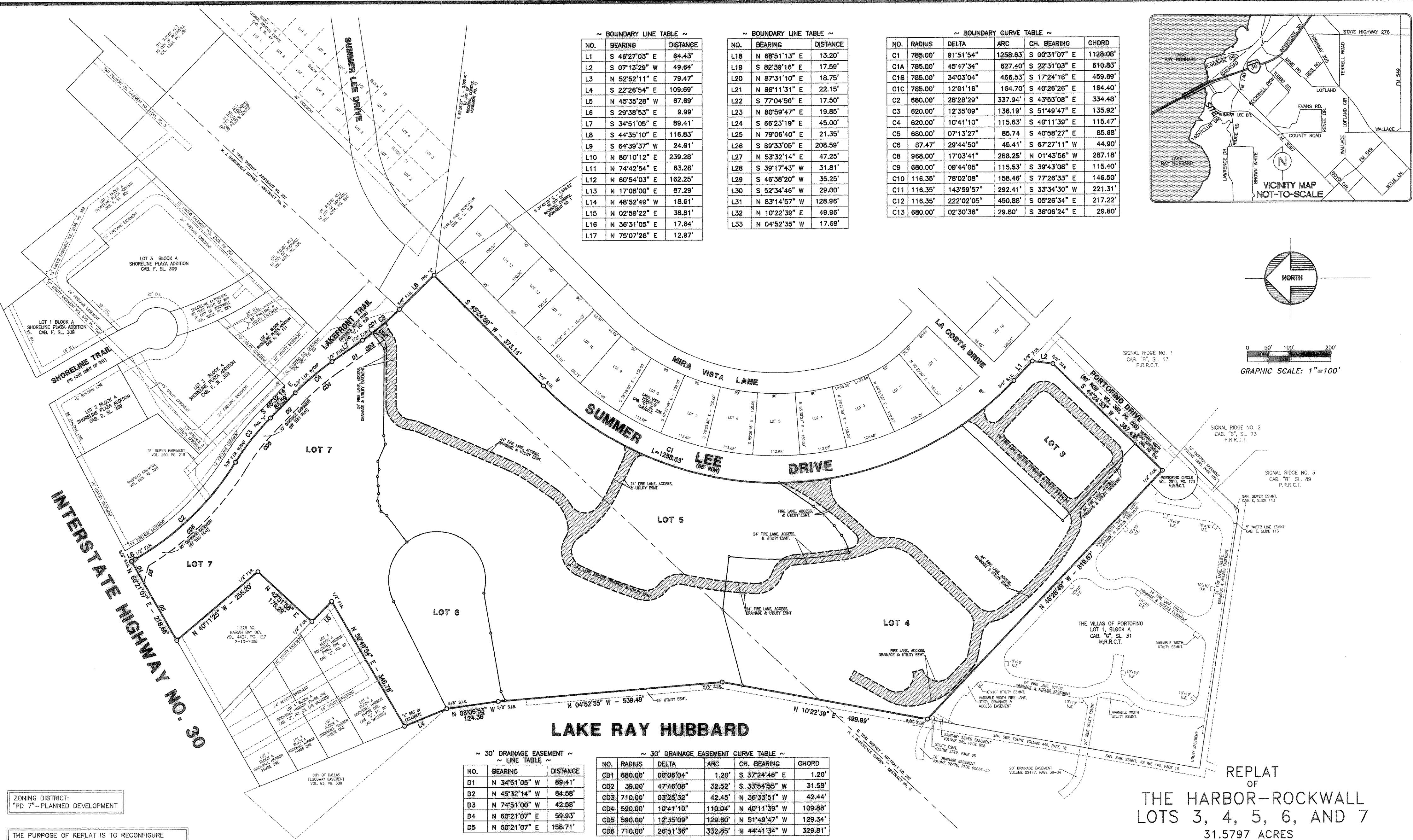
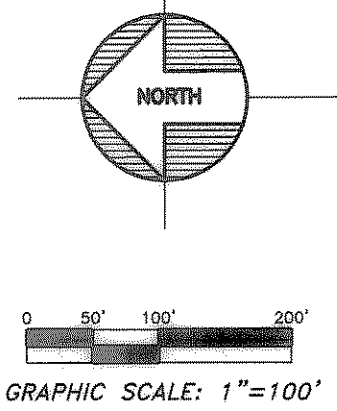
NO.	BEARING	DISTANCE
L1	S 46°27'03" E	64.43'
L2	S 07°13'29" W	49.64'
L3	N 52°52'11" E	79.47'
L4	S 22°26'54" E	109.69'
L5	N 45°35'28" W	67.69'
L6	S 29°38'53" E	9.99'
L7	S 34°51'05" E	89.41'
L8	S 44°35'10" E	116.83'
L9	S 64°39'37" W	24.61'
L10	N 80°10'12" E	239.28'
L11	N 74°42'54" E	63.28'
L12	N 60°54'03" E	162.25'
L13	N 17°08'00" E	87.29'
L14	N 48°52'49" W	18.61'
L15	N 02°59'22" E	38.81'
L16	N 36°31'05" E	17.64'
L17	N 75°07'26" E	12.97'

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L18	N 68°51'13" E	13.20'
L19	S 82°39'16" E	17.59'
L20	N 87°31'10" E	18.75'
L21	N 86°11'31" E	22.15'
L22	S 77°04'50" E	17.50'
L23	N 80°59'47" E	19.85'
L24	S 66°23'19" E	45.00'
L25	N 79°06'40" E	21.35'
L26	S 89°33'05" E	208.59'
L27	N 53°32'14" E	47.25'
L28	S 39°17'43" W	31.81'
L29	S 46°38'20" W	35.25'
L30	S 52°34'46" W	29.00'
L31	N 83°14'57" W	128.96'
L32	N 10°22'39" E	49.96'
L33	N 04°52'35" W	17.69'

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	785.00'	91°51'54"	1258.63'	S 00°31'07" E	1128.08'
C1A	785.00'	45°47'34"	627.40'	S 22°31'03" E	610.83'
C1B	785.00'	34°03'04"	466.53'	S 17°24'16" E	459.69'
C1C	785.00'	12°01'16"	164.70'	S 40°26'26" E	164.40'
C2	680.00'	28°28'29"	337.94'	S 43°53'08" E	334.48'
C3	620.00'	12°35'09"	136.19'	S 51°49'47" E	135.92'
C4	620.00'	10°41'10"	115.63'	S 40°11'39" E	115.47'
C5	680.00'	07°13'27"	85.74'	S 40°58'27" E	85.68'
C6	87.47'	29°44'50"	45.41'	S 67°27'11" W	44.90'
C8	968.00'	17°03'41"	288.25'	N 01°43'56" W	287.18'
C9	680.00'	09°44'05"	115.53'	S 39°43'08" E	115.40'
C10	116.35'	78°02'08"	158.46'	S 77°26'33" E	146.50'
C11	116.35'	143°59'57"	292.41'	S 33°34'30" W	221.31'
C12	116.35'	222°02'05"	450.88'	S 05°26'34" E	217.22'
C13	680.00'	02°30'38"	29.80'	S 36°06'24" E	29.80'



~ 30' DRAINAGE EASEMENT ~ LINE TABLE ~

NO.	BEARING	DISTANCE
D1	N 34°51'05" W	89.41'
D2	N 45°32'14" W	84.58'
D3	N 74°51'00" W	42.58'
D4	N 60°21'07" E	59.93'
D5	N 60°21'07" E	158.71'

~ 30' DRAINAGE EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
CD1	680.00'	00°06'04"	1.20'	S 37°24'46" E	1.20'
CD2	39.00'	47°46'08"	32.52'	S 33°54'55" W	31.58'
CD3	710.00'	03°25'32"	42.45'	N 36°33'51" W	42.44'
CD4	590.00'	10°41'10"	110.04'	N 40°11'39" W	109.88'
CD5	590.00'	12°35'09"	129.60'	N 51°49'47" W	129.34'
CD6	710.00'	26°51'36"	332.85'	N 44°41'34" W	329.81'

**24' FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT**

ZONING DISTRICT:  
"PD 7"--PLANNED DEVELOPMENT

THE PURPOSE OF REPLAT IS TO RECONFIGURE LOTS 1 AND 2 TO CREATE 3 LOTS AND ADD CONVEYANCE LOTS 6 AND 7.

EASEMENT NOTE  
ENTIRE PROPERTY AS DESCRIBED HEREON IS SUBJECT TO EASEMENT ESTATE AS CREATED IN PARKING, ACCESS AND UTILITY EASEMENT EXECUTED BY MARIAH BAY DEVELOPMENT, INC., A TEXAS CORPORATION, DATED JULY 13, 2004, FILED JULY 14, 2004, RECORDED IN VOLUME 3599, PAGE 91, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS. AS AFFECTED BY AMENDMENT FILED NOVEMBER 02, 2004, RECORDED IN VOLUME 3755, PAGE 232, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS AND FILED JULY 8, 2005, RECORDED IN VOLUME 4096, PAGE 138, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

**SURVEYOR:**  
DAVID R. PETREE, R.P.L.S.  
11015 MIDWAY ROAD  
DALLAS, TEXAS, 75229  
(214) 358-4500  
CONTACT: DAVID R. PETREE

**OWNER:**  
TF-HARBOR, LLC  
777 E. CAMPBELL ROAD  
SUITE 650  
RICHARDSON, TEXAS 75081  
PHONE (972) 348-2000  
FAX (972) 348-2200  
FREDRIC SMITH, ITS AUTHORIZED AGENT

**OWNER:**  
MARIAH BAY DEVELOPMENT INC.  
P.O. BOX 369  
ROCKWALL, TEXAS 75087  
PHONE (972) 771-5253  
FAX (972) 772-5687  
ROBERT S. WHITTLE, PRESIDENT

**OWNER:**  
HEATH GOLF AND YACHT CLUB, INC.  
P.O. BOX 369  
ROCKWALL, TEXAS 75087  
PHONE (972) 771-5253  
FAX (972) 772-5687  
ROBERT S. WHITTLE, PRESIDENT

**OWNER:**  
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P.O. BOX 369  
ROCKWALL, TEXAS 75087  
PHONE (972) 771-5253  
FAX (972) 772-5687  
ROBERT S. WHITTLE, PRESIDENT

REPLAT  
OF  
THE HARBOR-ROCKWALL  
LOTS 3, 4, 5, 6, AND 7  
31.5797 ACRES  
BEING A REPLAT OF  
LOTS 1 & 2, BLOCK A  
THE HARBOR-ROCKWALL ADDITION  
&  
HEATH GOLF AND YACHT CLUB, INC. (8.139 ACRES)  
INST. NO. 2010-00432056 DRRCT

M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
& E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DECEMBER 27, 2011

P2011-020  
SHEET 3 OF 7

H-197

The Harbor - Rockwall  
Lots 3, 4, 5, 6, & 7  
Replat



~ BOUNDARY LINE TABLE ~

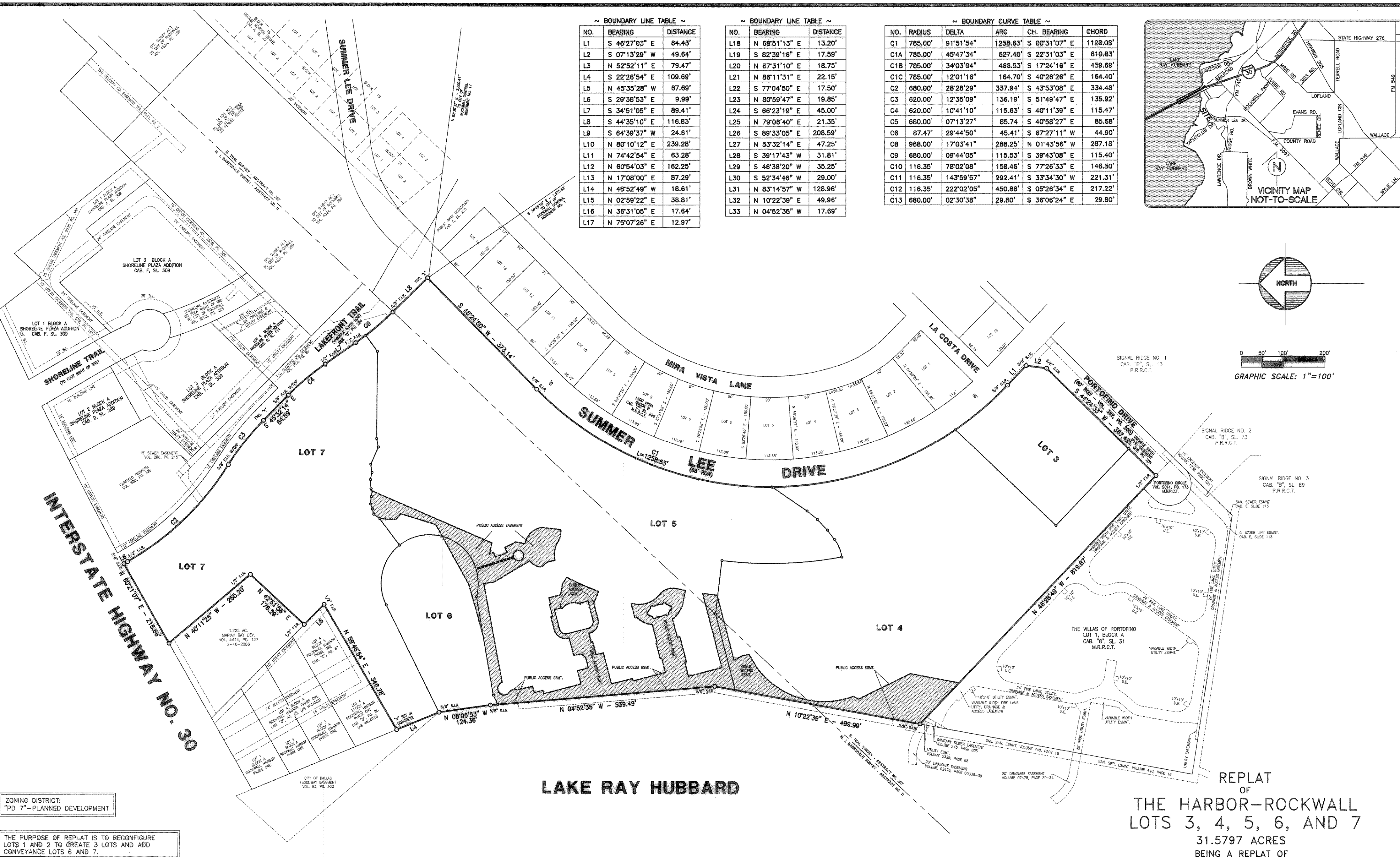
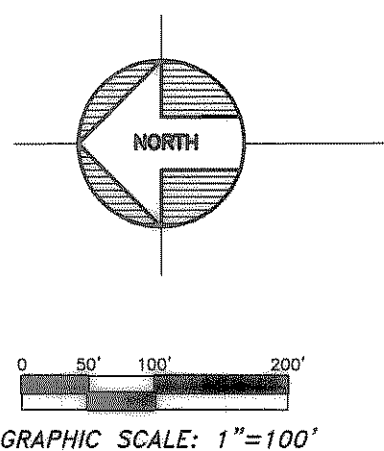
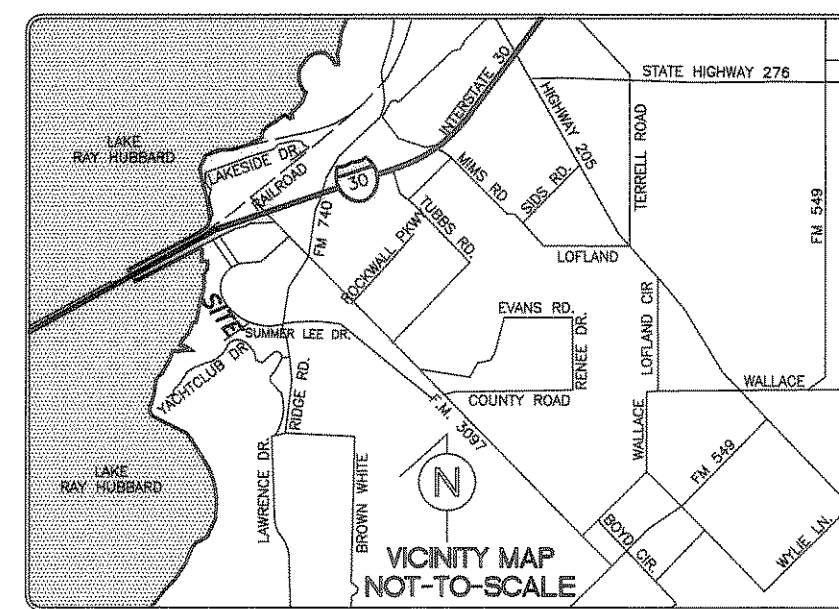
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L10	N 80°10'12" E	239.28'
L11	N 74°42'54" E	63.28'
L12	N 60°54'03" E	162.25'
L13	N 17°08'00" E	87.29'
L14	N 48°52'49" W	18.61'
L15	N 02°59'22" E	38.81'
L16	N 36°31'05" E	17.64'
L17	N 75°07'26" E	12.97'

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L18	N 68°51'13" E	13.20'
L19	S 82°39'16" E	17.59'
L20	N 87°31'10" E	18.75'
L21	N 86°11'31" E	22.15'
L22	S 77°04'50" E	17.50'
L23	N 80°59'47" E	19.85'
L24	S 66°23'19" E	45.00'
L25	N 79°06'40" E	21.35'
L26	S 89°33'05" E	208.59'
L27	N 53°32'14" E	47.25'
L28	S 39°17'43" W	31.81'
L29	S 46°38'20" W	35.25'
L30	N 52°34'46" W	29.00'
L31	N 83°14'57" W	128.96'
L32	N 10°22'39" E	49.96'
L33	N 04°52'35" W	17.69'

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	785.00'	91°51'54"	1258.63'	S 00°31'07" E	1128.08'
C1A	785.00'	45°47'34"	627.40'	S 22°31'03" E	610.83'
C1B	785.00'	34°03'04"	466.53'	S 17°24'16" E	459.69'
C1C	785.00'	12°01'16"	164.70'	S 40°28'26" E	164.40'
C2	680.00'	28°28'29"	337.94'	S 43°53'08" E	334.48'
C3	620.00'	12°35'09"	136.19'	S 51°49'47" E	135.92'
C4	620.00'	10°41'10"	115.63'	S 40°11'39" E	115.47'
C5	680.00'	07°13'27"	85.74'	S 40°58'27" E	85.68'
C6	87.47'	29°44'50"	45.41'	S 67°27'11" W	44.90'
C8	968.00'	17°03'41"	288.25'	N 01°43'56" W	287.18'
C9	680.00'	09°44'05"	115.53'	S 39°43'08" E	115.40'
C10	116.35'	78°02'08"	158.46'	S 77°26'33" E	146.50'
C11	116.35'	14°35'57"	292.41'	S 33°34'30" W	221.31'
C12	116.35'	22°02'05"	450.88'	S 05°26'34" E	217.22'
C13	680.00'	02°30'38"	29.80'	S 36°06'24" E	29.80'



ZONING DISTRICT:  
"PD 7"-PLANNED DEVELOPMENT

THE PURPOSE OF REPLAT IS TO RECONFIGURE LOTS 1 AND 2 TO CREATE 3 LOTS AND ADD CONVEYANCE LOTS 6 AND 7.

EASEMENT NOTE  
ENTIRE PROPERTY AS DESCRIBED HEREON IS SUBJECT TO EASEMENT ESTATE AS CREATED IN PARKING, ACCESS AND UTILITY EASEMENT EXECUTED BY MARIAH BAY DEVELOPMENT, INC., A TEXAS CORPORATION, DATED JULY 13, 2004, FILED JULY 14, 2004, RECORDED IN VOLUME 3599, PAGE 91, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS. AS AFFECTED BY AMENDMENT FILED NOVEMBER 02, 2004, RECORDED IN VOLUME 3755, PAGE 232, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS AND FILED JULY 8, 2005, RECORDED IN VOLUME 4096, PAGE 136, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

**SURVEYOR:**  
DAVID R. PETREE, R.P.L.S.  
11015 MIDWAY ROAD  
DALLAS, TEXAS, 75229  
PHONE (972) 348-4500  
CONTACT: DAVID R. PETREE

**OWNER:**  
TF-HARBOR, LLC  
777 E. CAMPBELL ROAD  
SUITE 650  
RICHARDSON, TEXAS 75081  
PHONE (972) 348-2000  
FAX (972) 348-2200  
FREDRIC SMITH, ITS AUTHORIZED AGENT

**OWNER:**  
MARIAH BAY DEVELOPMENT INC.  
P.O. BOX 369  
ROCKWALL, TEXAS 75087  
PHONE (972) 771-5253  
FAX (972) 772-5687  
ROBERT S. WHITTLE, PRESIDENT

**OWNER:**  
HEATH GOLF AND YACHT CLUB, INC.  
P.O. BOX 369  
ROCKWALL, TEXAS 75087  
PHONE (972) 771-5253  
FAX (972) 772-5687  
ROBERT S. WHITTLE, PRESIDENT

**OWNER:**  
ROCKWALL HOTEL & CONFERENCE CENTER, INC.  
P.O. BOX 369  
ROCKWALL, TEXAS 75087  
PHONE (972) 771-5253  
FAX (972) 772-5687  
ROBERT S. WHITTLE, PRESIDENT

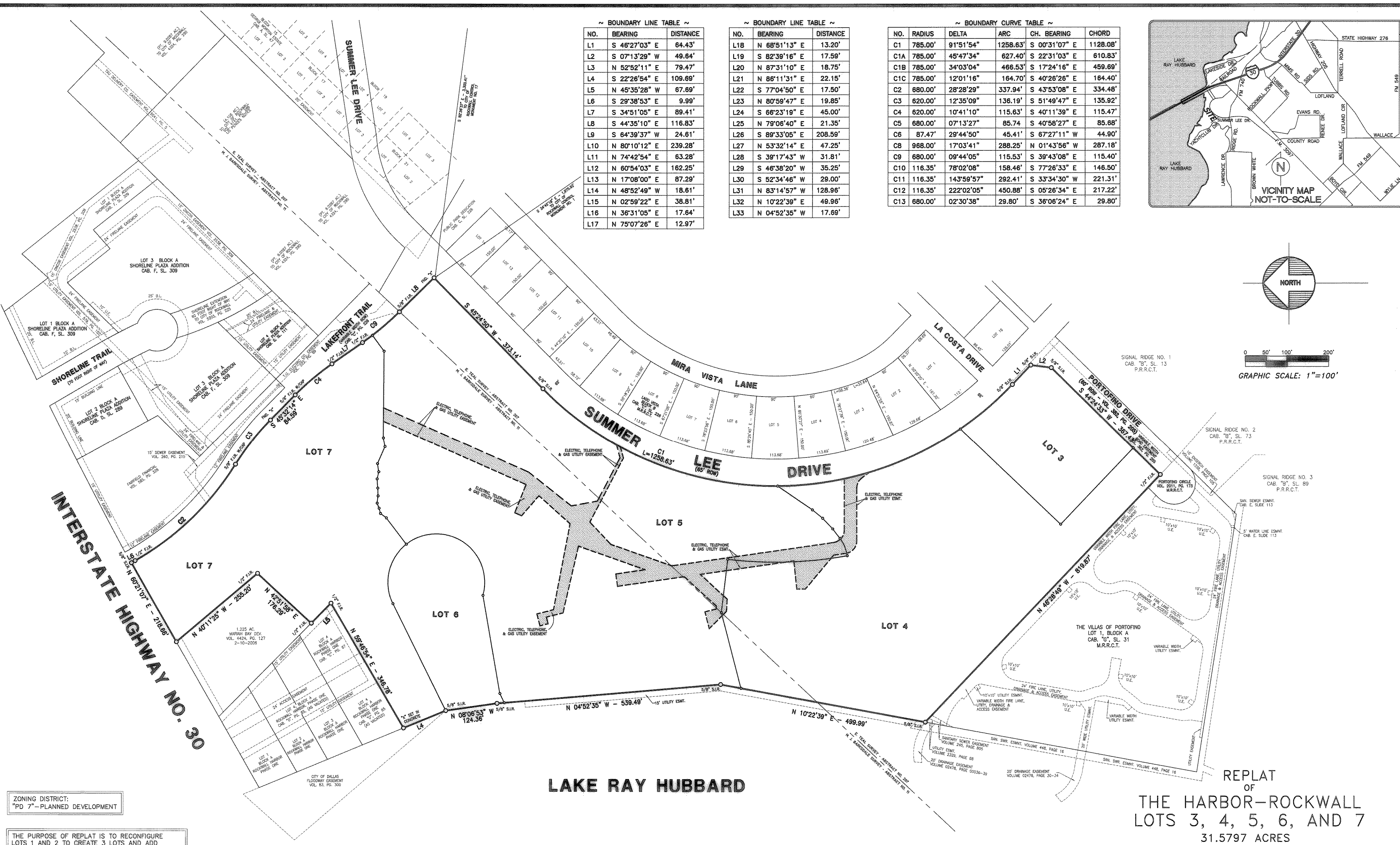
REPLAT OF  
THE HARBOR-ROCKWALL  
LOTS 3, 4, 5, 6, AND 7  
31.5797 ACRES  
BEING A REPLAT OF  
LOTS 1 & 2, BLOCK A  
THE HARBOR-ROCKWALL ADDITION  
&  
HEATH GOLF AND YACHT CLUB, INC. (8.139 ACRES)  
INST. NO. 2010-00432056 DRRC

M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
& E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

The Harbor - Rockwall  
Lots 3, 4, 5, 6, & 7  
Replat

H-198





~ BOUNDARY LINE TABLE ~

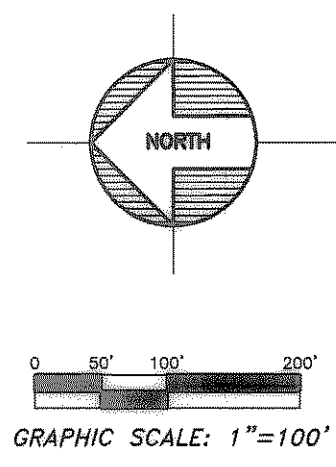
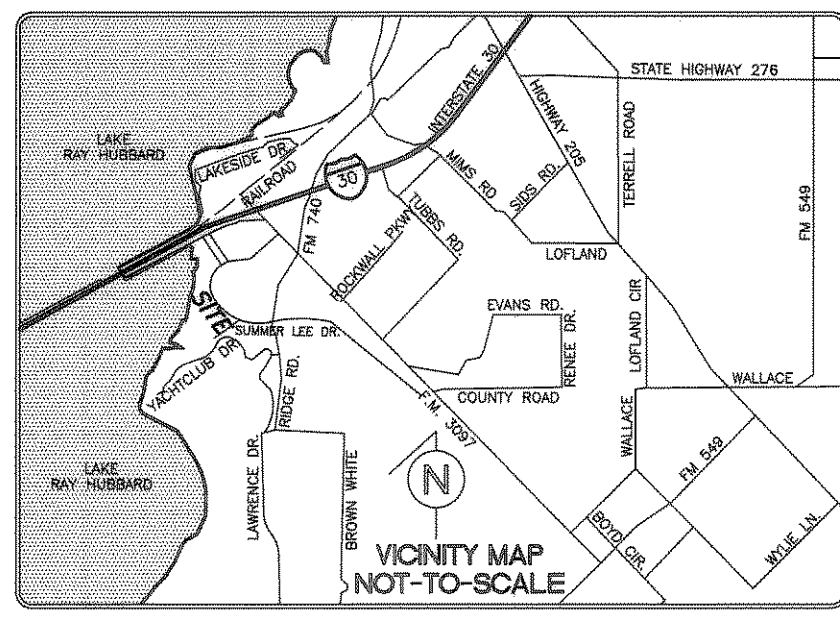
NO.	BEARING	DISTANCE
L1	S 46°27'03" E	64.43'
L2	S 07°13'29" W	49.64'
L3	N 52°52'11" E	79.47'
L4	S 22°26'54" E	109.69'
L5	N 45°35'28" W	67.69'
L6	S 29°38'53" E	9.99'
L7	S 34°51'05" E	89.41'
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L31	N 83°14'57" W	128.96'
L32	N 10°22'39" E	49.96'
L33	N 04°52'35" W	17.69'

~ BOUNDARY CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
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C4	620.00'	10°41'10"	115.63'	S 40°11'39" E	115.47'
C5	680.00'	07°13'27"	85.74'	S 40°58'27" E	85.68'
C6	87.47'	29°44'50"	45.41'	S 67°27'11" W	44.90'
C8	968.00'	17°03'41"	288.25'	N 01°43'56" W	287.18'
C9	680.00'	09°44'05"	115.53'	S 39°43'08" E	115.40'
C10	116.35'	78°02'08"	158.46'	S 77°26'33" E	146.50'
C11	116.35'	143°59'57"	292.41'	S 33°34'30" W	221.31'
C12	116.35'	222°02'05"	450.88'	S 05°26'34" E	217.22'
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ZONING DISTRICT:  
"PD 7"-PLANNED DEVELOPMENT

THE PURPOSE OF REPLAT IS TO RECONFIGURE LOTS 1 AND 2 TO CREATE 3 LOTS AND ADD CONVEYANCE LOTS 6 AND 7.

EASEMENT NOTE  
ENTIRE PROPERTY AS DESCRIBED HEREON IS SUBJECT TO EASEMENT ESTATE AS CREATED IN PARKING, ACCESS AND UTILITY EASEMENT EXECUTED BY MARIAH BAY DEVELOPMENT, INC., A TEXAS CORPORATION, DATED JULY 13, 2004, FILED JULY 14, 2004, RECORDED IN VOLUME 3599, PAGE 91, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, AS AFFECTED BY AMENDMENT FILED NOVEMBER 02, 2004, RECORDED IN VOLUME 3705, PAGE 232, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS AND FILED JULY 8, 2005, RECORDED IN VOLUME 4096, PAGE 136, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

**ELECTRIC, TELEPHONE & GAS UTILITY EASEMENT**

- |  |  |   |   |  |
|--|--|---|---|--|
| <b>SURVEYOR:</b><br>DAVID R. PETREE, R.P.L.S.<br>11015 MIDWAY ROAD<br>DALLAS, TEXAS, 75229<br>(214) 358-4500<br>CONTACT: DAVID R. PETREE | <b>OWNER:</b><br>TF-HARBOR, LLC<br>777 E. CAMPBELL ROAD<br>SUITE 650<br>RICHARDSON, TEXAS 75081<br>PHONE (972) 348-2000<br>FAX (972) 348-2200<br>FREDRIC SMITH, ITS AUTHORIZED AGENT | <b>OWNER:</b><br>MARIAH BAY DEVELOPMENT INC.<br>P.O. BOX 369<br>ROCKWALL, TEXAS 75087<br>PHONE (972) 771-5253<br>FAX (972) 772-5687<br>ROBERT S. WHITTLE, PRESIDENT | <b>OWNER:</b><br>HEATH GOLF AND YACHT CLUB, INC.<br>P.O. BOX 369<br>ROCKWALL, TEXAS 75087<br>PHONE (972) 771-5253<br>FAX (972) 772-5687<br>ROBERT S. WHITTLE, PRESIDENT | <b>OWNER:</b><br>ROCKWALL HOTEL & CONFERENCE CENTER, INC.<br>P.O. BOX 369<br>ROCKWALL, TEXAS 75087<br>PHONE (972) 771-5253<br>FAX (972) 772-5687<br>ROBERT S. WHITTLE, PRESIDENT |
|--|--|---|---|--|

REPLAT OF  
**THE HARBOR-ROCKWALL**  
LOTS 3, 4, 5, 6, AND 7  
31.5797 ACRES

BEING A REPLAT OF  
LOTS 1 & 2, BLOCK A  
THE HARBOR-ROCKWALL ADDITION  
&  
HEATH GOLF AND YACHT CLUB, INC. (8.139 ACRES)  
INST. NO. 2010-00432056 DRCT

M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
& E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DECEMBER 27, 2011

P2011-020  
SHEET 5 OF 7

The Harbor - Rockwall  
Lots 3, 4, 5, 6, & 7  
Replat

H-199



~ BOUNDARY LINE TABLE ~

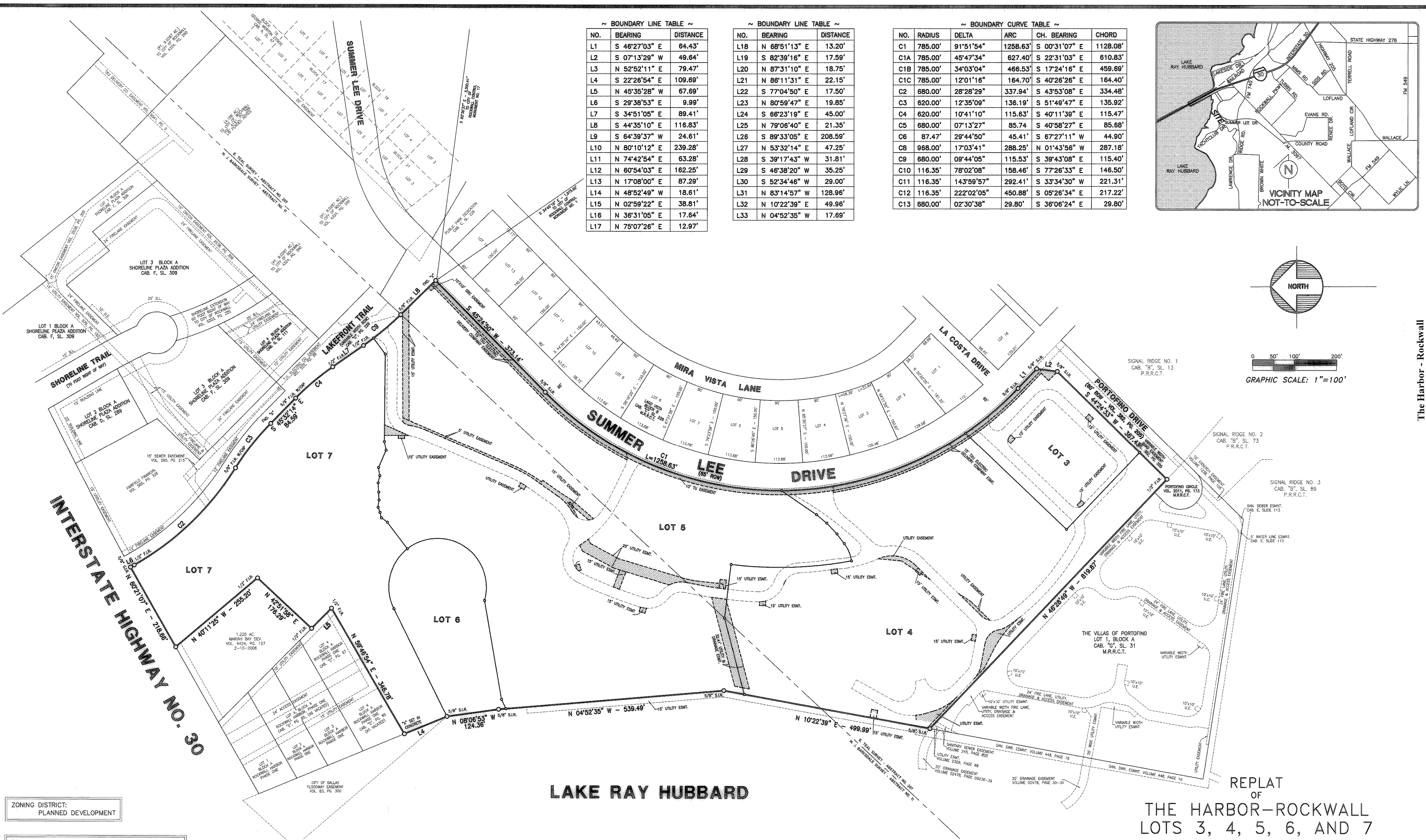
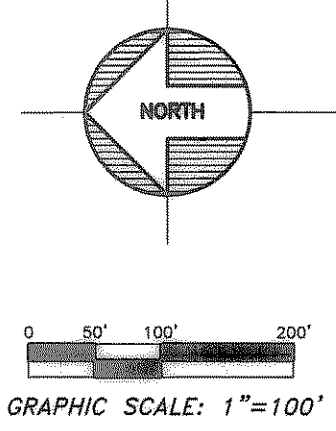
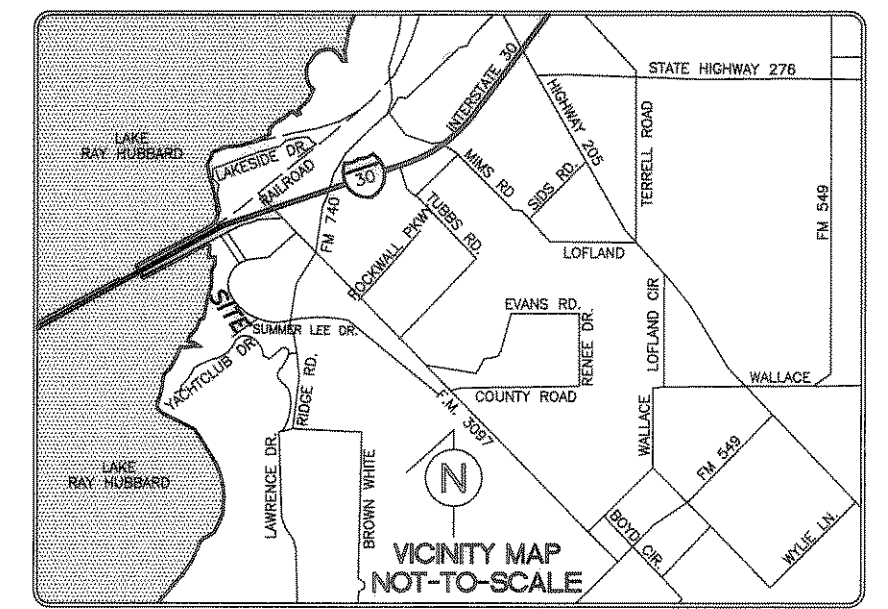
NO.	BEARING	DISTANCE
L1	S 46°27'03" E	64.43'
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L3	N 52°52'11" E	79.47'
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~ BOUNDARY CURVE TABLE ~

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**LAKE RAY HUBBARD**

**UTILITY EASEMENTS**

ZONING DISTRICT:  
PLANNED DEVELOPMENT

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- |  |  |   |   |  |
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|--|--|---|---|--|

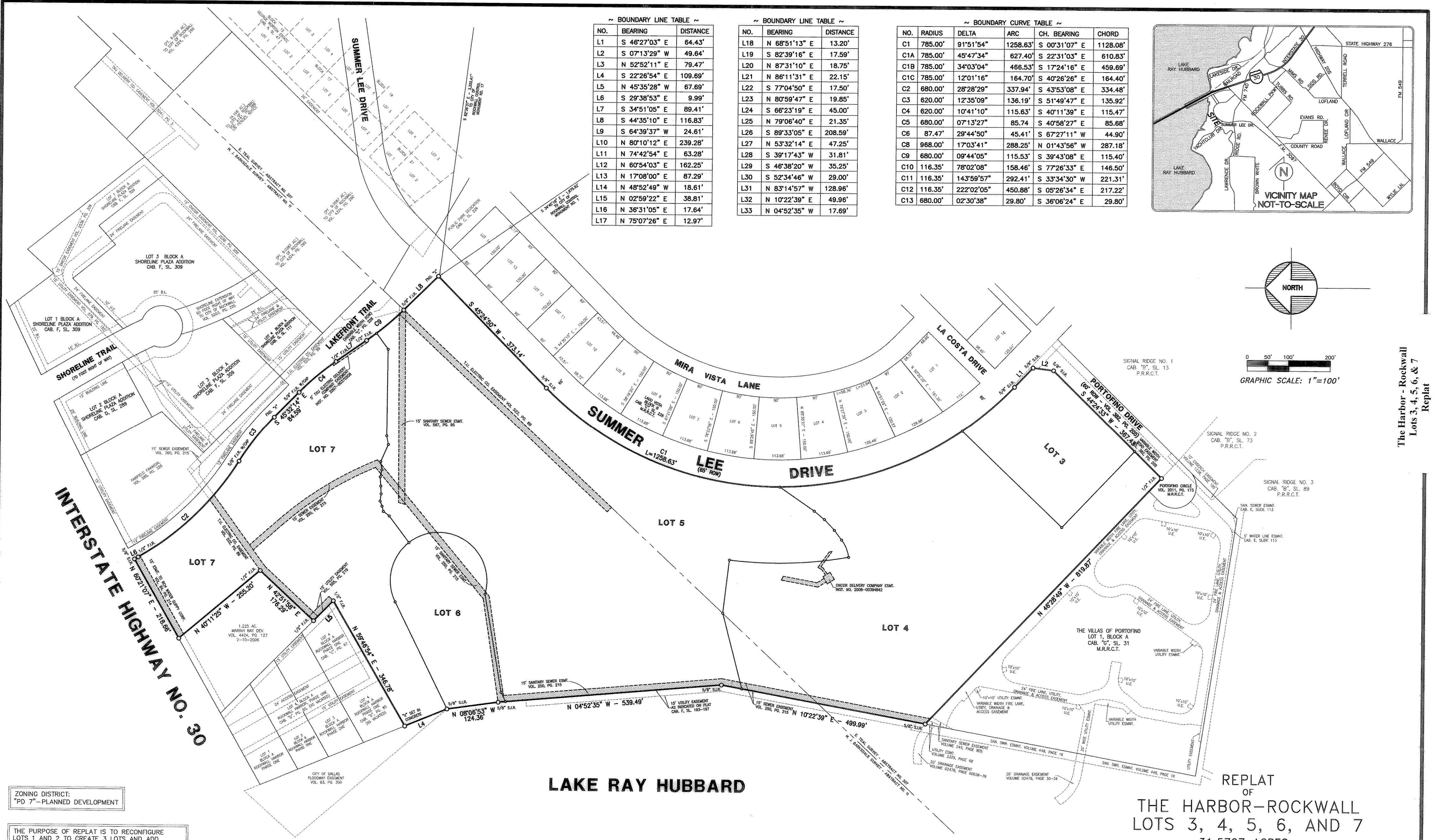
REPLAT  
OF  
**THE HARBOR-ROCKWALL**  
LOTS 3, 4, 5, 6, AND 7  
31.5797 ACRES  
BEING A REPLAT OF  
LOTS 1 & 2, BLOCK A  
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&  
HEATH GOLF AND YACHT CLUB, INC. (8.139 ACRES)  
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M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
& E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

The Harbor - Rockwall  
Lots 3, 4, 5, 6, & 7  
Replat

H-200





~ BOUNDARY LINE TABLE ~

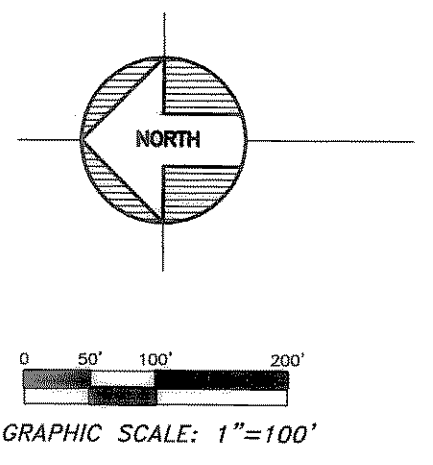
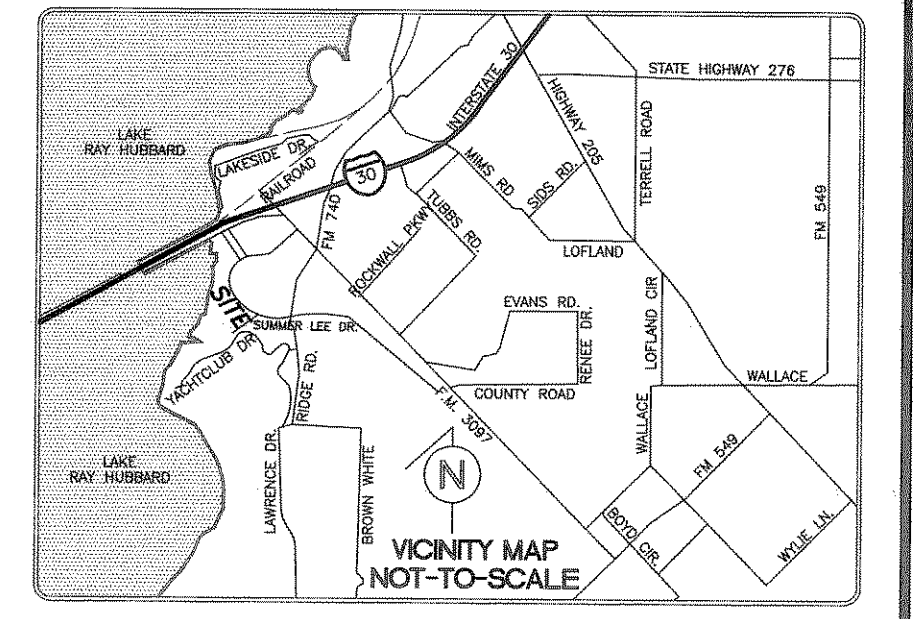
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ZONING DISTRICT:  
"PD 7" - PLANNED DEVELOPMENT

THE PURPOSE OF REPLAT IS TO RECONFIGURE LOTS 1 AND 2 TO CREATE 3 LOTS AND ADD CONVEYANCE LOTS 6 AND 7.

EASEMENT NOTE  
ENTIRE PROPERTY AS DESCRIBED HEREON IS SUBJECT TO EASEMENT ESTATE AS CREATED IN PARKING, ACCESS AND UTILITY EASEMENT EXECUTED BY MARIAH BAY DEVELOPMENT, INC., A TEXAS CORPORATION, DATED JULY 13, 2004, FILED JULY 14, 2004, RECORDED IN VOLUME 3589, PAGE 91, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, AS AFFECTED BY AMENDMENT FILED NOVEMBER 02, 2004, RECORDED IN VOLUME 3755, PAGE 232, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS AND FILED JULY 8, 2005, RECORDED IN VOLUME 4096, PAGE 138, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

- UTILITY EASEMENTS BY SEPARATE INSTRUMENTS
- |  |  |   |   |  |
|--|--|---|---|--|
| <b>SURVEYOR:</b><br>DAVID R. PETREE, R.P.L.S.<br>11015 MIDWAY ROAD<br>DALLAS, TEXAS, 75229<br>(214) 358-4500<br>CONTACT: DAVID R. PETREE | <b>OWNER:</b><br>TF-HARBOR, LLC<br>777 E. CAMPBELL ROAD<br>SUITE 550<br>RICHARDSON, TEXAS 75081<br>PHONE (972) 348-2000<br>FAX (972) 348-2200<br>FREDRIC SMITH, ITS AUTHORIZED AGENT | <b>OWNER:</b><br>MARIAH BAY DEVELOPMENT INC.<br>P.O. BOX 369<br>ROCKWALL, TEXAS 75087<br>PHONE (972) 771-5253<br>FAX (972) 772-5687<br>ROBERT S. WHITTLE, PRESIDENT | <b>OWNER:</b><br>HEATH GOLF AND YACHT CLUB, INC.<br>P.O. BOX 369<br>ROCKWALL, TEXAS 75087<br>PHONE (972) 771-5253<br>FAX (972) 772-5687<br>ROBERT S. WHITTLE, PRESIDENT | <b>OWNER:</b><br>ROCKWALL HOTEL & CONFERENCE CENTER, INC.<br>P.O. BOX 369<br>ROCKWALL, TEXAS 75087<br>PHONE (972) 771-5253<br>FAX (972) 772-5687<br>ROBERT S. WHITTLE, PRESIDENT |
|--|--|---|---|--|

REPLAT OF  
THE HARBOR-ROCKWALL  
LOTS 3, 4, 5, 6, AND 7  
31.5797 ACRES  
BEING A REPLAT OF  
LOTS 1 & 2, BLOCK A  
THE HARBOR-ROCKWALL ADDITION  
&  
HEATH GOLF AND YACHT CLUB, INC. (8.139 ACRES)  
INST. NO. 2010-00432056 DRRC  
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11  
& E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
DECEMBER 27, 2011

The Harbor - Rockwall  
Lots 3, 4, 5, 6, & 7  
Replat

H-201