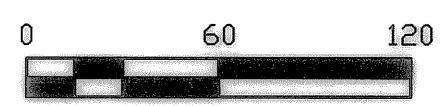
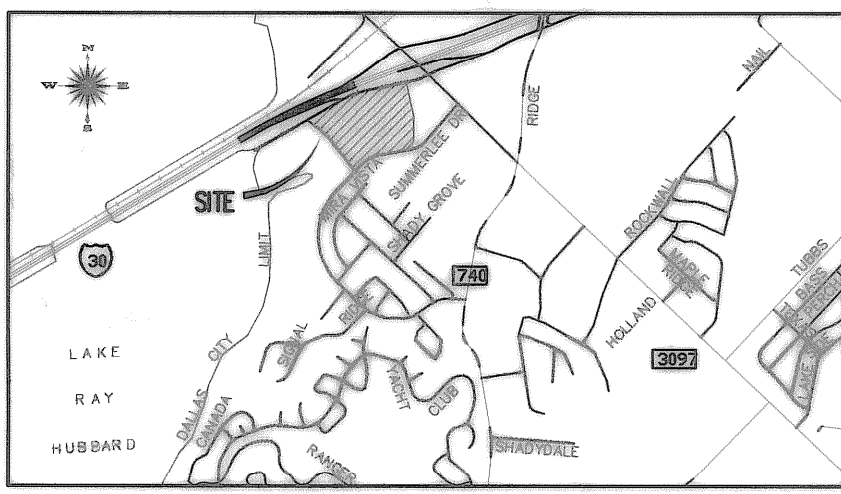
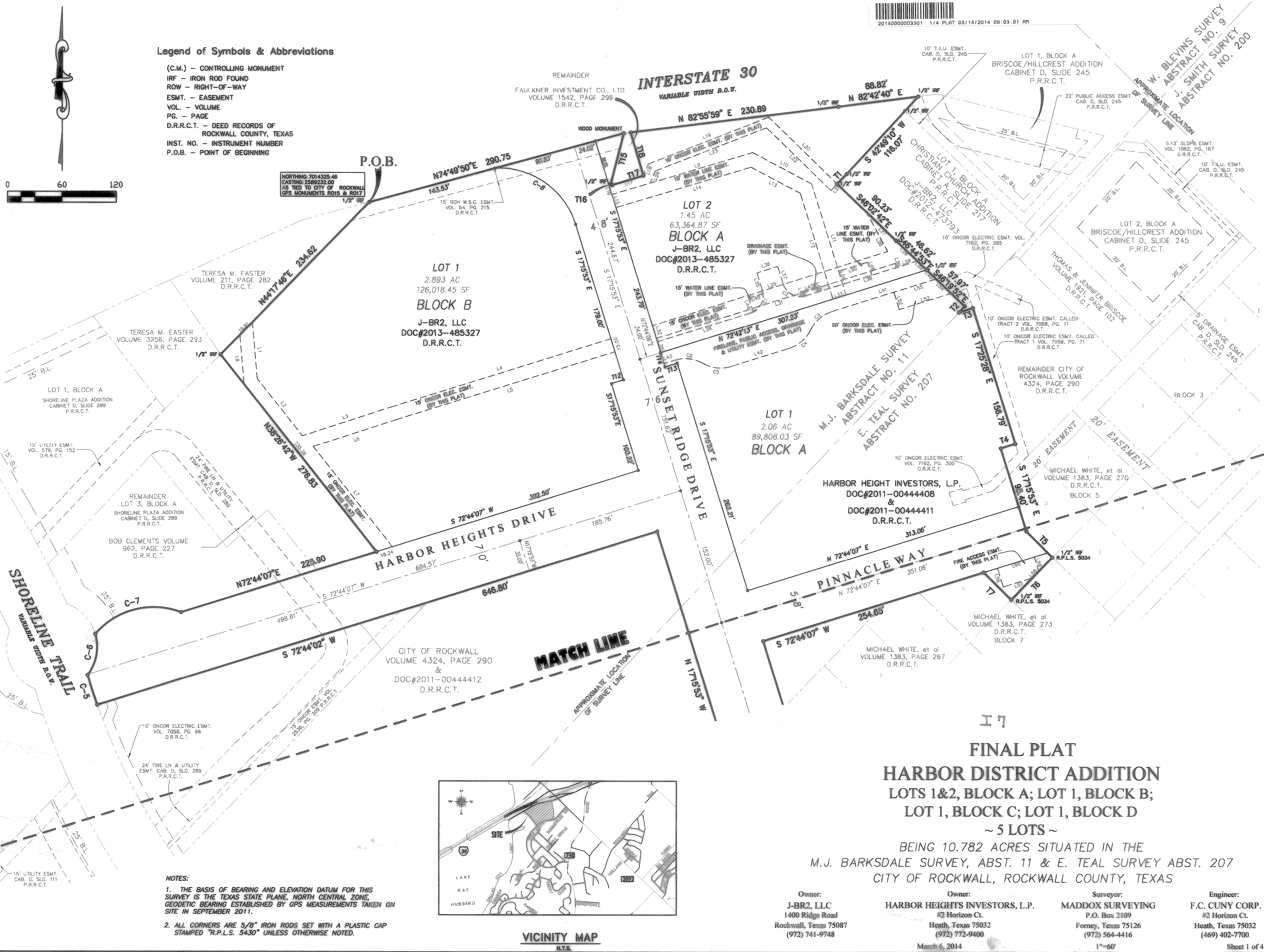


Legend of Symbols & Abbreviations

- (C.M.) - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- ROW - RIGHT-OF-WAY
- ESMT. - EASEMENT
- VOL. - VOLUME
- PG. - PAGE
- D.R.R.C.T. - DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- INST. NO. - INSTRUMENT NUMBER
- P.O.B. - POINT OF BEGINNING



NORTHING: 7014325.46
EASTING: 2589232.00
AS TIED TO CITY OF ROCKWALL
GPS MONUMENTS RO15 & RO17



- NOTES:**
1. THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE IN SEPTEMBER 2011.
 2. ALL CORNERS ARE 5/8" IRON RODS SET WITH A PLASTIC CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.

FINAL PLAT
HARBOR DISTRICT ADDITION

LOTS 1&2, BLOCK A; LOT 1, BLOCK B;
LOT 1, BLOCK C; LOT 1, BLOCK D
~ 5 LOTS ~
BEING 10.782 ACRES SITUATED IN THE
M.J. BARKSDALE SURVEY, ABST. 11 & E. TEAL SURVEY ABST. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

<p>Owner: J-BR2, LLC 1400 Ridge Road Rockwall, Texas 75087 (972) 741-9748</p>	<p>Owner: HARBOR HEIGHTS INVESTORS, L.P. #2 Horizon Ct. Heath, Texas 75032 (972) 772-9400</p>	<p>Surveyor: MADDOX SURVEYING P.O. Box 2109 Forney, Texas 75126 (972) 564-4416</p>	<p>Engineer: F.C. CUNY CORP. #2 Horizon Ct. Heath, Texas 75032 (469) 402-7700</p>
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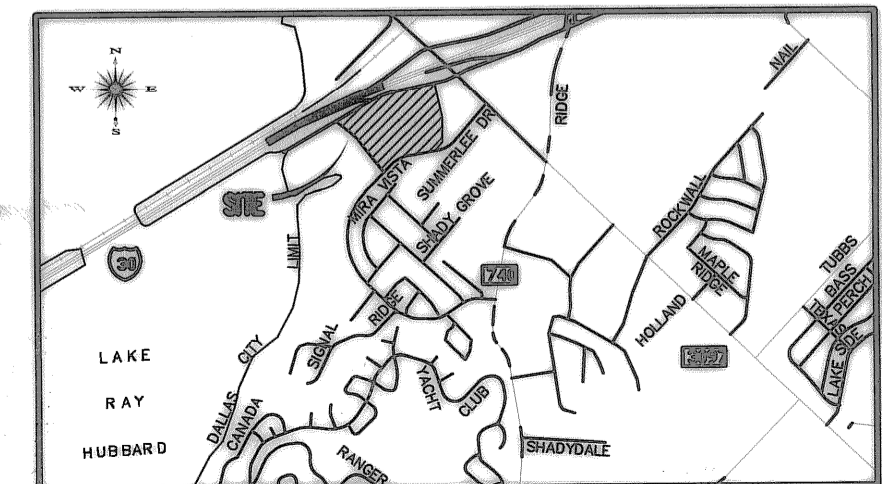
BOUNDARY LINE TABLE		
TANGENT	BEARING	LENGTH
T1	S 44°02'50" W	15.09'
T2	S 43°20'47" W	9.05'
T3	N 72°44'07" E	16.05'
T4	S 72°44'07" W	16.94'
T5	S 45°10'59" E	40.58'
T6	S 44°05'59" W	65.29'
T7	N 45°21'56" W	42.69'
T8	S 44°17'17" W	14.70'
T9	N 44°08'52" E	20.08'
T10	N 17°15'53" W	29.94'
T11	S 72°44'07" W	14.00'
T12	S 72°44'07" W	14.00'
T13	N 72°44'07" E	14.00'
T14	S 17°15'53" E	16.41'
T15	S 14°20'24" W	57.31'
T16	S 49°36'39" E	1.89'
T17	N 73°25'30" E	36.01'
T18	N 16°31'03" W	49.47'
T19	S 72°44'07" W	7.74'

BOUNDARY CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	467.50'	18°44'32"	77.15'	152.92'	152.24'	S 66°55'17" W
C-2	126.00'	26°59'40"	30.24'	59.36'	58.82'	S 10°14'17" W
C-3	174.00'	12°16'06"	18.70'	37.26'	37.19'	N 01°23'27" E
C-4	126.00'	41°42'56"	48.01'	91.74'	89.72'	N 03°35'35" E
C-5	719.60'	02°44'37"	17.23'	34.46'	34.45'	N 18°11'15" W
C-6	50.00'	54°48'41"	25.92'	47.83'	46.03'	N 10°39'17" E
C-7	85.00'	70°01'27"	59.54'	103.88'	97.54'	N 75°44'40" E
C-8	88.00'	76°02'48"	68.81'	116.80'	108.41'	S 55°17'17" E
C-9	150.00'	29°26'47"	39.42'	77.09'	76.24'	N 10°36'09" E
C-10	150.00'	42°35'25"	58.47'	111.50'	108.95'	S 04°01'50" W

Legend of Symbols & Abbreviations

- (C.M.) - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- ROW - RIGHT-OF-WAY
- ESMT. - EASEMENT
- VOL. - VOLUME
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- INST. NO. - INSTRUMENT NUMBER
- P.O.B. - POINT OF BEGINNING

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 04°55'28" W	62.67
L2	N 36°26'42" W	79.95
L3	S 71°56'58" W	103.59
L4	S 72°44'07" W	253.42
L5	N 72°44'07" E	251.18
L6	N 71°56'58" E	87.91
L7	N 38°26'53" W	140.61
L8	S 04°55'28" E	54.45
L9	S 73°25'30" W	161.85
L10	N 82°15'53" W	73.67
L11	N 17°15'53" W	128.08
L12	N 17°15'53" W	121.87
L13	N 82°15'53" W	81.35
L14	S 73°25'30" W	155.57
L15	N 17°14'28" W	15.00
L16	N 17°15'53" W	10.00
L17	N 73°25'20" E	39.33
L18	N 22°59'03" E	13.88
L19	N 68°48'30" E	142.38
L20	S 45°57'10" E	105.19
L21	N 42°53'40" E	10.00
L22	N 45°57'10" W	98.99
L23	S 68°48'30" W	131.76
L24	S 22°59'03" W	14.36
L25	N 72°33'25" E	271.93
L26	N 28°29'41" W	49.60
L27	S 46°02'42" E	45.72
L28	S 46°44'53" E	32.46
L29	N 72°43'46" E	24.02
L30	N 17°15'53" W	4.69
L31	S 72°33'25" W	276.23
L32	N 17°15'53" W	15.00
L33	N 72°42'15" E	15.00
L34	N 72°44'06" E	107.44
L35	N 17°15'53" W	20.00
L36	N 72°44'07" E	24.00
L37	S 17°15'54" E	20.00
L38	N 72°44'06" E	128.82
L39	S 46°44'53" E	14.17
L40	S 46°19'52" E	14.49
L41	N 72°44'06" E	120.36
L42	N 72°44'08" E	67.08
L43	N 72°43'44" E	12.36
L44	N 17°26'37" W	15.00
L45	N 72°33'23" E	16.49
L46	N 17°15'53" W	5.42
L47	N 72°44'07" E	15.00
L48	S 17°15'53" E	5.44
L49	S 17°15'53" E	15.00
L50	N 72°44'07" E	33.69
L51	S 17°15'54" E	15.00
L52	S 17°15'54" E	20.00
L53	N 72°43'59" E	60.02
L54	S 46°19'56" E	22.86
L55	N 72°44'06" E	48.91
L56	N 17°15'53" W	21.51
L57	S 72°44'07" W	33.73
L58	N 44°05'59" E	9.95
L59	S 17°15'53" E	16.75
L60	N 72°44'07" E	42.46
L61	N 45°21'56" W	18.69
L62	N 81°13'25" E	11.16
L63	N 81°22'15" E	198.69
L64	S 44°06'41" W	26.93



CITY OF ROCKWALL
VOLUME 4324, PAGE 290
&
DOC#2011-00444412
D.R.R.C.T.

M.J. BARKSDALE SURVEY
ABSTRACT NO. 11
&
E. TEAL SURVEY
ABSTRACT NO. 207

NORTHING: 7013439.83
EASTING: 2596348.97
AS TIED TO CITY OF ROCKWALL
GPS MONUMENTS 1016 & 1017

EASEMENT CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	20.00	89°59'59"	31.42	N 27°44'06" E	28.26	
C2	20.00	90°00'00"	31.42	S 82°15'54" E	28.26	
C3	39.00	47°12'19"	32.13	S 49°07'56" W	31.23	
C4	39.00	47°12'21"	32.13	N 49°07'57" E	31.23	
C5	39.00	47°12'21"	32.13	S 83°39'44" E	31.23	
C6	39.00	47°12'19"	32.13	N 83°39'42" W	31.23	
C7	82.50	11°39'55"	12.72	N 75°32'17" E	12.70	

**FINAL PLAT
HARBOR DISTRICT ADDITION**

LOTS 1&2, BLOCK A; LOT 1, BLOCK B;
LOT 1, BLOCK C; LOT 1, BLOCK D
~ 5 LOTS ~
BEING 10.782 ACRES SITUATED IN THE
M.J. BARKSDALE SURVEY, ABST. 11 & E. TEAL SURVEY ABST. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: J-BR2, LLC
1400 Ridge Road
Rockwall, Texas 75087
(972) 741-9748

Owner: HARBOR HEIGHTS INVESTORS, L.P.
#2 Horizon Ct.
Heath, Texas 75032
(972) 564-4416

Surveyor: MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

Engineer: F.C. CUNY CORP.
#2 Horizon Ct.
Heath, Texas 75032
(469) 402-7700

March 6, 2014

1"=60'

Sheet 2 of 4

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, HARBOR HEIGHTS INVESTORS, L.P. IS THE OWNER OF a tract of land in the M.J. Barksdale Survey, Abstract No. 11 and the E. Teal Survey, Abstract No. 207, situated in the City of Rockwall, in Rockwall County, Texas, recorded in Document Number 2011-00444408 and 2011-00444411, of the Deed Records of Rockwall County, Texas, and J-BR2, LLC IS THE OWNER OF a tract of land in the M.J. Barksdale Survey, Abstract No. 11 and the E. Teal Survey, Abstract No. 207, situated in the City of Rockwall, in Rockwall County, Texas, recorded in Document Number 2013-485327, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of a tract of land described by deed to Teresa M. Easter recorded in Volume 211, Page 282 of the Deed Records of Rockwall County, Texas, said point also lying on the southerly Right of Way of Interstate 30, a variable width Right of Way;

THENCE North 74 degrees 49 minutes 50 seconds East, along the southerly Right of Way of said Interstate 30, a distance of 290.75 feet to a wood right-of-way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of said Deed Records;

THENCE South 14 degrees 20 minutes 24 seconds West, along the northwest line of said Faulkner tract, a distance of 57.31 feet to a 1/2 inch iron rod found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East, along said Faulkner tract, a distance of 1.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 73 degrees 25 minutes 30 seconds East, along said Faulkner tract, a distance of 36.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 16 degrees 31 minutes 03 seconds West, along said Faulkner tract, a distance of 49.47 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set on the aforementioned southerly right-of-way line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East, along said southerly right-of-way line of Interstate 30, a distance of 230.89 feet to a 1/2 inch iron rod found for corner at an angle point in same;

THENCE North 82 degrees 42 minutes 40 seconds East, along said southerly right-of-way line of Interstate 30, a distance of 88.82 feet to a 1/2 inch iron rod found lying on the northwest line of Lot 1, Block A of Briscoe/Hillcrest Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 245 of the Plat Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 63 degrees 14 minutes 55 seconds West, a distance of 1.38 feet;

THENCE South 42 degrees 49 minutes 10 seconds West, passing a 1/2 inch iron rod found at a distance of 21.74 feet for the west corner of said Lot 1, Block A of said Briscoe/Hillcrest Addition and the north corner of Lot 1, Block A of Christian Church Addition, an addition to the City of Rockwall, Rockwall County, Texas as shown on the plat recorded in Cabinet A, Slide 217 of said Plat Records and continuing for a total distance of 116.07 feet to a 1/2 inch iron rod found for corner;

THENCE South 44 degrees 02 minutes 50 seconds West, along the northwest line of said Lot 1, Block A, a distance of 15.09 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A;

THENCE South 46 degrees 02 minutes 42 seconds East, along the southwest line of said Lot 1, Block A, a distance of 90.23 feet to a 1/2 inch iron rod found for corner;

THENCE South 46 degrees 44 minutes 53 seconds East, along the southwest line of said Lot 1, Block A, a distance of 46.62 feet to a 1/2 inch iron rod found for corner;

THENCE South 46 degrees 19 minutes 52 seconds East, along the southwest line of said Lot 1, Block A, a distance of 57.97 feet to a 1/2 inch iron rod found in the northwest line of a tract of land described by deed to the City of Rockwall recorded in Volume 4324, Page 290 of said Deed Records for the south corner of said Lot 1, Block A;

THENCE South 43 degrees 20 minutes 47 seconds West, along the northwest line of said City of Rockwall tract, a distance of 9.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 72 degrees 44 minutes 07 seconds East, through the interior of said City of Rockwall tract, a distance of 16.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 17 degrees 25 minutes 28 seconds East, a distance of 156.79 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 72 degrees 44 minutes 07 seconds West, a distance of 16.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 17 degrees 15 minutes 53 seconds East, passing the southwest line of said City of Rockwall tract, and the northwest line of

George Morton Estate Addition, an addition to the City of Rockwall, Rockwall County, Texas as shown on the plat recorded in Cabinet A, Slide 46 of said Plat Records, a distance of 95.40 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 10 minutes 59 seconds East, a distance of 40.58 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found for corner;

THENCE South 44 degrees 05 minutes 59 seconds West, a distance of 65.29 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found for corner;

THENCE North 45 degrees 21 minutes 56 seconds West, a distance of 42.69 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 72 degrees 44 minutes 07 seconds West, passing the northwest line of said George Morton Estate Addition and the southeast line of the aforementioned City of Rockwall tract recorded in Volume 4324, Page 290, for a distance of 254.65 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 17 degrees 15 minutes 53 seconds East, passing the southeast line of said City of Rockwall tract recorded in Volume 4324, Page 290, and the northwest line of said George Morton Estate Addition, a distance of 187.08 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 44 degrees 17 minutes 17 seconds West, a distance of 14.70 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 45 degrees 21 minutes 56 seconds East, a distance of 97.77 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found for corner;

THENCE North 44 degrees 08 minutes 52 seconds East, a distance of 20.08 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found for corner;

THENCE South 45 degrees 48 minutes 38 seconds East, a distance of 97.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for an angle point in same;

THENCE South 45 degrees 47 minutes 16 seconds East, a distance of 51.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the northerly Right of Way of Summer Lee Drive, a 65.00 feet wide right-of-way, and being in a non-tangent curve to the right;

THENCE in a southwesterly direction, along said curving north Right of Way of said Summer Lee Drive and said non-tangent curve to the right, through a central angle of 18 degrees 44 minutes 32 seconds, having a radius of 467.50 feet, a chord bearing South 66 degrees 55 minutes 17 seconds West at 152.24 feet, and an arc distance of 152.92 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the east corner of a tract of land described as by deed to the City of Rockwall recorded in Document No. 2011-00444412 of said Deed Records;

THENCE North 45 degrees 47 minutes 16 seconds West, departing the northerly Right of Way of said Summer Lee Drive, a distance of 67.53 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the north corner of City of Rockwall tract, said point also being the beginning of a non-tangent curve to the left;

THENCE in a southwesterly direction, along and said non-tangent curve to the left, through a central angle of 26 degrees 59 minutes 40 seconds, having a radius of 126.00 feet, a chord bearing South 10 degrees 14 minutes 17 seconds West at 58.82 feet, and an arc distance of 59.36 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set on the aforementioned northerly Right of Way of said Summer Lee Drive;

THENCE South 81 degree 22 minutes 15 seconds West, along the northerly Right of Way of said Summer Lee Drive, a distance of 48.15 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southeast corner of a tract of land described as by deed to the City of Rockwall recorded in said Document No. 2011-00444412, and the beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction, along said non-tangent curve to the right, departing the northerly Right of Way of said Summer Lee Drive, through a central angle of 12 degrees 16 minutes 08 seconds, having a radius of 174.00 feet, a chord bearing North 01 degree 23 minutes 27 seconds East at 37.19 feet, and an arc distance of 37.26 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the north corner of said City of Rockwall tract;

THENCE South 44 degrees 06 minutes 41seconds West, a distance of 60.53 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set on the northerly Right of Way of the aforementioned Summer Lee Drive marking the west corner of said City of Rockwall tract;

THENCE South 81 degrees 22 minutes 15 seconds West, along the northerly Right of Way of said Summer Lee Drive, a distance of 189.88 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 45 degrees 21 minutes 56 seconds West, departing the northerly Right of Way of said Summer Lee Drive, a distance of 79.36 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found in the northwest line of said George Morton Estate Addition and the southeast

line of the aforementioned City of Rockwall tract recorded in Volume 4324, Page 290;

THENCE North 44 degrees 06 minutes 04 seconds East, along the northwest line of said George Morton Estate Addition, and the southeast line of said City of Rockwall tract recorded in Volume 4324, Page 290, a distance of 261.97 feet to a 1/2 inch iron rod with cap stamped R.P.L.S. 5034 found for corner;

THENCE South 45 degrees 21 minutes 56 seconds East, a distance of 166.76 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner at the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, along said non-tangent curve to the left, through a central angle of 41 degrees 42 minutes 56 seconds, having a radius of 126.00 feet, a chord bearing North 03 degrees 35 minutes 35 seconds East at 89.72 feet, and an arc distance of 91.74 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 17 degrees 15 minutes 53 seconds West, a distance of 29.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 72 degrees 44 minutes 07 seconds West, a distance of 14.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 17 degrees 15 minutes 53 seconds West, passing the northwest line of said George Morton Estate Addition and the southeast line of the aforementioned City of Rockwall tract recorded in Volume 4324, Page 290, and continuing through the interior of said City of Rockwall tract recorded in Volume 4324, Page 290 a distance of 356.57 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 72 degrees 44 minutes 02 seconds West, passing the northwest line of said City of Rockwall tract recorded in Volume 4324, Page 290, a distance of 646.80 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set on the easterly Right of Way of Shoreline Trail, a variable width right-of-way, said point also being in a non-tangent curve to the right;

THENCE in a northwesterly direction, along said non-tangent curve to the right, through a central angle of 02 degree 44 minutes 37 seconds, having a radius of 719.60 feet, a chord bearing North 18 degrees 11 minutes 15 seconds West at 34.45 feet, and an arc distance of 34.46 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the left;

THENCE in a northeasterly direction, along the curving easterly Right of Way of said Shoreline Trail, and said non-tangent curve to the left, through a central angle of 54 degrees 48 minutes 41 seconds, having a radius of 90.00 feet, a chord bearing North 10 degrees 39 minutes 17 seconds East at 46.03 feet, and at an arc distance of 47.83 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction, along said non-tangent curve to the right, through a central angle of 70 degrees 01 minute 27 seconds, having a radius of 85.00 feet, a chord bearing North 75 degrees 44 minutes 40 seconds East at 97.54 feet, and an arc distance of 103.88 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 72 degrees 44 minutes 07 seconds East, a distance of 225.90 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 38 degrees 26 minutes 42 seconds West, a distance of 276.83 feet to a 1/2 inch iron rod found for the south corner of the aforementioned Easter tract recorded in Volume 211, Page 282, and the east corner of a tract of land described by deed to Teresa M. Easter recorded in Volume 3256, Page 293 of said Deed Records;

THENCE North 44 degrees 17 minutes 46 seconds East, along the southeast line of said Easter tract recorded in Volume 211, Page 282, a distance of 234.62 feet to the POINT OF BEGINNING and containing 469,646 square feet or 10.782 acres of land.

I 9

FINAL PLAT
HARBOR DISTRICT ADDITION
LOTS 1&2, BLOCK A; LOT 1, BLOCK B;
LOT 1, BLOCK C; LOT 1, BLOCK D;
~ 5 LOTS ~

BEING 10.782 ACRES SITUATED IN THE
M.J. BARKSDALE SURVEY, ABST. 11 & E. TEAL SURVEY ABST. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner:
J-BR2, LLC
1400 Ridge Road
Rockwall, Texas 75087
(972) 741-9748

Owner:
HARBOR HEIGHTS INVESTORS, L.P.
#2 Horizon Ct.
Heath, Texas 75032
(972) 772-9400

Surveyor:
MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

Engineer:
F.C. CUNY CORP.
#2 Horizon Ct.
Heath, Texas 75032
(469) 402-7700

March 6, 2014

1"-60'

Sheet 3 of 4

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

That we the undersigned owner's of the land shown on this plat, and designated herein as the Harbor District Addition to the City of Rockwall, Texas, and whose name's are 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. we further certify that all other parties who have a mortgage or lien interest in the Harbor District Addition have been notified

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's West 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 Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We and 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.

Russell B Phillips
Harbor Heights Investors, L.P.

J-BR2, LLC.

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Russell B. Phillips 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 12th day of March, 2014.

Karen M. Johnson
Notary Public in and for the State of Texas

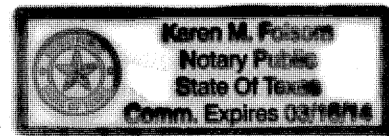
03/16/14
My Commission Expires:



STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Dan Bobst, 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 12th day of March, 2014.

Karen M. Johnson
Notary Public in and for the State of Texas

03/16/14
My Commission Expires:

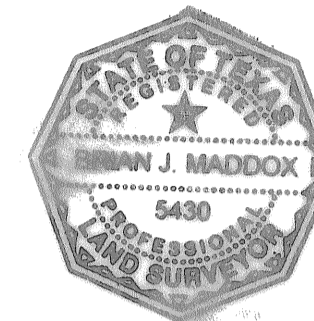


SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 12th DAY OF March, 2014.

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



RECOMMENDED FOR FINAL APPROVAL

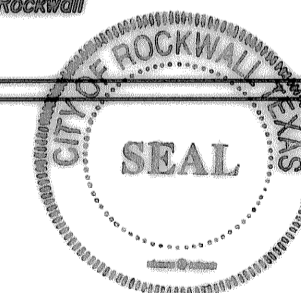
Planning and Zoning Commission

7/9/2013
Date

APPROVED

I hereby certify that the above and foregoing plat of Harbor District Addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 15th day of July, 2013.
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 the 12th day of March, 2014.
Paul Sweet, Mayor, City of Rockwall; Kristi Anthony, City Secretary; Timothy M. Lindsey, P.E., City Engineer.



I 10

FINAL PLAT
HARBOR DISTRICT ADDITION
LOTS 1&2, BLOCK A; LOT 1, BLOCK B;
LOT 1, BLOCK C; LOT 1, BLOCK D;
~ 5 LOTS ~

BEING 10.782 ACRES SITUATED IN THE
M.J. BARKSDALE SURVEY, ABST. 11 & E. TEAL SURVEY ABST. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
03/14/2014 09:03:01 AM
\$200.00
2014000003301

Shelin

Owner:
J-BR2, LLC
1400 Ridge Road
Rockwall, Texas 75087
(972) 741-9748

Owner:
HARBOR HEIGHTS INVESTORS, L.P.
#2 Horizon Ct.
Heath, Texas 75032
(972) 772-9400

Surveyor:
MADDOX SURVEYING
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416

Engineer:
F.C. CUNY CORP.
#2 Horizon Ct.
Heath, Texas 75032
(469) 402-7700

March 6, 2014

1"=60'

Sheet 4 of 4

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, J-BR2, LLC IS THE OWNER OF two tracts of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tracts being all of Lot 2, Block A, of the Harbor District Addition, an addition to the City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas, and all of Lot 1, Block A, of the Christian Church Addition, an addition to the City of Rockwall, as recorded in Cabinet A, Slide 217 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 2, Block A, said point also lying on the southerly Right of Way of Interstate 30, (a variable width Right of Way) and the east line of Sunset Ridge Drive (a variable width Right of Way) as shown on said Harbor Heights Addition Final Plat;

THENCE North 74 degrees 49 minutes 50 seconds East along the southerly Right of Way of said Interstate 30, a distance of 32.37 feet to a wood right-of-way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 14 degrees 20 minutes 24 seconds West departing the southerly line of said Interstate 30 and along said Faulkner tract, a distance of 57.31 feet to a 1/2 inch iron rod found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East continuing along said Faulkner tract a distance of 1.89 feet to a 1/2 inch iron rod found for corner;

THENCE North 73 degrees 25 minutes 30 seconds East continuing along said Faulkner tract a distance of 36.01 feet to a 1/2 inch iron rod found for corner;

THENCE North 16 degrees 31 minutes 03 seconds West continuing along said Faulkner tract a distance of 49.47 feet to a 1/2 inch iron rod found for corner lying on the aforementioned southerly line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East along said southerly line a distance of 230.89 feet to a 1/2 inch iron rod found for corner at an angle point in same;

THENCE North 82 degrees 42 minutes 40 seconds East continuing along said southerly line a distance of 88.82 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 2 Block A, said point also lying on the northwest line of Lot 1, Block A of Briscoe/Hillcrest Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 245 of the Plat Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 63 degrees 14 minutes 55 seconds West, a distance of 1.38 feet;

THENCE South 42 degrees 49 minutes 10 seconds West along the northwest line of said Lot 1, Block A of Briscoe/Hillcrest Addition, a distance of 21.73 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A of said Briscoe/Hillcrest Addition and the north corner of Lot 1, Block A of Christian Church Addition;

THENCE South 46 degrees 25 minutes 58 seconds East along the northeast line of said Christian Church Addition, a distance of 196.92 feet to a 1/2 inch iron rod found for the east corner of said Christian Church Addition;

THENCE South 44 degrees 04 minutes 52 seconds West along the southeast line of said Christian Church Addition a distance of 109.88 feet to a 1/2 inch iron rod found for the south corner of same, said point also lying on the northeast line of Lot 1, Block A, of said Harbor District Addition;

THENCE North 46 degrees 19 minutes 53 seconds West along the southwest line of said Christian Church Addition, same being the northeast line of said Lot 1, Block A, a distance of 57.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S.

5430" found for the southeast corner of said Lot 2 Block A, and the north corner of said Lot 1 Block A;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 1, Block A, and said Lot 2, Block A, a distance of 307.23 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2, Block A, the northwest corner of said Lot 1, Block A, and lying on the aforementioned east right-of-way line of Sunset Ridge Drive;

THENCE North 17 degrees 15 minutes 53 seconds West along the east line of said Sunset Ridge Drive and the west line of said Lot 2, Block A, a distance of 243.79 feet to the POINT OF BEGINNING containing 83,679 square Feet, or 1.921 acres of land.

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 15th DAY OF May 2015.

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

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L8.

Legend of Symbols & Abbreviations

- IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
W.E. = WATER EASEMENT
DOC = DOCUMENT
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

That we the undersigned owner's of the land shown on this plat, and designated herein as the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas, and whose name's are 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. We further certify that all other parties who have a mortgage or lien interest in the REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 have been notified

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's West 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 Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We and 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.

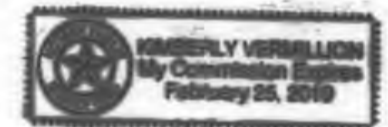
J-BR2, LLC.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Daniel White 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 13th day of May 2015.

Notary Public in and for the State of Texas

My Commission Expires: 2/25/2019



REPLAT
HARBOR DISTRICT ADDITION
LOT 3 AND 4

BEING ALL OF
LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION,
RECORDED IN CABINET I, SLIDE 7
P.R.R.C.T.
AND ALL OF
LOT 1, BLOCK A, OF THE CHRISTIAN CHURCH ADDITION
RECORDED INCABINET A, SLIDE 217
P.R.R.C.T.

SITUATED IN THE
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER/DEVELOPER SURVEYOR

J-BR2, LLC
1400 Ridge Road
Rockwall, Texas 75087
(972) 741-9748

MADDOX SURVEYING & MAPPING INC
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416

1"=60'

4-13-15

SHEET 1 OF 1
CASE NO. P2015-016

REMAINDER
FAULKNER INVESTMENT CO., LTD.
VOLUME 1542, PAGE 296
D.R.R.C.T.

WOOD MONUMENT
NORTHING: 7014393.0752
EASTING: 2589461.3769
AS TIED TO CITY OF ROCKWALL
GPS MONUMENTS R015 & R017

LOT 1 BLOCK B
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

LOT 1 BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

LOT 3 BLOCK A
39,184 SF
0.900 AC

LOT 4 BLOCK A
44,494 SF
1.021 AC

LOT 2, BLOCK A
BRISCOE/HILLCREST ADDITION
CABINET D, SLIDE 245
P.R.R.C.T.

LOT 1, BLOCK A
CHRISTIAN CHURCH ADDITION
CABINET A, SLIDE 217
P.R.R.C.T.

LOT 1, BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

LOT 1, BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

LOT 1, BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

LOT 1, BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

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HARBOR DISTRICT ADDITION
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P.R.R.C.T.

LOT 1, BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

LOT 1, BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

LOT 1, BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

LOT 1, BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

LOT 1, BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

LOT 1, BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

LOT 1, BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

LOT 1, BLOCK A
HARBOR DISTRICT ADDITION
CAB. I, SLIDE 7
P.R.R.C.T.

NOTES:
1. THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE IN SEPTEMBER 2011 AND VERIFIED APRIL 2015.
2. ALL CORNERS ARE 5/8" IRON RODS FOUND WITH A PLASTIC CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS REPLAT IS TO ADD ALL OF LOT 1 BLOCK A OF THE CHRISTIAN CHURCH ADDITION RECORDED IN CABINET A, SLIDE 217 TO THE OVERALL AREA OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, AND RECONFIGURE THE GEOMETRY OF SAID PROPERTY TO PRODUCE TWO DEVELOPABLE LOTS.

APPROVED
I hereby certify that the above and foregoing plat of REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 26th day of May, 2015.
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.
Director of Planning: Robert Salas
City Engineer: Amy Williams



OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, EightyTwenty Real Estate Holdings, LLC is the owner of a tract of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tract being all of Lot 3, Block A, of the Replat of the Harbor District Addition Lot 3 and 4, an addition to the City of Rockwall as recorded in Cabinet I, Slide 168, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of said Lot 3, Block A, said point also lying on the southerly Right of Way of Interstate 30, (a variable width Right of Way) and the east line of Sunset Ridge Drive (a variable width Right of Way) dedicated by the Harbor District Addition, an addition to the City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas;

THENCE North 74 degrees 49 minutes 50 seconds East along the southerly Right of Way of said Interstate 30, a distance of 32.37 feet to a wood right-of-way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of the Deed Records of Rockwall County, Texas;

THENCE South 14 degrees 20 minutes 24 seconds West departing the southerly line of said Interstate 30 and along said Faulkner tract, a distance of 57.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East continuing along said Faulkner tract a distance of 1.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 73 degrees 25 minutes 30 seconds East continuing along said Faulkner tract a distance of 36.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 16 degrees 31 minutes 03 seconds West continuing along said Faulkner tract a distance of 49.47 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner lying on the aforementioned southerly line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East along said southerly line a distance of 135.87 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northeast corner of said Lot 3, Block A and the northwest corner of Lot 4, Block A of said Replat;

THENCE South 17 degrees 15 minutes 53 seconds East along the common line of said Lot 3, Block A and said Lot 4, Block A, a distance of 217.09 feet to a "X" cut in concrete found for the southeast corner of said Lot 3, Block A and the southwest corner of said Lot 4, Block A, said point also lying on the north line of Lot 1, Block A of the Harbor District Addition, an addition to the City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 3, Block A, and said Lot 1, Block A, a distance of 173.70 feet to a "X" cut in concrete found for the southwest corner of said Lot 3, Block A, the northwest corner of said Lot 1, Block A, and lying on the aforementioned east right-of-way line of Sunset Ridge Drive;

THENCE North 17 degrees 15 minutes 53 seconds West along the east line of said Sunset Ridge Drive and the west line of said Lot 3, Block A, a distance of 243.79 feet to the POINT OF BEGINNING containing 39,204 square Feet, or 0.900 of an acre of land

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE 13th DAY OF JUNE, 2017.

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

LINE	BEARING	DISTANCE
L1	N 74°49'50" E	32.37
L2	S 14°20'24" W	57.31
L3	S 49°36'39" E	1.89
L4	N 73°25'30" E	36.01
L5	N 16°31'03" W	49.47
L6	N 17°15'53" W	27.05
L7	N 72°44'07" E	99.21
L8	S 17°15'53" E	75.50
L9	S 72°44'07" W	24.00
L10	N 17°15'53" W	75.50
L11	S 72°44'07" W	100.73
L12	N 27°44'07" E	22.69
L13	N 62°15'53" W	15.00
L14	S 27°44'07" W	17.11



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

That we the undersigned owner's of the land shown on this plat, and designated herein as the REPLAT of the HARBOR DISTRICT ADDITION LOT 3R to the City of Rockwall, Texas, and whose name's are 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. We further certify that all other parties who have a mortgage or lien interest in the REPLAT of the HARBOR DISTRICT ADDITION LOT 3R have been notified

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:

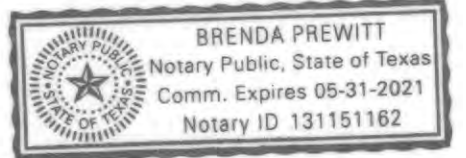
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall West 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 the 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 that the development will comport with the present and future growth needs of the City. We and 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.

Elia's Pore
EIGHTYTWO REAL ESTATE HOLDINGS, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared ELIA'S PORE, 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 15 day of September, 2017.

Notary Public in and for the State of Texas
5-31-2021
My Commission Expires:

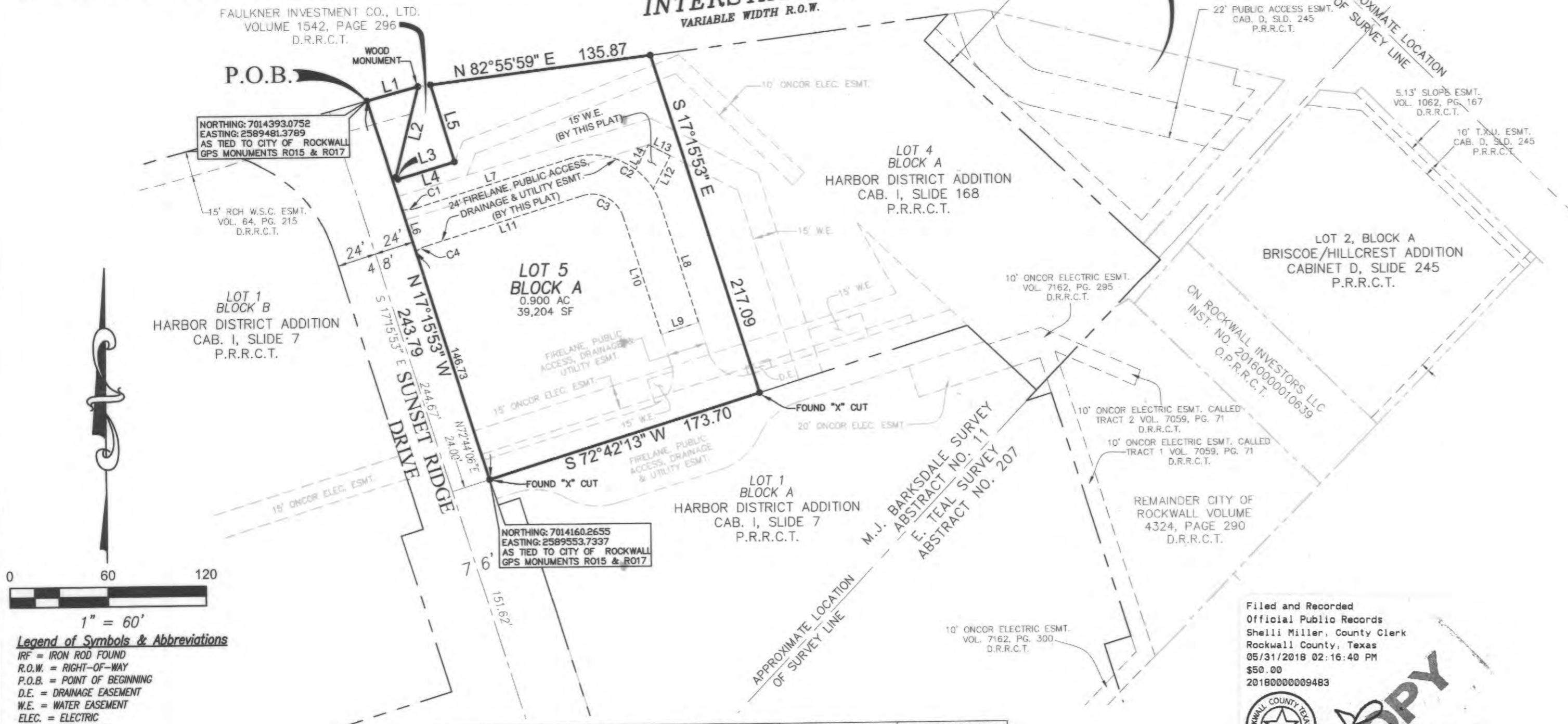


REPLAT
HARBOR DISTRICT ADDITION
LOT 5, BLOCK A J328
0.900 ACRE
BEING ALL OF
LOT 3, BLOCK A, OF THE HARBOR
DISTRICT ADDITION,
RECORDED IN CABINET I, SLIDE 168
P.R.R.C.T.
SITUATED IN THE
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER
EIGHTYTWO REAL ESTATE HOLDINGS, LLC
5740 Prospect Avenue, Ste 2001
Dallas, Texas 75206

SURVEYOR
MADDOX SURVEYING & MAPPING INC
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
Firm Reg. No. 10013200

(P2017-011)
March 3, 2017 MSM Project No. 17-1758 SHEET 1 OF 1



0 60 120
1" = 60'

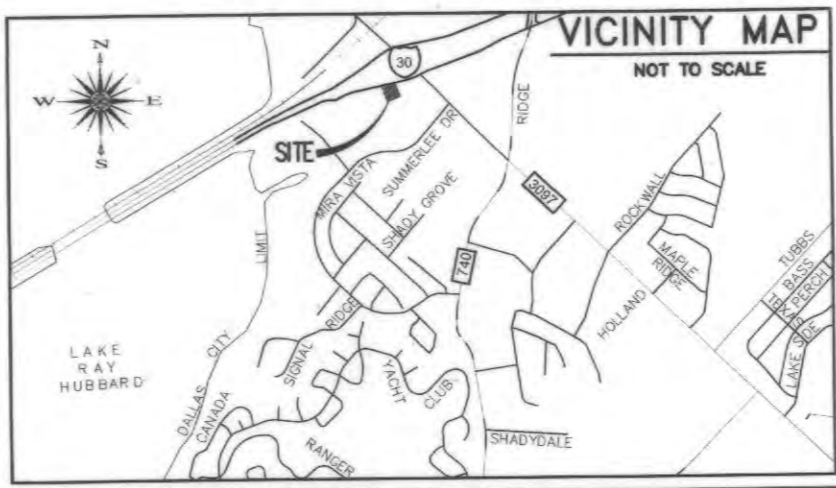
- Legend of Symbols & Abbreviations**
- IRF = IRON ROD FOUND
 - R.O.W. = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - D.E. = DRAINAGE EASEMENT
 - W.E. = WATER EASEMENT
 - ELEC. = ELECTRIC
 - INST. = INSTRUMENT
 - NO. = NUMBER
 - VOL. = VOLUME
 - PG. = PAGE
 - CAB. = CABINET
 - ESMT. = EASEMENT
 - D.R.R.C.T. = 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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00	24°18'26"	8.48	N 84°53'20" E	8.42
C2	44.00	90°00'00"	69.12	S 62°15'53" E	62.23
C3	20.00	90°00'00"	31.42	N 62°15'53" W	28.28
C4	16.08	24°29'53"	6.88	S 61°58'43" W	6.82

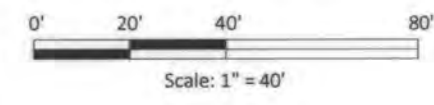
Planning & Zoning Commission, Chairman
Date 2/28/17

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 6 day of March, 2017.
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 the 31st day of October, 2017.
Ann Williams City Engineer
Kristy Cele City Secretary
Ann Williams City Engineer



THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS IN ORDER TO CREATE A FULLY DEVELOPABLE LOT.



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
DRRCT	Deed Records Rockwall County, Texas
PRRCT	Plat Records Rockwall County, Texas
RPRRCT	Real Property Records Rockwall County, Texas
OPRRCT	Official Public Records Rockwall County, Texas

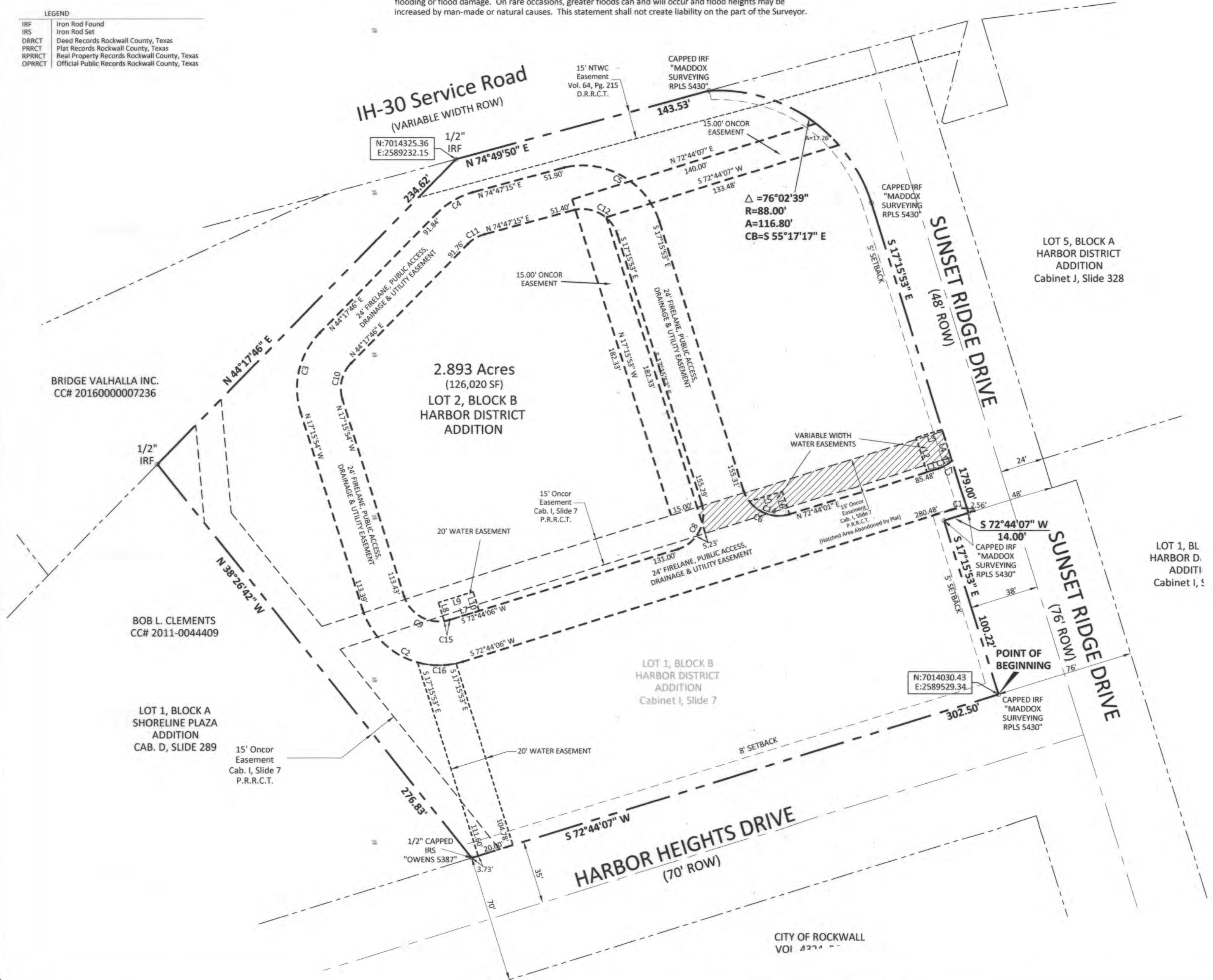
GENERAL NOTES:

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.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on those cited on plat of Lot 1, Block B, Harbor District Addition recorded in Cabinet I, Slide 7, Map/Plat Records Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	24°30'47"	20.50'	8.77'	N 84°59'31" E
C2	90°00'00"	44.00'	69.12'	S 62°15'54" E
C3	61°33'41"	44.00'	47.28'	N 13°30'56" E
C4	30°29'28"	44.00'	23.42'	S 59°32'30" W
C5	85°35'41"	44.12'	65.92'	N 60°09'17" W
C6	90°00'06"	20.00'	31.42'	N 62°15'56" W
C7	25°08'57"	20.50'	9.00'	S 60°09'31" W
C8	89°59'59"	20.00'	31.42'	N 27°44'06" E
C9	90°00'00"	20.00'	31.42'	N 62°15'54" W
C10	61°33'41"	20.00'	21.49'	N 13°30'56" E
C11	30°29'28"	20.00'	10.64'	S 59°32'30" W
C12	84°27'48"	20.12'	29.67'	S 59°38'01" E

LINE	BEARING	DISTANCE
L1	S 72°44'07" W	6.49'
L2	S 17°15'53" E	19.83'
L3	S 72°44'07" W	15.00'
L4	S 17°15'53" E	17.98'
L5	S 72°44'08" W	18.84'
L6	S 17°15'53" E	13.29'
L7	S 72°40'40" W	16.87'
L8	N 17°21'42" W	10.76'
L9	S 72°44'07" W	20.00'
L10	N 17°21'42" W	10.99'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C13	24°30'43"	20.50'	8.77'	N 60°28'40" E
C14	70°23'08"	20.00'	24.57'	S 72°04'25" E
C15	9°00'58"	20.00'	3.15'	N 77°14'36" E
C16	27°47'08"	44.00'	21.34'	S 88°26'49" E

Case No.: P2020-014

**FINAL PLAT
HARBOR DISTRICT ADDITION
LOT 2, BLOCK B**

1 LOT TOTALING 2.893 ACRES
BEING A REPLAT OF A LOT 1, BLOCK B OF HARBOR DISTRICT ADDITION
2.893 ACRES (126,020 SQUARE FEET)
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: 101 HUBBARD DR LLC
2701 Sunset Ridge Dr.
Suite 610
Rockwall, TX 75082

Engineer: TNP
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
972-461-9867
clown@tnpinc.com

Scale: 1" = 40'	Checked By: F.R. Owens
Date: February 6, 2020	P.C.: Cryer/Spradling
Technician: Bedford/Spradling	File: HARBOR LOT 2 BLB B
Drawn By: Bedford/Spradling	Job No. 400-022
	GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

Sheet:
1
Of: 2



TBPLS REG#10118200

N:\ALL FILES\Cuny - TNP\400\ROCKWALL\Harbor\HARBOR LOT 2 BLK B 9-25-19.dwg, REPLAT, 4/28/2020 1:22:12 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS 101 HUBBARD DRIVE LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 2.893 acre tract of land situated in the M.J. Barksdale Survey, Abstract No. 2, in the City of Rockwall, Rockwall County, Texas and being Lot 1, Block B of Harbor District Addition according to the plat recorded in Cabinet I, Slide 7 of the Official Public Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod "MADDOX SURVEYING RPLS 5430" found for corner and being at the intersection of Sunset Ridge Drive (76' ROW) and Harbor Heights Drive (70' ROW);

THENCE along the north line of said Harbor Heights Drive, SOUTH 72°44'07" WEST a distance of 302.50 feet to a 1/2 inch iron rod "OWENS 5387" set for corner and being the most southerly southeast corner of Lot 1, Block A, Shoreline Plaza Addition as recorded in Cabinet D, Slide 289 of the Official Public Records, Rockwall County, Texas;

THENCE along the common line of said Lot 1, Block A & Lot 1, Block B, NORTH 38°26'42" WEST a distance of 276.83 feet to a 1/2 inch iron rod found for corner and being located in the southeast line of a tract of land to Bridge Valhalla Inc. per deed recorded in CC# 2016000007236, Official Public Records, Rockwall County, Texas;

THENCE along the southeast line of Bridge Valhalla tract, NORTH 44°17'46" EAST a distance of 234.62 feet to a 1/2 inch iron rod found for corner and being located in the south line of IH-30 Service Road (Variable Width ROW);

THENCE along the south line of said IH-30 Service Road, NORTH 74°49'50" EAST a distance of 143.53 feet to a capped iron rod "MADDOX SURVEYING RPLS 5430" found for corner at the beginning of a curve to the right with a radius of 88.00 feet and a chord bearing of South 55°17'17" East;

ALONG said curve to the right through a central angle of 76°02'39" for an arch length of 116.80 feet to a capped iron rod "MADDOX SURVEYING RPLS 5430" found for corner located in the southwest line of said Sunset Ridge Drive;

THENCE along southwest line of said Sunset Ridge Drive as follows:

SOUTH 17°15'53" EAST a distance of 179.00 feet to a 1/2 inch capped iron rod "OWENS 5387" set for corner;

SOUTH 72°44'07" WEST a distance of 14.00 feet to a 1/2 inch capped iron rod "OWENS 5387" set for corner;

SOUTH 17°15'53" EAST a distance of 100.22 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.893 acres or 126,020 square feet of land more or less.

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

We, 101 HUBBARD DRIVE LLC, the undersigned owner of the land shown on this plat, and designated herein as the HARBOR DISTRICT ADDITION 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, drains, 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 DISTRICT ADDITION 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;

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.

7. Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements.

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 that the development will comport with the present and future growth needs of the City; We, my (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.

101 HUBBARD DRIVE LLC

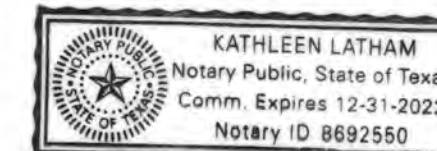
Name: DW BOBST
Title: PRESIDENT

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DW Bobst, 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 13th day of August, 2020

Kathleen Latham
Notary Public in and for the State of Texas



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owens, 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.

Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/24/2020 08:53:57 AM
\$100.00
2020000019318



Shelin

Case No.: P2020-014

FINAL PLAT
HARBOR DISTRICT ADDITION
LOT 2, BLOCK B

1 LOT TOTALING 2.893 ACRES
BEING A REPLAT OF A LOT 1, BLOCK B OF HARBOR DISTRICT ADDITION
2.893 ACRES (126,020 SQUARE FEET)
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner: 101 HUBBARD DR LLC
TNP: 2701 Sunset Ridge Dr.
Suite 610
Rockwall, TX 75082
Engineer: 825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
972-461-9867
cslown@tjpin.com

Scale: 1" = 40'
Date: February 6, 2020
Checked By: F.R. Owens
P.C.: Cryer/Spradling
File: HARBOR LOT 2 BLK B
Technician: Bedford/Spradling
Job. No. 400-022
Drawn By: Bedford/Spradling
GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com, ajb@ajbedfordgroup.com

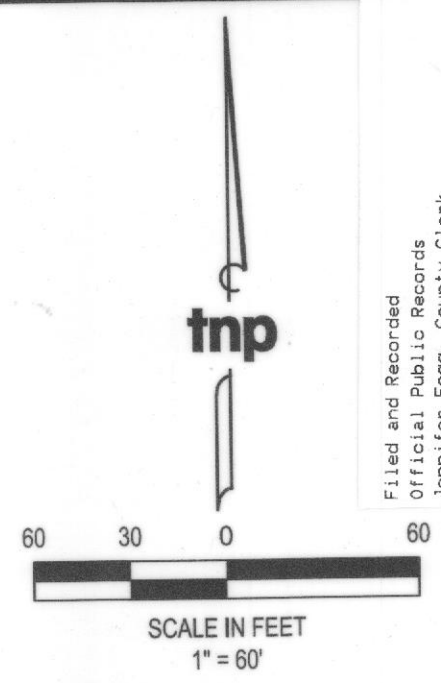
Sheet: 2
Of: 2



TBPLS REG#10118200

RECOMMENDED FOR FINAL APPROVAL
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 ___ 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 7th day of May, 2020.
Mayor, City of Rockwall; City Secretary; City Engineer





Filed and Recorded
 Official Public Records
 Jennifer Foggi, County Clerk
 Rockwall County, Texas
 03/10/2021 02:12:29 PM
 \$50.00
 2021000005570

- NOTES:**
- BEARINGS AND COORDINATES 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 "R.P.L.S. 5430" FOUND.
 - 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 LINE TABLE

LINE	BEARING	DISTANCE
L1	S 72°43'44" W	12.36'
L2	S 72°44'08" W	67.08'

EASEMENT CURVE TABLE

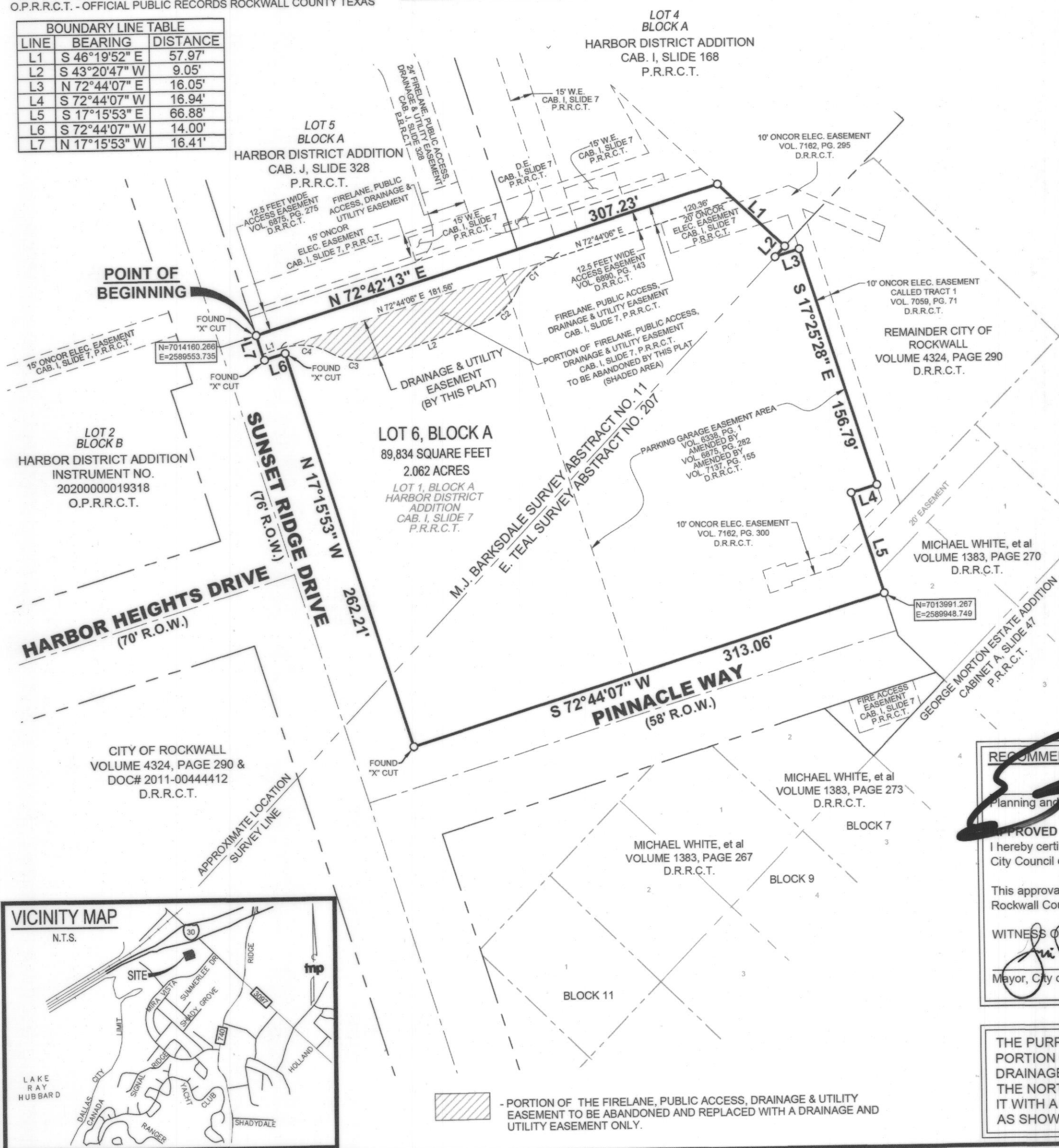
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	39.00'	47°12'19"	32.13'	S 49°07'56" W	31.23'
C2	39.00'	47°12'21"	32.13'	S 49°07'57" W	31.23'
C3	39.00'	47°12'21"	32.13'	N 83°39'44" W	31.23'
C4	39.00'	47°12'19"	32.13'	N 83°39'42" W	31.23'

LEGEND

N.T.S. - NOT TO SCALE
 R.O.W. - RIGHT OF WAY
 DOC.# - DOCUMENT NUMBER
 CAB. - CABINET
 PG. - PAGE
 W.E. - WATER EASEMENT
 D.E. - DRAINAGE EASEMENT
 ELEC. - ELECTRIC
 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

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 46°19'52" E	57.97'
L2	S 43°20'47" W	9.05'
L3	N 72°44'07" E	16.05'
L4	S 72°44'07" W	16.94'
L5	S 17°15'53" E	66.88'
L6	S 72°44'07" W	14.00'
L7	N 17°15'53" W	16.41'



OWNERS CERTIFICATE

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

WHEREAS Harbor Heights Investors, L.P. is the owner a tract of land situated in the Edward Teal Survey, Abstract Number 207 and the M.J. Barksdale Survey, Abstract Number 11 being all of Lot 1, Block A of Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the northwest corner of said Lot 1, Block A, also lying on the east line of Sunset Ridge Drive a 76 feet wide right-of-way at this point as dedicated by said Harbor District Addition;

THENCE North 72 degrees 42 minutes 13 seconds East, along the north line of said Lot 1, Block A, a distance of 307.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE along the easterly line of said Lot 1, Block A the following courses and distances:

South 46 degrees 19 minutes 52 seconds East, a distance of 57.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 43 degrees 20 minutes 47 seconds West, a distance of 9.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 72 degrees 44 minutes 07 seconds East, a distance of 16.05 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 17 degrees 25 minutes 28 seconds East, a distance of 156.79 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 72 degrees 44 minutes 07 seconds West, a distance of 16.94 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

South 17 degrees 15 minutes 53 seconds East, a distance of 66.88 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southeast corner of same, also lying on the north line of Pinnacle Way a 58 feet wide right-of-way as dedicated by said Harbor District Addition;

THENCE South 72 degrees 44 minutes 07 seconds West, along the north right-of-way of said Pinnacle Way, same being the south line of said Lot 1, Block A, a distance of 313.06 feet to an "X" cut in concrete found for the southwest corner of said Lot 1, Block A, also lying on the aforementioned east right-of-way of Sunset Ridge Drive;

THENCE along the east right-of-way of said Sunset Ridge Drive and the west line of said Lot 1, Block A the following courses and distances:

North 17 degrees 15 minutes 53 seconds West, a distance of 262.21 feet to an "X" cut in concrete found for corner;

South 72 degrees 44 minutes 07 seconds West, a distance of 14.00 feet to an "X" cut in concrete found for corner;

North 17 degrees 15 minutes 53 seconds West, a distance of 16.41 feet to the POINT OF BEGINNING containing 89,834 square feet, or 2.062 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 31st DAY OF February, 2021

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



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date 3/9/21

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 8 day of September, 2021.

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 9th day of March, 2021.

[Signature] Mayor, City of Rockwall
[Signature] Secretary
[Signature] City Engineer

THE PURPOSE OF THIS REPLAT IS TO ABANDON A PORTION OF THE FIRELANE, PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT LOCATED ALONG THE NORTHWEST LINE OF SAID LOT AND REPLACE IT WITH A DRAINAGE AND UTILITY EASEMENT ONLY AS SHOWN

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 the LOT 6, BLOCK A HARBOR DISTRICT 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:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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/Retention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

HARBOR HEIGHTS INVESTORS, L.P.
 Representative [Signature]

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

Before me, the undersigned authority, on this day personally appeared Dan Bobst 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 30th day of March, 2021.

Kathleen Latham
 Notary Public in and for the State of Texas
12.31.2022
 My Commission Expires:



FINAL PLAT
LOT 6, BLOCK A, HARBOR DISTRICT ADDITION
 BEING A REPLAT OF LOT 1, BLOCK A, HARBOR DISTRICT ADDITION
89,834 SQUARE FEET OR 2.062 ACRES
 SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207 AND THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: OZO 20505
 Date: August 25, 2020
 Drawn By: JM
 Scale: 1"=60'
 SHEET 1 of 1



SURVEYOR

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