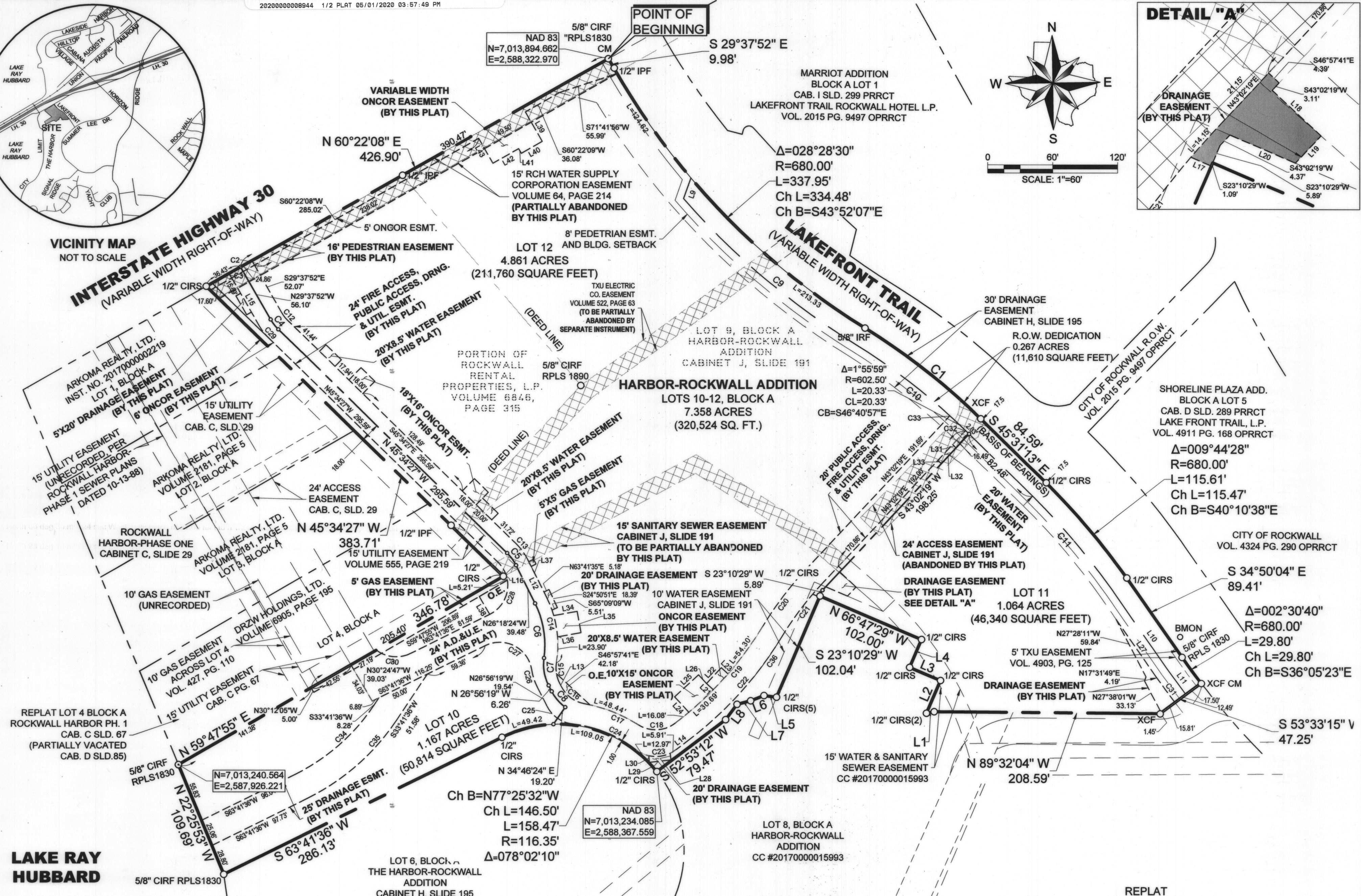
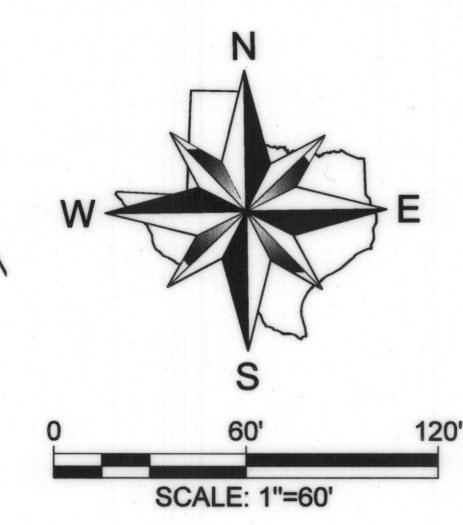
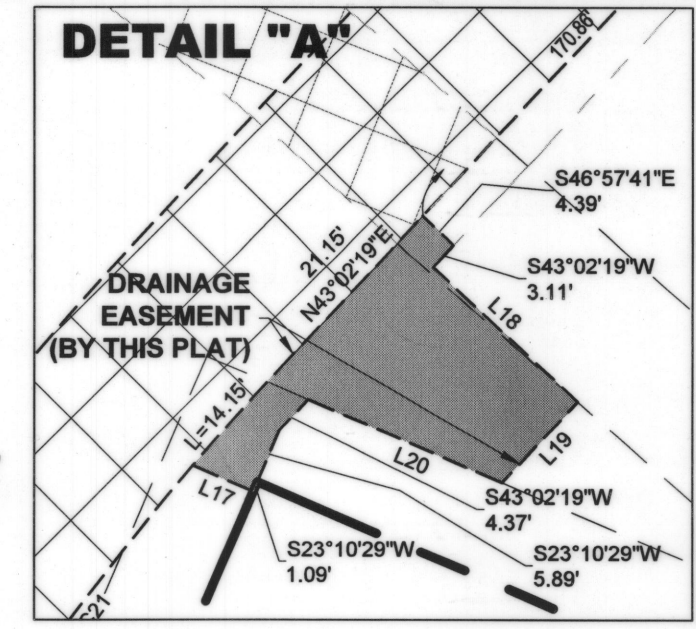


VICINITY MAP
NOT TO SCALE



ABBREVIATION LEGEND

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

Notes:

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

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

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

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

SURVEYOR/ENGINEER:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75230
 ph# 972-490-7090

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS
 6750 HILLCREST PLAZA DRIVE, SUITE 215
 DALLAS, TEXAS 75230
 Texas Surveyors Registration No. 88
 Texas Engineers Registration No. 1008600 Expires 12/31/2020
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M. J. BARKSDALE, ABSTRACT NO. 11
 ROCKWALL, ROCKWALL
 ROCKWALL RENTAL PROPERTIES, L.P.
 1608 WEST MORE, DRAWER B
 ROCKWALL

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

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

SHEET
1
of
2

PROPERTY DESCRIPTION
TRACT 1

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, ROCKWALL RENTAL PROPERTIES, L.P., the undersigned ownerS of the land shown on this plat, and designated herein as the HARBOR-ROCKWALL ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HARBOR-ROCKWALL ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or
- 7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Randall H. Noe

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

STATE OF TEXAS
COUNTY OF Rockwall

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

Given upon my hand and seal of office this 28 day of April, 2020

My Commission Expires
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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

Planning & Zoning Commission, Chairman Date

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 20____.

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

WITNESS OUR HANDS, this 29th day of April, 2020

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

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

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

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

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

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

SURVEYOR/ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
ph# 972-490-7090

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
Texas Engineers Registration No. 89 (972) 490-7099 FAX
Texas Surveyors No. 1008600 Expires 12/31/2020
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M. J. BARKSDALE, ABSTRACT NO. 11
ROCKWALL, ROCKWALL
ROCKWALL RENTAL PROPERTIES, L.P.
1608 WEST MORE, DRAWER B
TERREL, TX 75160

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

Date : 4.23.20
Scale : N/A
File : 59809.0A-FPLT
Project No. : 59809.0A

SHEET
2 of 2