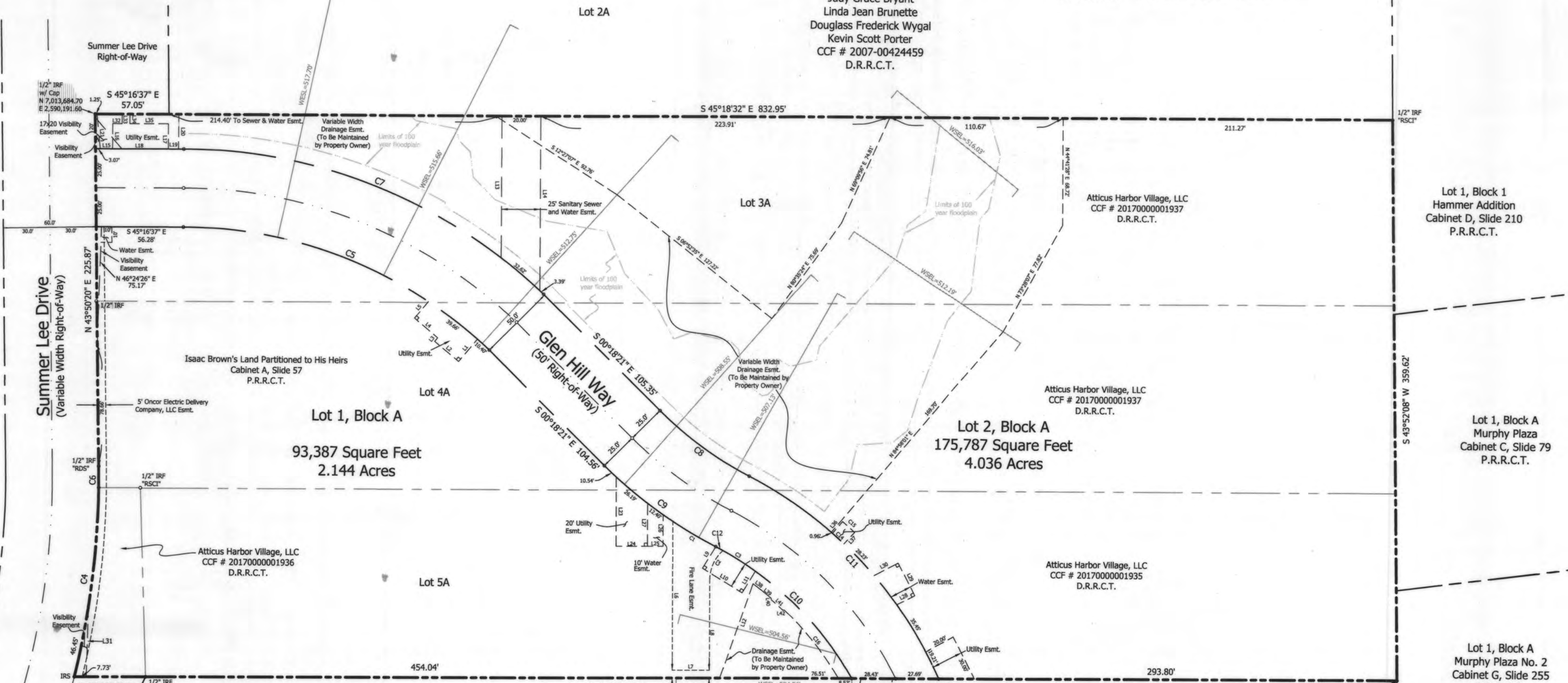
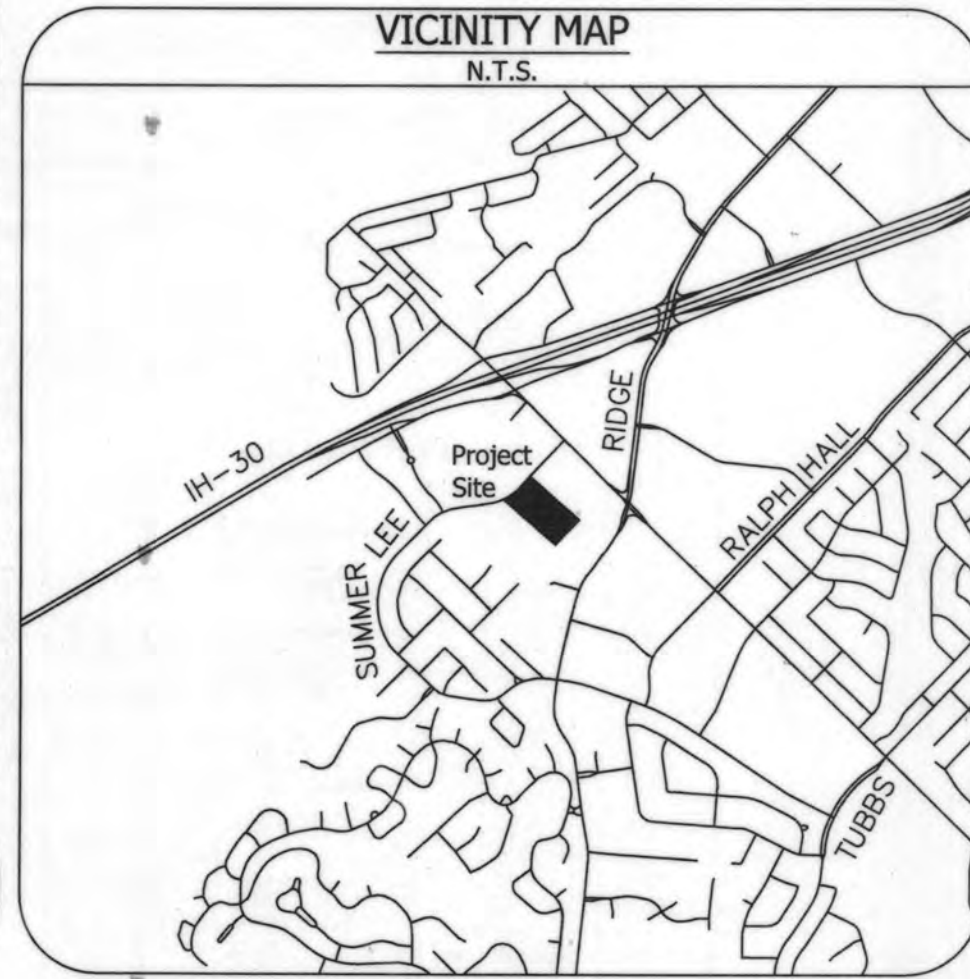


Judy Grace Bryant
Linda Jean Brunette
Douglass Frederick Wygal
Kevin Scott Porter
CCF # 2007-00424459
D.R.R.C.T.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 84°38'20" W	18.82'	L39	N 05°52'30" W	7.48'
L2	S 05°21'40" E	20.00'	L40	N 40°18'44" E	0.94'
L3	S 84°38'20" W	3.00'	L41	S 03°20'37" E	9.95'
L4	N 05°21'40" W	19.58'	L42	N 46°59'58" W	0.94'
L5	S 84°38'20" W	13.87'			
L6	S 44°40'43" W	95.40'			
L7	N 45°23'09" W	24.00'			
L8	N 44°40'43" E	58.01'			
L9	S 76°21'24" W	16.27'			
L10	S 13°38'36" E	30.00'			
L11	S 76°21'24" W	16.31'			
L12	N 63°59'19" E	64.11'			
L13	N 44°41'28" E	91.02'			
L14	S 44°41'28" W	111.96'			
L15	S 45°16'37" E	11.02'			
L16	N 44°43'23" E	16.00'			
L17	N 44°41'43" E	16.00'			
L18	S 45°16'37" W	36.01'			
L19	N 45°16'37" W	6.65'			
L20	N 44°43'23" E	22.08'			
L21	N 39°08'20" E	22.16'			
L22	N 46°24'26" E	105.18'			
L23	N 44°40'43" E	44.42'			
L24	N 45°19'17" W	20.00'			
L25	N 45°19'17" W	10.00'			
L26	N 44°40'43" E	20.20'			
L27	N 44°40'43" E	27.53'			
L28	N 72°47'57" W	12.98'			
L29	N 17°12'03" E	23.38'			
L30	S 72°47'57" E	17.47'			
L31	N 46°24'26" E	45.54'			
L32	S 45°16'37" E	6.08'			
L33	S 44°39'06" W	6.05'			
L34	N 44°39'06" E	6.05'			
L35	S 45°16'37" E	24.92'			
L36	N 85°41'14" W	10.00'			
L37	N 87°48'33" E	10.00'			
L38	N 07°53'28" W	7.48'			

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.39'	280.00'	6°13'11"	S 14°59'49" E	30.38'
C2	21.14'	25.00'	48°27'25"	S 68°54'25" W	30.52'
C3	30.02'	220.00'	7°49'09"	N 13°44'11" W	30.00'
C4	122.34'	532.50'	13°09'49"	N 51°54'11" E	122.07'
C5	217.36'	289.00'	43°05'32"	N 23°43'51" W	212.27'
C6	13.78'	532.50'	1°28'57"	N 44°34'48" E	13.78'
C7	255.82'	339.00'	43°14'11"	N 23°39'31" W	249.79'
C8	71.46'	230.00'	17°48'04"	S 09°12'23" E	71.17'
C9	86.99'	280.00'	17°48'04"	S 09°12'23" E	86.64'
C10	125.06'	220.00'	32°34'10"	N 01°49'20" W	123.38'
C11	181.72'	270.00'	38°33'43"	N 01°10'27" E	178.31'
C12	5.26'	220.00'	1°22'10"	S 16°57'41" E	5.26'
C13	53.01'	532.50'	5°42'12"	S 61°21'12" W	52.99'
C14	10.00'	270.00'	2°07'19"	N 03°15'07" W	10.00'
C15	10.37'	280.00'	2°07'19"	N 03°15'07" W	10.37'
C16	56.15'	212.67'	15°07'41"	N 05°44'38" E	55.99'



Owner:
Atticus Harbor Village, LLC
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Contact: Mark Humphreys

Engineer:
HPCivil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Contact: Brian Abbott

- LEGEND**
- D.R.R.C.T. = Deed Records, Rockwall County, Texas
 - P.R.R.C.T. = Plat Records, Rockwall County, Texas
 - IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"
 - Esmt. = Easement
 - POB = Point of Beginning
 - WSEL = Water Surface Elevation

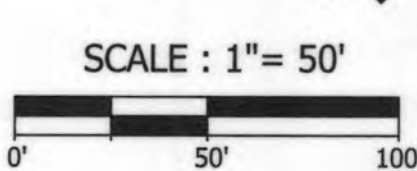
Project Number: 160099 Date: October 12, 2017
Revised Date:
Revision Notes:
Sheet 1 of 2



J-225

FINAL PLAT
HARBOR VILLAGE ADDITION
LOT 1 & LOT 2, BLOCK A
2 Lots 6.904 Acres
Being a Replat of
Isaac Brown Addition
Lots 3A, 4A & 5A
City of Rockwall, Rockwall County, Texas
Prepared: January 27, 2017
Case # P2017-017

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968
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Owner's Certification

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ATTICUS HARBOR VILLAGE, LLC, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas and being a portion of Lots 3A, 4A and 5A of Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet A, Slide 57, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RSCI" found at the southerly corner of said Lot 5A, said iron rod also being the easterly corner of Lot 6A of said Land Partitioned, and being in the northwest line of Murphy Plaza No. 2, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 803.96 feet along the southwest line of said Lot 5A and the northeast line of said Lot 6A to a 1/2 inch iron rod with cap found at the southernmost corner of that certain tract of land described in Resolution No. 16-19, executed by the City Council of Rockwall, Texas;

THENCE North 45 degrees 23 minutes 09 seconds West, 46.09 feet along the southwest line of said Resolution tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set in the south right-of-way line of Summer Lee Drive (Variable Width Right-of-Way) and being the beginning of a non-tangent curve to the left;

THENCE 122.34 feet along said southeast right-of-way line of Summer Lee Drive and with said non-tangent curve to the left, having a radius of 532.50 feet, through a central angle of 13 degrees 09 minutes 49 seconds, whose long chord bears North 51 degrees 54 minutes 11 seconds East, 122.07 feet to a point in the northeast line of said Lot 5A and the southeast line of said Lot 4A and being the beginning of a compound curve to the left;

THENCE 13.78 feet, continuing along said southeast right-of-way line of Summer Lee Drive and with said compound curve to the left, having a radius of 532.50 feet, through a central angle of 01 degrees 28 minutes 57 seconds, whose long chord bears North 44 degrees 34 minutes 48 seconds East, 13.78 feet to a 1/2 inch iron rod with cap stamped "RDS" found;

THENCE North 43 degrees 50 minutes 20 seconds East, 225.87 feet, continuing along said southeast right-of-way line of Summer Lee Drive to a 1/2 inch iron rod with cap found in the northeast line of said Lot 3A, said iron rod also being in the southwest line of Lot 2A of said Land Partitioned;

THENCE South 45 degrees 18 minutes 32 seconds East, 832.95 feet along said northeast line of Lot 3A and said southwest line of Lot 2A to a 1/2 inch iron rod with cap stamped "RSCI" found at the eastern corner of said Lot 3A, said iron rod also being the southern corner of said Lot 2A and being in the northwest line of Hammer Addition, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet D, Slide 210, Plat Records, Rockwall County, Texas;

THENCE South 43 degrees 52 minutes 08 seconds West, 359.62 feet along the southeast lines of said Lots 3A, 4A and 5A and along the northwest line of said Hammer Addition and the northwest line of Murphy Plaza, an addition to the City of Rockwall according to the plat thereof recorded in Cabinet C, Slide 79, Plat Records, Rockwall County, Texas and the northwest line of said Murphy Plaza No. 2 to the POINT OF BEGINNING and containing 300,721 square feet or 6.904 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the ATTICUS HARBOR VILLAGE, LLC 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. I (we) further certify that all other parties who have a mortgage or lien interest in the ATTICUS HARBOR VILLAGE, LLC subdivision have been notified and signed this plat. I (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. I (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

Owner's Certification

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.

I (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.

By: Atticus Harbor Village, LLC

Mark Humphreys
Mark Humphreys, Manager

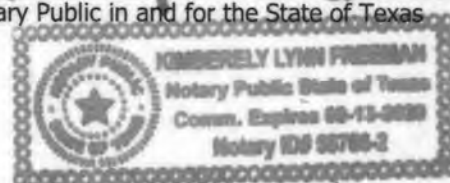
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MARK Humphreys, 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 31 day of October, 2017.

Kimberly L. Freeman
Notary Public in and for the State of Texas

9-13-2020
My Commission Expires



LAND USE TABLE

LAND USE	LOTS	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	N/A	0.724	31,547
COMMERCIAL	2	6.180	269,174
TOTAL	2	6.904	300,721

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/08/2017 04:04:00 PM
\$100.00
2017000020949

COPY



Shelli Miller



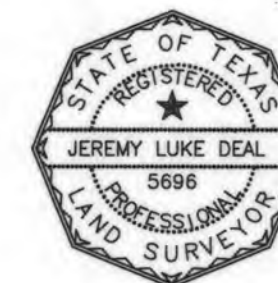
Surveyor's Certification

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, JEREMY LUKE DEAL, 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.

Executed this the 24th day of October, in the year of our Lord 2017.

Jeremy Luke Deal
Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696



Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. 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.
3. All drainageways and drainage improvements not in the right-of-way to be maintained, repaired and replaced by property owner.

Flood Statement

According to Community Panel Number 48397C0040L, dated September 26, 2008, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Standard City Signature Block

Shelli Miller
Planning & Zoning Commission, Chairman

5/9/2012
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 15 day of May, 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 7th day of November, 2017.

Joe Smith
Mayor, City of Rockwall

Kristy Cole
City Secretary

Amy Williams
City Engineer

J-230
FINAL PLAT
HARBOR VILLAGE ADDITION
LOT 1 & LOT 2, BLOCK A
2 Lots 6.904 Acres
Being a Replat of
Isaac Brown Addition
Lots 3A, 4A & 5A
City of Rockwall, Rockwall County, Texas
Prepared: January 27, 2017
Case # P2017-017

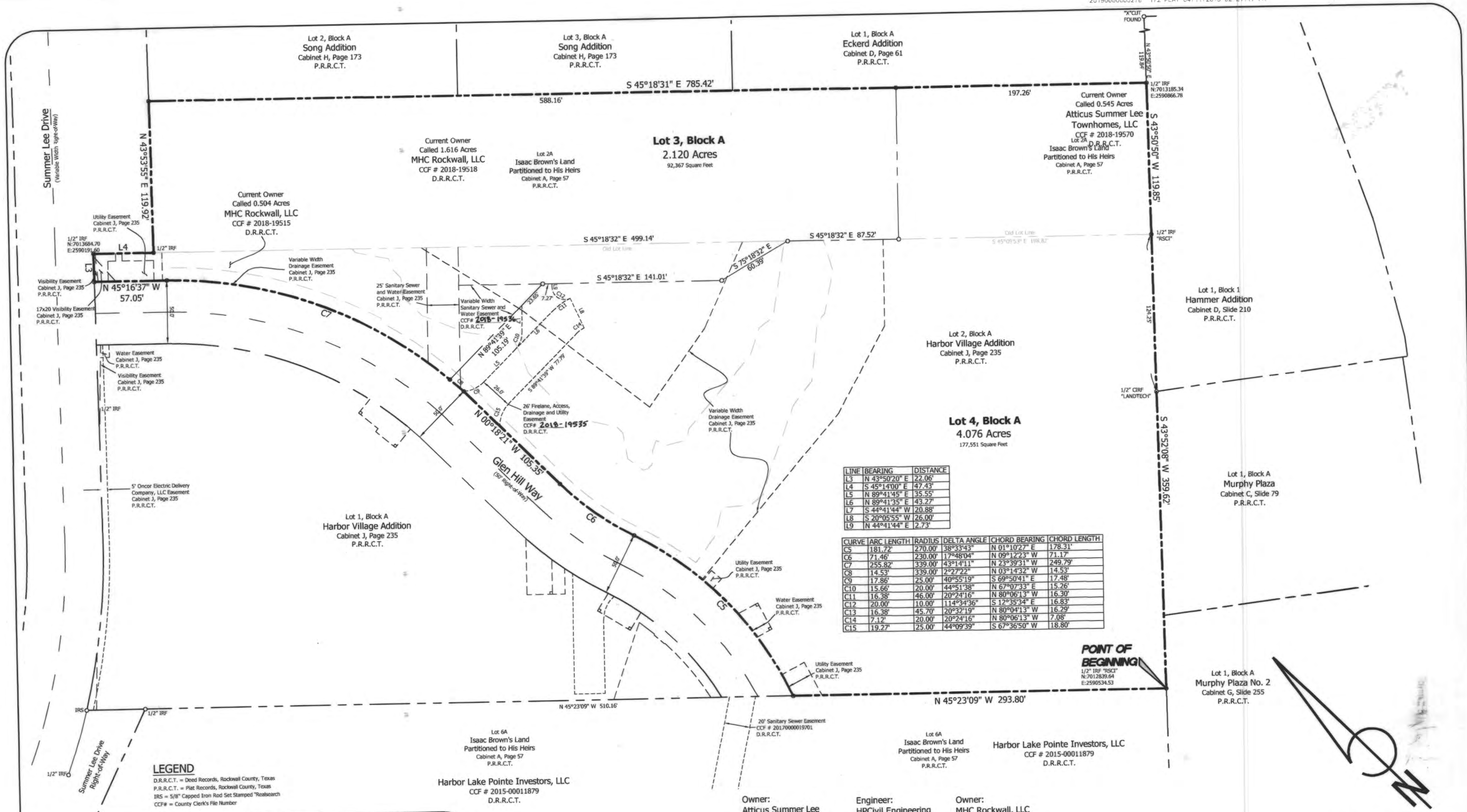
Project Number: 160099 Date: October 12, 2017
Revised Date:
Revision Notes:

Sheet 2 of 2



REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968



LINE	BEARING	DISTANCE
L3	N 43°50'20" E	22.06'
L4	S 45°14'00" E	47.43'
L5	N 89°41'45" E	35.55'
L6	N 89°41'35" E	43.27'
L7	S 44°41'44" W	20.88'
L8	S 20°05'55" W	26.00'
L9	N 44°41'44" E	2.73'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	181.72'	270.00'	38°33'43"	N 01°10'27" E	178.31'
C6	71.46'	230.00'	17°48'04"	N 09°12'23" W	71.17'
C7	255.82'	339.00'	43°14'11"	N 23°39'31" W	249.79'
C8	14.53'	339.00'	2°27'22"	N 03°14'32" W	14.53'
C9	17.86'	25.00'	40°55'19"	S 69°50'41" E	17.48'
C10	15.66'	20.00'	44°51'38"	N 67°07'33" E	15.26'
C11	16.38'	46.00'	20°24'16"	N 80°06'13" W	16.30'
C12	20.00'	10.00'	114°34'36"	S 12°35'34" E	16.83'
C13	16.38'	45.70'	20°32'19"	N 80°04'13" W	16.29'
C14	7.12'	20.00'	20°24'16"	N 80°06'13" W	7.08'
C15	19.27'	25.00'	44°09'39"	S 67°36'50" W	18.80'

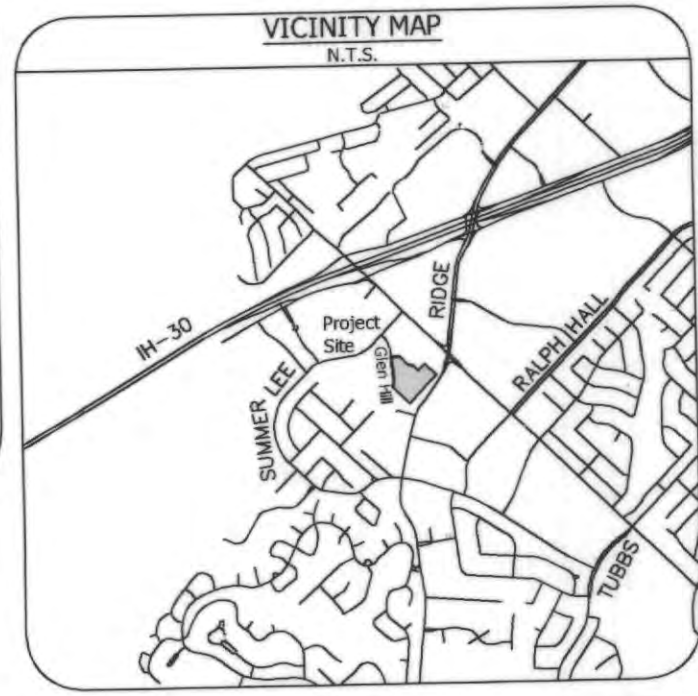
LEGEND
 D.R.R.C.T. = Deed Records, Rockwall County, Texas
 P.R.R.C.T. = Plat Records, Rockwall County, Texas
 IRS = 5/8" Capped Iron Rod Set Stamped "Realsearch"
 CCF# = County Clerk's File Number

Surveyor's Certification

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
 THAT I, JEREMY LUKE DEAL, 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.

Executed this the 06th day of March, in the year of our Lord 2019.

Jeremy Luke Deal
 Jeremy Luke Deal
 Registered Professional Land Surveyor
 Texas Registration No. 5696



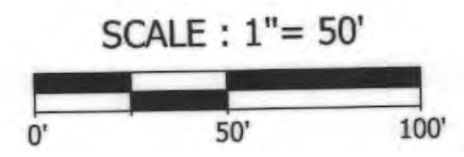
Flood Statement

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Project Number: 160099 Date: November 7, 2018
 Revised Date:
 Revision Notes:

**CONVEYANCE PLAT OF
 HARBOR VILLAGE ADDITION
 LOTS 3 AND 4, BLOCK A**

Being a Replat of
 Isaac Brown Addition
 Lot 2A
 and Lot 2, Block A, Harbor Village Addition and
 Lot 2A City of Rockwall, Rockwall County, Texas
 Prepared: November 7, 2018
 Case # P2018-037



REALSEARCH OF TEXAS, LLC
 P.O. Box 1006, Godley, Texas 76044
 Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
 "Thou shalt not remove thy neighbor's landmark" Deut. 19:14
 TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968

Owner's Certification

WHEREAS ATTICUS SUMMER LEE TOWNHOMES, LLC, and MHC ROCKWALL, LLC, being the owners of a 6.196 acre tract of land situated in the Edward Teal Survey, Abstract Number 207, Rockwall County, Texas, and being a portion of Lot 2A, Isaac Brown's Land Partitioned to His Heirs, an addition to the City of Rockwall, according to the plat recorded in Cabinet A, Slide 57, Plat Records, Rockwall County, Texas, and being a portion of Lot 2, Block A, Harbor Village Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet J, Page 235, Plat Records, Rockwall County, Texas, and being all of a called 1.616 acre tract of land described by deed to MHC Rockwall, LLC, recorded in County Clerk's File Number 2018-19518, Deed Records, Rockwall County, Texas, and being all of a called 0.545 acre tract of land described by deed to Atticus Summer Lee Townhomes, LLC, recorded in County Clerk's File Number 2018-19570, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" capped iron rod found stamped "RSCI" at the southernmost corner of said Lot 2, same being the easternmost corner of Lot 6A, said Isaac Brown's Land Partitioned to His Heirs, and being on the northwest line of Lot 1, Block 1, Murphy Plaza No. 2, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Slide 255, Plat Records, Rockwall County, Texas;

THENCE North 45 Degrees 23 Minutes 09 Seconds West, along the southwest line of said Lot 2, being common with the northeast line of said Lot 6A, a distance of 293.80 feet, to a 5/8" capped iron rod found stamped "Realsearch" at the southwest corner of said Lot 2, being on the East right-of-way line of Glenn Hill Way, a 50' public right-of-way, and being at the beginning of a non-tangent curve to the left;

THENCE Northerly, departing said common line and along the East right-of-way line of said Glenn Hill Way, the following calls:

181.72 feet, with said curve to the left, having a radius of 270.00 feet, through a central angle of 38 Degrees 33 Minutes 43 Seconds, whose long chord bears North 01 Degrees 10 Minutes 27 Seconds East, a chord length of 178.31 feet, to a 5/8" capped iron rod found stamped "Realsearch", being at the beginning of a reverse curve to the right;

71.46 feet, with said curve to the right, having a radius of 230.00 feet, through a central angle of 17 Degrees 48 Minutes 04 Seconds, whose long chord bears North 09 Degrees 12 Minutes 23 Seconds West, a chord length of 71.17 feet, to a 5/8" capped iron rod found stamped "Realsearch";

North 00 Degrees 18 Minutes 21 Seconds West, a distance of 105.35 feet, to a 5/8" capped iron rod found stamped "Realsearch", being at the beginning of a curve to the left;

255.82 feet, with said curve to the left, having a radius of 339.00 feet, through a central angle of 43 Degrees 14 Minutes 11 Seconds, whose long chord bears North 23 Degrees 39 Minutes 31 Seconds West, a chord length of 249.79 feet, to a 5/8" capped iron rod set stamped "Realsearch";

North 45 Degrees 16 Minutes 37 Seconds West, a distance of 57.05 feet, to a 5/8" capped iron rod set stamped "Realsearch", being on the East right-of-way line of Summer Lee Drive, a variable width right-of-way;

THENCE North 43 Degrees 50 Minutes 20 Seconds East, along said East right-of-way line, a distance of 22.06 feet, to a 1/2" iron rod found at the northwest corner of said Lot 2;

THENCE South 45 Degrees 14 Minutes 00 Seconds East, continuing along said right-of-way line, same being the northeast line of said Lot 2, a distance of 47.43 feet, to a 1/2" iron rod found at the westernmost corner of said called 1.616 acre tract;

THENCE North 43 Degrees 53 Minutes 55 Seconds East, continuing along said southeast right-of-way line, same being the northwest line of said called 1.616 acre tract, a distance of 119.92 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the northernmost corner of said called 1.616 acre tract, same being the westernmost corner of Lot 2, Block A, Song Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet H, Page 173, Plat Records, Rockwall County, Texas;

THENCE South 45 Degrees 18 Minutes 31 Seconds East, departing said southeast right-of-way line and along the North line of said called 1.616 acre tract and the North line of said called 0.545 acre tract, being common with the southwest lines of said Lot 2, Block A, Lot 3, Block A, said Song Addition, and Lot 1, Block A, Eckerd Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 61, Plat Records, Rockwall County, Texas, at a distance of 588.16 feet, passing the southeast corner of said called 1.616 acre tract, and continuing in all 785.42 feet, to a 1/2" iron rod found at the southeast corner of said called 0.545 acre tract, same being the southeast corner of said Lot 2A, Isaac Brown's Land, and being the southernmost corner of said Lot 1, Block A, Eckerd Addition, and being on the northwest line of Lot 1, Block 1, Hammer Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 210, Plat Records, Rockwall County, Texas, from which an "X" CUT found at the northernmost corner of said Hammer Addition bears North 43 Degrees 50 Minutes 50 Seconds East, a distance of 119.84 feet;

THENCE South 43 Degrees 50 Minutes 50 Seconds West, departing said common line and along the southeast line of said called 0.545 acre tract, being common with the northwest line of said Hammer Addition, a distance of 119.85 feet, to a 1/2" capped iron rod found stamped "RSCI" at the southwest corner of said called 0.545 acre tract, same being the southwest corner of said Lot 2A, said Isaac Brown's Land, and being the easternmost corner of said Lot 2, Block A, Harbor Village Addition;

THENCE South 43 Degrees 52 Minutes 08 Seconds West, departing said common line and along the southeast line of said Lot 2, Block A, said Harbor Village Addition, being common with the northwest line of said Hammer Addition, the northwest line Lot 1, Block A, Murphy Plaza, an addition to the City of Rockwall, according to the plat recorded in Cabinet C, Page 79, Plat Records, Rockwall County, Texas, and the northwest line of said Lot 1, Block A, said Murphy Plaza No. 2, a distance of 359.62 feet, to the POINT OF BEGINNING, and containing 6.196 acres or 269,918 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as LOT 3, BLOCK A, HARBOR VILLAGE ADDITION 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, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the ATTICUS HARBOR VILLAGE, LLC subdivision have been notified and signed this plat. I (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. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and along the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

Owner's Certification Continued

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.

I (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.

By: ATTICUS SUMMER LEE TOWNHOMES, LLC

[Signature]
Name: Mark Humphreys
Title: Manager

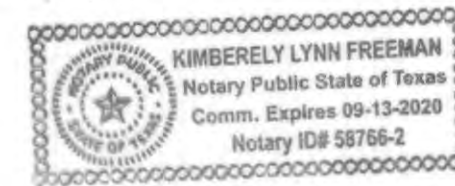
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MARK HUMPHREYS 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 27th day of MARCH, 2019.

[Signature]
Notary Public in and for the State of Texas

09-13-2020
My Commission Expires



By: MHC ROCKWALL, LLC
a Texas limited liability company

[Signature]
Name: Phillip H. McNeill, Sr.
Its: Manager

STATE OF TEXAS Tennessee
COUNTY OF ROCKWALL shelby

Before me, the undersigned authority, on this day personally appeared Phillip H McNeill 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 march, 2019.

[Signature]
Notary Public in and for the State of Texas

July 14, 2020
My Commission Expires



Notes

- Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
- 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.
- All drainageways and drainage improvements not in the right-of-way to be maintained, repaired and replaced by property owner.

Project Number: 160099 Date: November 7, 2018
Revised Date:
Revision Notes:

Sheet 2 of 2

Lienholder's Certification

Lender to MHC Rockwall, LLC

BancorpSouth Bank,
a Mississippi Banking Corporation

By: *[Signature]*
Name: Jeff Billions
Title: Sr. Vice President

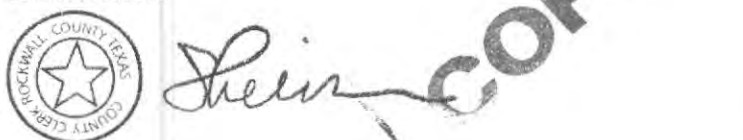
STATE OF Tennessee
COUNTY OF shelby

Before me, the undersigned authority, on this day personally appeared Jeff Billions, 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 29th day of March, 2019.

[Signature]
Notary Public in and for the State of Texas

4/10/2022
My Commission Expires



Lender to Atticus Summer Lee Townhomes, LLC

The American National Bank of Texas,
a national banking association

By: *[Signature]*
Name: Steve White
Title: Dallas Banking Center President

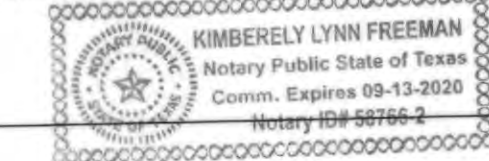
STATE OF TEXAS
COUNTY OF ROCKWELL

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

Given upon my hand and seal of office this 27th day of MARCH, 2019.

[Signature]
Notary Public in and for the State of Texas

09-13-2020
My Commission Expires



Standard City Signature Block

[Signature]
Planning & Zoning Commission, Chairman

11/10/18
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 11 day of NOV, 2018.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 9th day of April, 2019.

[Signature]
Mayor, City of Rockwall

[Signature]
Secretary

[Signature]
City Engineer



CONVEYANCE PLAT OF
HARBOR VILLAGE ADDITION
LOTS 3 AND 4, BLOCK A

Being a Replat of
Isaac Brown Addition
Lot 2A

and Lot 2, Block A, Harbor Village Addition and
Lot 2A City of Rockwall, Rockwall County, Texas

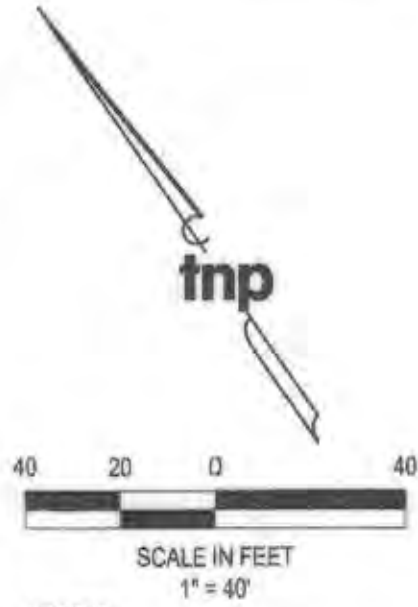
Prepared: November 7, 2018
Case # P2018-037



REALSEARCH OF TEXAS, LLC

P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org
"Thou shalt not remove thy neighbor's landmark" Deut. 19:14
TBPLS Firm Registration # 10158200 TBPE Firm Registration # 17968





LEGEND

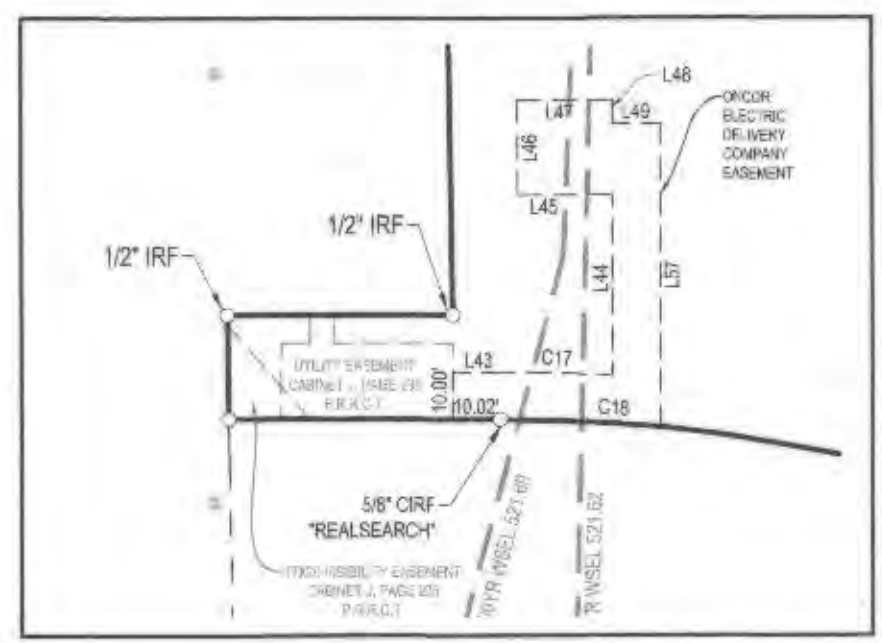
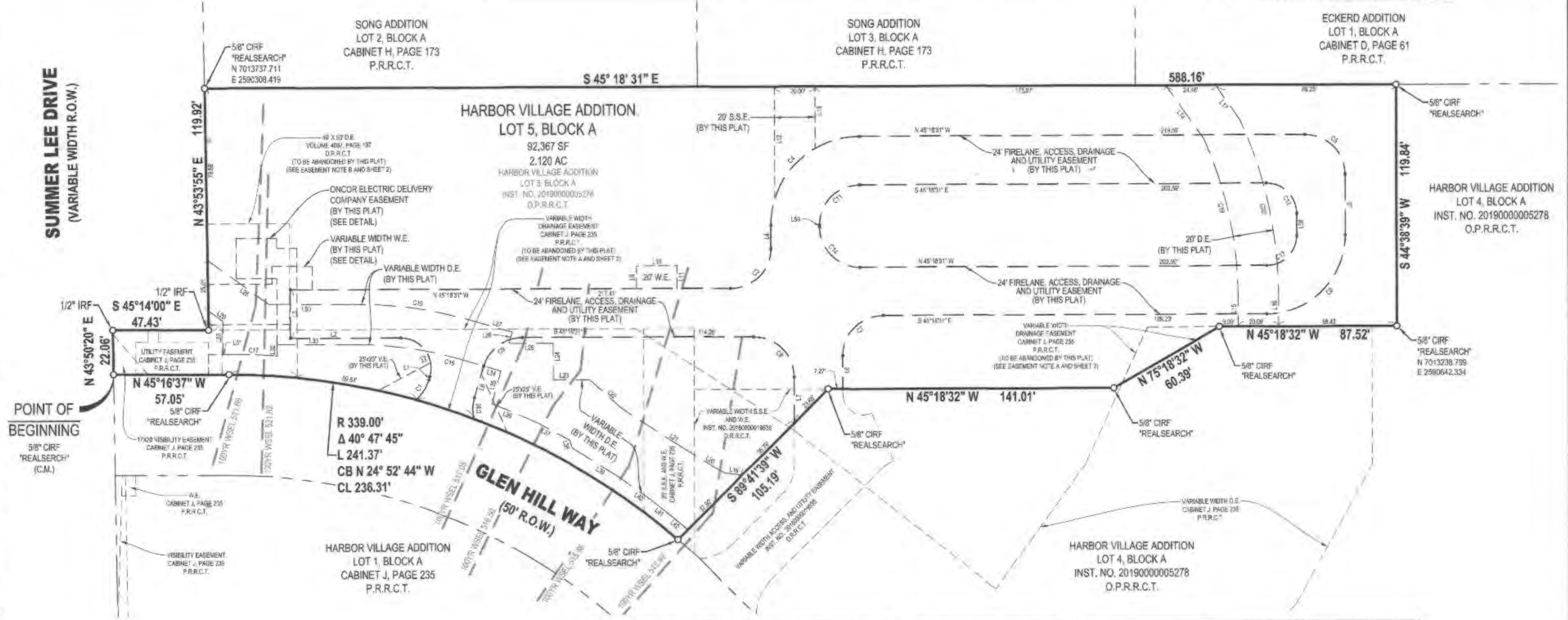
(C.M.) - CONTROLLING MONUMENT
 IRF - IRON ROD FOUND
 CIRF - CAPPED IRON ROD FOUND
 NTS - NOT TO SCALE
 R.O.W. - RIGHT OF WAY
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 P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED. NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 63-54.

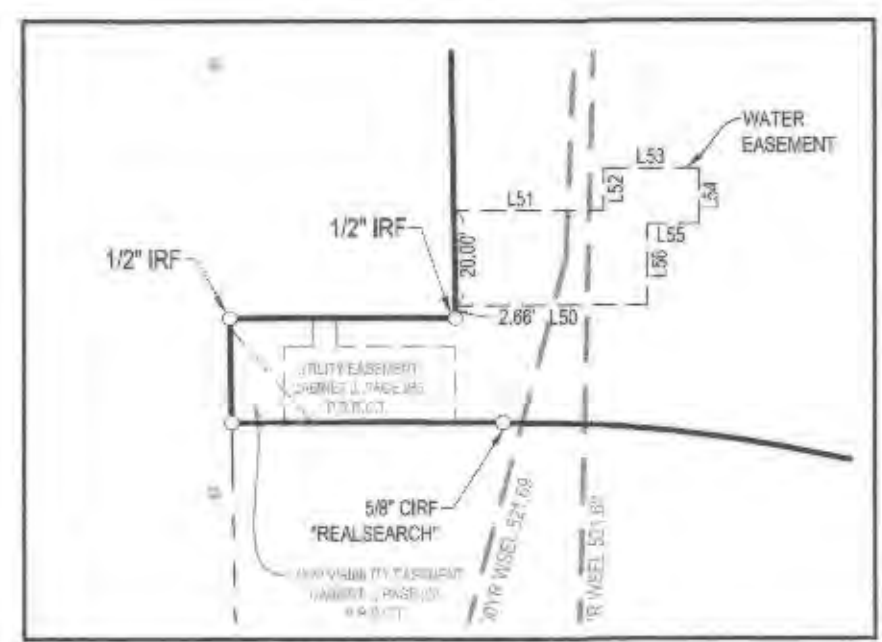
EASEMENT NOTES:

EASEMENT NOTE A
 ALL OF THE VARIABLE WIDTH DRAINAGE EASEMENT WITHIN THE PLATTED AREA OF LOT 5, BLOCK A AS SHOWN ON THIS PLAT WHICH WAS DEDICATED BY HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN CABINET J, PAGE 235, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

EASEMENT NOTE B
 ALL OF THE DRAINAGE EASEMENT AS RECORDED IN VOLUME 4067, PAGE 197 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.



ONCOR ELECTRIC DELIVERY COMPANY EASEMENT DETAIL
 SCALE: 1"=40'



VARIABLE WIDTH WATER EASEMENT DETAIL
 SCALE: 1"=40'

EASEMENT LINE TABLE

LINE #	BEARING	LENGTH
L1	S61°06'18"W	1.66'
L2	S45°18'31"E	54.48'
L3	S44°41'29"W	24.00'
L4	S44°41'29"W	11.51'
L5	N44°41'29"E	30.00'
L6	N44°41'44"E	16.49'
L7	S44°41'44"W	22.89'
L8	N61°05'18"E	16.01'
L9	N44°43'23"E	11.50'
L10	S45°16'37"E	20.00'
L11	S44°43'23"W	11.50'
L12	N44°41'29"E	55.44'
L13	N44°41'29"E	30.45'
L14	S09°28'01"W	32.94'
L15	S44°41'28"W	15.51'
L16	S44°41'28"W	15.53'
L17	S09°28'01"W	20.76'
L19	N38°50'27"W	8.74'
L20	N13°15'39"W	28.47'
L21	N11°56'17"W	31.57'
L22	N03°26'17"W	21.35'

EASEMENT LINE TABLE

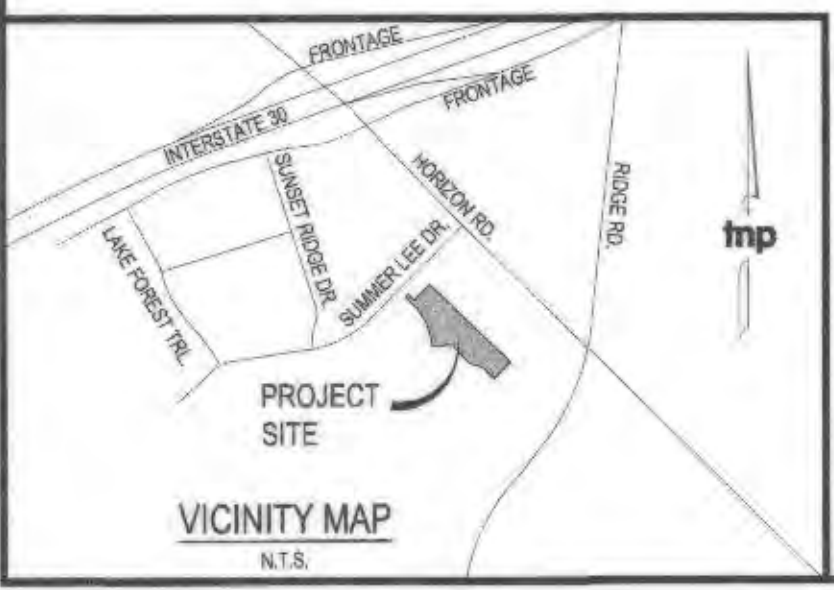
LINE #	BEARING	LENGTH
L23	N45°18'27"W	17.90'
L24	N44°41'46"E	18.00'
L25	N45°18'31"W	21.89'
L26	N61°15'12"E	5.92'
L27	N28°44'48"W	18.90'
L28	N08°12'47"W	37.19'
L29	S09°12'47"E	8.72'
L30	S44°41'29"W	16.39'
L31	S45°16'37"E	3.04'
L32	N44°41'29"E	5.45'
L33	S45°18'31"E	38.26'
L34	S28°44'48"E	18.90'
L35	S59°26'13"W	16.83'
L36	S21°57'34"E	23.96'
L37	S16°40'16"E	18.44'
L38	S27°26'27"W	3.92'
L39	S13°14'07"E	28.25'
L40	S09°10'02"E	17.73'
L41	S07°10'35"E	10.55'
L42	S05°37'22"E	13.60'
L43	N45°16'37"W	10.03'

EASEMENT LINE TABLE

LINE #	BEARING	LENGTH
L44	S44°41'29"W	38.19'
L45	S45°18'31"E	20.00'
L46	S44°41'29"W	20.00'
L47	N45°18'31"W	20.00'
L48	N44°41'29"E	5.00'
L49	N45°18'31"W	10.00'
L50	N45°18'09"W	40.32'
L51	S45°16'09"E	31.53'
L52	N44°41'29"E	8.83'
L53	S45°17'34"E	20.00'
L54	S44°43'23"W	11.62'
L55	N45°18'31"W	10.93'
L56	S44°43'51"W	17.21'
L57	N44°42'04"E	64.07'
L58	S44°41'29"W	11.00'
L59	N44°41'29"E	1.00'
L60	N45°16'31"W	42.30'

EASEMENT CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.06'	34°19'52"	12.02'	S 78°17'29" W	11.84'
C2	15.00'	106°23'16"	27.85'	S 07°53'40" W	24.02'
C3	20.00'	90°00'00"	31.42'	S 89°41'29" W	28.28'
C4	44.00'	90°00'00"	69.12'	S 89°41'29" W	62.23'
C5	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C6	39.00'	90°00'00"	61.26'	N 89°41'29" E	55.15'
C7	20.00'	89°59'45"	31.41'	N 89°41'38" E	28.28'
C8	20.00'	90°07'15"	31.42'	S 00°18'24" E	28.29'
C9	20.00'	73°38'11"	25.66'	S 82°06'38" E	23.98'
C10	19.85'	30°45'48"	10.66'	N 45°46'22" E	10.53'
C11	20.00'	90°00'00"	31.42'	N 89°41'29" E	28.28'
C12	15.00'	90°00'00"	23.56'	S 00°18'31" E	21.21'
C13	15.00'	90°00'00"	23.56'	S 89°41'29" W	21.21'
C14	20.00'	90°00'00"	31.42'	N 00°18'31" W	28.28'
C15	210.00'	16°33'43"	60.70'	N 37°01'39" W	60.49'
C16	190.00'	16°33'43"	54.92'	S 37°01'39" E	54.73'
C17	349.00'	3°53'27"	23.70'	N 43°19'33" W	23.70'
C18	338.00'	5°41'55"	33.72'	S 42°25'30" E	33.70'
C19	191.54'	23°50'36"	79.71'	S 32°45'27" W	79.14'
C20	211.54'	24°23'38"	90.07'	S 32°26'56" W	89.39'



FINAL PLAT OF
LOT 5, BLOCK A, HARBOR VILLAGE ADDITION
 92,367 SQUARE FEET OR 2.120 ACRES

BEING A REPLAT OF LOT 3, BLOCK A, HARBOR VILLAGE ADDITION SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207 AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2019000005278, OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

OWNER
 MHC ROCKWALL, LLC
 1466 Kimbrough Rd. Suite 103
 Germantown, TN. 38138

ENGINEER
 F.C. CUNY CORPORATION
 #2 Horizon Court
 Heath, Texas 75032
 Ph. 469.402.7700
 T.R.E.F.F.-7449

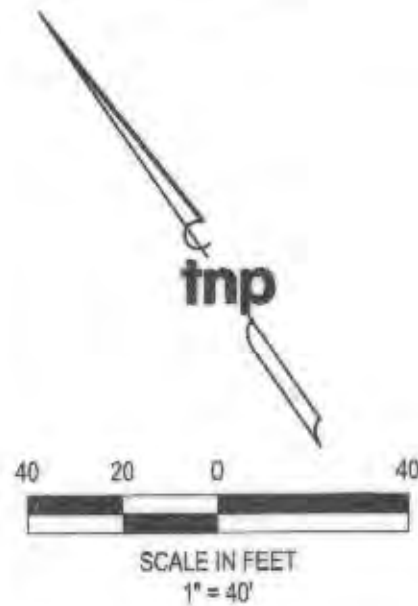
PROJECT INFORMATION
 Project No.: FCU 18193
 Date: October 11, 2019
 Drawn By: GS9
 Scale: 1"=40'
 SHEET 1 of 3



SURVEYOR
 TEAGUE NALL AND PERKINS, INC.
 825 Watters Creek Boulevard, Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 T.B.P.L.S. Registration No. 10194381
 www.tnplnc.com

CASE NO. P2019-022

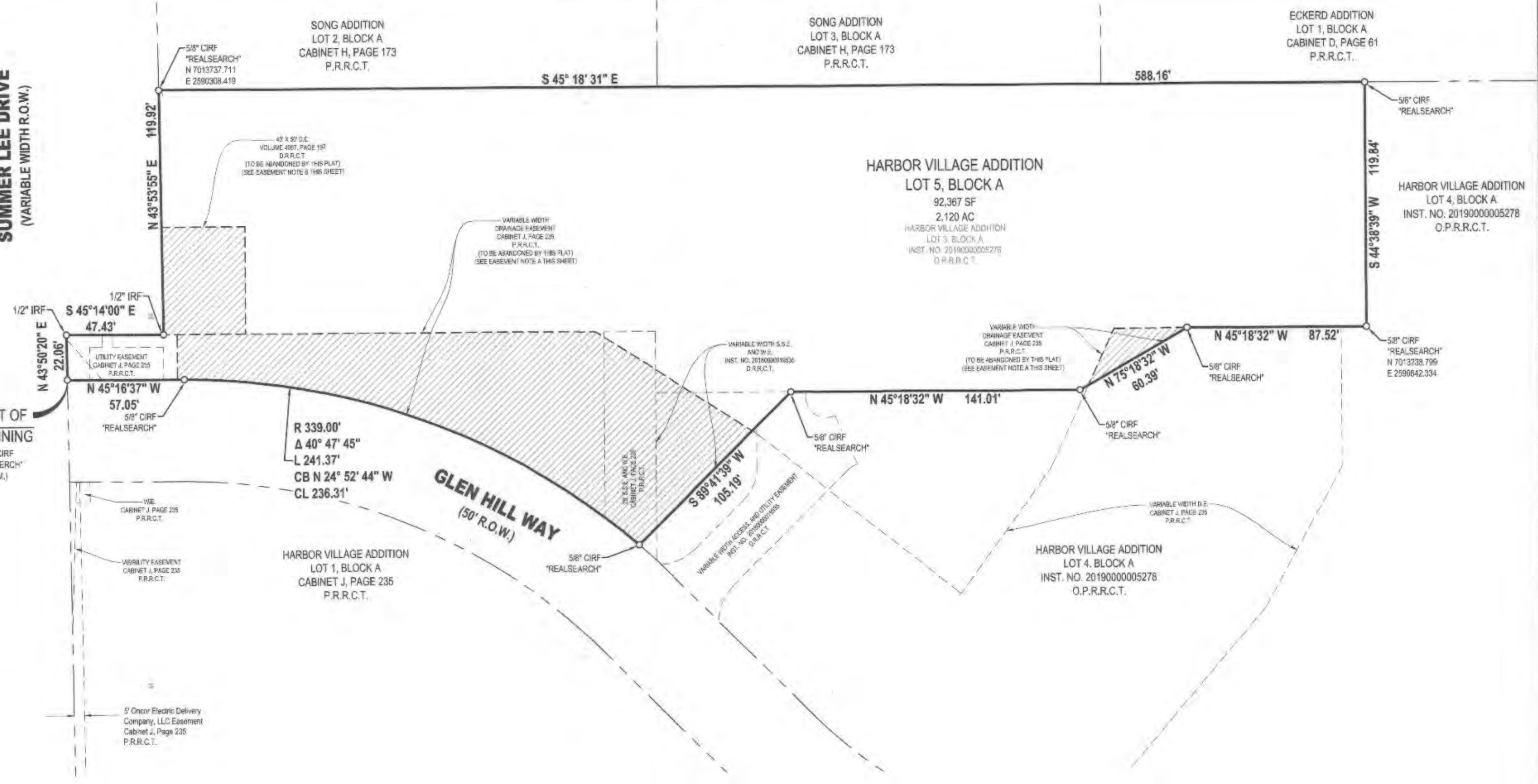
Drawings: L:\Projects\FCU 18193\18193_11_Harbor Rockwall - Final\Plat.dwg at Oct 10, 2019 2:28pm by gsmarr



SUMMER LEE DRIVE
(VARIABLE WIDTH R.O.W.)

- LEGEND**
- (C.M.) - CONTROLLING MONUMENT
 - IRF - IRON ROD FOUND
 - CIRF - CAPPED IRON ROD FOUND
 - NTS - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
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 - VOL. - VOLUME
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 - P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
 - O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
- LIMITS OF EASEMENT ABANDONMENT

POINT OF BEGINNING
5/8" CIRF
"REALSEARCH"
(C.M.)



NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AND TIED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.
2. BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 48397C0040L DATED SEPTEMBER 26, 2008 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
4. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

EASEMENT NOTES:

EASEMENT NOTE A
ALL OF THE VARIABLE WIDTH DRAINAGE EASEMENT WITHIN THE PLATTED AREA OF LOT 5, BLOCK A AS SHOWN ON THIS PLAT WHICH WAS DEDICATED BY HARBOR VILLAGE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN CABINET J, PAGE 235, OF THE PLAT RECORDS ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.

EASEMENT NOTE B
ALL OF THE DRAINAGE EASEMENT AS RECORDED IN VOLUME 4067, PAGE 197 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS IS TO BE ABANDONED BY THIS PLAT.



**FINAL PLAT OF
LOT 5, BLOCK A, HARBOR VILLAGE ADDITION**
92,367 SQUARE FEET OR 2.120 ACRES

BEING A REPLAT OF LOT 3, BLOCK A, HARBOR VILLAGE ADDITION
SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS RECORDED IN INSTRUMENT
NUMBER 2019000005278, OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

OWNER
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Germantown, TN. 38138

ENGINEER
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#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449

PROJECT INFORMATION
Project No.: FCU 18193
Date: October 11, 2019
Drawn By: GS9
Scale: 1"=40'
SHEET 2 of 3



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnplnc.com

CASE NO. P2019-022

Drawing: L:\Projects\FCU 18193 Tru Hilton Rockwall\Cadd\Deliverables\Final_Plat\2019 10 11_FCUI 18193 Tru Hilton Rockwall - Final Plat.dwg at Oct 16, 2019 2:25pm by gslamor

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF ~~TEXAS~~ TENNESSEE
COUNTY OF ~~ROCKWALL~~ SHELBY

I the undersigned owner of the land shown on this plat, and designated herein as HARBOR VILLAGE ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed.

- 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.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Addition upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

- 7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

MHC ROCKWALL, LLC
a Texas limited liability company
Representative: Phillip H. McNeill, Sr. Manager

STATE OF ~~TEXAS~~ TENNESSEE
COUNTY OF ~~ROCKWALL~~ SHELBY

Phillip H. McNeill, Sr., the Manager of MHC Rockwall, LLC

Before me, the undersigned authority, on this day personally appeared Phillip H. McNeill, Sr., 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 25th day of Oct, 2019.

Corinne B. Williams
Notary Public in and for the State of Tennessee
5/30/21
My Commission Expires:



OWNERS CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, MHC Rockwall, LLC., is the owner of a tract of land out of the Edward Teal Survey, Abstract No. 207, in the City of Rockwall, Rockwall County, Texas, being all of Lot 3 Block A of Harbor Village Addition, an addition to The City of Rockwall, as recorded in Instrument Number 2019000005278 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of said Lot 3, lying at the intersection of the southeast right-of-way line of Summer Lee Drive (a variable width right-of-way) and the northeast right-of-way line of Glen Hill Way (a 50' right-of-way);

THENCE North 43 degrees 50 minutes 20 seconds East along the southeast right-of-way line of said Summer Lee Drive, a distance of 22.06 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE South 45 degrees 14 minutes 00 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 47.43 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 43 degrees 53 minutes 55 seconds East continuing along the southeast right-of-way line of said Summer Lee Drive, a distance of 119.92 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the north corner of said Lot 3 and the west corner of Lot 2, Block A Song Addition, an addition to The City of Rockwall as recorded in Cabinet H, Page 173 of the Plat records of Rockwall County, Texas;

THENCE South 45 degrees 18 minutes 31 seconds East departing the southeast right-of-way line of said Summer Lee Drive along the northeast line of said Lot 3, a distance of 588.16 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for east corner of same and the northeast corner of Lot 4, Block A of said Harbor Village Addition;

THENCE along the common line of said Lot 3 and said Lot 4 the following courses and distances;

South 44 degrees 38 minutes 39 seconds West, a distance of 119.84 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 87.52 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 75 degrees 18 minutes 32 seconds West, a distance of 60.39 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

North 45 degrees 18 minutes 32 seconds West, a distance of 141.01 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

South 89 degrees 41 minutes 39 seconds West, a distance of 105.19 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the southwest corner of said Lot 3 lying on the northeast right-of-way line of the aforementioned Glen Hill Way at the beginning of a curve to the left;

THENCE with said curve to the left along the northeast right-of-way line of the said Glen Hill Way having a radius of 339.00 feet, a central angle of 40 degrees 47 minutes 45 seconds, an arc length of 241.37 feet, a chord bearing of North 24 degrees 52 minutes 44 seconds West, a distance of 236.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for corner;

THENCE North 45 degrees 16 minutes 37 seconds West continuing along the northeast right-of-way line of the said Glen Hill Way, a distance of 57.05 feet to the POINT OF BEGINNING containing 92,367 square Feet, or 2.120 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18th DAY OF October, 2019

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



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/13/2019 03:36:25 PM
\$150.00
20190000020438



Sherrin

LIEN HOLDER'S CERTIFICATE

Lender to MHC Rockwall, LLC

BancorpSouth Bank,
a Mississippi Banking Corporation

By: Jeff Billions

Name: Jeff Billions
Title: Sr. Vice President

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the undersigned authority, on this day personally appeared Jeff Billions, 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 October, 2019.

Kim Hammonds
Notary Public in and for the State of Tennessee
5-8-2023
My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

5/28/19
Date

APPROVED

I hereby certify that the above and foregoing plat of HARBOR VILLAGE ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 3 day of June, 2019.

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 13th day of November, 2019.

Joe Pruitt
Mayor, City of Rockwall

Kristy Cole
City Secretary

Amey Williams, P.E.
City Engineer



FINAL PLAT OF
LOT 5, BLOCK A, HARBOR VILLAGE ADDITION
92,367 SQUARE FEET OR 2.120 ACRES

BEING A REPLAT OF LOT 3, BLOCK A, HARBOR VILLAGE ADDITION
SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT NO. 207
AN ADDITION TO THE CITY OF ROCKWALL, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2019000005278,
OF THE OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS

OWNER
MHC ROCKWALL, LLC
1468 Kimbrough Rd. Suite 103
Germantown, TN 38138

ENGINEER
F.C. CUNY CORPORATION
#2 Horizon Court
Heath, Texas 75032
Ph. 469.402.7700
T.R.E.F.F.-7449

PROJECT INFORMATION
Project No.: FCU 18193
Date: October 11, 2019
Drawn By: GS9
Scale: 1"=40'
SHEET 3 of 3



CASE NO. P2019-022

SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
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