

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, TF-HARBOR, LLC, HEATH GOLF AND YACHT CLUB, INC., ROCKWALL HOTEL AND CONFERENCE GROUP, INC. AND MARIAH BAY DEVELOPMENT, INC. ARE THE OWNERS OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11, AND THE EDWARD TEAL SURVEY, ABSTRACT NO. 207 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING LOTS 1 AND 2 IN BLOCK A OF THE HARBOR - ROCKWALL, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 193 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING LOTS 3, 4, 5, 6, AND 7 IN BLOCK A OF THE HARBOR - ROCKWALL, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 193 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING LOTS 3, 4, 5, 6, AND 7 IN BLOCK A OF THE HARBOR - ROCKWALL, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2010-00432056 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

BEGINNING AT AN "X" IN CONCRETE FOUND FOR THE MOST EASTERLY CORNER OF SAID LOT 2 IN BLOCK A OF THE HARBOR-ROCKWALL, ON THE NORTHWEST RIGHT-OF-WAY OF SUMMER LEE DRIVE (65 FOOT RIGHT OF WAY) AT ITS INTERSECTION WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF LAKEFRONT TRAIL (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 45° 24' 50" WEST AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE FOR A DISTANCE OF 373.14 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 91° 51' 54" WITH A RADIUS OF 785.00 FEET AND A CHORD BEARING SOUTH 00° 31' 07" EAST AT A DISTANCE OF 1128.08 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AND CONTINUING ALONG THE RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE FOR AN ARC DISTANCE OF 1258.63 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 45° 27' 03" EAST AND FOLLOWING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SUMMER LEE DRIVE FOR A DISTANCE OF 64.43 FEET TO A 5/8" IRON ROD SET FOR THE CUT-OFF CORNER FOR PORTIFINO DRIVE;

THENCE SOUTH 07° 13' 29" WEST AND FOLLOWING ALONG THE CUT-OFF LINE FOR SAID PORTIFINO DRIVE FOR A DISTANCE OF 49.64 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID PORTIFINO DRIVE (60 FOOT RIGHT OF WAY AS ESTABLISHED BY DEED RECORDED IN VOLUME 382 AT PAGE 205 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS);

THENCE SOUTH 44° 24' 33" WEST AND FOLLOWING ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID PORTIFINO DRIVE FOR A DISTANCE OF 367.43 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF SAID THE HARBOR - ROCKWALL;

THENCE NORTH 46° 28' 49" WEST AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID THE HARBOR - ROCKWALL AND BEING COMMON TO THE NORTHEASTERLY LINE OF LOT 1 IN BLOCK A OF THE VILLAS OF PORTIFINO, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET G AT SLIDE 31 OF THE MAP RECORDS OF ROCKWALL COUNTY, TEXAS, FOR A DISTANCE OF 819.87 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 10° 22' 39" EAST AND FOLLOWING ALONG THE WEST LINE OF SAID THE HARBOR - ROCKWALL AND BEING COMMON TO THE TAKE LINE OF LAKE RAY HUBBARD, FOR A DISTANCE OF 499.93 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 04° 52' 35" WEST AND FOLLOWING ALONG THE COMMON LINE OF THE HARBOR - ROCKWALL AND THE TAKE LINE OF SAID LAKE RAY HUBBARD TAKE LINE, AND PASSING THE NORTHWEST CORNER OF SAID THE HARBOR - ROCKWALL AT A DISTANCE OF 521.80 FEET AND CONTINUING ON ALL FOR A DISTANCE OF 539.49 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 08° 06' 53" WEST AND FOLLOWING ALONG THE COMMON LINE OF THE AFOREMENTIONED 8.139 ACRE TRACT AND THE TAKE LINE OF SAID LAKE RAY HUBBARD FOR A DISTANCE OF 124.36 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 22° 26' 54" WEST AND FOLLOWING ALONG SAID LAKE RAY HUBBARD TAKE LINE, AT A DISTANCE OF 12.47 FEET PASSING THE FORMER SOUTHWEST CORNER OF THE REPLAT OF LOT 4 IN BLOCK A OF ROCKWALL HARBOR PHASE ONE, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, RECORDED IN CABINET C, SLIDE 67 OF SAID PLAT RECORDS, PART OF WHICH VACATED BY PLAT RECORDED IN CABINET D, SLIDE 85 OF SAID PLT RECORDS AND CONTINUING FOR A TOTAL DISTANCE OF 109.69 FEET TO AN "X" SET IN CONCRETE FOR THE NOW SOUTHWEST CORNER OF SAID LOT 4 IN BLOCK A;

THENCE NORTH 59° 46' 54" EAST AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 4 IN BLOCK A FOR A DISTANCE OF 346.78 FEET TO A 1/2" INCH ROD FOUND FOR THE EAST CORNER OF SAID LOT 4, BLOCK A;

THENCE NORTH 45° 35' 28" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 4, BLOCK A FOR A DISTANCE OF 67.69 FEET TO A 1/2" INCH IRON ROD FOUND FOR A NORTHWEST CORNER OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 2161 AT PAGE 130 AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 OF SAID DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 42° 51' 58" EAST AND FOLLOWING ALONG A NORTH LINE OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT, RECORDED IN VOLUME 2161 AT PAGE 130 AND THE SOUTH LINE OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 FOR A DISTANCE OF 176.29 FEET TO A 1/2" INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 40° 21' 25" WEST AND FOLLOWING ALONG THE WEST LINE OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 2161 AT PAGE 130 AND THE EAST LINE OF MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 FOR A DISTANCE OF 255.20 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHEAST LINE OF SAID L.H. 30 (VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT AS RECORDED IN VOLUME 2161 AT PAGE 130 AND THE NORTHEAST CORNER OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 4424 AT PAGE 127 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE NORTH 60° 21' 07" EAST AND FOLLOWING ALONG THE SOUTHEAST LINE OF SAID L.H. 30 AND THE NORTHERLY LINE OF SAID MARIAH BAY DEVELOPMENT, INC. TRACT RECORDED IN VOLUME 2151 AT PAGE 130 FOR A DISTANCE OF 218.66 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED LAKEFRONT TRAIL (VARIABLE WIDTH RIGHT OF WAY);

THENCE SOUTH 29° 38' 53" EAST AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL FOR A DISTANCE OF 9.99 FEET TO A 1/2" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28° 28' 29" WITH A RADIUS OF 680.00 FEET AND A CHORD BEARING SOUTH 43° 53' 08" EAST AT A DISTANCE OF 334.48 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL FOR AN ARC DISTANCE OF 337.94 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12° 35' 09" WITH A RADIUS OF 620.00 FEET AND A CHORD BEARING SOUTH 51° 49' 47" EAST A DISTANCE OF 135.92 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL FOR AN ARC DISTANCE OF 136.19 FEET TO AN "X" FOUND FOR CORNER;

THENCE SOUTH 45° 32' 14" EAST AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL FOR A DISTANCE OF 84.59 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10° 41' 10" WITH A RADIUS OF 620.00 FEET AND A CHORD BEARING SOUTH 40° 11' 39" EAST AT A DISTANCE OF 115.47 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION AND CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL AND SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 115.63 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 34° 51' 05" EAST AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL FOR A DISTANCE OF 89.41 FEET TO A 1/2" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09° 44' 05" WITH A RADIUS OF 680.00 FEET AND A CHORD BEARING SOUTH 39° 43' 08" EAST AT A DISTANCE OF 115.40 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG THE SOUTHWESTERLY LINE OF SAID LAKEFRONT TRAIL AND SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 115.53 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 44° 35' 10" EAST AND CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID LAKEFRONT TRAIL FOR A DISTANCE OF 116.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.5797 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REPLAT OF THE HARBOR-ROCKWALL, A SUBDIVISION TO THE CITY OF ROCKWALL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN ON THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, WE FURTHER CERTIFY THAT ALL OTHER PARTIES WHO HAVE A MORTGAGE OR LIEN INTEREST IN THE HARBOR-ROCKWALL SUBDIVISION HAVE BEEN NOTIFIED AND SIGNED THIS PLAT.

WE UNDERSTAND AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE PURPOSES STATED AND FOR THE MUTUAL USE AND ACCOMMODATION OF ALL UTILITIES DESIRING TO USE OR USING SAME. WE ALSO UNDERSTAND THE FOLLOWING;

(1) NO BUILDINGS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS DESCRIBED HEREIN.

(2) ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS; AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS OR EGRESS TO, FROM AND UPON THE SAID EASEMENT STRIPS FOR PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.

(3) THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.

(4) THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.

(5) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH AS DRAINAGE STRUCTURES 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 BARE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL; OR

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF, SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUESTIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTION'S MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER TO MAINTAIN THE DEVELOPMENT 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.

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 OR AUTHORIZED OR PERMIT THEREFOR ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

TF-HARBOR, LLC

BY: CREDIT UNION LIQUIDITY SERVICES, LLC
ITS SOLE MEMBER*Fredric Smith*

MR. FREDRIC SMITH, ITS AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FREDRIC SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS 29 DAY OF December, 2011*David Ralph Ross*NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:*David Ralph Ross*
My Commission Expires
01/22/2012

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST

STATE OF TEXAS

COUNTY OF ROCKWALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

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

SURVEYOR:

DAVID R. PETREE, R.P.L.S.
11015 MIDWAY ROAD
DALLAS, TEXAS, 75229
(214) 358-4500
CONTACT: DAVID R. PETREE

OWNER:

TF-HARBOR, LLC
777 E. CAMPBELL ROAD
SUITE 650
RICHARDSON, TEXAS 75081
PHONE (972) 348-2000
FAX (972) 348-2200
FREDRIC SMITH, ITS AUTHORIZED AGENTMARIAH BAY DEVELOPMENT INC.
P.O. BOX 369
ROCKWALL, TEXAS 75087
PHONE (972) 771-5253
FAX (972) 772-5687
ROBERT S. WHITTLE, PRESIDENT

OWNER:

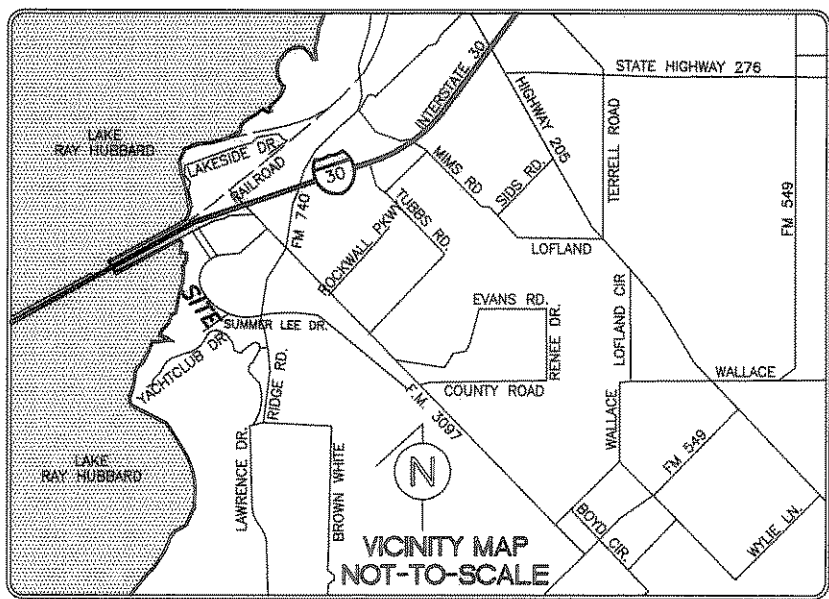
HEATH GOLF AND YACHT CLUB, INC.
P.O. BOX 369
ROCKWALL, TEXAS 75087
PHONE (972) 771-5253
FAX (972) 772-5687
ROBERT S. WHITTLE, PRESIDENT

OWNER:

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

THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

- EASEMENT GRANTED BY LIZZIE JOHNSON TO TEXAS POWER & LIGHT COMPANY, DATED 03/08/1947, FILED 07/28/1947, RECORDED IN VOLUME 42, PAGE 517, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS.
- EASEMENT GRANTED, BY J.A. UNDERWOOD AND SAM UNDERWOOD TO TEXAS POWER & LIGHT COMPANY, DATED 10/02/1946, FILED 07/26/1947, RECORDED IN VOLUME 42, PAGE 532, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS.
- EASEMENT GRANTED BY S.C. FLOURNOY AND WIFE, FRANCIS FLOURNOY TO TEXAS POWER & LIGHT COMPANY, DATED 11/18/1958, FILED 03/20/1959, RECORDED IN VOLUME 59, PAGE 313, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS.
- TERMS AND CONDITIONS SET FORTH CITY OF DALLAS ORDINANCE NO. 28101, DATED OCTOBER 24, 2005, AND RECORDED IN VOLUME 4262, PAGE 23 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS.
- TERMS, PROVISIONS, AND CONDITIONS OF PARKING, ACCESS AND UTILITY EASEMENTS FILED 07/14/2004, RECORDED IN VOLUME 3599, PAGE 91, REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS, AND AS AFFECTED BY AMENDMENTS FILED 11/02/2004, RECORDED IN VOLUME 3755, PAGE 232, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS AND FILED 07/08/2005, RECORDED IN VOLUME 4096, PAGE 136, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.
- EASEMENTS AND SETBACKS CREATED BY THE PLAT OF THE HARBOR-ROCKWALL, FILED IN CABINET F, SLIDE 193, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.
- CITY OF ROCKWALL ORDINANCE NO. 73-47, DATED NOVEMBER 12, 1973, CITY OF ROCKWALL ORDINANCE NO. 82-36, DATED AUGUST 2, 1982, CITY OF ROCKWALL ORDINANCE NO. 87-11, DATE APRIL 6TH, 1987

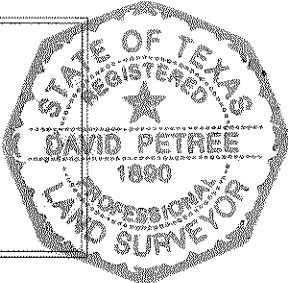


GENERAL NOTES

- ZONING DISTRICT: "PD-7" - PLANNED DEVELOPMENT
- PURPOSE OF THIS REPLAT IS TO RECONFIGURE THE EXISTING LOT NUMBERS 1 AND 2 TO CREATE 3 LOTS AND ADD CONVEYANCE LOT NUMBERS 6 AND 7
- FLOOD EASEMENTS OR FLOOD INSURANCE INFORMATION IS NOT A PART OF THIS PLAT
- ANY RESIDUAL TITLE ELEMENTS, SUCH AS LOTS, EASEMENTS, OR ROADWAYS CREATED BY LAKE RIDGE ESTATES, CABINET A, SLIDE 10, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, ARE HEREBY VACATED BY THIS PLAT.
- EASEMENTS DETAILED ON SHEET 6 ARE A RESULT OF DOCUMENTS LOCATED IN THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, VARIOUS SITE DEVELOPMENT ENGINEERING PLANS AND OTHER SOURCES OF PUBLIC RECORD. THIS INFORMATION MAY NEED TO BE VERIFIED AS ABANDONMENTS AND AGREEMENTS MAY EXIST THAT ALTER THE EXISTANCE OR LOCATION OF UNDERGROUND PUBLIC UTILITY SERVICES. THIS PLAT IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS THAT MAY OR MAY NOT BE OF PUBLIC RECORD.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

David Petree
DAVID PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

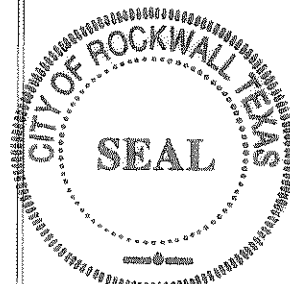
RECOMMENDED FOR FINAL APPROVAL

PLANNING AND ZONING COMMISSION

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 19th DAY OF December, 2011.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWALL COUNTY, TEXAS, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM SAID DATE OF FINAL APPROVAL.

WITNESS OUR HANDS, this 30th Day of December, 2011*Paul Sweet*
MAYOR, CITY OF ROCKWALL*Phyllis Peters*
PLANNING AND ZONING*Spirtus Ashbury*
CITY SECRETARY*Chuck Todd*
CITY ENGINEER

REPLAT
OF
THE HARBOR-ROCKWALL
LOTS 3, 4, 5, 6, AND 7
31.5797 ACRES
BEING A REPLAT OF
LOTS 1 & 2, BLOCK A
THE HARBOR-ROCKWALL ADDITION
&
HEATH GOLF AND YACHT CLUB, INC. (8.139 ACRES)
INST. NO. 2010-00432056 DRRCT

M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
& E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DECEMBER 27, 2011

P2011-020
SHEET 2 OF 7

H-196