

THAT Rockwall Harbor Corp. I, being owner, does hereby adopt this plat designating the hereinabove property as Rockwall Harbor Phase One, City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does 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. Any public utility shall have the right to remove or keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way encumber or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall 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 at any time of procuring the permission of anyone. Conveyed herewith is the right for mutual ingress and egress to and from all lots created by this plat. 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;

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance 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, drainage structures, storm sewers, water, sanitary sewer and alleys, all according to the specifications 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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

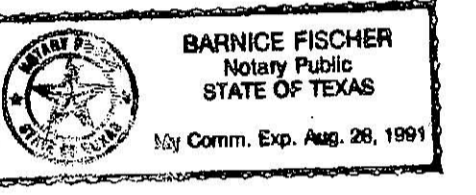
WITNESS MY HAND at Rockwall, Texas, this 9th day of May, 1988.

ROCKWALL HARBOR CORP. I
Robert S. Whittle
 Robert S. Whittle, President

STATE OF TEXAS
 COUNTY OF Rockwall

This instrument was acknowledged before me on the 9th day of May, 1988, by Robert S. Whittle, the President of Rockwall Harbor Corp. I a Texas corporation, on behalf of said corporation.

Barnice Fischer
 Notary Public
 My Commission Expires 8/28/91



SURVEYOR'S CERTIFICATE

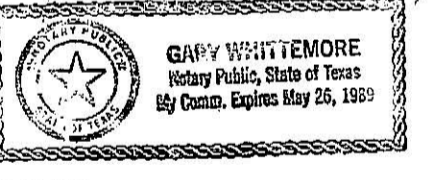
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans
 Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
 COUNTY OF DALLAS

This instrument was acknowledged before me on the 9 day of May, 1988, by Harold L. Evans.

Gary Whittemore
 Notary Public
 My Commission Expires _____



RECOMMENDED FOR FINAL APPROVAL

Ray Smith
 City Manager
 Chairman, Planning and Zoning Commission

APPROVED

 Date
May 16 1988
 Date

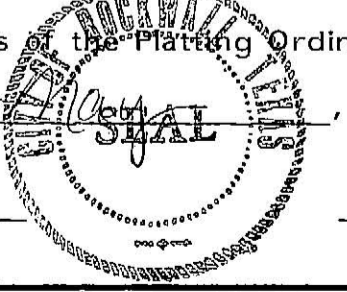
I hereby certify that the above and foregoing plat of Rockwall Harbor Phase One, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2nd day of May, 1988.

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 twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this 16th day of May, 1988.

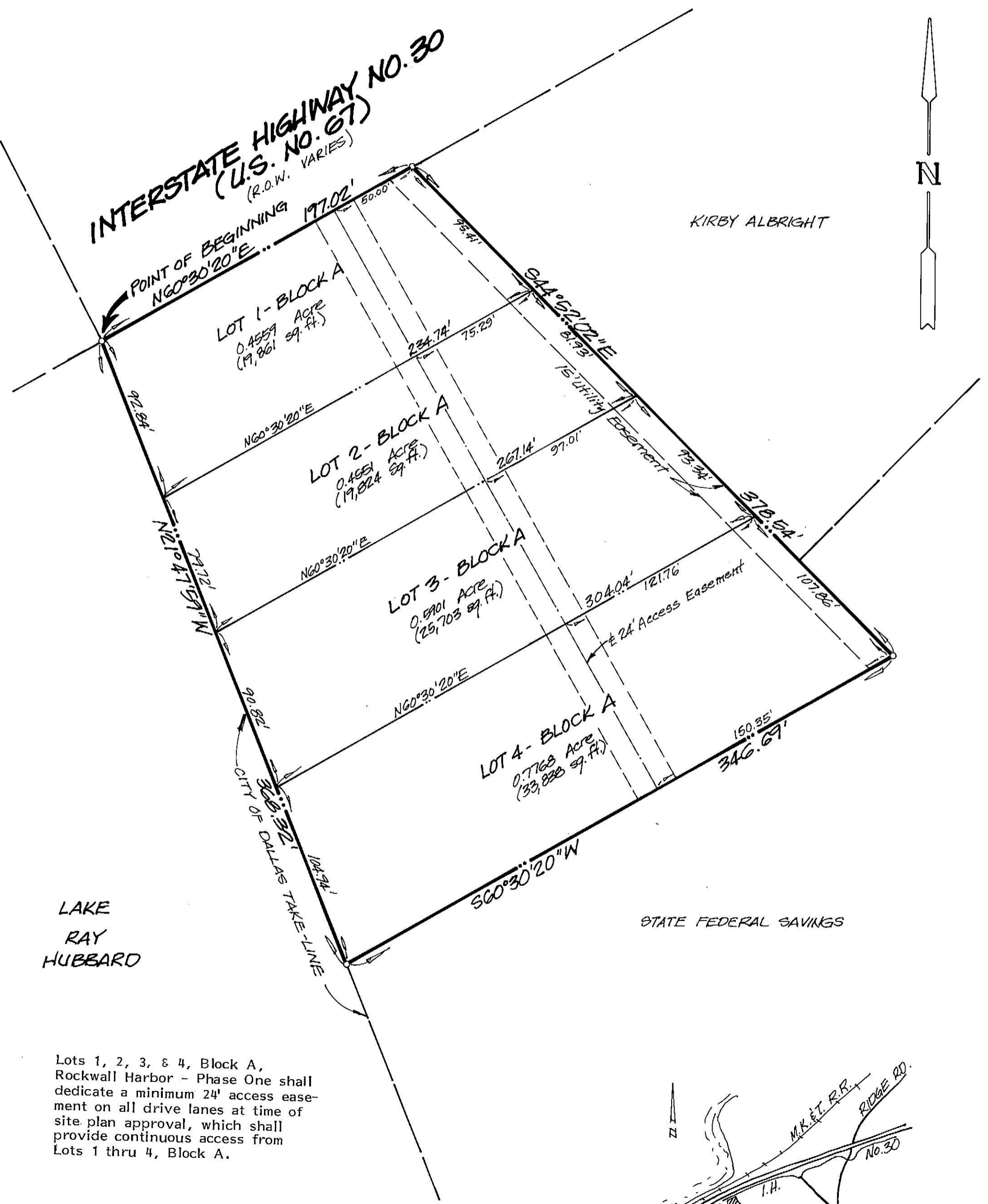
J. R. Meador
 Mayor, City of Rockwall



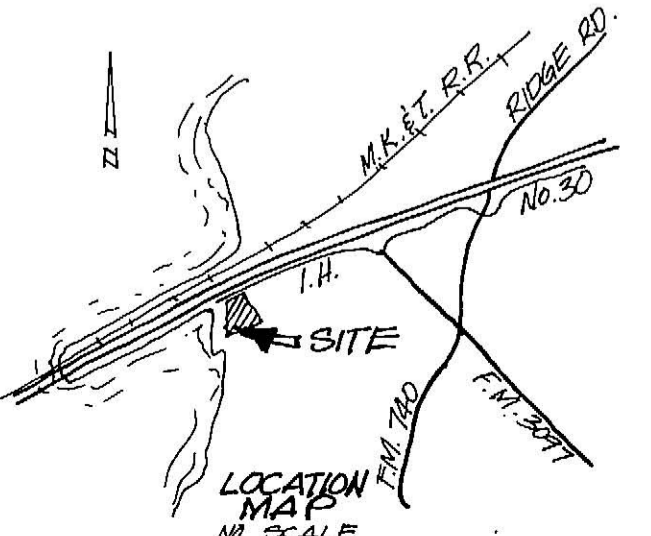
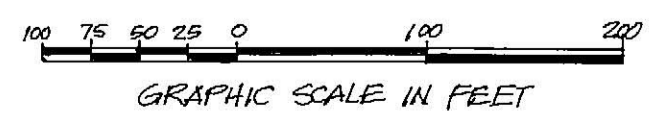
Julie Cook
 City Secretary, City of Rockwall

WHEREAS, Rockwall Harbor Corp. I, is the owner of a tract of land situated in the M.J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a part of that tract of land conveyed to A.P. Roffino by deed recorded in Volume 59, Page 383, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

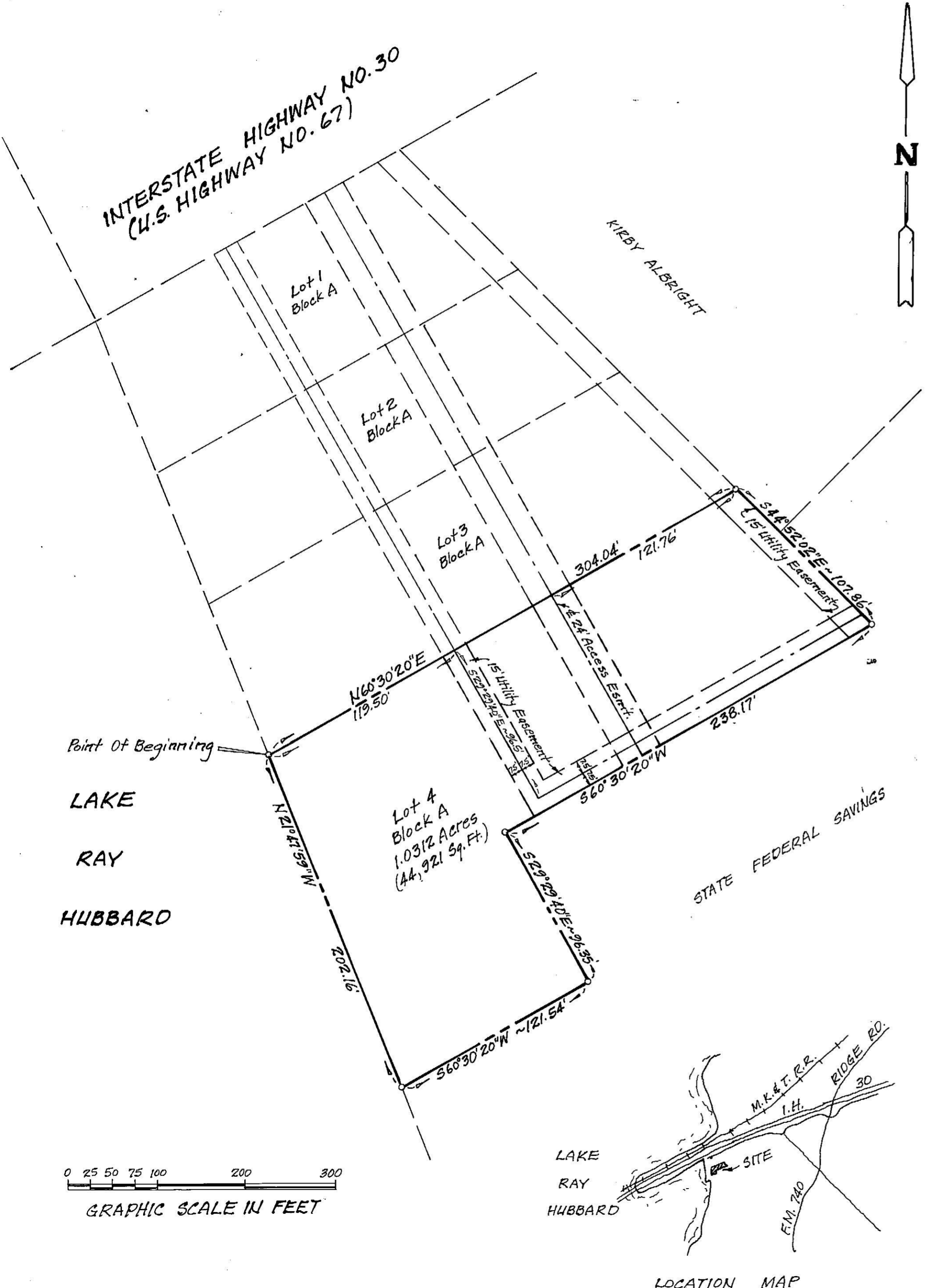
BEGINNING at the intersection of the City of Dallas East Take Line for Lake Ray Hubbard with the South line of I.H. 30; THENCE: North 60° 30' 20" East a distance of 197.02 feet with said South line to a point for a corner; THENCE: South 44° 52' 02" East a distance of 378.54 feet to a point for a corner; THENCE: South 60° 30' 20" West a distance of 346.69 feet to a point for a corner on said City of Dallas Take Line; THENCE: North 21° 47' 59" West a distance of 368.32 feet with said Take Line to the Point of Beginning and Containing 99,226 Square Feet or 2.2779 Acres of Land.



Lots 1, 2, 3, & 4, Block A, Rockwall Harbor - Phase One shall dedicate a minimum 24' access easement on all drive lanes at time of site plan approval, which shall provide continuous access from Lots 1 thru 4, Block A.



WHEREAS, Rockwall Harbor Corp. I, is the owner of a tract of land situated in the M. J. Barksdale Survey, Abstract No. 11, Rockwall County, Texas, and being a part of that tract of land conveyed to A. P. Raffino by deed recorded in Volume 59, Page 383, Deed Records, Rockwall County, Texas;
AND WHEREAS, a portion of said land was platted as Rockwall Harbor - Phase One and recorded in Cabinet C, Slide 29, Plat Records, Rockwall County, Texas;
AND NOW WHEREAS, said owner desires to re-plat Lot 4, Block "A" of said Addition, said Re-Plat being more particularly described as follows:



BEGINNING at the North West corner of said Lot 4, said point being located on the City of Dallas East Take Line of Lake Ray Hubbard;
THENCE: Following the common line between Lots 3 & 4 of said Addition, N 60° 30' 20" E a distance of 304.04 feet to a point for a corner;
THENCE: S 44° 52' 02" E a distance of 107.86 feet to a point for a corner;
THENCE: S 60° 30' 20" W a distance of 238.17 feet to a point for a corner;
THENCE: S 29° 29' 40" E a distance of 96.35 feet to a point for a corner;
THENCE: S 60° 30' 20" W a distance of 121.54 feet to a point for a corner located on said East Take Line;
THENCE: N 21° 47' 59" W along said Take Line a distance of 202.16 feet to the Place of Beginning and containing 44,921 square feet or 1.0312 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Rockwall Harbor Corp. I, Being Owner, does hereby adopt this Re-Plat of Lot 4, Block "A" of Rockwall Harbor - Phase One, City of Rockwall, Rockwall County, Texas, and further makes no changes to any of the agreements, covenants or requirements on the face of said plat of Rockwall Harbor - Phase One, but further agrees to abide with them the same as if written out in full hereon.

WITNESS MY HAND at Rockwall, Texas, this 2nd day of October, 1989.

ROCKWALL HARBOR CORP. I
[Signature]
Robert S. Whittle, President

STATE OF TEXAS
COUNTY OF Rockwall

This instrument was acknowledged before me on this 2nd day of Oct., 1989, by Robert S. Whittle, the President of Rockwall Harbor Corp. I, a Texas Corporation, on behalf of said corporation.

[Signature]
Notary Public
My Commission Expires 8/28/91



SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.

[Signature]
Harold L. Evans, Registered Public Surveyor No. 2146



STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 6 day of September, 1989 by Harold L. Evans.

[Signature]
Notary Public
My Commission Expires _____

RECOMMENDED FOR FINAL APPROVAL

[Signature]
City Manager

10/17/89
Date

[Signature]
Chairman, Planning and Zoning Commission

APPROVED

10/17/89
Date

I hereby certify that the above and foregoing re-plat of Lot 4, Block "A" of Rockwall Harbor - Phase One was approved by the City Council, City of Rockwall on the 19th day of June, 1989.

This approval shall be invalid unless the approved plat is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred twenty (120) days from said date of final approval.

Said Re-Plat shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this 19th day of October, 1989.

[Signature]
Mayor, City of Rockwall



[Signature]
City Secretary, City of Rockwall

HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			REPLAT OF LOT 4-BLOCK A ROCKWALL HARBOR-PHASE ONE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ROCKWALL HARBOR CORP. I ~ OWNER 2804 RIDGE ROAD ~ ROCKWALL, TEXAS, 75087 TEL. NO. 771-5238		
SCALE	DATE	JOB NO.			
1"=50'	6-06-89	8723			

Rockwall Harbor I