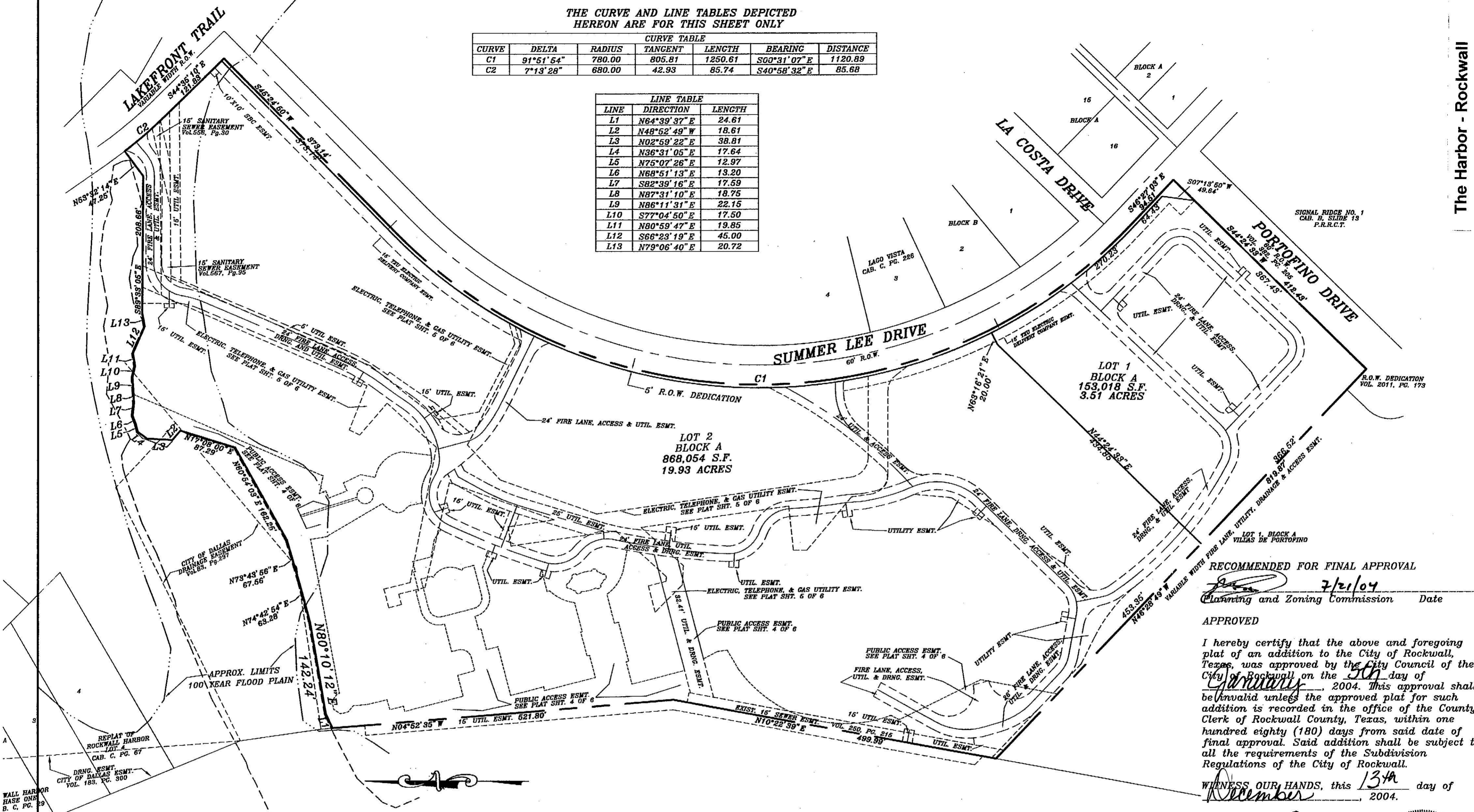


THE CURVE AND LINE TABLES DEPICTED
HEREON ARE FOR THIS SHEET ONLY

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

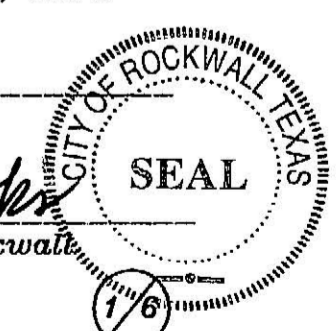
APPROVED
 I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 30th day of January, 2004. This approval shall be invalid unless the approved plat for such addition is recorded in the office of 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

[Signature]
 Dorothy 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, TEXAS
 APR - 5 PM 2:15
 CLERK
 DEPUTY

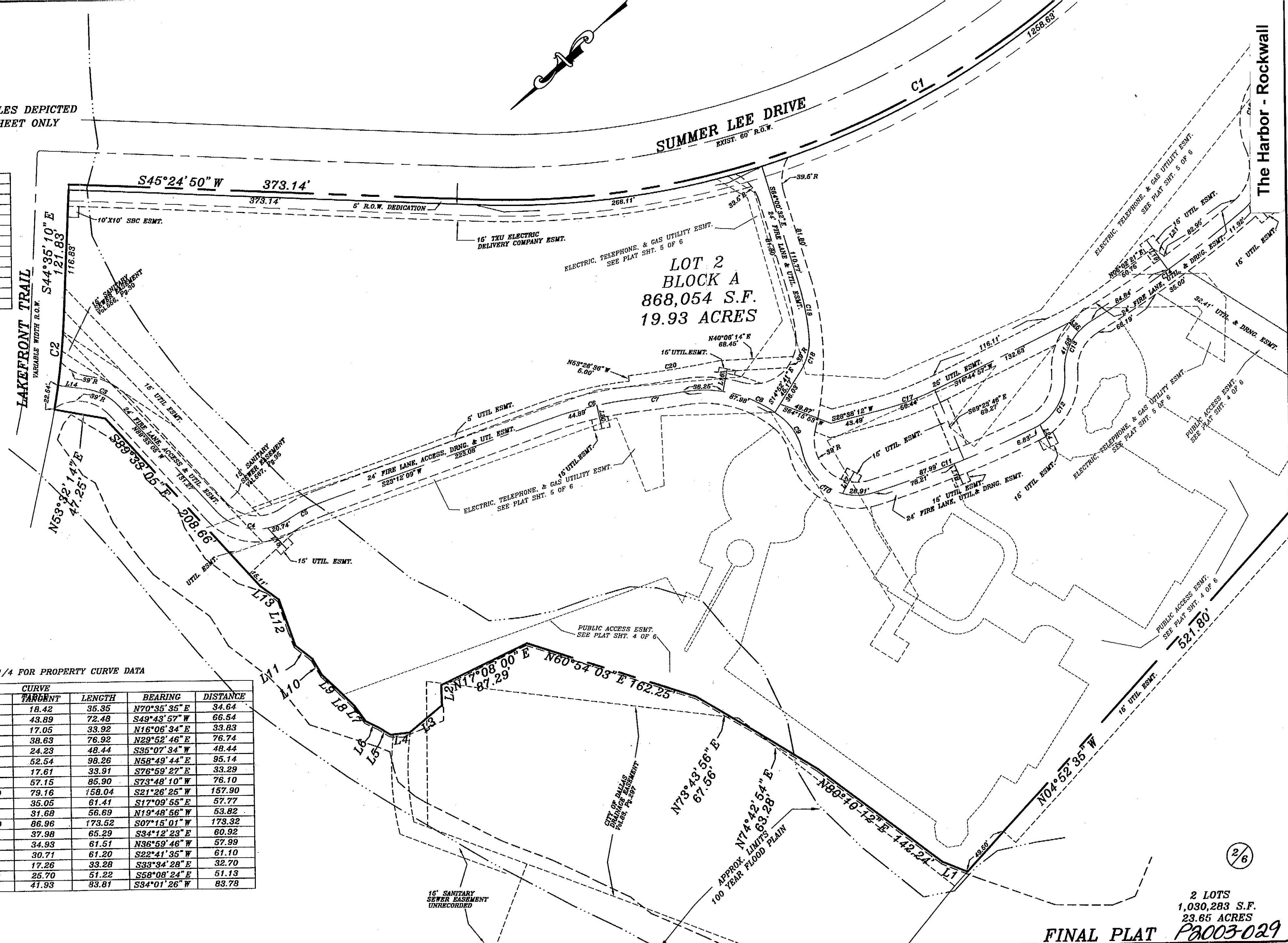
THE CURVE AND LINE TABLES DEPICTED
HEREON ARE FOR THIS SHEET ONLY

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



2/6

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

FINAL PLAT

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

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

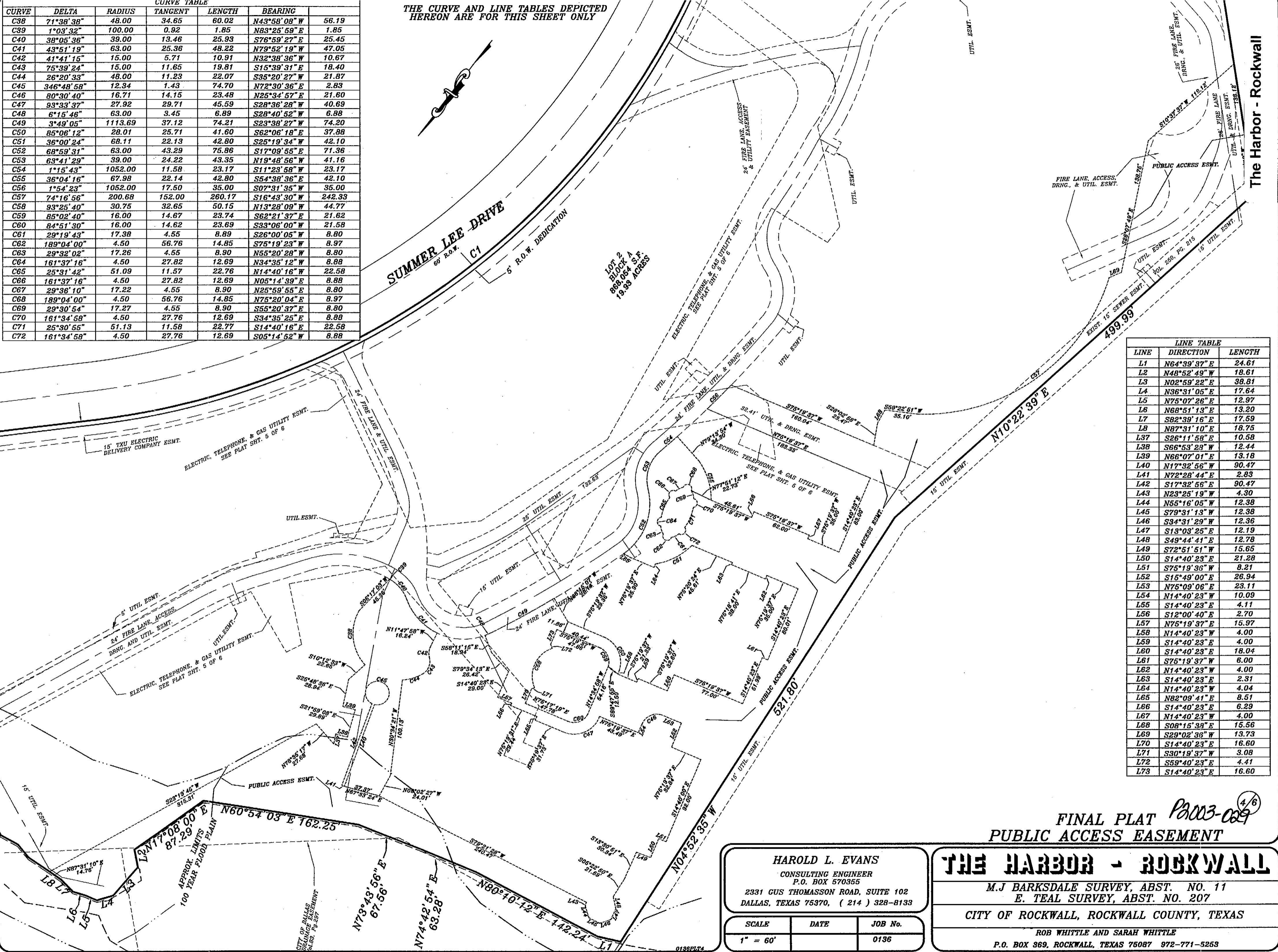
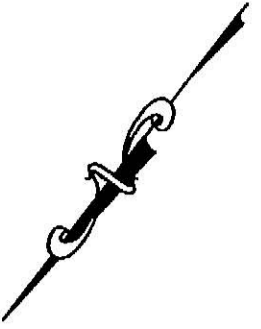
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
E. TEAL SURVEY, ABST. NO. 207

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

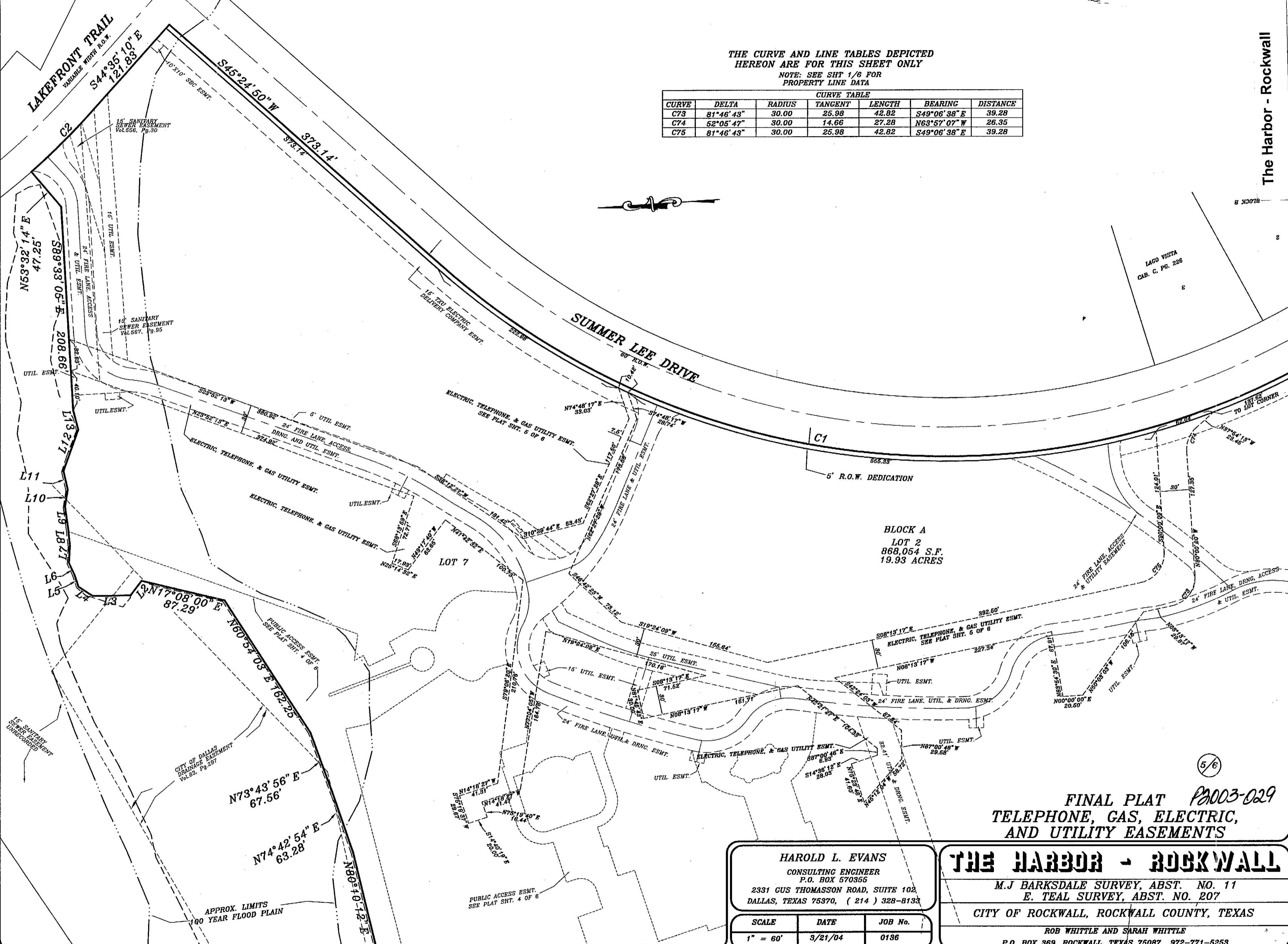
SCALE	DATE	JOB No.
1" = 60'		0136

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.

Marlah Bay Development, Inc

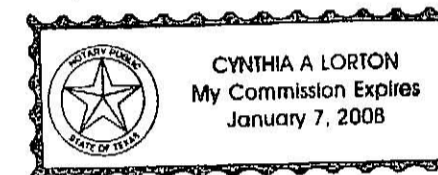
by: Robert S. Whittle, President

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.

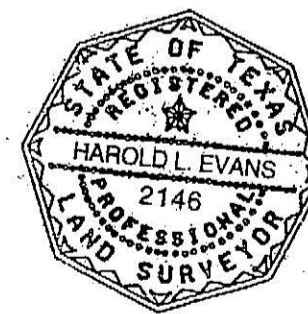
Notary Public in and for the State of Texas

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

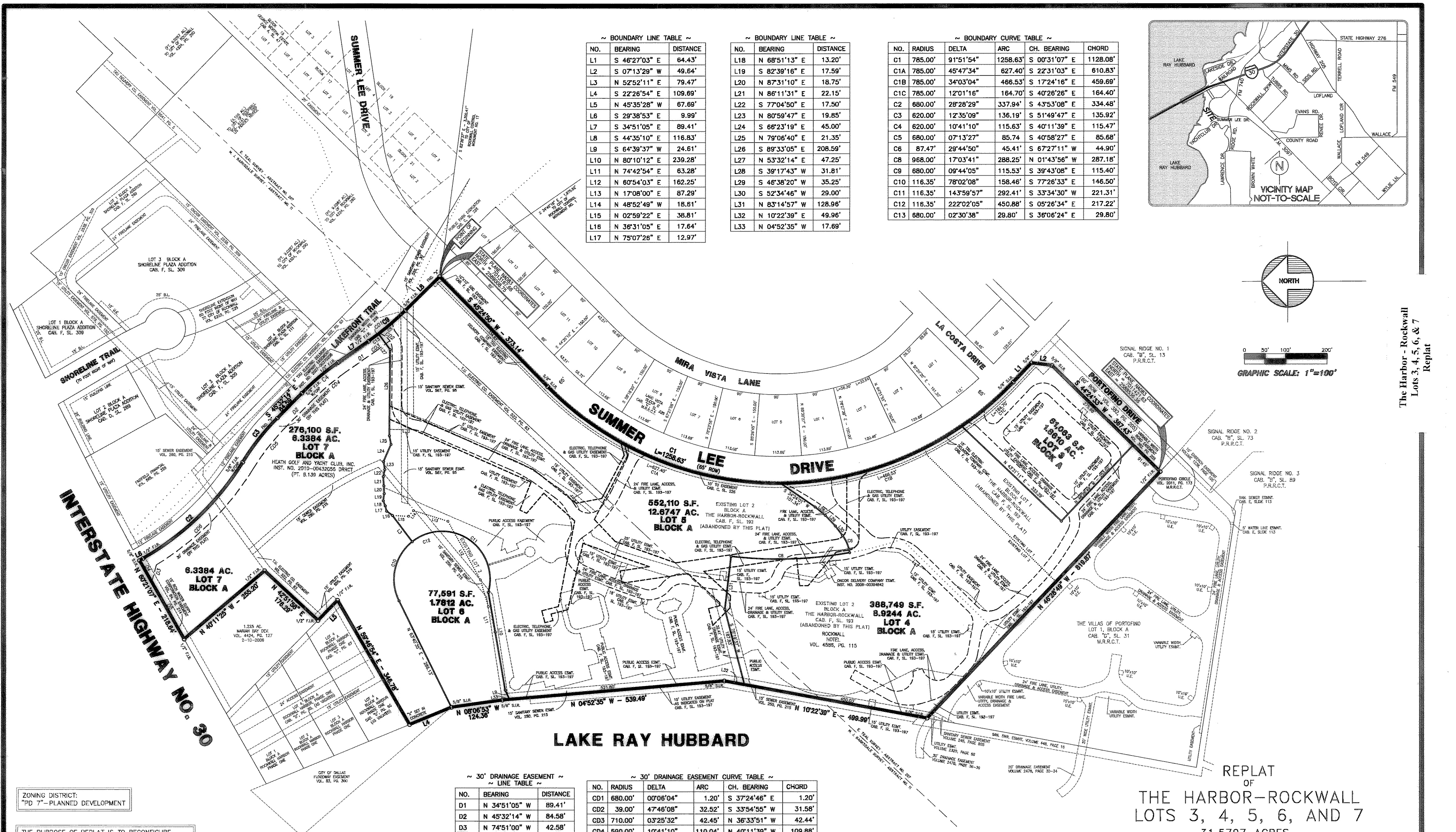
FINAL PLAT P2003-029

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 ~

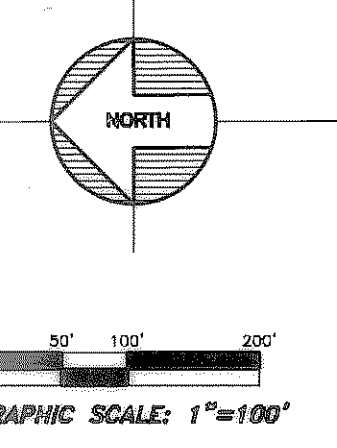
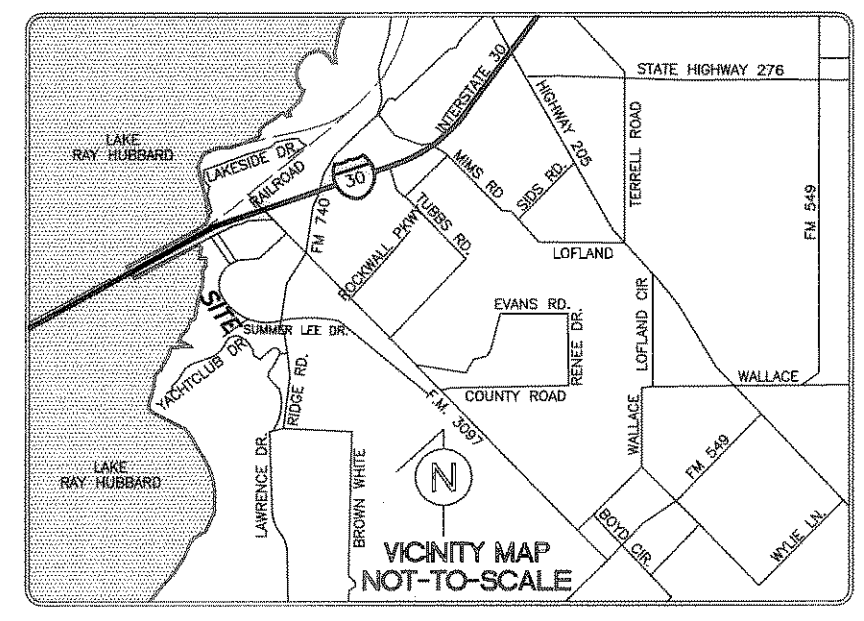
NO.	BEARING	DISTANCE
L1	S 46°27'03" E	64.43'
L2	S 07°13'29" W	49.64'
L3	N 52°52'11" E	79.47'
L4	S 22°26'54" E	109.69'
L5	N 45°35'28" W	67.69'
L6	S 29°38'53" E	9.99'
L7	S 34°51'05" E	89.41'
L8	S 44°35'10" E	116.83'
L9	S 64°39'37" W	24.61'
L10	N 80°10'12" E	239.28'
L11	N 74°42'54" E	63.28'
L12	N 60°54'03" E	162.25'
L13	N 17°08'00" E	87.29'
L14	N 48°52'49" W	18.81'
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'	28°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"	28.80'	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 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) 548-2000
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

~ 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	328.81'

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 MARIHAB 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...

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 09° 31' 07" EAST AT A DISTANCE OF 1128.05 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 1258.83 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 (80 FOOT RIGHT OF WAY AS ESTABLISHED BY DEED RECORDED IN VOLUME 392 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 PORTIFINO 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 VILLAGES 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 TAKE LINE 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° 09' 53" WEST AND FOLLOWING ALONG THE COMMON LINE OF THE AFORMENTIONED 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° 26' 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 THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, SLIDE 85 OF SAID PLAT RECORDS AND CONTINUING FOR A TOTAL DISTANCE OF 109.68 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' 26" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 4, BLOCK A FOR A DISTANCE OF 87.89 FEET TO A 1/2" IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID MARIHAB 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 MARIHAB BAY DEVELOPMENT, INC. TRACT 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 MARIHAB BAY DEVELOPMENT, INC. TRACT, RECORDED IN VOLUME 2161 AT PAGE 130 AND THE SOUTH LINE OF SAID MARIHAB 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 MARIHAB BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 2161 AT PAGE 130 AND THE EAST LINE OF MARIHAB 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 MARIHAB BAY DEVELOPMENT, INC. TRACT AS RECORDED IN VOLUME 2161 AT PAGE 130 AND THE NORTHEAST CORNER OF SAID MARIHAB BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 80° 21' 07" EAST AND FOLLOWING ALONG THE SOUTHEAST LINE OF SAID LOT 4, 30 AND THE NORTHERLY LINE OF SAID MARIHAB BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 2151 AT PAGE 130 FOR A DISTANCE OF 216.85 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHWESTERLY LINE OF THE AFORMENTIONED 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° 29' 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 337.84 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 A DISTANCE OF 135.92 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT 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 84.99 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 690.00 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:

STATE OF TEXAS
COUNTY OF ROCKWALL

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 PRIORITIES 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 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 DEVELOP THE PROJECT WITHIN 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 EXACTION'S MADE HEREIN.

NOTE: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMITTED THEREOF 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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

David Ralph Ross
Notary Public Seal

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIHAB BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 2161 AT PAGE 130 AND THE SOUTH LINE OF SAID MARIHAB BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 29 DAY OF December, 2011

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

David Ralph Ross
Notary Public Seal

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HEATH GOLF AND YACHT CLUB, INC. TRACT RECORDED IN VOLUME 2161 AT PAGE 130 AND THE SOUTH LINE OF SAID MARIHAB BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 29 DAY OF December, 2011

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

David Ralph Ross
Notary Public Seal

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROCKWALL HOTEL AND CONFERENCE CENTER, INC. TRACT RECORDED IN VOLUME 2161 AT PAGE 130 AND THE SOUTH LINE OF SAID MARIHAB BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 29 DAY OF December, 2011

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

David Ralph Ross
Notary Public Seal

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIHAB BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 2161 AT PAGE 130 AND THE SOUTH LINE OF SAID MARIHAB BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 29 DAY OF December, 2011

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

David Ralph Ross
Notary Public Seal

SURVEYOR: DAVID R. PETREE, R.P.L.S.
11015 MIDWAY ROAD, SUITE 650, DALLAS, TEXAS, 75229
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: MARIHAB 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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

David Ralph Ross
Notary Public Seal

STATE OF TEXAS
COUNTY OF ROCKWALL

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GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 29 DAY OF December, 2011

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

David Ralph Ross
Notary Public Seal

STATE OF TEXAS
COUNTY OF ROCKWALL

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GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 29 DAY OF December, 2011

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

David Ralph Ross
Notary Public Seal

STATE OF TEXAS
COUNTY OF ROCKWALL

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GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 29 DAY OF December, 2011

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

David Ralph Ross
Notary Public Seal

STATE OF TEXAS
COUNTY OF ROCKWALL

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GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 29 DAY OF December, 2011

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

David Ralph Ross
Notary Public Seal

STATE OF TEXAS
COUNTY OF ROCKWALL

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GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 29 DAY OF December, 2011

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

David Ralph Ross
Notary Public Seal

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIHAB BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 2161 AT PAGE 130 AND THE SOUTH LINE OF SAID MARIHAB BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 29 DAY OF December, 2011

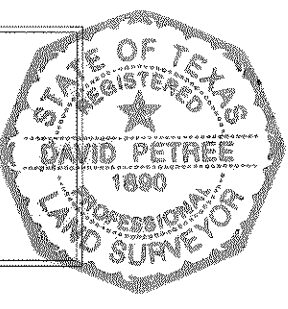
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

David Ralph Ross
Notary Public Seal

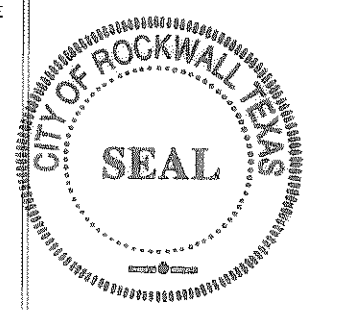
THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD:
1. EASEMENT GRANTED BY LUZZE JOHNSON TO TEXAS POWER & LIGHT COMPANY, DATED 03/08/1947, FILED 07/28/1947, RECORDED IN VOLUME 42, PAGE 517, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS.
2. EASEMENT GRANTED, BY J.A. UNDERWOOD 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 4095, PAGE 138, 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. 82-35, DATED AUGUST 2, 1982, CITY OF ROCKWALL ORDINANCE NO. 87-11, DATED 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
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1990



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
Christy Ashbery, City Secretary
Chuck Todd, Planning and Zoning, City Engineer



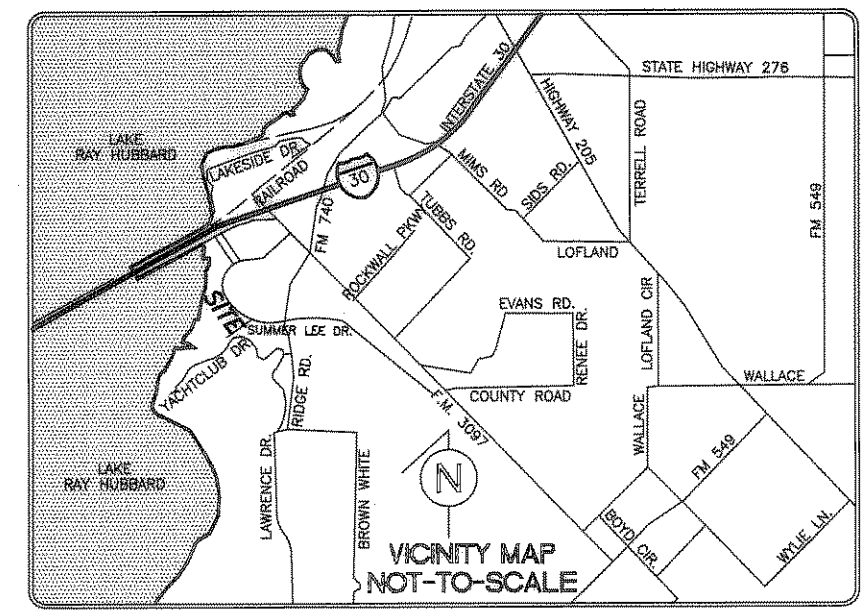
REPLAT OF THE HARBOR-ROCKWALL LOTS 3, 4, 5, 6, AND 7

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

H-196

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



~ BOUNDARY LINE TABLE ~

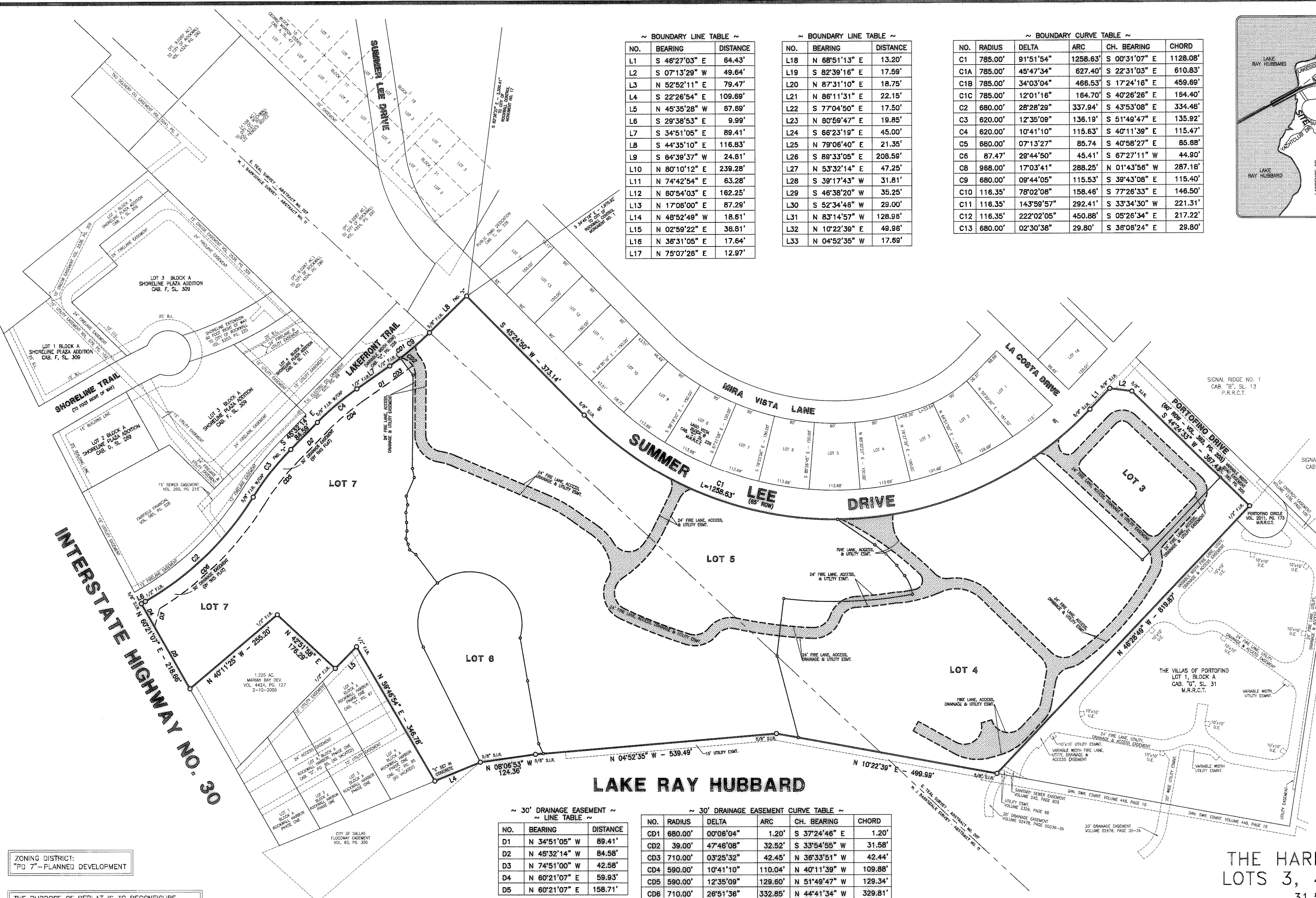
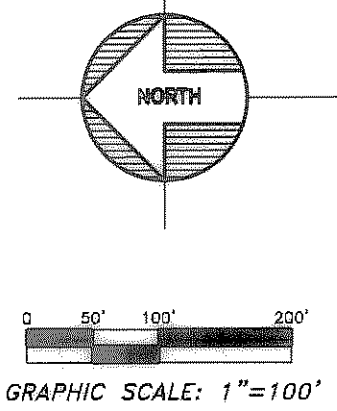
NO.	BEARING	DISTANCE
L1	S 46°27'03" E	64.43'
L2	S 07°13'29" W	49.64'
L3	N 52°52'11" E	79.47'
L4	S 22°26'54" E	109.69'
L5	N 45°35'28" W	67.69'
L6	S 29°38'53" E	9.99'
L7	S 34°51'05" E	89.41'
L8	S 44°35'10" E	116.83'
L9	S 84°38'37" W	24.61'
L10	N 80°10'12" E	239.28'
L11	N 74°42'54" E	63.28'
L12	N 60°54'03" 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	128.98'
L32	N 10°22'39" E	49.98'
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	334.46'
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	287.16'
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'	222°02'05"	450.88'	S 05°26'34" E	217.22'
C13	680.00'	02°30'38"	29.80'	S 36°08'24" E	29.80'



~ 30' DRAINAGE EASEMENT ~

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:
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 DRRCT

M.J. BARSDALE 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 ~

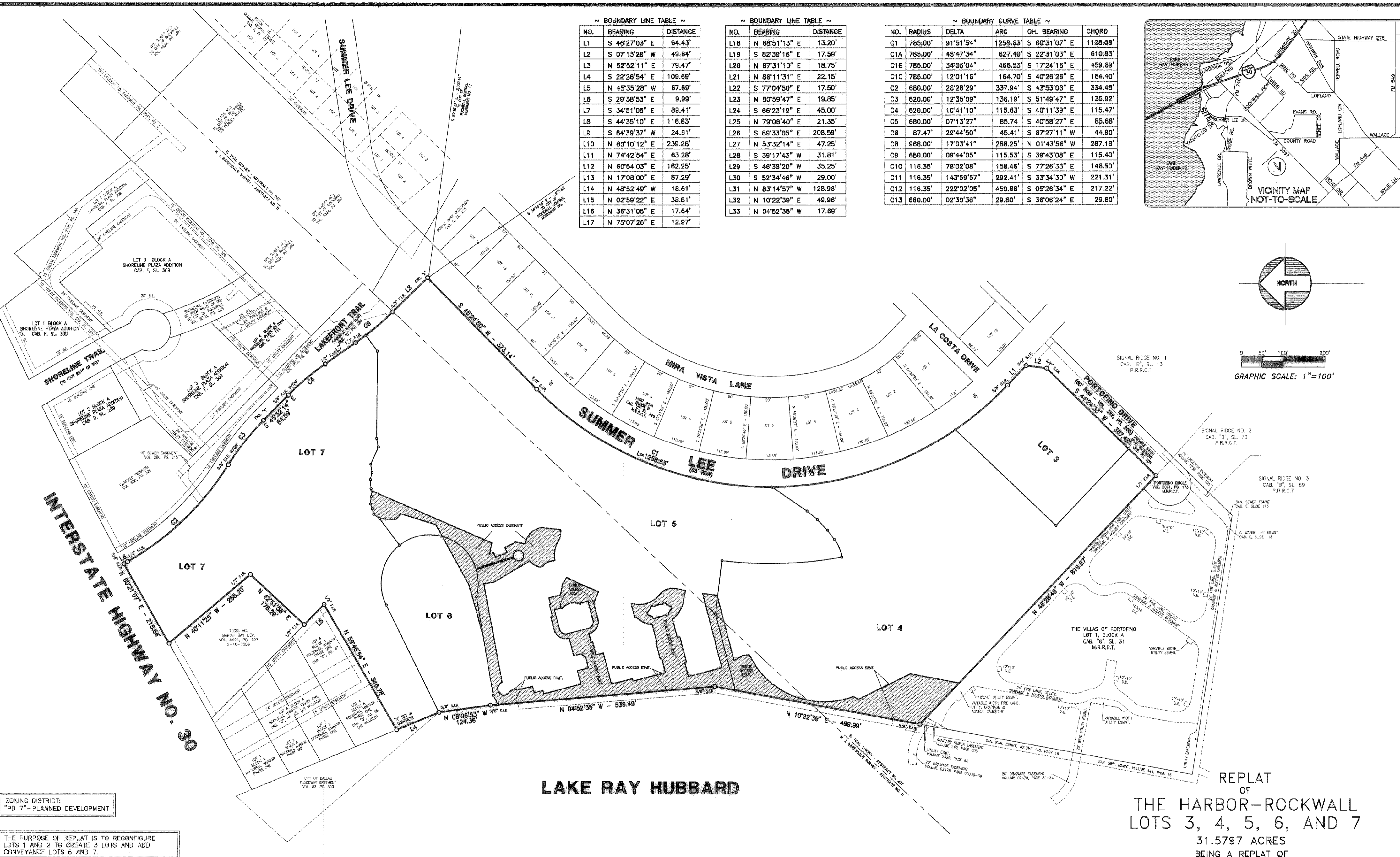
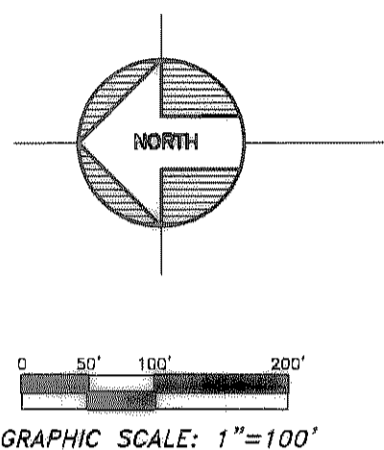
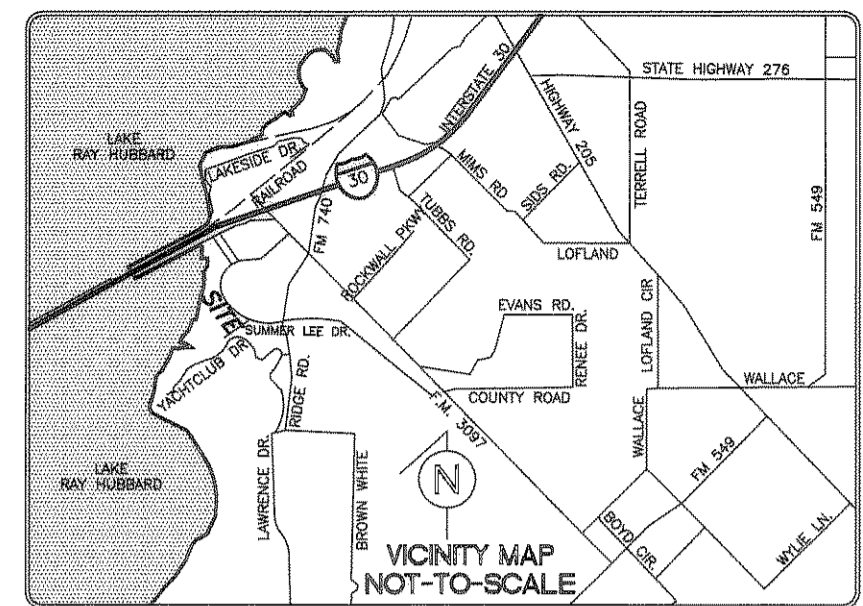
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L17	N 75°07'26" E	12.97'

~ 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 17°08'00" E	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	135.02'
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'	28°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'



LAKE RAY HUBBARD

PUBLIC ACCESS 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
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- | | | | | |
|--|--|---|---|--|
| 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
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PHONE (972) 771-5253
FAX (972) 772-5887
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|--|--|---|---|--|

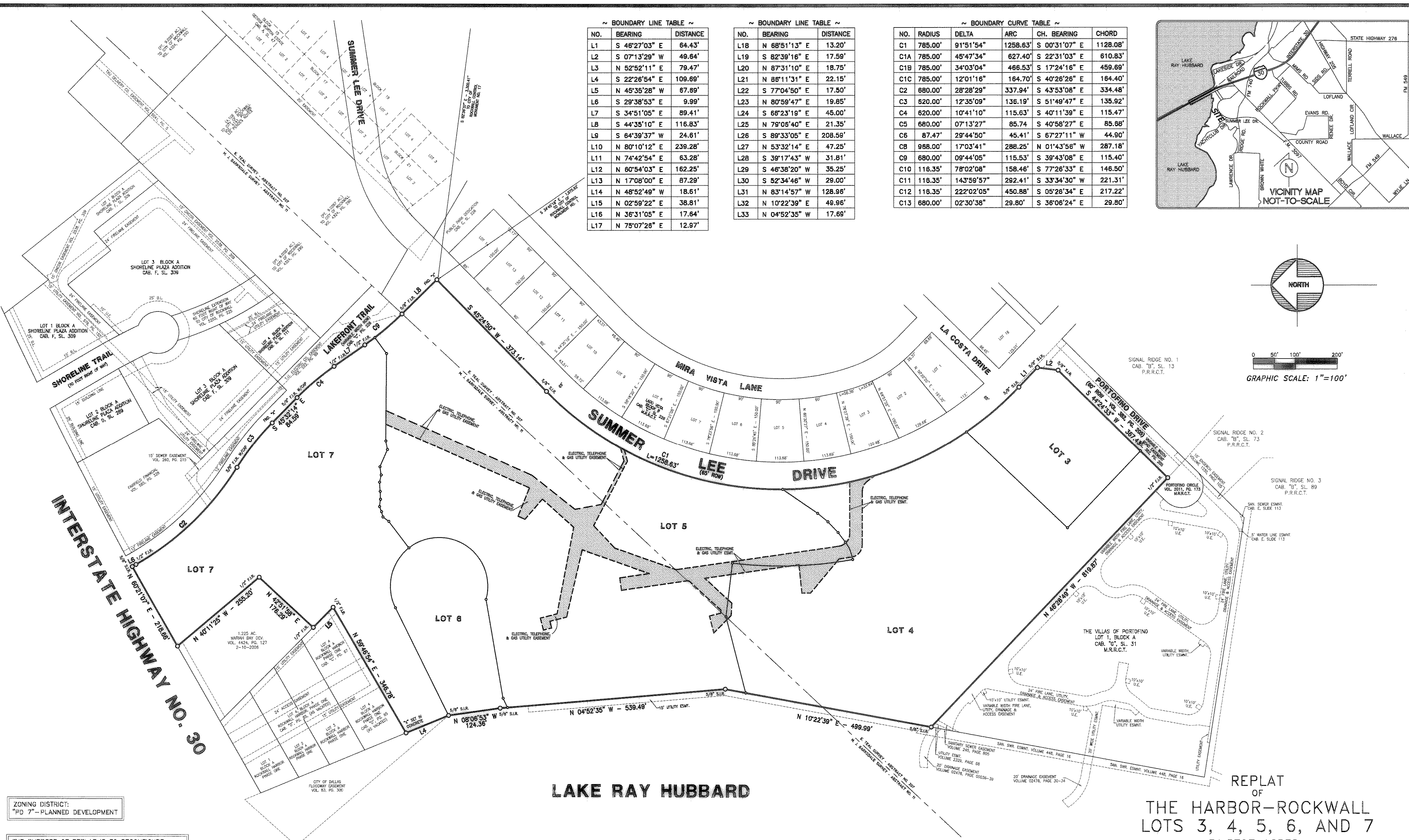
REPLAT OF
THE HARBOR-ROCKWALL
LOTS 3, 4, 5, 6, AND 7
31.5797 ACRES

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

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 ~

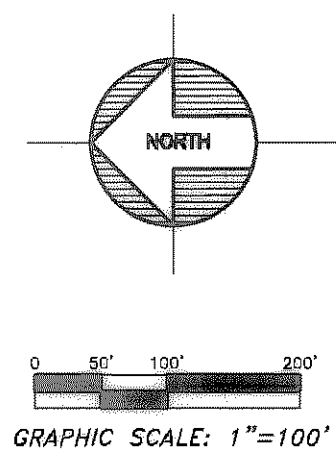
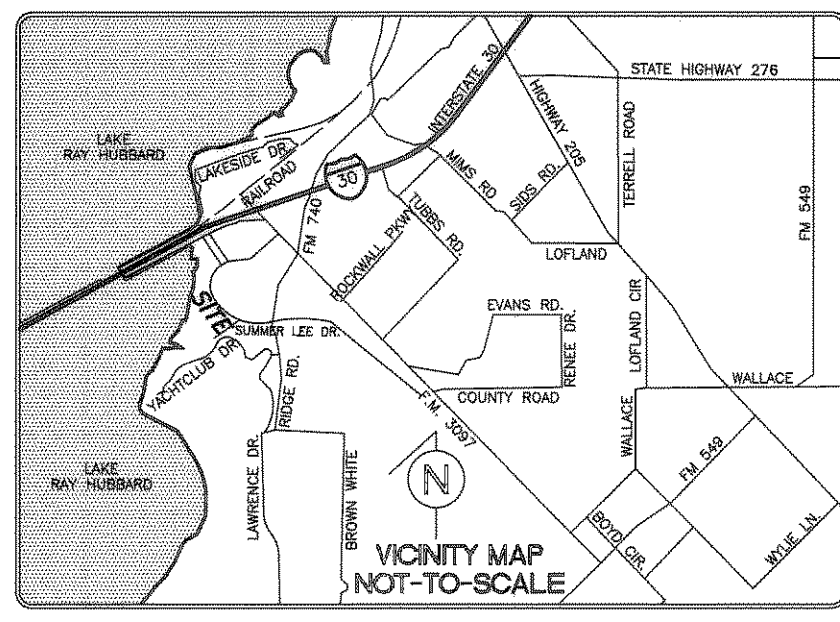
NO.	BEARING	DISTANCE
L1	S 46°27'03" E	64.43'
L2	S 07°13'29" W	49.64'
L3	N 52°52'11" E	79.47'
L4	S 22°26'54" E	109.69'
L5	N 45°35'28" W	67.89'
L6	S 29°38'53" E	9.99'
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L13	N 17°08'00" E	87.29'
L14	N 48°52'49" W	18.61'
L15	N 02°59'22" E	38.81'
L16	N 36°31'05" E	17.64'
L17	N 75°07'28" E	12.97'

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NO.	BEARING	DISTANCE
L18	N 68°51'13" E	13.20'
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ZONING DISTRICT:
"PD 7"-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
THE HARBOR-ROCKWALL ADDITION
&
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INST. NO. 2010-00432056 DRRCT
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-199

~ BOUNDARY LINE TABLE ~

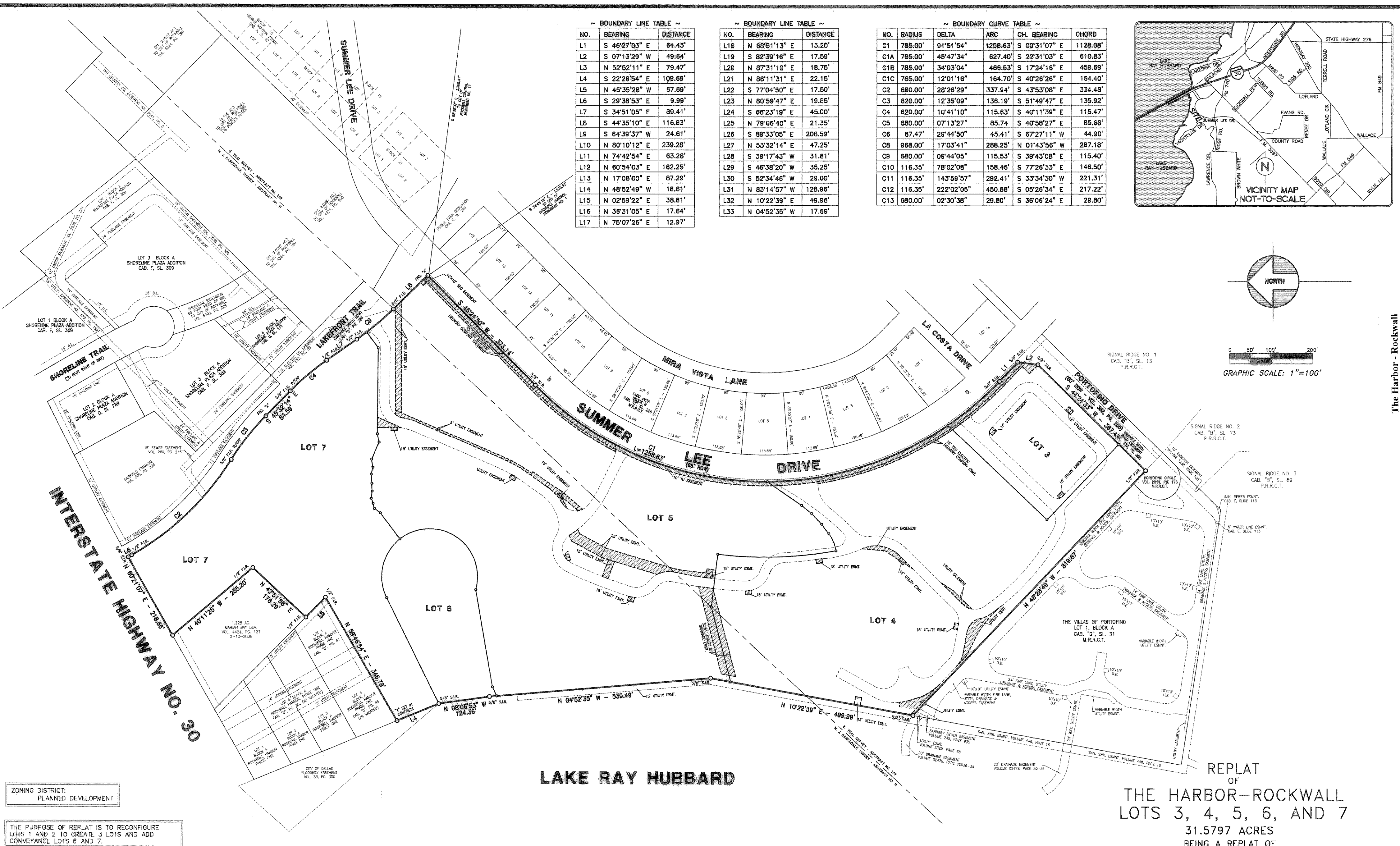
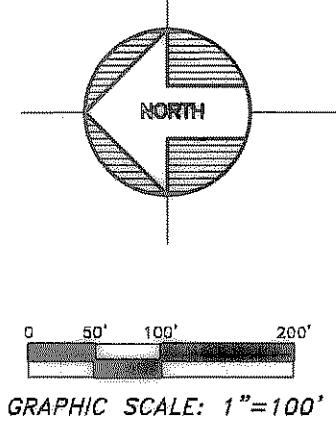
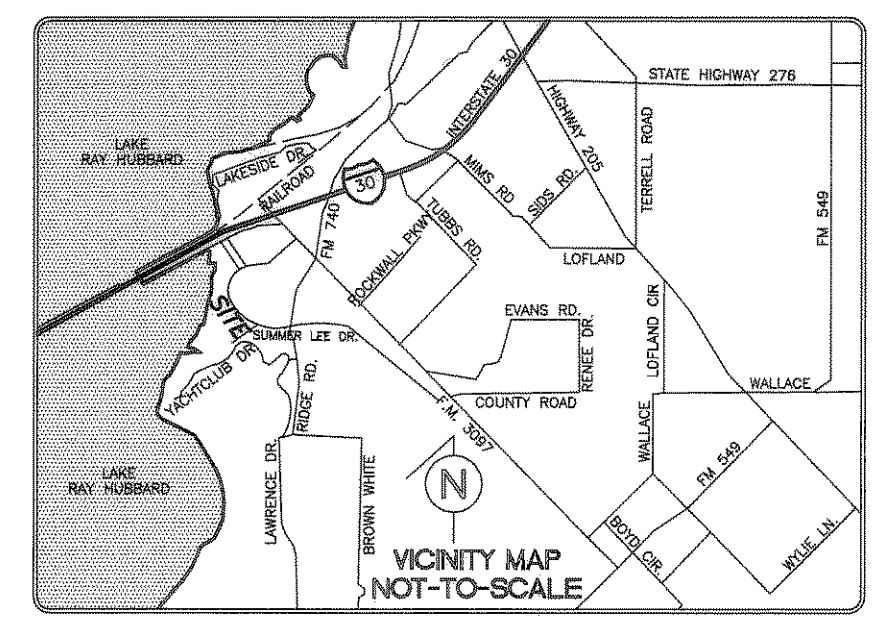
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ZONING DISTRICT:
PLANNED DEVELOPMENT

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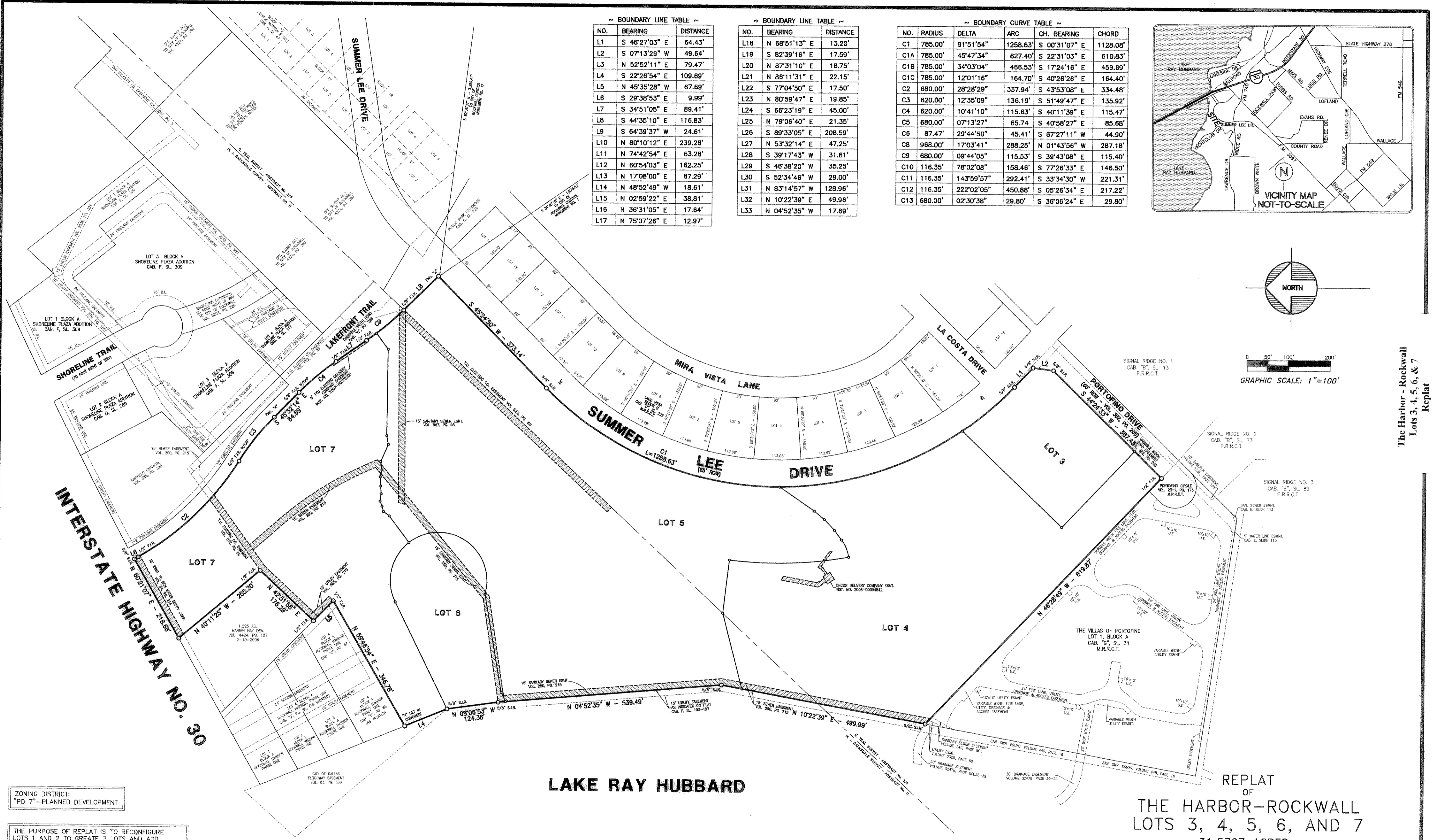
- UTILITY EASEMENTS**
- | | | | | |
|--|--|---|---|--|
| SURVEYOR:
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The Harbor - Rockwall
Lots 3, 4, 5, 6, & 7
Replat

H-200



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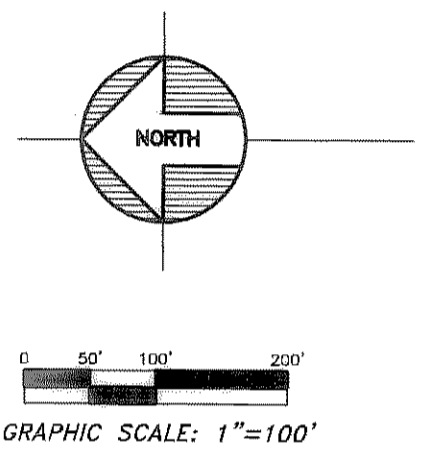
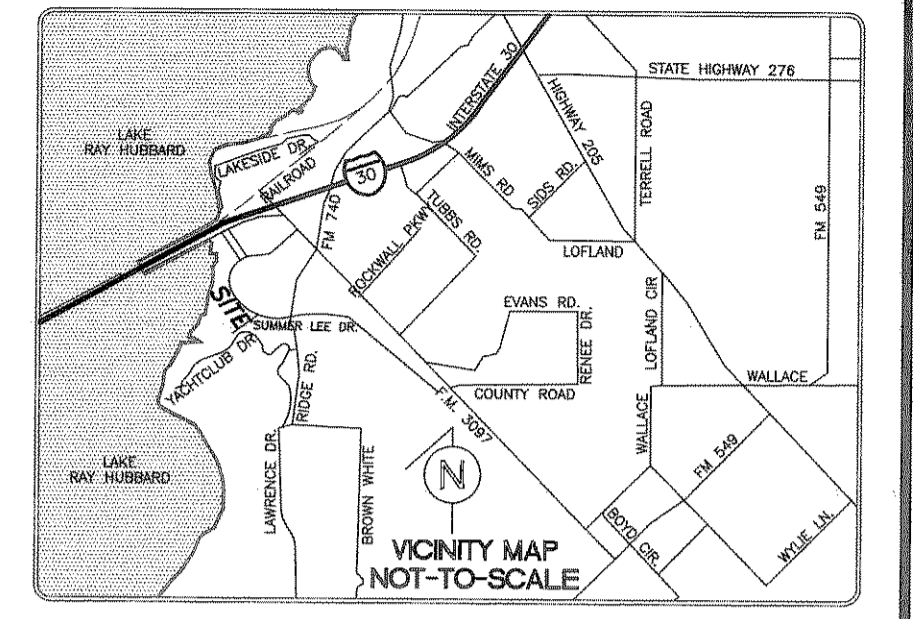
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DALLAS, TEXAS, 75229
(214) 358-4500
CONTACT: DAVID R. PETREE

OWNER:
MARIHAY 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

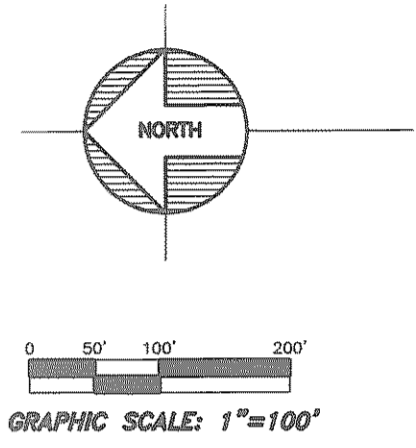
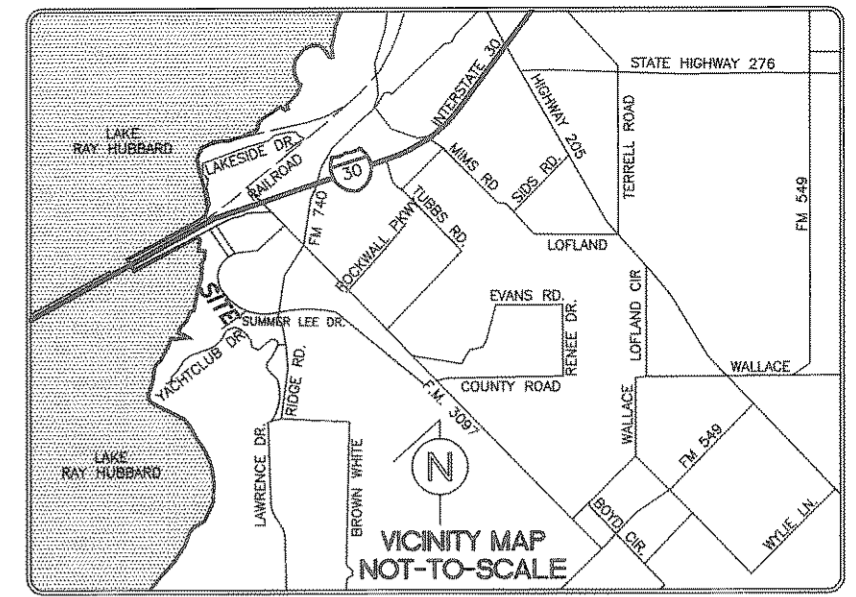
OWNER:
ROCKWALL HOTEL & CONFERENCE CENTER, INC.
P.O. BOX 369
ROCKWALL, TEXAS 75087
PHONE (972) 771-5253
FAX (972) 772-5687
ROBERT S. WHITTLE, PRESIDENT

UTILITY EASEMENTS BY SEPARATE INSTRUMENTS

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-201



~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 46°27'03" E	84.43'
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'

~ BOUNDARY LINE TABLE ~

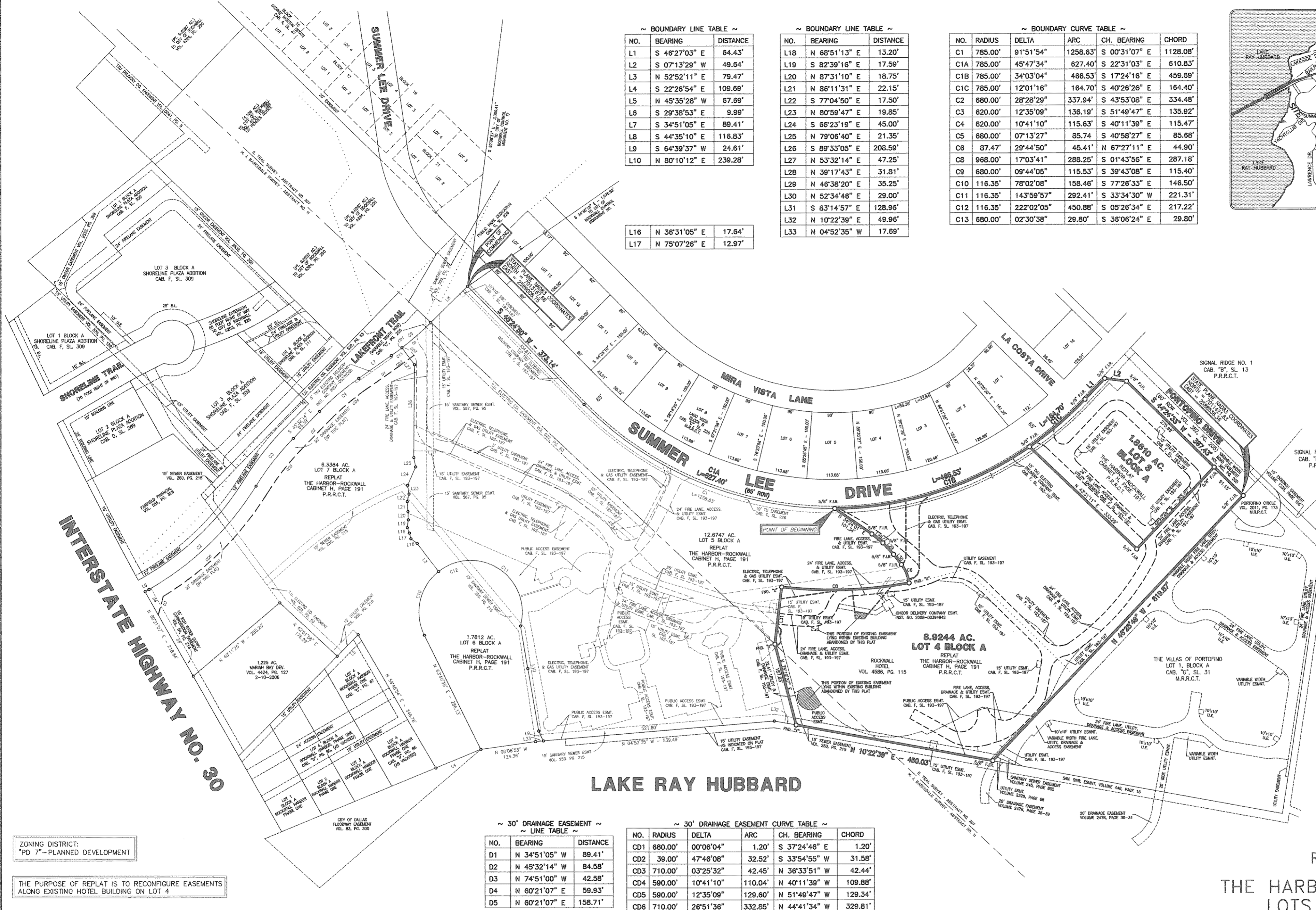
NO.	BEARING	DISTANCE
L18	N 68°51'13" E	13.20'
L19	S 82°39'16" E	17.59'
L20	N 87°31'10" E	18.75'
L21	N 86°11'31" E	22.15'
L22	S 77°04'50" E	17.50'
L23	N 80°59'47" E	19.85'
L24	S 66°23'19" E	45.00'
L25	N 79°06'40" E	21.35'
L26	S 89°33'05" E	208.59'
L27	N 53°32'14" E	47.25'
L28	N 39°17'43" E	31.81'
L29	N 46°38'20" E	35.25'
L30	N 52°34'46" E	29.00'
L31	S 83°14'57" E	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'	28°44'50"	45.41'	S 67°27'11" E	44.90'
C8	968.00'	17°03'41"	288.25'	S 01°43'56" E	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'

~ BOUNDARY LINE TABLE ~

L16	N 36°31'05" E	17.64'
L17	N 75°07'26" E	12.97'



LAKE RAY HUBBARD

~ 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'

ZONING DISTRICT:
"PD 7" - PLANNED DEVELOPMENT

THE PURPOSE OF REPLAT IS TO RECONFIGURE EASEMENTS ALONG EXISTING HOTEL BUILDING ON LOT 4

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
PHONE (972) 771-5253
FAX (972) 772-5687
CONTACT: DAVID R. PETREE

OWNER:
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P.O. BOX 369
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REPLAT
OF
**THE HARBOR-ROCKWALL
LOTS 3 AND 4**
10.7854 ACRES
BEING A REPLAT OF
THE HARBOR-ROCKWALL ADDITION
CABINET H, SLIDE 195 MRCT
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
& E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

H-247

FILED FOR RECORD
ROCKWALL COUNTY CLERK
SHELLY HILL
12 JUN 31 AM 9:17
BY MJD DEPUTY

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROCKWALL HOTEL AND CONFERENCE GROUP, 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 3 AND 4 IN BLOCK A OF THE HARBOR - ROCKWALL, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 195-201 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING 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 45° 47' 34" WITH A RADIUS OF 785.00 FEET AND A CHORD BEARING SOUTH 22° 31' 03" EAST AT A DISTANCE OF 610.63 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 627.40 FEET TO A 5/8" IRON ROD FOUND FOR NORTHEAST CORNER OF SAID LOT 4 AND BEING COMMON TO THE SOUTHEAST CORNER OF LOT 5 IN BLOCK A OF THE HARBOR-ROCKWALL AS RECORDED IN CABINET H AT SLIDE 195-201 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE SOUTHEASTERLY AND CONTINUING ALONG SAID CURVE TO THE LEFT AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE HAVING A CENTRAL ANGLE OF 34° 03' 04" WITH A RADIUS OF 785.00 FEET AND A CHORD BEARING OF SOUTH 17° 24' 16" EAST AT A CHORD DISTANCE OF 459.69 FEET AND AN ARC DISTANCE OF 468.53 FEET TO A 5/8" IRON ROD FOUND FOR CORNER

THENCE SOUTH 45° 27' 03" EAST AND CONTINUING 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 PORTIFINO 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' 46" 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 MAP 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 450.03 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE AFORESAID LOT 4 AND BEING COMMON TO THE SOUTHWEST CORNER OF THE AFORESAID LOT 5;

THENCE NORTH 75° 19' 37" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 4 AND 5 FOR A DISTANCE OF 187.83 FEET TO AN "X" SET IN CONCRETE FOR CORNER;

THENCE SOUTH 83° 14' 57" EAST AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 4 AND 5 FOR A DISTANCE OF 128.96 FEET TO AN "X" SET IN CONCRETE FOR CORNER AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17° 03' 41" WITH A RADIUS OF 680.00 FEET AND A CHORD BEARING SOUTH 01° 43' 56" EAST AT A DISTANCE OF 267.18 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 4 AND 5 FOR AN ARC DISTANCE OF 288.25 FEET TO AN "X" SET IN CONCRETE FOR CORNER AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29° 44' 50" WITH A RADIUS OF 87.47 FEET AND A CHORD BEARING NORTH 67° 27' 11" EAST AT A DISTANCE OF 44.90 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 4 AND 5 FOR AN ARC DISTANCE OF 45.41 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 52° 34' 46" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 4 AND 5 FOR A DISTANCE OF 29.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 46° 38' 20" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 4 AND 5 FOR A DISTANCE OF 35.25 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 39° 17' 43" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 4 AND 5 FOR A DISTANCE OF 31.81 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 34° 24' 01" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOTS 4 AND 5 FOR A DISTANCE OF 101.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.7854 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

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, 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-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, 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 REQUESTIONS 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, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OF EXACTION'S MADE HEREIN.

NOTE: 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 THEREOF 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.

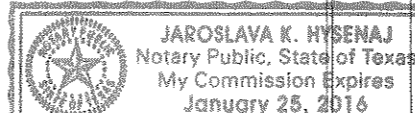
MR. ROBERT WHITTLE, PRESIDENT
ROCKWALL HOTEL AND CONFERENCE GROUP, INC.
OWNER

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 30 DAY OF July 2012

Jaroslava K. Hyse
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 1-26-16



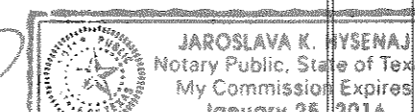
Brother Vought VP-City Bank
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS
COUNTY OF ROCKWALL

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
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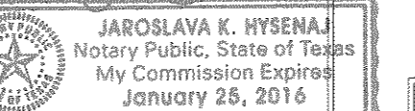
Brother Vought VP-City Bank
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS
COUNTY OF ROCKWALL

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GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 30 DAY OF July 2012

Jaroslava K. Hyse
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 1-26-2016



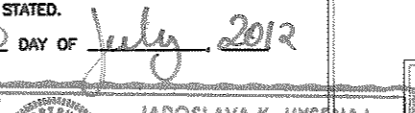
Brother Vought VP-City Bank
SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS
COUNTY OF ROCKWALL

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GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 30 DAY OF July 2012

Jaroslava K. Hyse
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 1-26-16



Brother Vought VP-City Bank
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 LIZZIE 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 07/28/1947, 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 4282, 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 4086, PAGE 138, 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

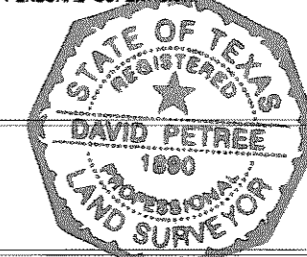
GENERAL NOTES

- (1) ZONING DISTRICT: "PD-7" - PLANNED DEVELOPMENT
- (2) FLOOD EASEMENTS OR FLOOD INSURANCE INFORMATION IS NOT A PART OF THIS PLAT
- (3) 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.
- (4) 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 AMENDMENTS 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 ACCURATE AND COMPLETE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890



RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

APPROVED

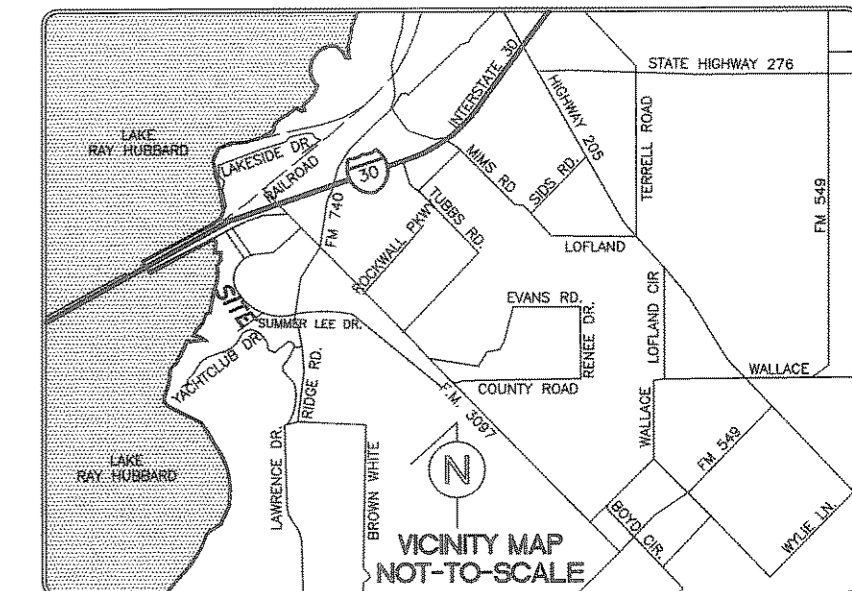
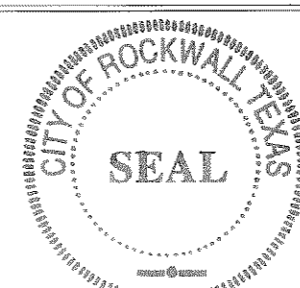
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 20 DAY OF July 2012.

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 30 DAY OF July 2012

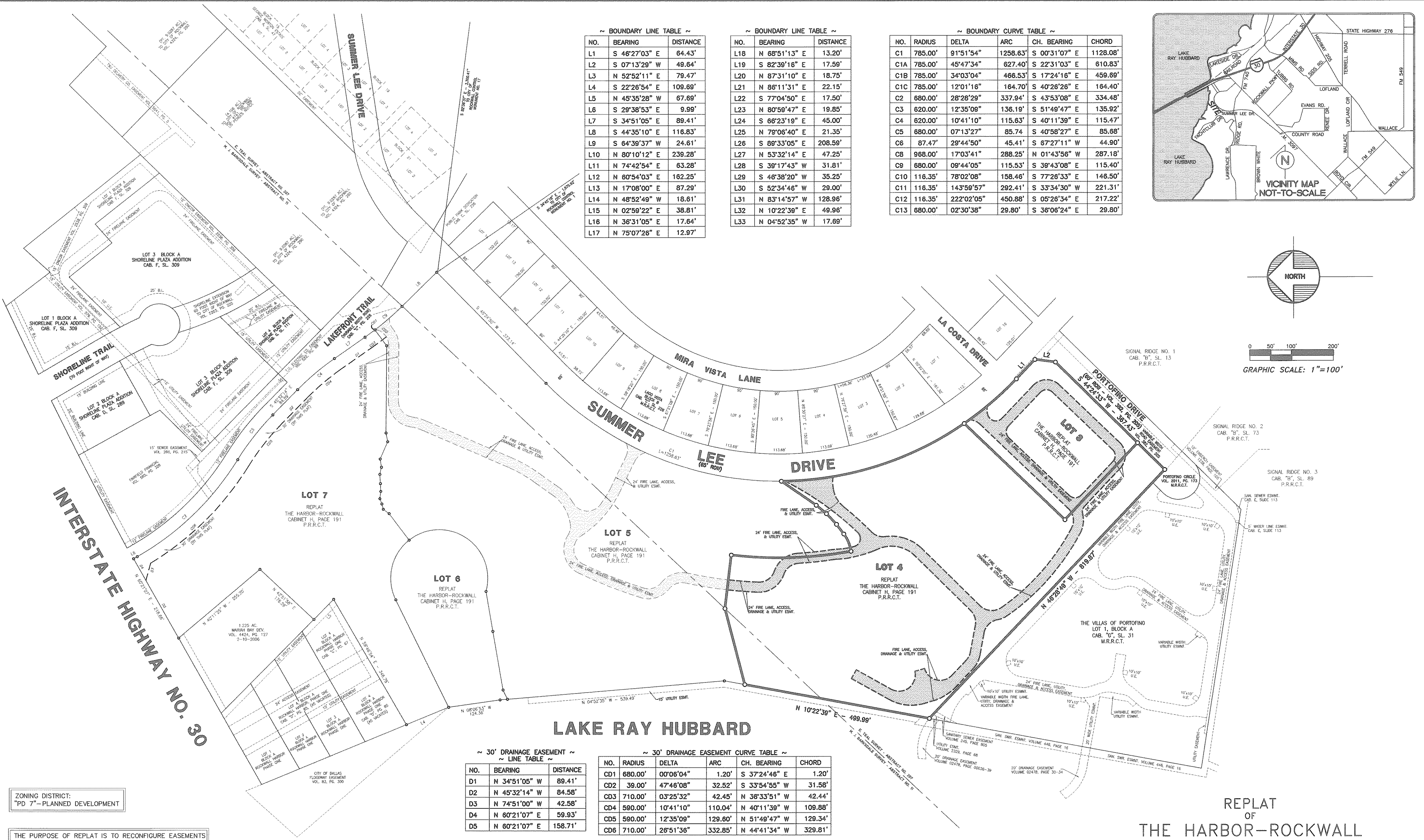
David Sweet Mayor, City of Rockwall
Platts Hodder Planning and Zoning

Kristy Holberry City Secretary
Chuck Todd City Engineer 7-31-2012



REPLAT
OF
THE HARBOR-ROCKWALL
LOTS 3 AND 4
10.7854 ACRES
BEING A REPLAT OF
THE HARBOR-ROCKWALL ADDITION
CABINET H, SLIDE 195 MRCT
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
& E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

H-248



~ BOUNDARY LINE TABLE ~

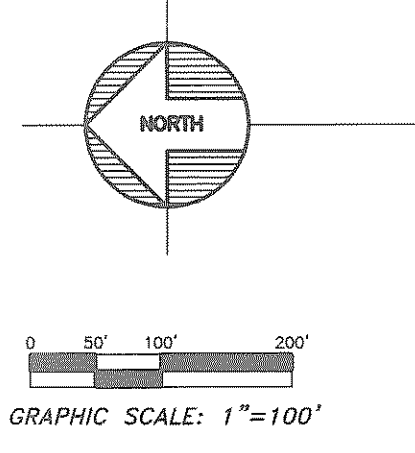
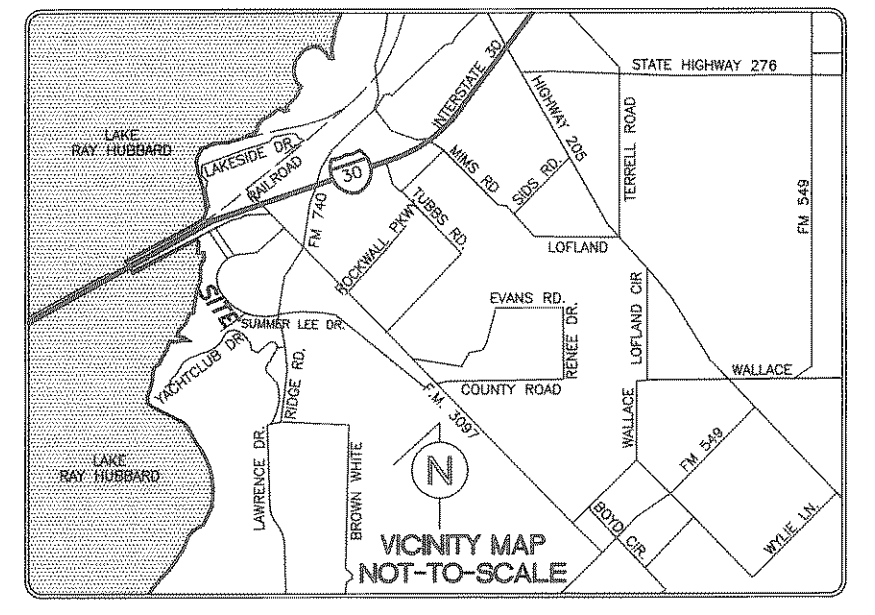
NO.	BEARING	DISTANCE
L1	S 46°27'03" E	64.43'
L2	S 07°13'29" W	49.64'
L3	N 52°52'11" E	79.47'
L4	S 22°26'54" E	109.69'
L5	N 45°35'28" W	67.69'
L6	S 29°38'53" E	9.99'
L7	S 34°51'05" E	89.41'
L8	S 44°35'10" E	116.83'
L9	S 64°39'37" W	24.61'
L10	N 80°10'12" E	239.28'
L11	N 74°42'54" E	63.28'
L12	N 60°54'03" E	162.25'
L13	N 17°08'00" E	87.29'
L14	N 48°52'49" W	18.81'
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°39'18" 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'
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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	49.98'
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'	14°59'57"	292.41'	S 33°34'30" W	221.31'
C12	116.35'	22°30'05"	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'

ZONING DISTRICT:
"PD 7"-PLANNED DEVELOPMENT

THE PURPOSE OF REPLAT IS TO RECONFIGURE EASEMENTS ALONG EXISTING HOTEL BUILDING ON LOT 4

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: MARIAH BAY DEVELOPMENT 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 AND 4
10.7854 ACRES
BEING A REPLAT OF
THE HARBOR-ROCKWALL ADDITION
CABINET H, SLIDE 195 MRRCT
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
& E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

H-249

~ BOUNDARY LINE TABLE ~

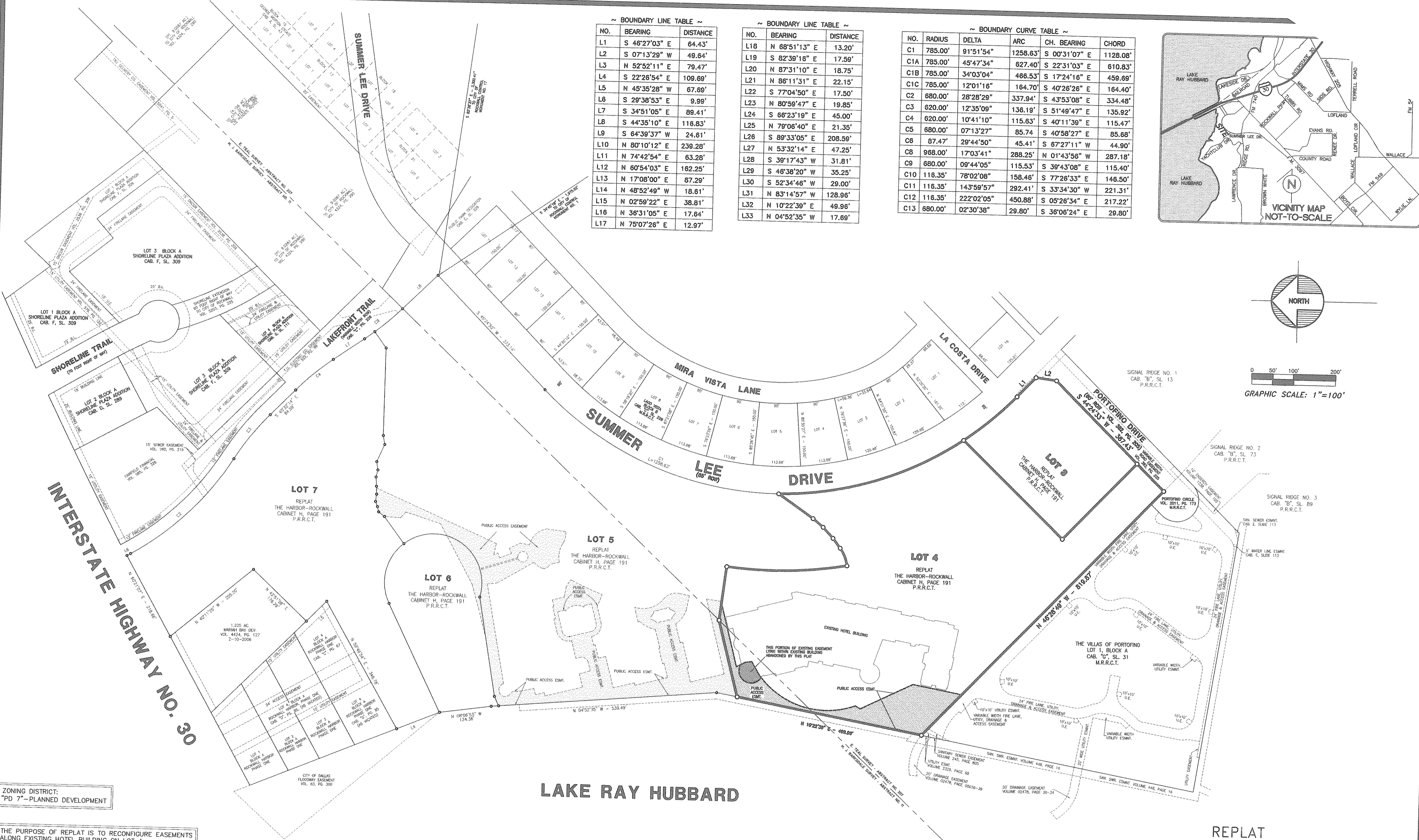
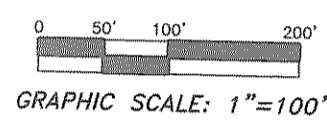
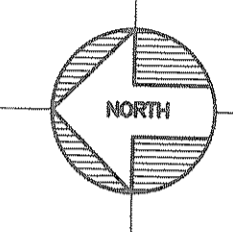
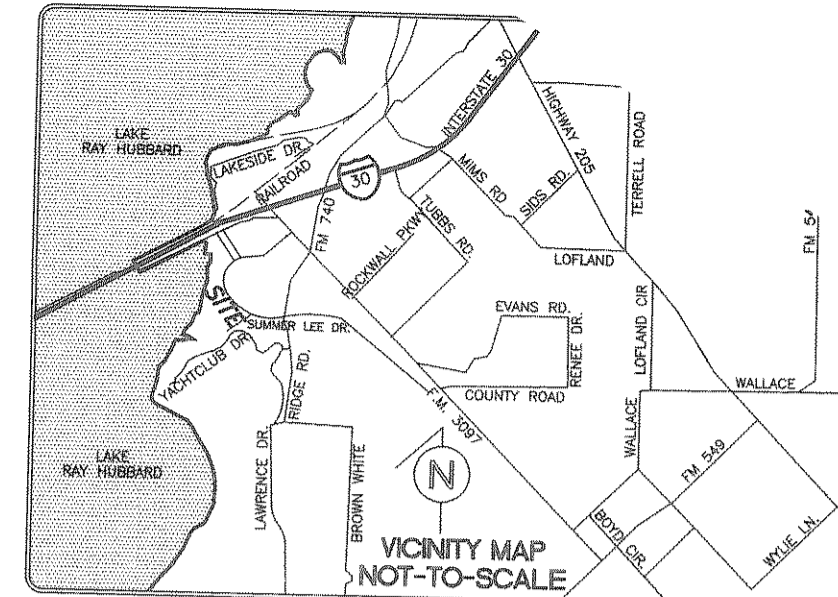
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LAKE RAY HUBBARD

PUBLIC ACCESS EASEMENT

ZONING DISTRICT:
"PD 7"-PLANNED DEVELOPMENT

THE PURPOSE OF REPLAT IS TO RECONFIGURE EASEMENTS
ALONG EXISTING HOTEL BUILDING ON LOT 4

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CONTACT: DAVID R. PETREE

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REPLAT
OF
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LOTS 3 AND 4**
10.7854 ACRES
BEING A REPLAT OF
THE HARBOR-ROCKWALL ADDITION
CABINET H, SLIDE 195 MRRCT
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
& E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

JUNE 19, 2012

H-250

~ BOUNDARY LINE TABLE ~

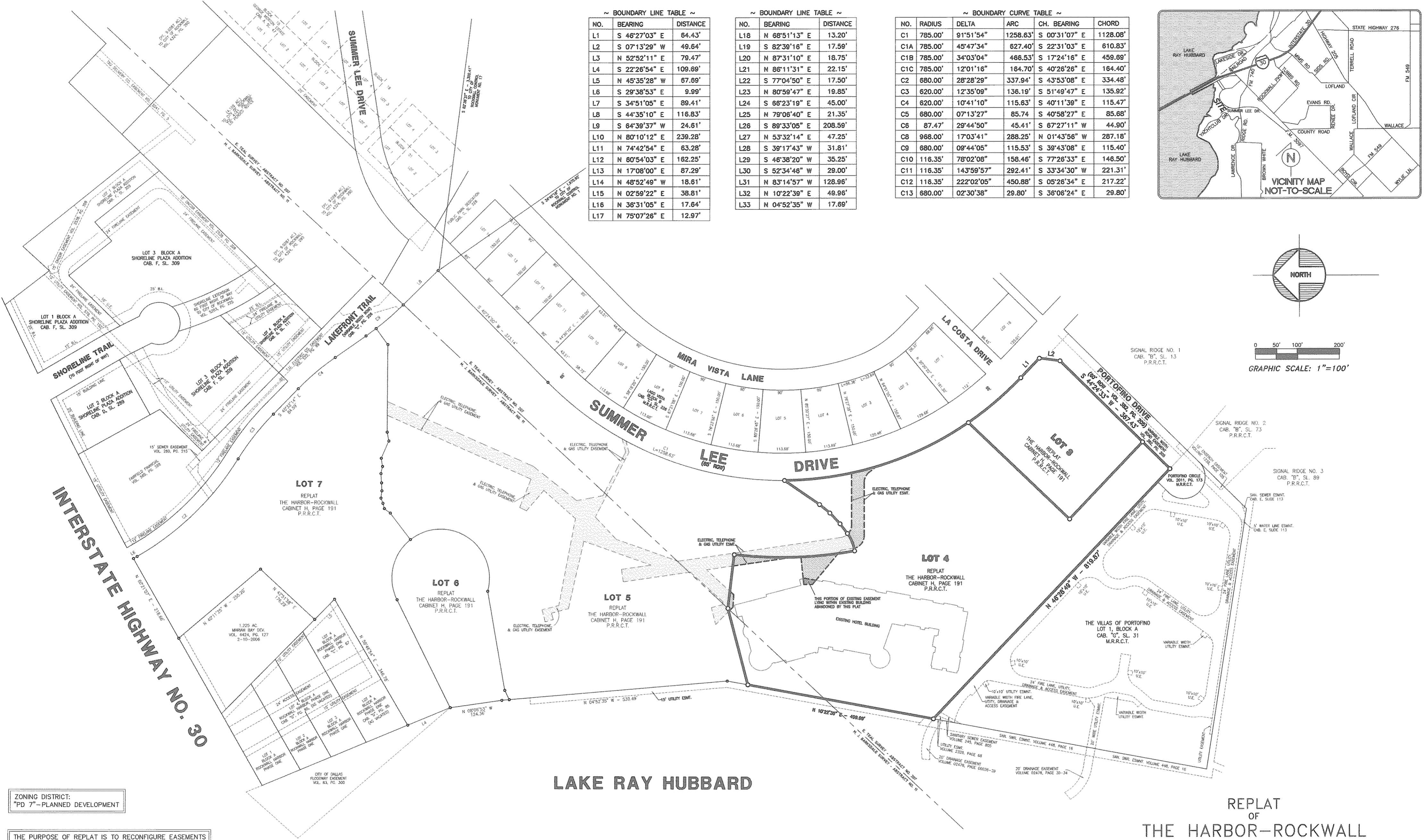
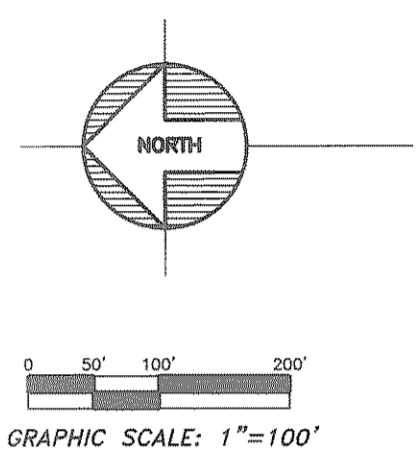
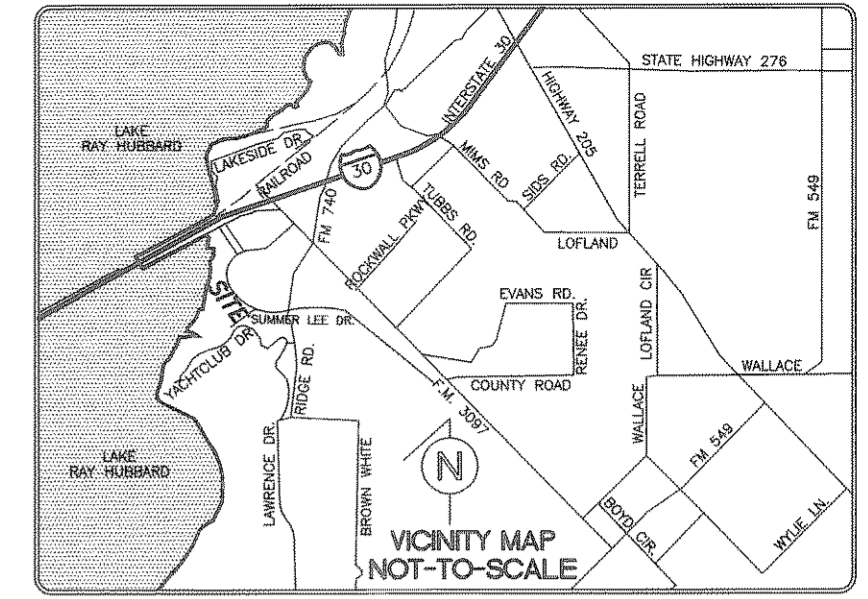
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LAKE RAY HUBBARD

ELECTRIC, TELEPHONE & GAS UTILITY EASEMENT

ZONING DISTRICT:
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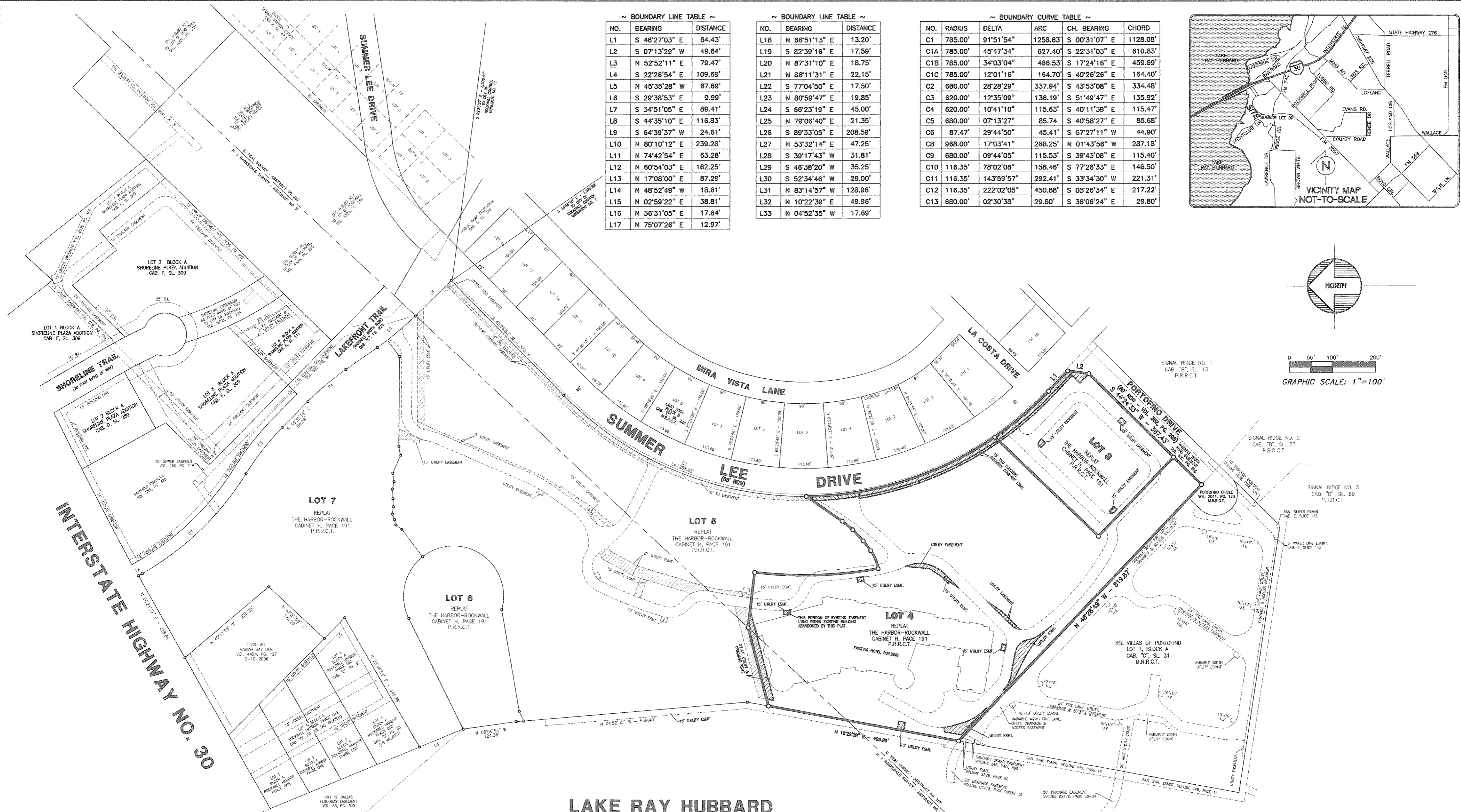
SURVEYOR:
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REPLAT
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LOTS 3 AND 4**
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H-251



~ BOUNDARY LINE TABLE ~

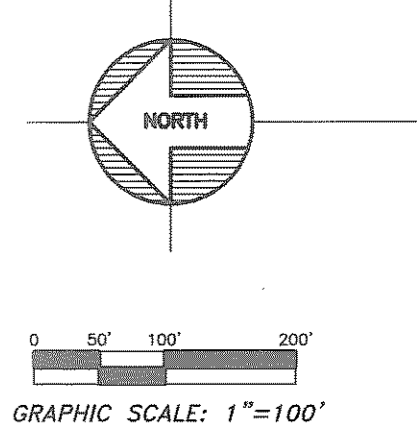
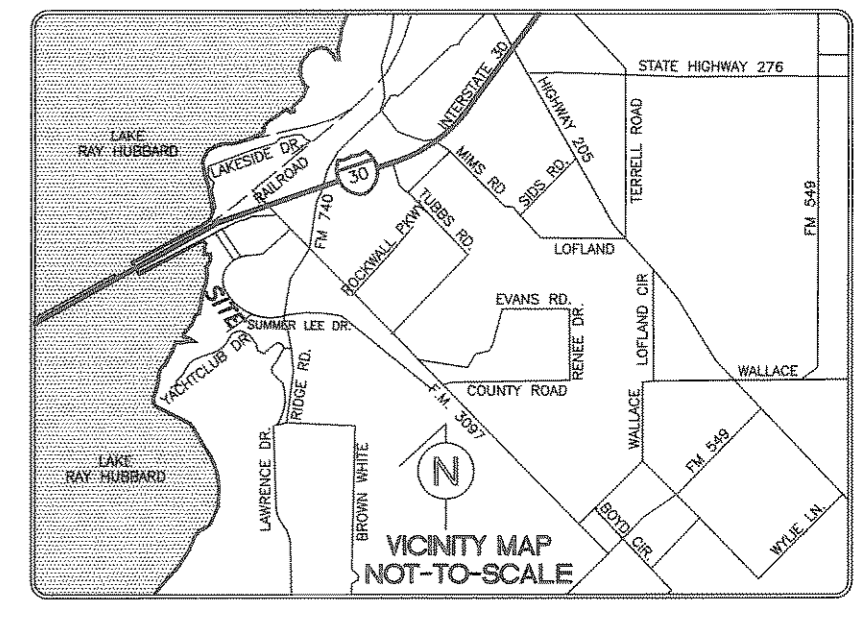
NO.	BEARING	DISTANCE
L1	S 46°27'03" E	64.43'
L2	S 07°13'29" W	49.64'
L3	N 52°52'11" E	79.47'
L4	S 22°26'54" E	109.69'
L5	N 45°35'28" W	67.69'
L6	S 29°38'53" E	9.99'
L7	S 34°51'05" E	89.41'
L8	S 44°35'10" E	116.83'
L9	S 64°39'37" W	24.61'
L10	N 80°10'12" E	239.28'
L11	N 74°42'54" E	63.28'
L12	N 60°54'03" 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	47.26'
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'



ZONING DISTRICT:
PLANNED DEVELOPMENT

THE PURPOSE OF REPLAT IS TO RECONFIGURE EASEMENTS
ALONG EXISTING HOTEL BUILDING ON LOT 4

EASEMENT NOTE
ENTIRE PROPERTY AS DESCRIBED HEREON IS SUBJECT TO EASEMENT ESTATE AS CREATED IN PARKING, ACCESS AND UTILITY EASEMENT EXECUTED BY MARIHAH BAY DEVELOPMENT, INC., A TEXAS CORPORATION, DATED JULY 13, 2004, FILED JULY 14, 2004, RECORDED IN VOLUME 3509, 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:
MARIHAH BAY DEVELOPMENT 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

LAKE RAY HUBBARD

UTILITY EASEMENTS

REPLAT
OF
THE HARBOR-ROCKWALL
LOTS 3 AND 4
10.7854 ACRES
BEING A REPLAT OF
THE HARBOR-ROCKWALL ADDITION
CABINET H, SLIDE 195 MRRCT
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
& E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

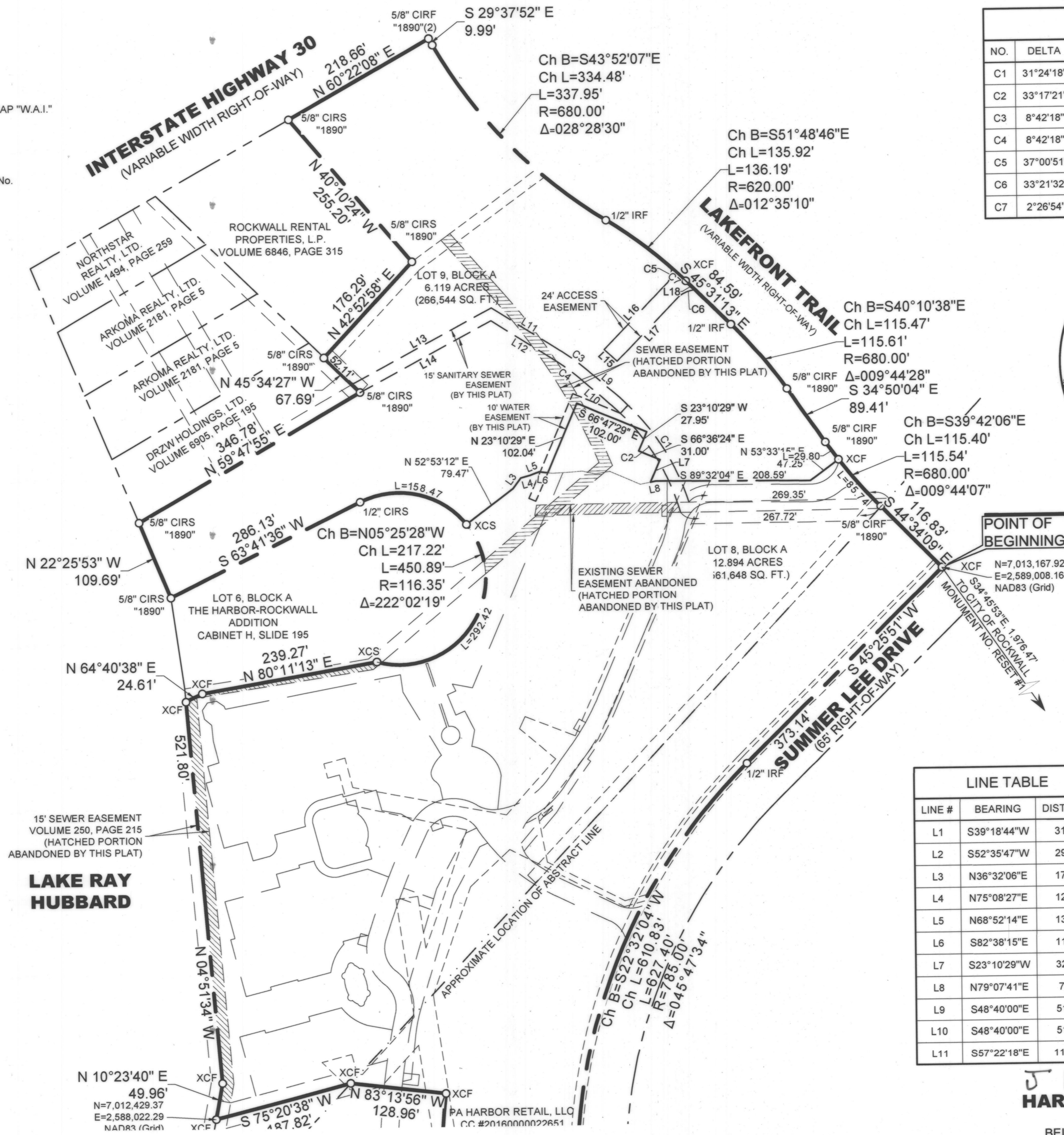
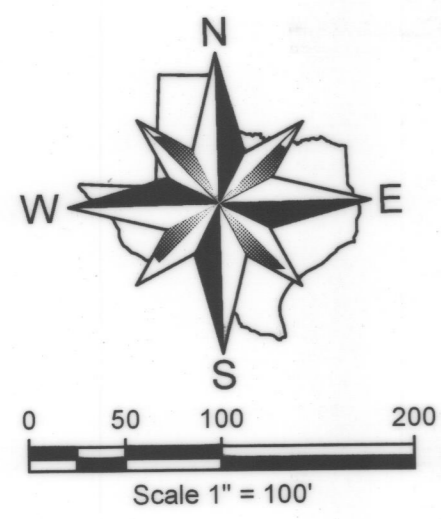
JUNE 19, 2012

SHEET 6 OF 7

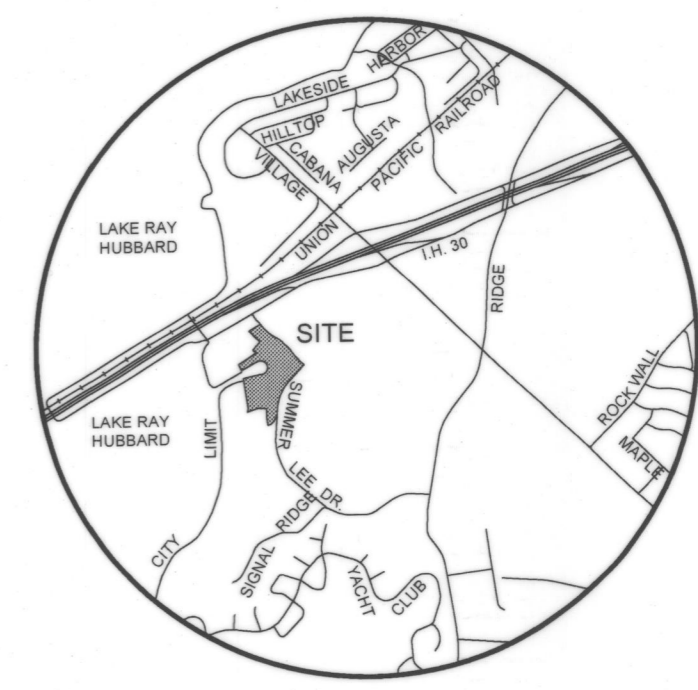
H-252

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
B. L.	BUILDING LINE



NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	31°24'18"	319.57'	175.16'	172.98'	N32°57'51"W
C2	33°17'21"	304.57'	176.96'	174.48'	N32°01'19"W
C3	8°42'18"	307.50'	46.72'	46.67'	N53°01'08"W
C4	8°42'18"	292.50'	44.44'	44.40'	N53°01'08"W
C5	37°00'51"	33.43'	21.60'	21.23'	N14°55'42"E
C6	33°21'32"	41.09'	23.93'	23.59'	S69°13'49"W
C7	2°26'54"	620.00'	26.49'	26.49'	N46°44'52"W



VICINITY MAP
NOT TO SCALE

POINT OF BEGINNING
N=7,013,167.92
E=2,589,008.16
NAD83 (Grid)

LINE #	BEARING	DISTANCE
L1	S39°18'44"W	31.81'
L2	S52°35'47"W	29.00'
L3	N36°32'06"E	17.64'
L4	N75°08'27"E	12.97'
L5	N68°52'14"E	13.20'
L6	S82°38'15"E	11.76'
L7	S23°10'29"W	32.93'
L8	N79°07'41"E	7.21'
L9	S48°40'00"E	51.86'
L10	S48°40'00"E	51.86'
L11	S57°22'18"E	111.07'

LINE #	BEARING	DISTANCE
L12	S57°22'18"E	102.25'
L13	N61°44'00"E	214.73'
L14	N61°44'00"E	201.28'
L15	S45°54'17"E	24.00'
L16	N44°05'43"E	124.03'
L17	N44°05'43"E	121.48'
L18	N45°31'06"W	17.87'
L19	S23°10'29"W	41.73'
L20	N66°49'31"W	10.00'
L21	S66°47'29"E	69.20'
L22	N44°36'06"E	15.00'

FINAL PLAT
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
BEING A REPLAT OF LOTS 5 and 7, BLOCK A,
HARBOR-ROCKWALL
BEING 19.013 ACRES OUT OF THE
E. TEAL SURVEY, ABSTRACT NO. 207 and the H.J.
BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2017-004

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER: (Lot 8)
PA Harbor Retail, LLC
8222 Douglas Avenue
Suite 390
Dallas, Texas 75225
Phone: 214-389-6195

OWNER: (Lot 9)
Rockwall Rental Properties, LP
1608 West Moore, Drawer B
Terrell, Texas 75160
Phone: 972-210-3311

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
Texas Engineers Registration No. 89 (972) 490-7090 FAX
Texas Surveyors No. 0086600 Expires 12/31/2015
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E. TEAL, ABSTRACT NO. 207 and the H.J. BARKSDALE
SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PA HARBOR RETAIL, LLC
8222 DOUGLAS AVENUE, SUITE 390
ROCKWALL COUNTY, TEXAS

FINAL PLAT
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
19.013 ACRES

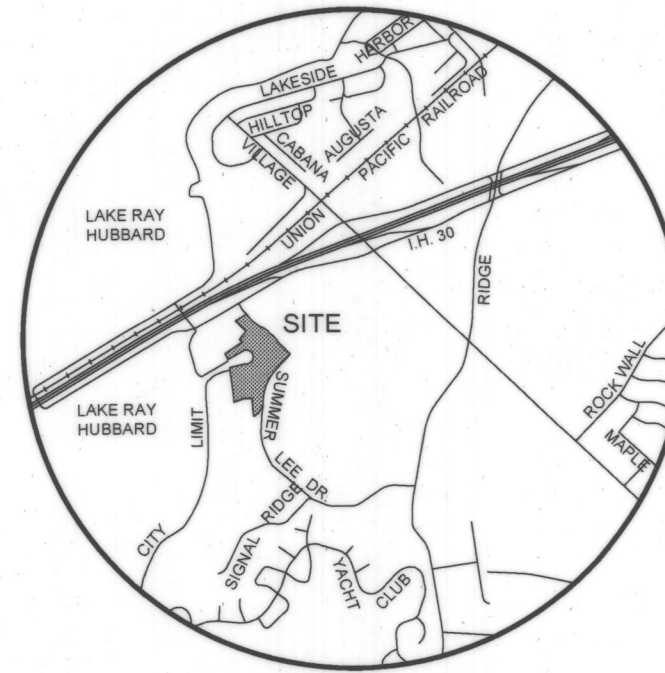
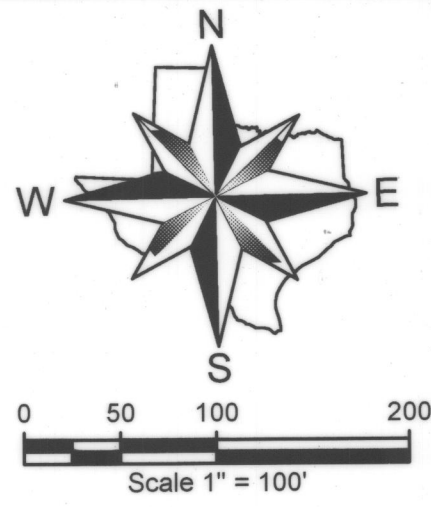
Harbor-Rockwall Addition
Lots 8 & 9, Block A
Final Plat

Date: 01.06.17
Scale: 1" = 100'
File: 59809-PPLT
Project No.: 59809.00

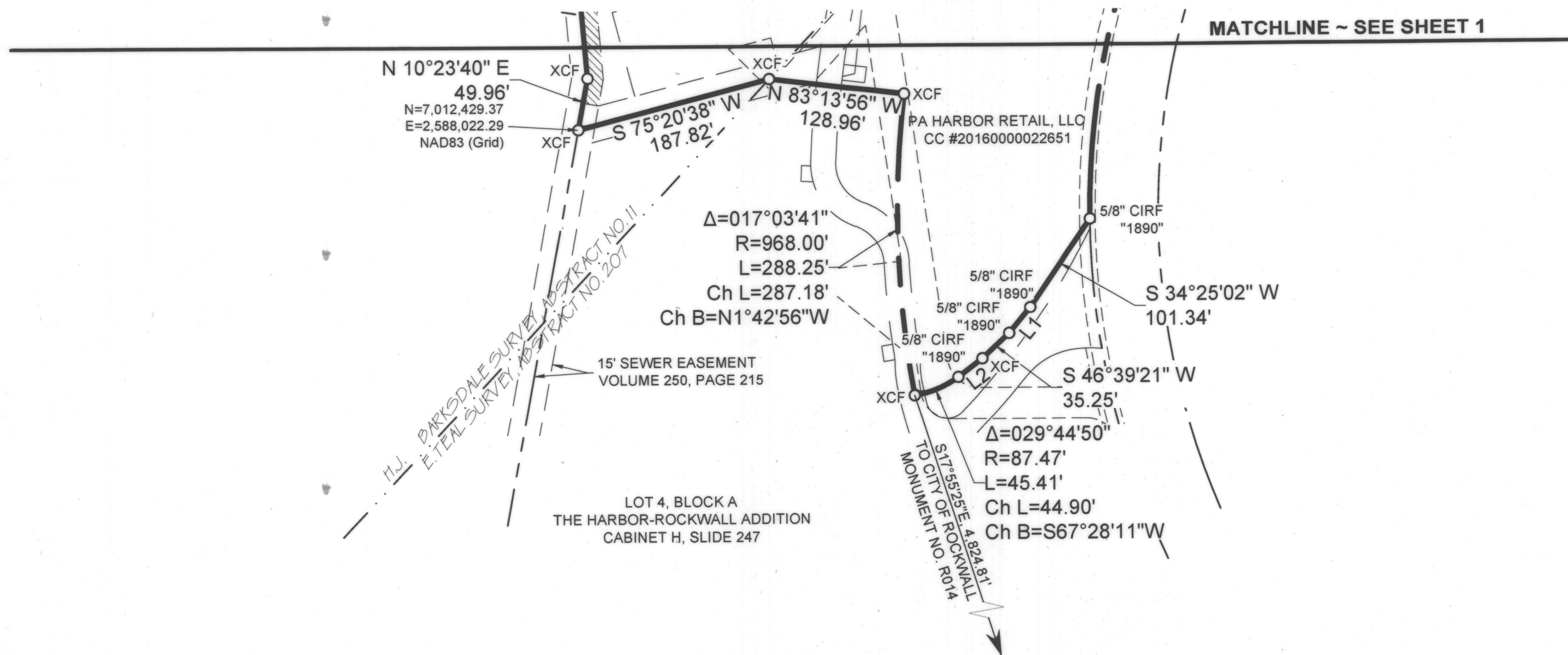
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of
4

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND w/CAP
CIRS	1/2" IRON ROD w/ RED PLASTIC CAP "W.A.I."
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
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CC#	COUNTY CLERK'S INSTRUMENT No.
CM	CONTROLLING MONUMENT
B. L.	BUILDING LINE



VICINITY MAP
NOT TO SCALE



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
Texas Engineers Registration No. 86,923/0015
Texas Surveyors Registration No. 2203/0015
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E. TEAL, ABSTRACT NO. 207 and the H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PA HARBOR RETAIL, LLC
8222 DOUGLAS AVENUE, SUITE 390
ROCKWALL COUNTY, TEXAS

FINAL PLAT
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
19.013 ACRES

Date : 01.06.17
Scale : 1" = 100'
File : 59809-PPLT
Project No. : 59809.00

SHEET
2 of 4

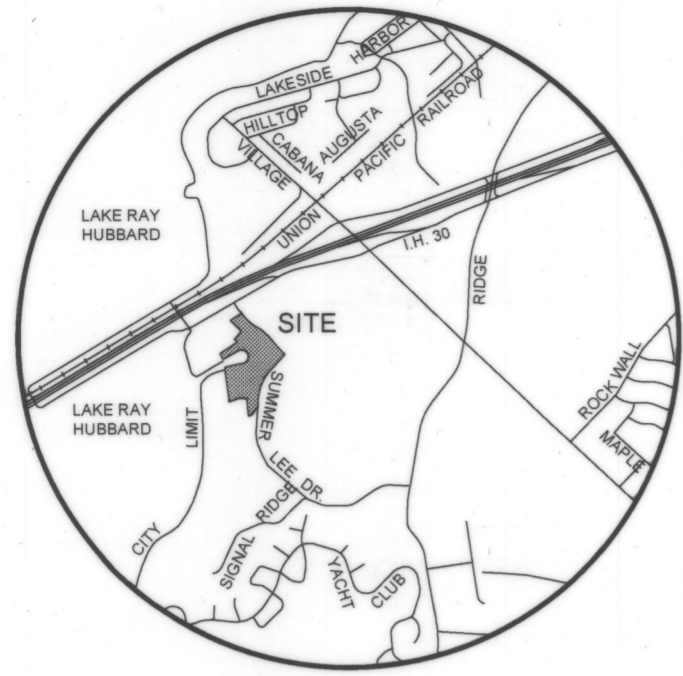
J 192
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
BEING A REPLAT OF LOTS 5 and 7, BLOCK A,
HARBOR-ROCKWALL
BEING 19.013 ACRES OUT OF THE
E. TEAL SURVEY, ABSTRACT NO. 207 and the H.J.
BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2017-004

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

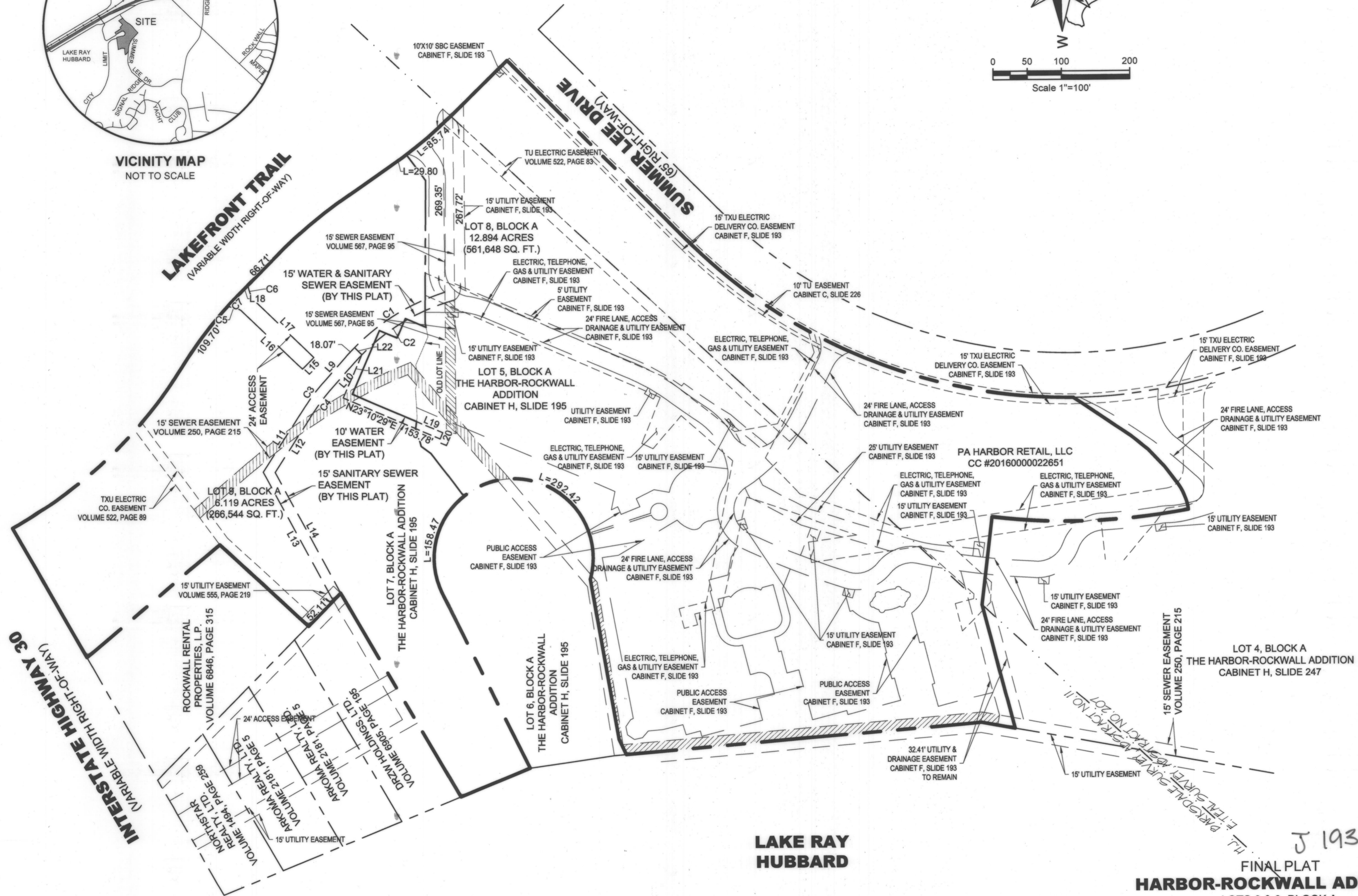
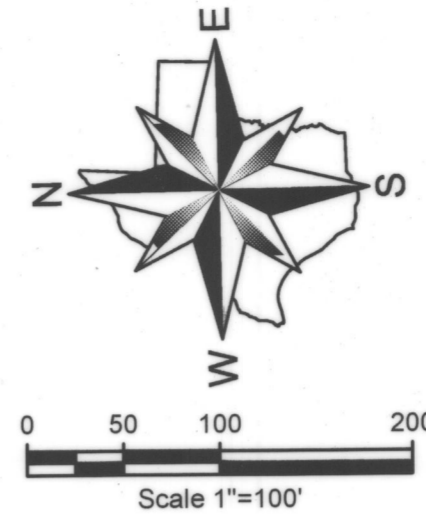
OWNER: (Lot 8)
PA Harbor Retail, LLC
8222 Douglas Avenue
Suite 390
Dallas, Texas 75225
Phone: 214-389-6195

OWNER: (Lot 9)
Rockwall Rental Properties, LP
1608 West Moore, Drawer B
Terrell, Texas 75160
Phone: 972-210-3311

Harbor-Rockwall Addition
Lots 8 & 9, Block A
Final Plat
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VICINITY MAP
NOT TO SCALE



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
Texas Engineer Registration No. 15 (872) 490-7090
10088800 Exp. 08/23/2015
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E. TEAL, ABSTRACT NO. 207 and the H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PA HARBOR RETAIL, LLC
8222 DOUGLAS AVENUE, SUITE 390
ROCKWALL COUNTY, TEXAS

FINAL PLAT
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
19.013 ACRES

Date : 01.06.17
Scale : N/A
File : 59809-PPLT
Project No. : 59809.00

SHEET
3
of
4

CONSULTING ENGINEERS: Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

OWNER: (Lot 8) PA Harbor Retail, LLC
8222 Douglas Avenue
Suite 390
Dallas, Texas 75225
Phone: 214-389-6195

OWNER: (Lot 9) Rockwall Rental Properties, LP
1608 West Moore, Drawer B
Terrell, Texas 75160
Phone: 972-210-3311

J 193
FINAL PLAT
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
BEING A REPLAT OF LOTS 5 and 7, BLOCK A,
HARBOR-ROCKWALL
BEING 19.013 ACRES OUT OF THE
E. TEAL SURVEY, ABSTRACT NO. 11
BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2017-004

Harbor-Rockwall Addition
Lots 8 & 9, Block A
Final Plat

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, PA Harbor Retail, LLC and Rockwall Rental Properties, LP, being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207 and the H. J. BARKSDALE SURVEY, ABSTRACT NO. 11, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 5 and Lot 7, Block A, Harbor Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet H, Slide 195, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the most Easterly Northeast corner of said Lot 5 at the intersection of the Southerly right-of-way of Lakefront Trail (65' right-of-way), with the Northerly right-of-way of Summer Lee Drive (65' right-of-way);

THENCE South 45 deg 25 min 51 sec West, departing the Southerly right-of-way of said Lakefront Trail, along the Northerly right-of-way of said Summer Lee Drive, a distance of 373.14 feet to a 1/2-inch iron rod found for corner and the beginning of a curve to the left having a radius of 785.00 feet, a central angle of 45 deg 47 min 34 sec, a chord bearing of South 22 deg 32 min 04 sec West, and a chord length of 610.83 feet;

THENCE continuing along the Northerly right-of-way of said Summer Lee Drive and along said curve to the left, an arc distance of 627.40 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner;

THENCE South 34 deg 25 min 02 sec West, departing the Northerly right-of-way of said Summer Lee Drive, a distance of 101.34 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner;

THENCE South 39 deg 18 min 44 sec West, a distance of 31.81 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner;

THENCE South 46 deg 39 min 21 sec West, a distance of 35.25 feet to an "X" cut in concrete found for corner;

THENCE South 52 deg 35 min 47 sec West, a distance of 29.00 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner at the beginning of a curve to the right having a radius of 87.47 feet, a central angle of 29 deg 44 min 50 sec, a chord bearing of South 67 deg 28 min 11 sec West, and a chord length of 44.90 feet;

THENCE along said curve to the right, an arc distance of 45.41 feet to an "X" cut in concrete found for corner at the beginning of a non-tangent curve to the right having a radius of 968.00 feet, a central angle of 17 deg 03 min 41 sec, a chord bearing of North 01 deg 42 min 56 sec West, and a chord length of 287.18 feet;

THENCE along said non-tangent curve to the right, an arc distance of 288.25 feet to an "X" cut in concrete found for corner;

THENCE North 83 deg 13 min 56 sec West, a distance of 128.96 feet to an "X" cut in concrete found for corner;

THENCE South 75 deg 20 min 38 sec West, a distance of 187.82 feet to an "X" cut in concrete found for corner;

THENCE North 10 deg 23 min 40 sec East, a distance of 49.96 feet to an "X" cut in concrete found for corner;

THENCE North 04 deg 51 min 34 sec West, a distance of 521.80 feet to an "X" cut in concrete found for corner;

THENCE North 64 deg 40 min 38 sec East, a distance of 24.61 feet to an "X" cut in concrete found for corner;

THENCE North 80 deg 11 min 13 sec East, a distance of 239.27 feet to an "X" cut in concrete set for corner at the beginning of a non-tangent curve to the left having a radius of 116.35 feet, a central angle of 222 deg 02 min 19 sec, a chord bearing of North 05 deg 25 min 28 sec West, and a chord length of 217.22 feet;

THENCE along said non-tangent curve to the left, an arc distance of 450.89 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 63 deg 41 min 36 sec West, a distance of 286.13 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner;

THENCE North 22 deg 25 min 53 sec West, a distance of 109.69 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner;

THENCE North 59 deg 47 min 55 sec East, a distance of 346.78 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner;

THENCE North 45 deg 34 min 27 sec West, a distance of 67.69 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner;

THENCE North 42 deg 52 min 58 sec East, a distance of 176.29 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner;

THENCE North 40 deg 10 min 24 sec West, a distance of 255.20 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner;

THENCE North 60 deg 22 min 08 sec East, a distance of 218.66 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner on the Southerly right-of-way of said Lakefront Trail;

THENCE along the Southerly right-of-way of said Lakefront Trail, the following courses and distances:
South 29 deg 37 min 52 sec East, a distance of 9.99 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner at the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 28 deg 28 min 30 sec, a chord bearing of South 43 deg 52 min 07 sec East and a chord length of 334.48 feet;

Along said curve to the left, an arc distance of 337.95 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right having a radius of 620.00 feet, a central angle of 12 deg 35 min 10 sec, a chord bearing of South 51 deg 48 min 46 sec East, and a chord length of 135.92 feet;

Along said curve to right, an arc distance of 136.19 feet to an "X" cut in concrete found for corner;

South 45 deg 31 min 13 sec East, a distance of 84.59 feet to a 1/2-inch iron rod found for corner at the beginning of a curve to the right having a radius of 680.00 feet, a central angle of 09 deg 44 min 28 sec, a chord bearing of South 40 deg 10 min 38 sec East, and a chord length of 115.47 feet;

Along said curve to the right, an arc distance of 115.61 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner;

South 34 deg 50 min 04 sec East, a distance of 89.41 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner at the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 09

deg 44 min 07 sec, a chord bearing of South 39 deg 42 min 06 sec East, and a chord length of 115.40 feet;

Along said curve to the left, an arc distance of 115.54 feet to a 5/8-inch iron rod with yellow plastic cap stamped "1890" found for corner;

THENCE South 44 deg 34 min 09 sec East, a distance of 116.83 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 19.013 acres or 828,193 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of November, 2016, utilizing a G.P.S. measurement (NAD 83) from the City of Rockwall, Texas - Control Monumentation, established May 6, 1999, Monument Nos. Reset #1 and R014.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

We the undersigned owner(s) of the land shown on this plat, and designated herein as the HARBOR-ROCKWALL ADDITION, Lots 8 & 9, Block 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, watercourses, 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-ROCKWALL 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; or
7. All detention systems to be maintained and repaired by property owner.

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, 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.


PA Harbor Retail LLC, a Texas limited liability company

By: 
Name: Stephen Brookshire
Title: Vice President

Rockwall Rental Properties, L.P., a Texas limited partnership
Housing Property Realty, LLC, a Texas limited liability company, its general partner

By: 
Name: Randall H. Noe
Title: President

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/24/2017 03:02:16 PM
\$200.00
20170000015993

 **COPY**

CONSULTING ENGINEERS:
Winkelmann & Associates Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, TX 75230
(972) 490-7090

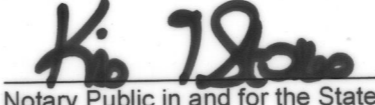
OWNER: (Lot 8)
PA Harbor Retail, LLC
8222 Douglas Avenue
Suite 390
Dallas, Texas 75225
Phone: 214-389-6195

OWNER: (Lot 9)
Rockwall Rental Properties, LP
1608 West Moore, Drawer B
Terrell, Texas 75160
Phone: 972-210-3311

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Stephen Brookshire, and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.


Given upon my hand and seal of office this 1 day of August, 2017.


Notary Public in and for the State of TX
My Commission Expires: May 3 2021

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said county and state on this day personally appeared Randall H. Noe and acknowledge that he executed this instrument on behalf of the corporation, which acted for the partnership.

Given upon my hand and seal of office this 2 day of AUGUST, 2017.


Notary Public in and for the State of _____
My Commission Expires: 12/31/17

SURVEYOR'S CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Leonard J. Lueker, 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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com



STATE OF TEXAS §
COUNTY OF DALLAS §

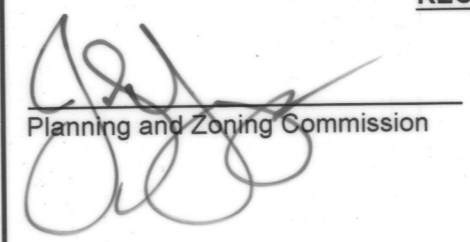
Before me, the undersigned authority, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 3rd day of August, 2017.


Notary Public in and for the State of Texas
My Commission Expires: 10-31-2018



RECOMMENDED FOR FINAL APPROVAL


Planning and Zoning Commission
Date: 1/31/2017

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 4 day of FEB, 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 16th day of August, 2017.


Mayor, City of Rockwall

City Secretary

City Engineer

HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
BEING A REPLAT OF LOTS 5 and 7, BLOCK A, HARBOR-ROCKWALL
BEING 19.013 ACRES OUT OF THE
E. TEAL SURVEY, ABSTRACT NO. 207 and the H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. P2017-004

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
Phone: 972-490-7090
Fax: 972-490-7098
Texas Surveyor Registration No. 85 0912012015
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E. TEAL, ABSTRACT NO. 207 and the H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PA HARBOR RETAIL, LLC
8222 DOUGLAS AVENUE, SUITE 390
ROCKWALL COUNTY, TEXAS

FINAL PLAT
HARBOR-ROCKWALL ADDITION
LOTS 8 & 9, BLOCK A
19.013 ACRES

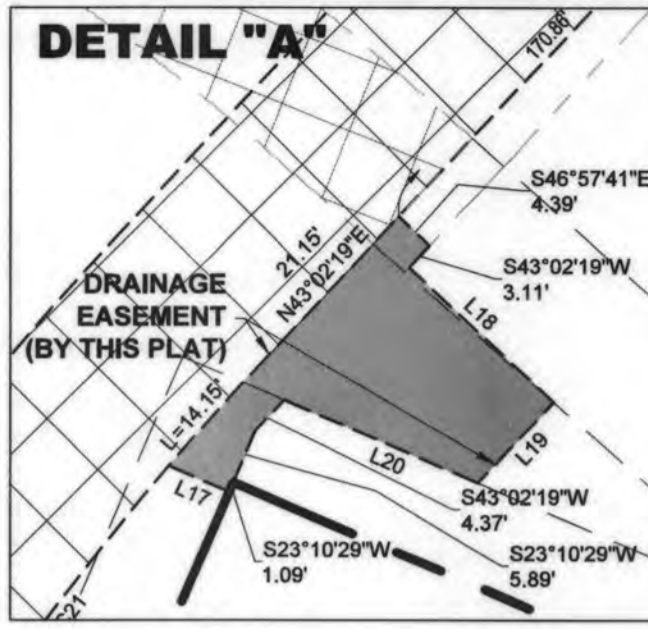
Date : 01.06.17
Scale : N/A
File : 59809-PPLT
Project No. : 59809.00

SHEET 4 of 4

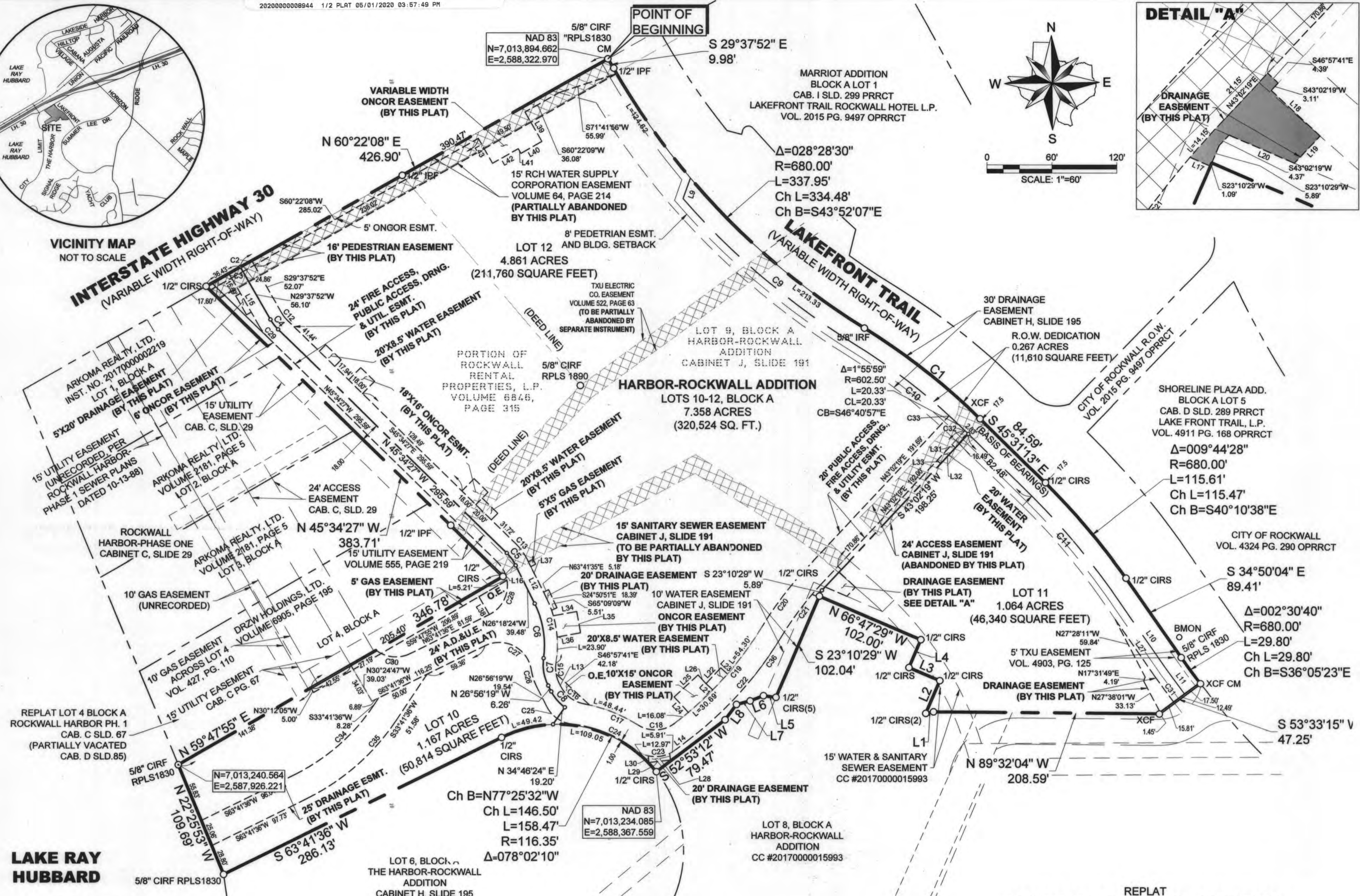
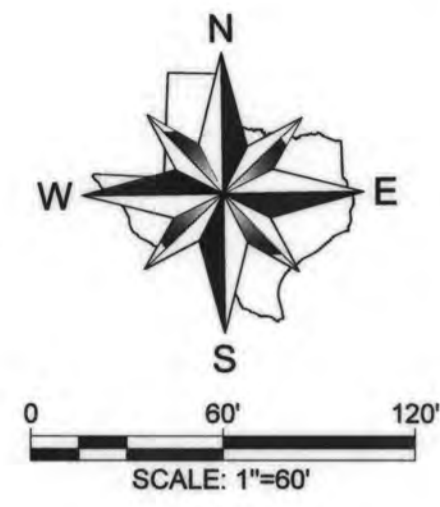
Harbor-Rockwall Addition
Lots 8 & 9, Block A
Final Plat



VICINITY MAP
NOT TO SCALE



DETAIL "A"



ABBREVIATION LEGEND

ABBREVIATION	DEFINITION
A.D.&U.E.	ACCESS, DRAINAGE & UTILITY EASEMENT
BMON	BENCHMARK
CAB.	CABINET
CIRS	IRON ROD SET w/RED CAP STAMPED "WAI"
CIRF	IRON ROD FOUND w/CAP
CM	CONTROLLING MONUMENT
DRNG	DRAINAGE EASEMENT
ESMT.	EASEMENT
IPF	IRON PIN FOUND
IRF	IRON ROD FOUND
O.E.	ONCOR EASEMENT (BY THIS PLAT)
P.O.R.	POINT OF REFERENCE
S.F.	SQUARE FEET
SLD.	SLIDE
U.E.	UTILITY EASEMENT
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND

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.

REPLAT HARBOR-ROCKWALL ADDITION
 LOTS 10-12, BLOCK A
 BEING A REPLAT OF LOT 9, BLOCK A,
 HARBOR-ROCKWALL ADDITION AND BEING 7.358 ACRES
 OUT OF THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CASE NO. P 2020-011

DEVELOPER:
 PEGASUS ABLON
 JIM ZIEGLER
 8222 DOUGLAS AVENUE,
 SUITE 390
 DALLAS, TX 75225
 ph# 214-389-6195

OWNER:
 ROCKWALL RENTAL
 PROPERTIES, L.P.
 1608 WEST MORE, DRAWER B
 TERREL, TX 75160
 ph# 972-210-0331

SURVEYOR/ENGINEER:
 Winkelmann & Associates, Inc.
 Suite 215
 Dallas, Texas 75230
 ph# 972-490-7090

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 Texas Surveyors Registration No. 88
 Texas Engineers Registration No. 12312020
 COPYRIGHT © 2020, Winkelmann & Associates, Inc.

M. J. BARKSDALE, ABSTRACT NO. 11
 ROCKWALL, ROCKWALL
 ROCKWALL RENTAL PROPERTIES, L.P.
 1608 WEST MORE, DRAWER B
 ROCKWALL

REPLAT HARBOR-ROCKWALL ADDITION
LOTS 10-12, BLOCK A
7.358 ACRES

Date : 4.23.20
 Scale : 1" = 60'
 File : 59809.0A-FPLT
 Project No. : 59809.0A

SHEET
1
of
2

PROPERTY DESCRIPTION
TRACT 1

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a tract of land situated in the M. J. BARKSDALE SURVEY, ABSTRACT NO. 11, in the City of Rockwall, Rockwall County, Texas, and being all of Lot 9, Block A, Harbor Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 191, (County Clerk's Instrument No. 2017000015993), Official Public Records, Rockwall, County, Texas, and a portion of the same tract of land described in deed to Rockwall Rental Properties, L.P. as recorded in Volume 6846, Page 315, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for the most Northerly corner of said Lot 9, Block A and being the intersection of the Southwesterly right-of-way of Lakefront Trail, a variable width right-of-way, with the Southeasterly right-of-way of Interstate Highway 30, a variable width right-of-way;

THENCE departing said Southeasterly right-of-way and along said Southwesterly right-of-way, the following courses and distances:

South 29 deg 37 min 52 sec East, a distance of 9.98 feet to a 1/2-inch iron pipe found for corner and the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 28 deg 28 min 30 sec, a chord bearing of South 43 deg 52 min 07 sec East, and a chord length of 334.48 feet;

Along said curve to the left, an arc distance of 337.95 feet to a 5/8-inch iron rod found for corner and the beginning of a curve to the right having a radius of 620.00 feet, a central angle of 12 deg 35 min 10 sec, a chord bearing of South 51 deg 48 min 46 sec East and a chord length of 135.92 feet;

Along said curve to the right, an arc distance of 136.19 feet to an "X" cut in concrete found for corner;

South 45 deg 31 min 13 sec East, a distance of 84.59 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a curve to the right having a radius of 680.00 feet, a central angle of 09 deg 44 min 28 sec, a chord bearing of South 40 deg 10 min 38 sec East and a chord length of 115.47 feet;

Along said curve to the right, an arc distance of 115.61 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 34 deg 50 min 04 sec East, a distance of 89.41 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for corner and the beginning of a curve to the left having a radius of 680.00 feet, a central angle of 02 deg 30 min 40 sec, a chord bearing of South 36 deg 05 min 23 sec East and a chord length of 29.80 feet;

Along said curve to the left, an arc distance of 29.80 feet to an "X" cut in concrete found for corner, said "X" cut being the most Easterly Southeast corner of said Lot 9, Block A;

THENCE departing the Southeasterly right-of-way of said Lakefront Trail and along the Southerly line of said Lot 9, Block A, the following courses and distances:

South 53 deg 33 min 15 sec West, a distance of 47.25 feet to an "X" cut in concrete found for corner;

North 89 deg 32 min 04 sec West, a distance of 208.59 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 79 deg 07 min 41 sec West, a distance of 7.21 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 23 deg 10 min 29 sec East, a distance of 32.93 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 66 deg 36 min 24 sec West, a distance of 31.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 23 deg 10 min 29 sec East, a distance of 27.95 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 66 deg 47 min 29 sec West, a distance of 102.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 23 deg 10 min 29 sec West, a distance of 102.04 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 82 deg 38 min 15 sec West, a distance of 11.76 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 68 deg 52 min 14 sec West, a distance of 13.20 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 75 deg 08 min 27 sec West, a distance of 12.97 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 36 deg 32 min 06 sec West, a distance of 17.64 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 52 deg 53 min 12 sec West, a distance of 79.47 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner and the beginning of a non-tangent curve to the left having a radius of 116.35 feet, a central angle of 78 deg 02 min 10 sec, a chord bearing of North 77 deg 25 min 32 sec West and a chord length of 146.50 feet;

Along said non-tangent curve to the left, an arc distance of 158.47 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 63 deg 41 min 36 sec West, continuing along said south line, a distance of 286.13 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for the most Westerly Southwest corner of said Lot 9, Block A;

THENCE North 22 deg 25 min 53 sec West, along a west line of said Lot 9, Block A, a distance of 109.69 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1830" found for corner, and being a Northwest corner of said Lot 9, Block A and the southwest corner of a tract of land as described in deed to DRZW Holdings, Ltd., recorded in Volume 6905, Page 195, Official Public Records, Rockwall County, Texas;

THENCE North 59 deg 47 min 55 sec East, along a north line of said Lot 9, Block A and the southeasterly line of said DRZW Holdings tract, a distance of 346.78 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being the Southeast corner of said DRZW Holdings, tract;

THENCE North 45 deg 34 min 27 sec West, along the Westerly line of said Rockwall Rental Properties tract, a distance of 383.71 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being situated in the Southeasterly right-of-way of said Interstate Highway 30;

THENCE North 60 deg 22 min 08 sec East, along said Southeasterly right-of-way, a distance of 426.90 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 7.358 acres or 320,524 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 8th day of January, 2018, utilizing a G.P.S. measurement (NAD 83) from the City of Rockwall, Texas - Control Monumentation, established May 6, 1999, Monument Nos. Reset #1 and R014.

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, ROCKWALL RENTAL PROPERTIES, L.P., the undersigned ownerS of the land shown on this plat, and designated herein as the HARBOR-ROCKWALL 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-ROCKWALL 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; or
- 7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Randall H. Noe

Randall H. Noe
Rockwall Rental Properties, L.P.

STATE OF TEXAS
COUNTY OF Rockwall

Before me, the undersigned authority, on this day personally appeared RANDALL H. NOE, 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 28 day of April, 2020

My Commission Expires 1-8-2024
Notary Public in and for the State of Texas
My Commission Expires

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Leonard J. Lueker, 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.

Leonard J. Lueker
Surveyor's Signature
5714
Registered Public Surveyor No.
STANDARD CITY SIGNATURE BLOCK
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 _____, 20____.

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 29th day of April, 2020

J. [Signature] Mayor, City of Rockwall
Kristy Cole City Secretary
Ann Williams, P.E. City Engineer

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L1 to L43.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CH. L, CH. B. Rows C1 to C36.

DEVELOPER: PEGASUS ABLON, JIM ZIEGLER, 8222 DOUGLAS AVENUE, SUITE 390, DALLAS, TX 75225, ph# 214-389-6195
OWNER: ROCKWALL RENTAL PROPERTIES, L.P., 1608 WEST MORE, DRAWER B, TERREL, TX 75160, ph# 972-210-0331
SURVEYOR/ENGINEER: Winkelmann & Associates, Inc., 6750 Hillcrest Plaza Drive, Suite 215, Dallas, Texas 75230, ph# 972-490-7090

Winkelmann & Associates, Inc. logo and contact info. Vertical text: M. J. BARKSDALE, ABSTRACT NO. 11, ROCKWALL, ROCKWALL; ROCKWALL RENTAL PROPERTIES, L.P., 1608 WEST MORE, DRAWER B, TERREL, TX 75160; REPEAT HARBOR-ROCKWALL ADDITION LOTS 10-12, BLOCK A 7.358 ACRES; SHEET 2 of 2; Date: 4.23.20, Scale: N/A, File: 59809.0A-FPLT, Project No.: 59809.0A.