

CTATE O	FT	EXAS
YTNUC	OF	ROCKWALL

OWNERS CERTIFICATE

HEREAS, D.L. Faulkner, Danny L. Faulkner, and Pam Faulkner Tomalin are the owner	rs (
Peal Survey. Abstract No. 207 in the City of Rockwall. Rockwall County. Texas. and s	aidof a tract of land situated in the Edward
Fact of land conveyed to Clarke-Frates Corporation by deed as recorded in Volume 102	d tract being a part of a 285.2916 acre
rounty. Texas, and being more particularly described as follows:	Page 895 of the Deed Records of Rockwal

COMMENCING at the most Southerly Southeast corner of Cutter Hill, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Slide A, Page 399 of the Deed Records of Rockwall County, Texas, said commencing point being on the City of Dallas Take Line for Lake Ray Hubbard and also being North 46° 18' 55" West a distance of 132.23 feet from the City of Dallas monument T 13-1 and T 11-6,

THENCE: Along the Southerly line of the said Cutter Hill, Phase Three, North 54° 39' 29" East a distance of 54 feet to an Iron

rod for a corner;

THENCE. North 74° 47' 07" East a distance of 14.70 feet to an Iron rod for a corner and the Point of Beginning of this tract, THENCE: North 74° 47' 07" East along the Southeast line of Cutter Hill, Phase Two, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Slide A, Page 285 of the Deed Records of Rockwall County, Texas, a distance of 61.24 feet to an iron rod for a corner;

THENCE: North 33° 38' 08" East continuing along the Southeast line of the said Cutter Hill, Phase Two, a distance of 294.16 feet to an iron rod for a corner at the Southwest corner of Harbor Landing, Phase One, an addition to the City of Rockwall, recorded

In Slide B, Page 362, Plat Records of Rockwall County, Texas;

THENCE: South 56° 21' 52" East along said addition line a distance of 141.00 feet to an iron rod for a corner,

THENCE: North 33° 38' 08" East along said addition line a distance of 64.77 feet to an iron rod for a corner,

THENCE. South 56° 06' 18" East along said addition line a distance of 124.73 feet to an iron rod at the point of curvature of a circular curve to the left;

↑ THENCE. Around said curve in a Southeasterly direction and along said addition line having a central angle of 31° 03¹ 58", a radius of 454.72 feet, a tangent of 126.39 feet and an arc distance of 246.55 feet to an Iron rod for a corner,

THENCE: South 11° 07' 13" East along said addition line a distance of 246.13 feet to an iron rod for a corner; THENCE. South 25° 07' 51" East along said addition line a distance of 107.73 feet to an iron rod at the point of curvature of a

circular curve to the left,

| THENCE: Around said curve in a Southeasterly direction and along said addition line having a central angle of 26° 14′ 58″, a radius of 450.75 feet, a tangent of 105.10 feet and an arc distance of 206.51 feet to an iron rod at the point of tangency of said curve,

THENCE: South 48° 22' 02" East along said addition line a distance of 31.00 feet to an Iron rod for a corner on a circular curve to the left;

THENCE: Around said curve in a Northeasterly direction and along said addition line having a central angle of 6° 54' 33", a radius of 165.50 feet, a tangent of 9.99 feet, an arc distance of 19.96 feet and a chord that bears North 38° 10' 41" East a distance

of 19.95 feet to an iron rod for a corner;

THENCE South 53° 18' 40" East along said addition line a distance of 164.37 feet to an iron rod for a corner on the Northwest

right-of-way line of Henry M. Chandler Drive; said point also being on a circular curve to the right, THENCE. Around said curve in a Southwesterly direction along said right-of-way line having a central angle of 7° 19' 03", a

radius of 782.99 feet, a tangent of 50.07 feet, an arc distance of 100.00 feet, and a chord that bears South 65° 00' 53" West a distance of 99.93 feet to an iron rod at the point of tangency of said curve,

THENCE South 68° 40' 25" West a distance of 11.91 feet to an iron rod at the point of curvature of a circular curve to the left,

THENCE. Around said curve in a Southwesterly direction having a central angle of 23° 11' 15", a radius of 136.48 feet, a tangent of 28.00 feet and an arc distance of 55.23 feet to an Iron rod at the point of tangency of said curve,

THENCE: South 45° 29' 10" West a distance of 120,24 feet to an Iron rod for a corner; THENCE: North 38° 21° 05" West a distance of 402.14 feet to an Iron rod for a corner,

THENCE: North 56° 39' 37" West a distance of 232.26 feet to an iron rod for a corner,

THENCE North 67° 16' 48" West a distance of 162.79 feet to an iron rod for a corner,

THENCE: South 62° 44' 42" West a distance of 43.88 feet to an Iron rod for a corner;

THENCE: North 67° 27' 32" West a distance of 189.78 feet to an iron rod for a corner, THENCE: North 3° 55¹ 02" West a distance of 42.77 feet to an iron rod for a corner,

THENCE. North 44° 59' 06" West a distance of 89.31 feet to the Point of Beginning and Containing 350,468 Square Feet or 8.0456 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS.

THAT, D.L. Faulkner, Danny L. Faulkner, and Pam Faulkner Tomalin, being owners, do hereby adopt this plat designating the hereinabove described property as Harbor Landing Phase Two, and do hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to D.L. Faulkner, Danny L. Faulkner, and Pam Faulkner Tomalin, its successors and assigns, and further reserving its private easement for itself, its successors and assigns, at all times hereafter for incress and egress to and from the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto D.L. Faulkner, Danny L. Faulkner, and Pam Faulkner Tomalin, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or acorss the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way endanger or interfere with construction, maintenance and efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility I shall have the further right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility. D.L. Faulkner, Danny L. Faulkner, and Pam Faulkner Tomalin, its successors and assigns, will be responsible for maintenance of all private streets and drives. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grades of streets in this addition.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall, regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance, 83-54.

, Texas, this

WITNESS OUR HANDS, at

D.L. Faulkner

STATE OF TEXAS

COUNTY OF Laca

e on the 7 day of Notobel, 1987, by D.L. Faulkner. This instrument was acknowledged before me

My Commission Expires 10-1488

STATE OF TEXAS COUNTY OF Lalla 5

This instrument was acknowledged before me on the /

day of Mobble, 1987, by Danny L. Faulkner.

My Commission Expires 10-14-88

This instrument was acknowledged before me on the 1 day of October, 1987, by Pam Faulkner Tomalin.

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.

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

STATE OF TEXAS COUNTY OF DALLAS

This instrument was acknowledged before me on the ______ day of October_

My Commission Expires

RECOMMENDED FOR FINAL APPROVAL

APPROVED

I hereby certify that the above and foregoing plat of Harbor Landing Phase Two, Pan addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of Hune. 1987. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall

County, Texas, within one hundred twenty (120) days from said date of final approval. Said addition shall be subject to all the requirements, of the Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS, this Sto day of October, 1987.

Chairman, Planning and Zoning Commission

Mayor, City of Rockwall

City Secretary, City of Rockwal



HAROLD L. EVANS ENGINEER CONSULTING

1 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228

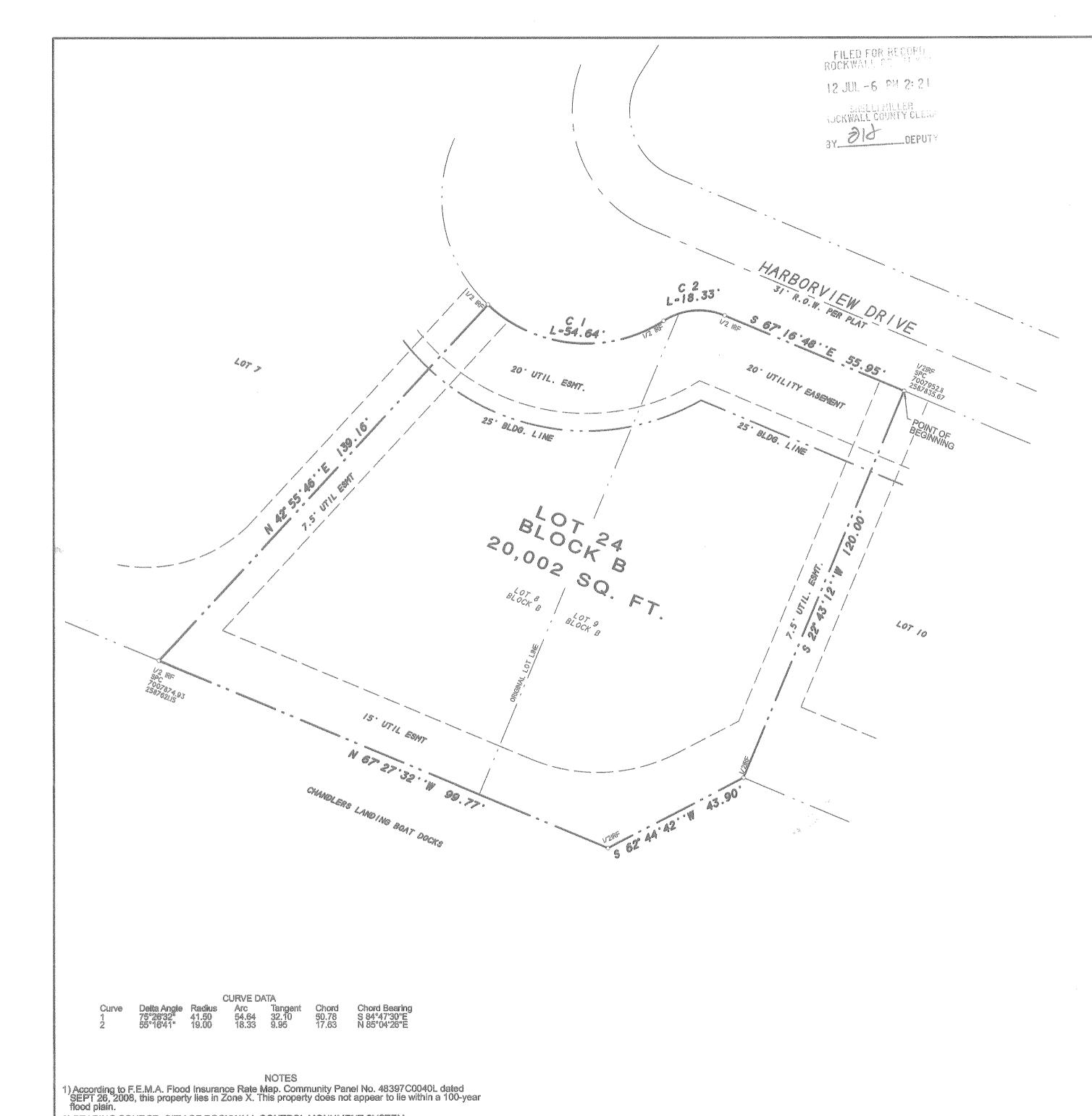
PHONE (214) 328-8133 DATE SCALE 10-5-87 NONE

LANDING

| EDWARD TEAL SURVEY ABSTRACT NO. 207

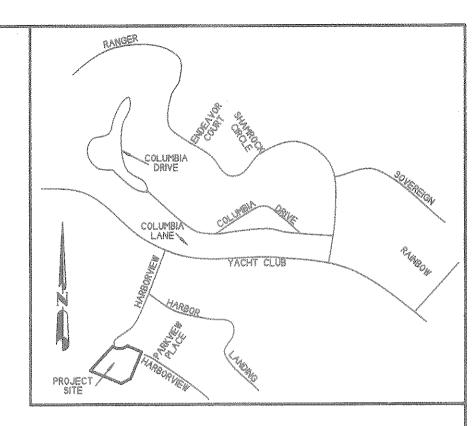
HICITY OF ROCKWALL—ROCKWALL COUNTY, TEXAS

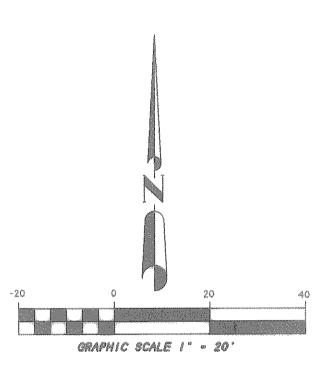
IDL. FAULKNER, DANNY L FAULKNER, AND PAM FAULKNER TOMALIN GARLAND. TEXAS 75047 J\P0. BOX 479502



2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."





REFLAT

HARBOR LANDING PHASE 2 LOT 24, BLOCK B

BEING A REPLAT OF LOT 8 AND 9, BLOCK B

0.46 ACRES OR 20,002 S.F. (1LOT)

EDWARD TEAL SURVEY A-207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER: BILLY SELF 1830 IH 30 ROCKWALL, TEXAS 75087 214-769-3774

SYMBOL LEGEND TO GAS TEL FIN PP
TO GAS TEL F SUBSTRICT SUBSTRICT ACE POLE INCIDENT STATE OF S

SURVEY DATE MARCH 16 2012 SCALE 1" ~ 20" FILE# 20090418-RP

w Dunk S

H.D. Fetty Land Surveyor, LLC CLIENT SELF 20090418-RI SELF 20090418-RI SELF

STATE OF TEXAS COUNTY OF ROCKWALL OWNER'S CERTIFICATE (Public Dedication)

WHEREAS, BILLY SELF and KATIE SELF, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being Lot 8 and Lot 9, Block B, of HARBOR LANDING PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 10, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south right-of-way line of Harborview Drive, a 31 foot right-of-way, said point being at the northeast corner of said Lot 9;

THENCE S. 22 deg. 43 min. 12 sec. W. along the east line of Lot 9, a distance of 120.00 feet to a 1/2" iron rod found for comer:

THENCE S. 62 deg. 44 min. 42 sec. W. a distance of 43.90 feet to a 1/2" iron rod found for corner;

THENCE N. 67 deg. 27 min. 32 sec. W. a distance of 139.83 feet to a 1/2" iron rod found for corner at the

THENCE N. 42 deg. 55 min. 46 sec. E. along the west line of Lot 8, a distance of 139.16 feet to a 1/2" iron rod found for corner in the curving south right-of-way line of Harborview Drive;

THENCE in an easterly direction along a curve to the left having a central angle of 75 deg. 26 min. 32 sec., a radius of 41.50 feet, a tangent of 32.10 feet, a chord of S. 84 deg. 47 min. 30 sec. E., 50.78 feet, along said right-of-way line, an arc distance of 54.64 feet to a 1/2" iron rod found for comer;

THENCE in an easterly direction along a curve to the right having a central angle of 55 deg. 16 min. 41 sec., a radius of 19.00 feet, a tangent of 9.95 feet, a chord of N. 85 deg. 04 min. 26 sec. E., 17.63 feet, along said right-of-way line, an arc distance of 18.33 feet to a 1/2" iron rod found for corner;

THENCE S. 67 deg. 16 min. 48 sec. E. along said right-of-way line, a distance of 55.95 feet to the POINT OF BEGINNING and containing 20,002 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as REPLAT HARBOR LANDING PHASE 2, LOT 24, BLOCK B, BEING A REPLAT OF LOT 8 AND 9, BLOCK B an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the 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:

- No buildings shall be constructed or placed upon, over, or across the utility
- 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, maint aining, 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 an d/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 p rogress payments as the work progresses in making such improvements by making certified requ 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.

I 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, my 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.

KATIE SELF

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BILLY SELF 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

Notary Public in and for the State of Texas

My Commission Expires:

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 therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KATIE SELF 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

Given upon my hand and seal of office this ______

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III Registered Prófessional Land Surveyor No. 5034 HAROLD D. FETTY III 5034 OFESS (OF

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of REPLAT HARBOR LANDING PHASE 2, LOT 24, BLOCK B, BEING A REPLAT OF LOT 8 AND 9, BLOCK B an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the

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

SEAL

OWNER:

BILLY SELF

214-769-3774

1830 IH 30

6-22-2012

REPLAT

HARBOR LANDING PHASE 2 LOT 24, BLOCK B

BEING A REPLAT OF LOT 8 AND 9, BLOCK B

0.46 ACRES OR 20,002 S.F. (1LOT)

EDWARD TEAL SURVEY A-207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS SHEET 2 OF 2

> SYMBOL LEGEND OAS PRIME HYDRAY! CABLE RISER

ROCKWALL, TEXAS 75087

SURVEY DATE MARCH 16, 2012

H.D. Fetty Land Surveyor, LLC | SCALE | 1 - 20 | FILE# 20090418-RF | CLIENT | SELF | SELF | CLIENT | SELF |

SCALE 1" - 20' FILE# 20090418-RP

WATER WATER

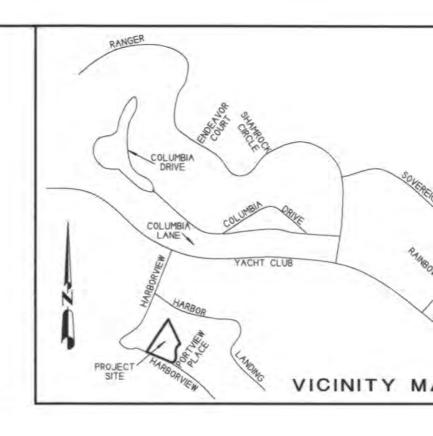
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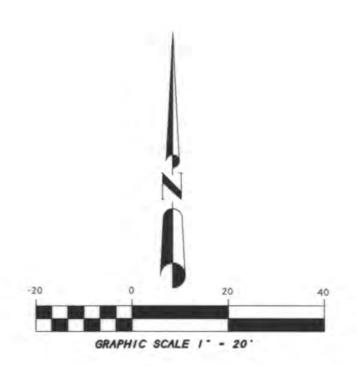
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HOLE FOLE

POWER POLE







I-189 FINAL PLAT

HARBOR LANDING PHASE 2 LOT 26, BLOCK C

BEING A REPLAT OF LOT 21 AND 22, BLOCK C

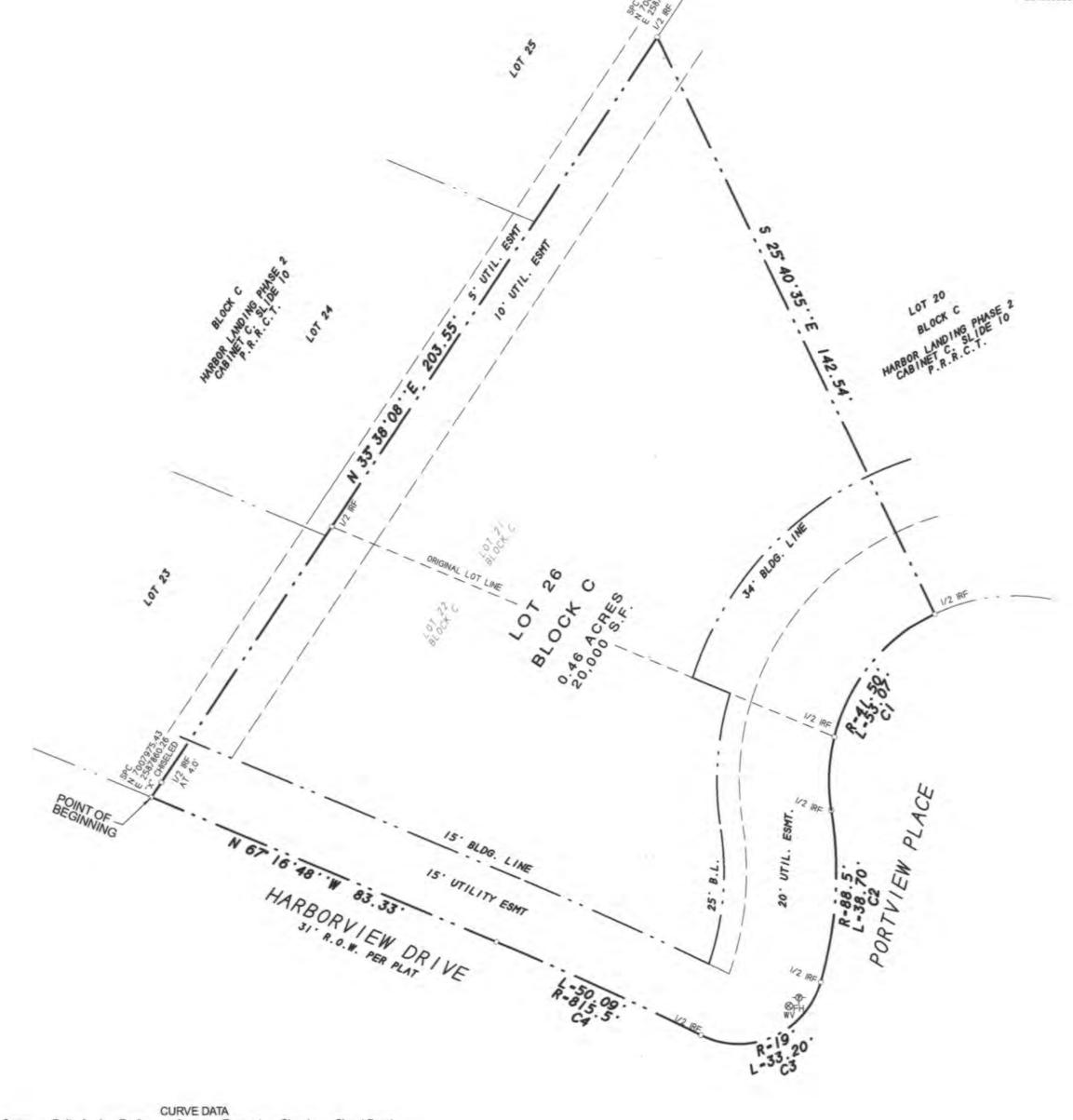
0.46 ACRES OR 20,000 S.F. (1 LOT)

EDWARD TEAL SURVEY A-207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF

OWNER: BRADLEY G. BISCHOF 320 PORTVIEW PLACE ROCKWALL, TEXAS 75032 214-274-0380

H.D. Fetty Land Surveyor, LLC CLIENT BISCHOF FILE * 200904 CLIENT BISCHOF PILE * 200904 CLIENT BISCHOF



Chord Bearing S 27°41'15"W S 03°34'43"W S 66°10'44"W N 65°31'13"W

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

COUNTY OF ROCKWALL

WHEREAS, BRADLEY G. BISCHOF, BEING the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being Lot 21 and Lot 22, Block C, of HARBOR LANDING PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 10, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found for corner in the north right-of-way line of Harborview Drive, a 31 foot right-of-way, said point being at the southwestcorner of said Lot 22;

THENCE N. 33 deg. 38 min. 08 sec. E. along the west line of Lot 22 and Lot 21, a distance of 203.55 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 21;

THENCE S. 25 deg. 40 min. 35 sec. E. along the northeast line of Lot 21, a distance of 142.54 feet to a 1/2" iron rod found for corner in the curving northwest right-of-way line of Portview Place;

THENCE in a southwesterly direction along a curve to the left having a central angle of 73 deg. 16 min. 21 sec., a radius of 41.50 feet, a tangent of 30.86 feet, a chord of S. 27 deg. 41 min. 15 sec. W., 49.53 feet, along said right-of-way line, an arc distance of 53.07 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 25 deg. 03 min. 17 sec., a radius of 88.50 feet, a tangent of 19.66 feet, a chord of S. 03 deg. 34 min. 43 sec. W., 38.39 feet, along said right-of-way line, an arc distance of 38.70 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 100 deg. 07 min. 47 sec., a radius of 19.00 feet, a tangent of 22.70 feet, a chord of S. 66 deg. 10 min. 44 sec. W., 29.14 feet, along said right-of-way line, an arc distance of 33.20 feet to a 1/2" iron rod found for corner in the curving north right-of-way line of Harborview Drive;

THENCE in a northwesterly direction along a curve to the left having a central angle of 03 deg. 31 min. 09 sec., a radius of 815.50 feet, a tangent of 25.05 feet, a chord of N. 65 deg. 31 min. 13 sec. W., 50.08 feet, along said right-of-way line, an arc distance of 50.09 feet to a 1/2" iron rod found for corner;

THENCE N. 67 deg. 16 min. 48 sec. W. along said right-of-way line, a distance of 83.33 feet to the POINT OF BEGINNING and containing 20,000 square feet or 0.46 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HARBOR LANDING PHASE 2, LOT 26, BLOCK C, BEING A REPLAT OF LOT 21 AND 22, BLOCK C, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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, maint aining, 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
- 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, sto rm 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 an d/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 p rogress 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.

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a regult of the dedication of exaction's made herein.

BRADLEY G. BISCHOF

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared BRADLEY G. BISCHOF 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 Tune 2015

Notary Public in and for the State of Texas

My Commission Expires:

ELIZABETH A MORGAN NOTARY PUBLIC State of Texas Comm. Exp. 02/28/2017 Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
06/10/2015 03:39:21 PM
\$100.00

201500000008389

Will COUNTY BY Seein

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 therefore issued, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

nd Zoning Combission Date

APPROVED

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.

Mayo, City of Rockwall

City Secretary City of Rockwall

City Engineer Williams

SEAL

I-190 FINAL PLAT

HARBOR LANDING PHASE 2 LOT 26, BLOCK C

BEING A REPLAT OF LOT 21 AND 22, BLOCK C

0.46 ACRES OR 20,000 S.F. (1 LOT)

EDWARD TEAL SURVEY A-207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

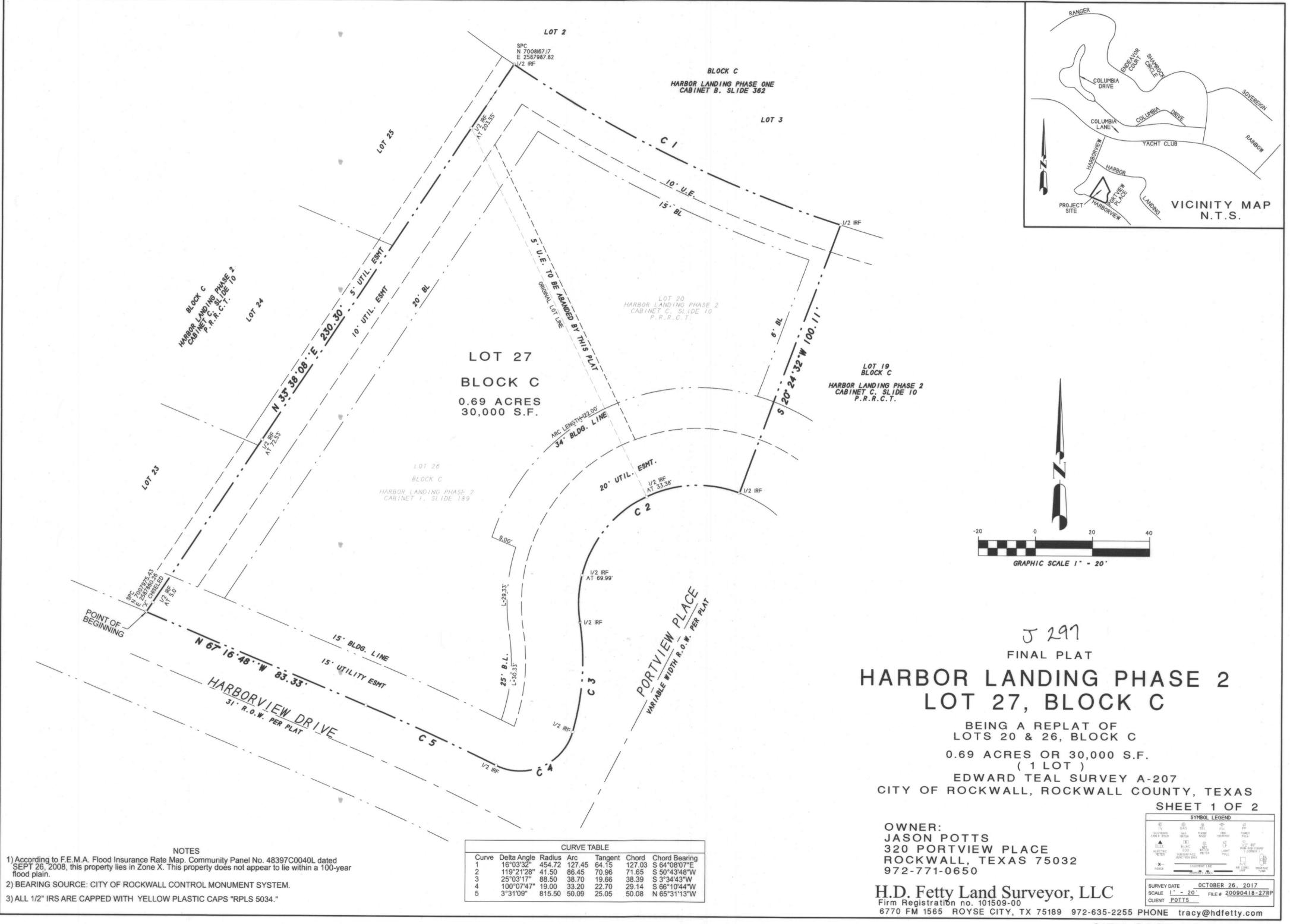
OWNER: BRADLEY G. BISCHOF 320 PORTVIEW PLACE ROCKWALL, TEXAS 75032

214-274-0380

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SHEET 2 OF 2



STATE OF TEXAS

OWNER'S CERTIFICATE (Public Dedication)

COUNTY OF ROCKWALL WHEREAS, JASON POTTS, BEING the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being all of Lot 20, Block C, of HARBOR LANDING PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 10, Plat Records, Rockwall County, Texas, and Being all of Lot 26, Block C, of HARBOR LANDING PHASE TWO, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 189, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found for corner in the north right-of-way line of Harborview Drive, a 31 foot right-of-way, said point being at the southwestcorner of said Lot 26;

THENCE N. 33 deg. 38 min. 08 sec. E. along the west line of Lot 26 and Lot 20, a distance of 230.30 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 20;

THENCE in a southeasterly direction along a curve to the left having a central angle of 16 deg. 03 min. 32 sec., a radius of 454.72 feet, a tangent of 64.15 feet, a chord of S. 64 deg. 08 min. 07 sec. E., 127.03 feet, along the north boundary line of Lot 20, an arc distance of 127.45 feet to a 1/2" iron rod found for corner;

THENCE S. 20 deg. 24 min. 32 sec. W. along the east line of Lot 20, a distance of 100.11 feet to a 1/2" iron rod found for corner in the curving northwest right-of-way line of Portview Place;

THENCE in a southwesterly direction along a curve to the left having a central angle of 119 deg. 21 min. 28 sec., a radius of 41.50 feet, a tangent of 70.96 feet, a chord of S. 50 deg. 43 min. 48 sec. W., 71.65 feet, along said right-of-way line, an arc distance of 86.45 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 25 deg. 03 min. 17 sec., a radius of 88.50 feet, a tangent of 19.66 feet, a chord of S. 03 deg. 34 min. 43 sec. W., 38.39 feet, along said right-of-way line, an arc distance of 38.70 feet to a 1/2" iron rod found for corner;

THENCE in a southwesterly direction along a curve to the right having a central angle of 100 deg. 07 min. 47 sec., a radius of 19.00 feet, a tangent of 22.70 feet, a chord of S. 66 deg. 10 min. 44 sec. W., 29.14 feet, along said right-of-way line, an arc distance of 33.20 feet to a 1/2" iron rod found for corner in the curving north right-of-way line of Harborview Drive;

THENCE in a northwesterly direction along a curve to the left having a central angle of 03 deg. 31 min. 09 sec., a radius of 815.50 feet, a tangent of 25.05 feet, a chord of N. 65 deg. 31 min. 13 sec. W., 50.08 feet, along said right-of-way line, an arc distance of 50.09 feet to a 1/2" iron rod found for corner;

THENCE N. 67 deg. 16 min. 48 sec. W. along said right-of-way line, a distance of 83.33 feet to the POINT OF BEGINNING and containing 30,000 square feet or 0.69 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as HARBOR LANDING PHASE 2, LOT 27, BLOCK C, BEING A REPLAT OF LOT 20 AND 26, BLOCK C, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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 th eir 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, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision
- The developer and subdivision engineer shall bear total responsibility for storm drain
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm 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 an d/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 p rogress 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.

I 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, my 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.

JASON POTTS

STATE OF TEXAS COUNTY OF ROCKWALL

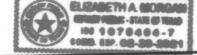
Before me, the undersigned authority, on this day personally appeared JASON POTTS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and

Given upon my hand and seal of office this 26 day of Jan.

Eliabeth A Morge Notary Public in and for the State of Texas

02-28-21

My Commission Expires:



Filed and Recorded

\$100.00

201800000004228

Official Public Records

Rockwall County, Texas

03/13/2018 09:06:40 AM

Shelli Miller, County Clerk

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until

that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, M Registered Professional Land Surveyor No. 5034

RECOMMENDED FOR FINAL APPROVAL

and Zoning Commission

APPROVED

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Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 29 hay of _ SEAL 2.19.2018

FINAL PLAT

HARBOR LANDING PHASE 2 LOT 27, BLOCK C

BEING A REPLAT OF LOTS 20 & 26, BLOCK C

0.69 ACRES OR 30,000 S.F. (1 LOT)

EDWARD TEAL SURVEY A-207 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: JASON POTTS 320 PORTVIEW PLACE ROCKWALL, TEXAS 75032

972-771-0650

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SHEET 2 OF 2 GAS TEL EH TELEVISION GAS PHONE FIRE POWER CABLE RISER METER RISER HYDRANT POLE WM WATER METER ELECTRIC METER SUBSURFACE JUNCTION BOX SURVEY DATE OCTOBER 26. 2017 SCALE | - 20' FILE# 20090418-27RP

CITY CASE NO P2017-064

HAROLD D. FETTY III

5034