

OWNERS CERTIFICATE

WHEREAS, Harris Heights Ltd., a partnership, is the owner of a tract of land situated in the S.S. McCurry Survey, Abstract No. 146 in the City of Rockwall, Rockwall County, Texas, and being part of a 5.4007 acre tract described by deed recorded in Volume 186 at Page 325, and being part of an 11.9429 acre tract described by deed recorded in Volume 190 at Page 180, also being part of an 11.5529 acre tract described by deed recorded in Volume 190 at Page 183, all three above-mentioned tracts are filed in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Northeast corner of said 11.5529 acre tract, said iron rod being North 00° 59' 34" East, along the East line of said 11.5529 acre tract a distance of 1622.23 feet from an iron rod at the Southeast corner of said 11.5529 acre tract and the North line of Heath Street (40-foot R.O.W.);
THENCE: South 00° 59' 34" West, along said East line said 11.5529 acre tract a distance of 497.43 feet to an iron rod for a corner at the Northeast corner of Harris Heights Addition Phase One;
THENCE: North 89° 00' 26" West leaving the East line of said 11.5529 acre tract along the North line of said Harris Heights Addition Phase One a distance of 130.00 feet to an iron rod for a corner;
THENCE: North 00° 59' 34" East continuing along the meanders of said North line of Harris Heights Addition Phase One a distance of 8.07 feet to an iron rod for a corner;
THENCE: North 89° 00' 26" West a distance of 160.00 feet to an iron rod for a corner;
THENCE: North 32° 41' 50" West a distance of 36.06 feet to an iron rod for a corner;
THENCE: North 00° 59' 34" East a distance of 152.62 feet to an iron rod for a corner;
THENCE: North 89° 00' 26" West a distance of 180.00 feet to an iron rod for a corner;
THENCE: South 00° 59' 34" West a distance of 3.00 feet to an iron rod for a corner;
THENCE: North 89° 00' 26" West a distance of 172.57 feet to an iron rod for a corner;
THENCE: North 05° 06' 17" West a distance of 27.54 feet to an iron rod for a corner;
THENCE: North 41° 51' 03" West a distance of 37.41 feet to an iron rod for a corner;
THENCE: North 66° 21' 12" West a distance of 49.63 feet to an iron rod for a corner;
THENCE: North 68° 08' 43" West a distance of 91.16 feet to an iron rod for a corner;
THENCE: South 79° 17' 58" West a distance of 27.89 feet to an iron rod for a corner;
THENCE: North 72° 11' 47" West a distance of 52.20 feet to an iron rod for a corner;
THENCE: North 67° 05' 39" West a distance of 34.68 feet to an iron rod for a corner;
THENCE: North 01° 06' 16" East a distance of 98.18 feet to an iron rod for a corner in the North line of said 5.4007 acre tract;
THENCE: South 89° 40' 40" East along the North line of said 5.4007 acre tract, leaving said North line of Harris Heights Addition Phase One a distance of 298.05 feet to an iron rod for a corner at the Northeast corner of said 5.4007 acre tract, said iron rod also being in the West line of said 11.9429 acre tract;
THENCE: North 10° 35' 30" East along the West line of said 11.9429 acre tract a distance of 68.64 feet to an iron rod for a corner at the Northwest corner of said 11.9429 acre tract;
THENCE: North 89° 55' 20" East along the North lines of said 11.9429 and 11.5529 acre tracts a distance of 621.80 feet to the Point of Beginning and Containing 6.7074 Acres (292,173 Square Feet) of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT Harris Heights Ltd., a partnership, being the owner of said tract, does hereby adopt this plat designating the hereinabove described property as Harris Heights Addition Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove 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 have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

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

WITNESS MY HAND AT Rockwall, Texas, this 28th day of January, 1985

Richard Harris
RICHARD HARRIS

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned Notary Public, in and for said State, on this day personally appeared Richard Harris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of January, 1985

Carolyn Bryan
Notary Public in and for the State of Texas
Commission expires 10-11-87

SURVEYOR'S CERTIFICATE

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

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

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned Notary Public, in and for said State, on this day personally appeared Harold L. Evans, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of January, 1985

G. Whitten
Notary Public in and for the State of Texas
Commission expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL

William Eisen
City Administrator

Date: 4/12/84

APPROVED

Thomas Quinn
Chairman, Planning and Zoning Commission

Date: 4/12/84

I hereby certify that the above and foregoing plat of Harris Heights Addition Phase Three, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 7 day of May, 1984.

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.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall



Filed 2/11/85
B-182-183

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HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=100'	3-6-84	83235

HARRIS HEIGHTS ADD'N PHASE THREE	
S.S. McCURRY SURVEY-ABSTRACT 146	
ROCKWALL, ROCKWALL COUNTY	
HARRIS HEIGHTS LTD. 2604 RIDGE ROAD	OWNER ROCKWALL TEXAS