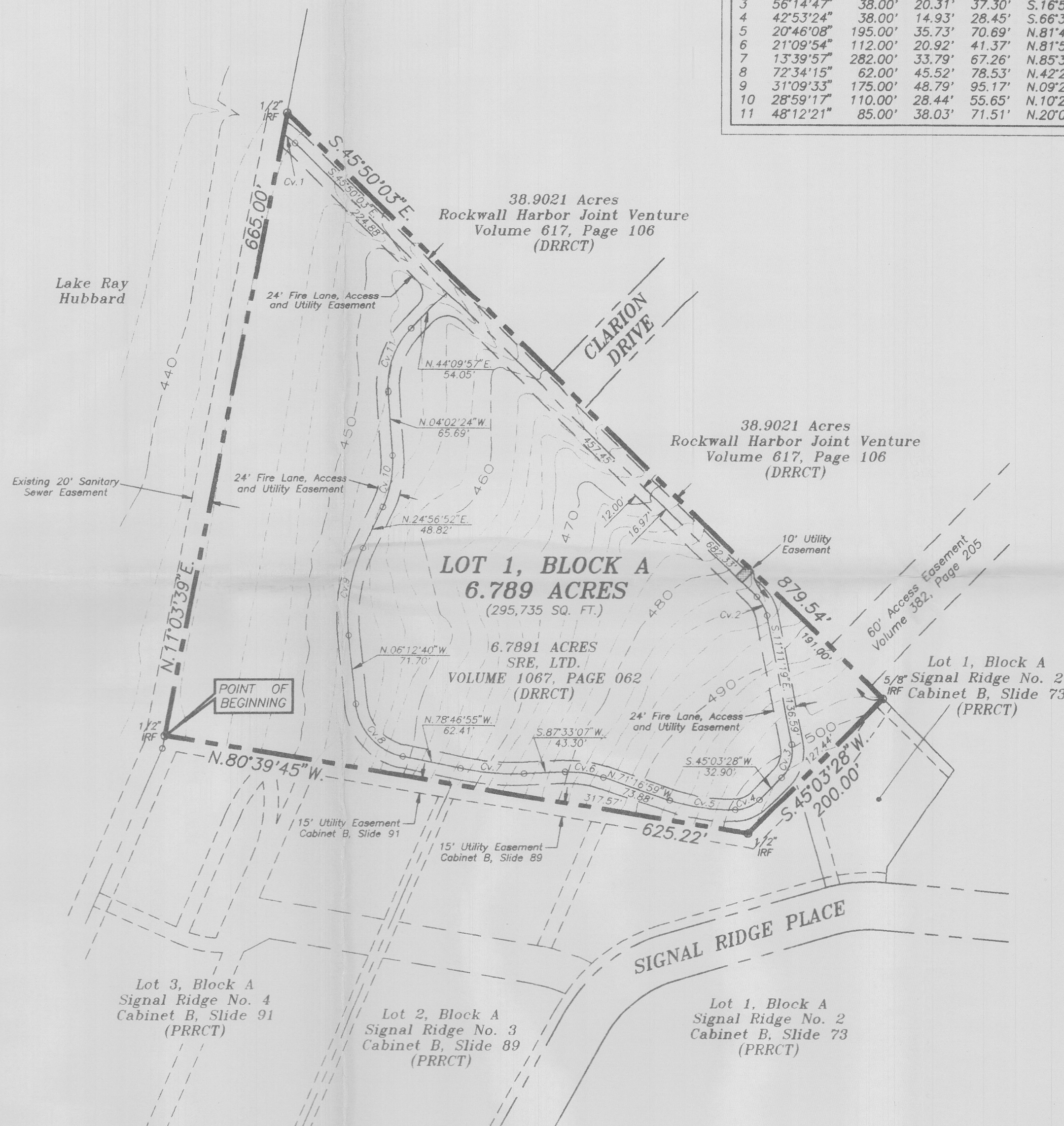


No.	Delta	Radius	Tangent	Length	Chord Bearing	Ch. Lth.
1	08°42'47"	105.00'	8.00'	15.97'	S.50°11'27"E	15.95'
2	34°38'44"	38.00'	11.85'	22.98'	S.28°30'41"E	22.63'
3	56°14'47"	38.00'	20.31'	37.30'	S.16°56'05"W	35.82'
4	42°53'24"	38.00'	14.93'	28.45'	S.66°30'10"W	27.79'
5	20°46'08"	195.00'	35.73'	70.69'	N.81°40'04"W	70.30'
6	21°09'54"	112.00'	20.92'	41.37'	N.81°51'56"W	41.14'
7	13°39'57"	282.00'	33.79'	67.26'	N.85°36'54"W	67.10'
8	72°34'15"	62.00'	45.52'	78.53'	N.42°29'48"W	73.38'
9	31°09'33"	175.00'	48.79'	95.17'	N.09°22'06"E	94.00'
10	28°59'17"	110.00'	28.44'	55.65'	N.10°27'14"E	55.06'
11	48°12'21"	85.00'	38.03'	71.51'	N.20°03'46"E	69.42'



3-19-97
 FILE COPY
 97-22

Sheet 1 of 2	Scale: 1" = 100' Date: 3-19-97	PRELIMINARY PLAT HARBOR BAY ADDITION	E. TEAL SURVEY ABST. NO. 207 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS Client: AGUIRRE, INC. 12700 PARK CENTRAL DRIVE, SUITE 1508 DALLAS, TEXAS 75251	Owner: SRE, LTD. 301 HARBOR LANDING ROCKWALL, TEXAS 75087 (972) 772-1932	Kurtz • Bedford Associates, Inc. Consulting Engineers • Surveyors 4222 Rosehill Road Suite 2 Garland, Texas 75043 Office: (972) 240-5999 Fax: (972) 240-4466
	Technician: T. Whitaker				
	Drawn By: T. Whitaker				
	Checked By: A.J. Bedford				
	File: ROCKPLAT P.C.: D. Cryer				
	Project No.: 254-006-97-50				

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF ROCKWALL)

WHEREAS, SRE, LTD. is the owner of a 6.789 acre tract of land situated in the E. Teal Survey, Abstract Number 207, in the City of Rockwall, Rockwall County, Texas and being all of a 6.7891 acre tract of land according to the deed recorded in Volume 1067, Page 062 of the Deed Records of Rockwall County, Texas (DRRCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said 6.7891 acre tract of land and being the northwest corner of Signal Ridge No. 4, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 91 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE NORTH 11°03'39" EAST a distance of 665.00 feet to a 1/2 inch iron rod found for the northwest corner of said 6.7891 acre tract of land;

THENCE SOUTH 45°50'03" EAST a distance of 879.54 feet to a 5/8 inch iron rod found for the northeast corner of said 6.7891 acre tract of land and being the most northerly corner of Signal Ridge No. 2, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 73 (PRRCT);

THENCE along the westerly line of said Signal Ridge NO. 2 SOUTH 45°03'28" WEST a passing distance of 127.44 feet to the northeast corner of Signal Ridge No. 3, an addition to the City of Rockwall according to the plat recorded in Cabinet B, Slide 89 (PRRCT), in all, a total distance of 200.00 feet to a 1/2 inch iron rod found for the southeast corner of said 6.7891 acre tract of land;

THENCE along the southerly line of said 6.7891 acre tract of land NORTH 80°39'45" WEST a passing distance of 317.57 feet to the northwest corner of said Signal Ridge No. 3 and the northeast corner of said Signal Ridge No. 4, in all, a total distance of 625.22 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 6.789 acres or 295,735 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, 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.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
Kurtz - Bedford Associates, Inc.
4222 Rosehill Road, Suite 2
Garland, Texas 75043

STATE OF TEXAS)
COUNTY OF ROCKWALL)

This instrument was acknowledged before me on the _____ day of _____, 1997.

Notary Public

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SRE, LTD., being the owner, do hereby adopt this plat designating the hereinabove described property as HARBOR BAY ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys 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. 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 and 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 the subdivision. The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely by storm drainage from the development.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer 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 sewers, and alleys, 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 street, 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.

WITNESS MY HAND at _____, Texas this _____ day of _____, 1997.

By _____

Title

STATE OF TEXAS)
COUNTY OF ROCKWALL)

This instrument was acknowledged before me on the _____ day of _____, 1997, by Kirby Albright the owner of the above described property.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission

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 _____, 1997.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this _____ day of _____, 1997.

Mayor, City of Rockwall

City Secretary
City of Rockwall

E. TEAL SURVEY ABST. NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Client: AGUIRRE, INC.
12700 PARK CENTRAL DRIVE, SUITE 1508
DALLAS, TEXAS 75251

Owner: SRE, LTD.
301 HARBOR LANDING
ROCKWALL, TEXAS 75087
(972) 772-1932

PRELIMINARY PLAT
HARBOR BAY ADDITION

Kurtz • Bedford
Associates, Inc.

Consulting Engineers • Surveyors

4222 Rosehill Road
Suite 2
Garland, Texas 75043

Office: (972) 240-5999
Fax: (972) 240-4466

Sheet: 2 Of: 2

Scale: 1" = 100' Date: 3-19-97
Technician: T. Whitaker
Drawn By: T. Whitaker
Checked By: A.J. Bedford
File: ROCKPLAT P.C.: D. Cryer
Project No.: 254-006-97-50



LAKE
RAY
HUBBARD

POINT OF BEGINNING



STATE OF TEXAS
COUNTY OF ROCKWALL

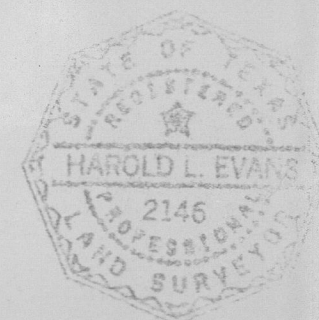
BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that 55.106 acre tract of land conveyed to Kirby Albright by Deed recorded on Volume 83, Page 510, Deed Records, Rockwall County, Texas, and including that 0.3353 acre tract of land conveyed to Kirby Albright from Signal Development Corporation by Deed recorded in Volume 177, Page 589, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the City of Dallas Take Line for Lake Ray Hubbard at the North corner of said 55.106 acre tract;
THENCE: South 45° 50' 03" East a distance of 879.54 feet to a 1/2" iron rod found for a corner at the most Northerly West corner of Signal Ridge, an addition to the City of Rockwall, Recorded in Slide B, Page, 13, Plat Records, Rockwall County, Texas, and the North corner of Signal Ridge No. 2, an addition to the City of Rockwall, Recorded in Slide B, Page 73, Plat Records, Rockwall County, Texas, and at the East corner of the above mentioned 0.3353 acre tract;
THENCE: South 45° 03' 28" West a distance of 200.00 feet along the Northwest line of Signal Ridge No. 2 and then a north line of Signal Ridge No. 3, an addition to the City of Rockwall, and along the Southeast Line of said 0.3353 acre tract to a 1/2" iron rod found for a corner at the South corner of said 0.3353 acre tract;
THENCE: North 80° 39' 45" West along the North line of Signal Ridge No. 3, passing at 221.39 feet the West corner of said 0.3353 acre tract and the East corner of that 0.4364 acre tract of land conveyed from Kirby Albright to Signal Development Corporation by Deed recorded in Volume 177, Page 594, Deed Records, Rockwall County, Texas, and passing at 317.57 feet the Northwest corner of Signal Ridge No. 3 and the Northeast corner of Signal Ridge No. 4, an addition to the City of Rockwall, and continuing a total distance of 625.22 feet along the North line of Signal Ridge No. 4 to as 1/2" iron rod at the Northwest corner of Signal Ridge No. 4 and the Northwest corner of said 0.4364 acre tract and on the above mentioned Take Line for Lake Ray Hubbard;
THENCE: North 11° 03' 39" East a distance of 665.00 feet along said Take Line to the Point Of Beginning and containing 295,735 square feet or 6.79 acres of land.

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

Harold L. Evans

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146



HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355

2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	1/11/99	9801

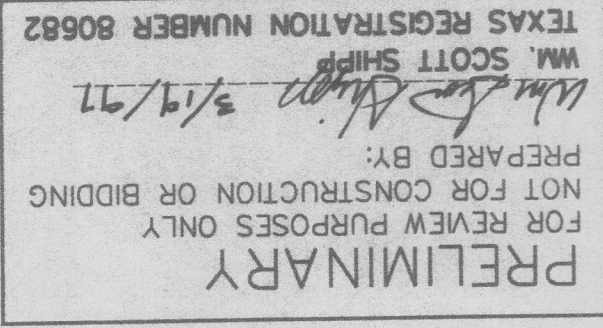
Harbor Bay

97-22

PROPERTY SURVEY *9551*

E. TEAL SURVEY, ABST. NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS




97-22

PRELIMINARY UTILITY PLAN

Checked By: SSM

Drawn By: _____
9/12

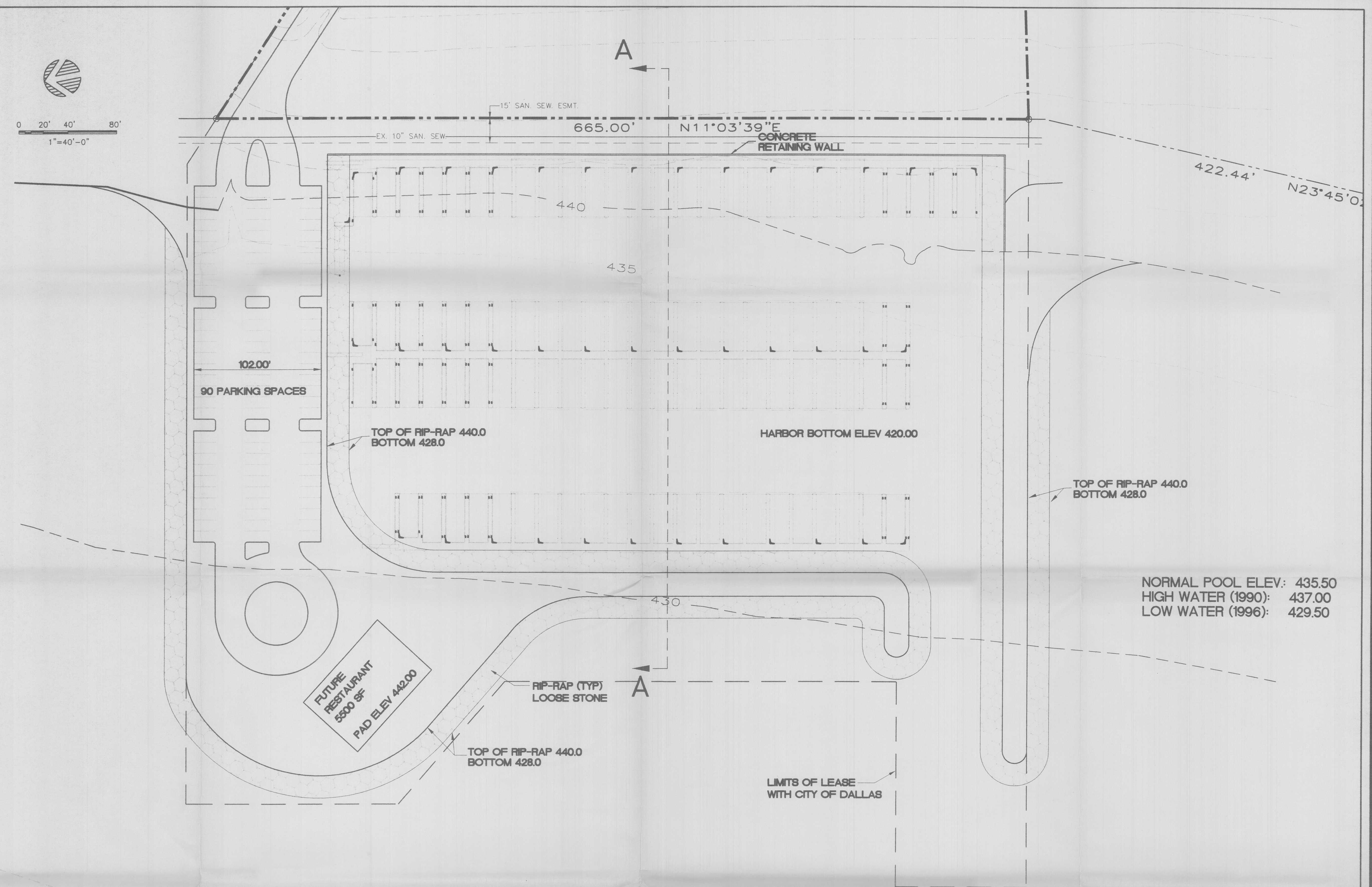
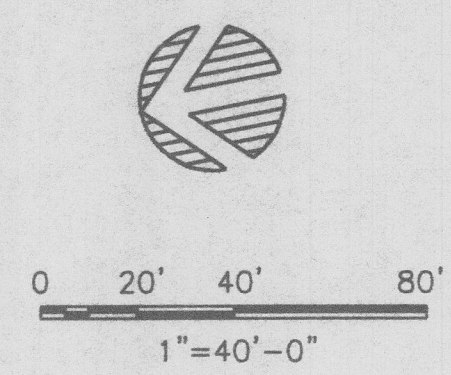
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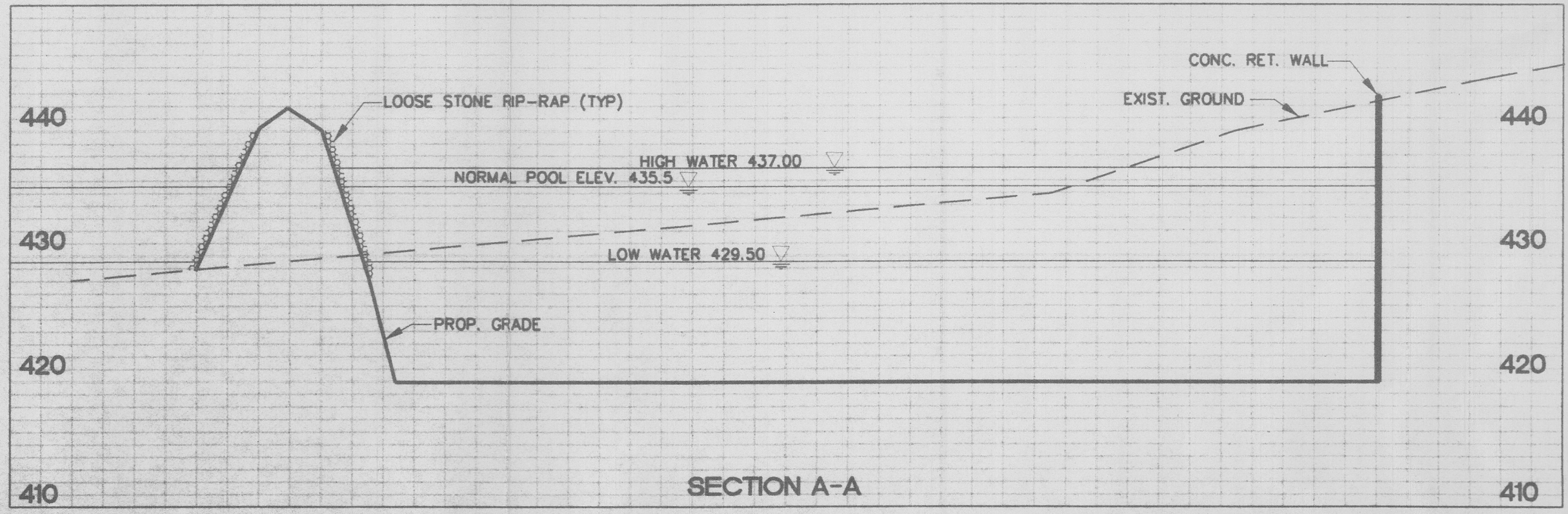
AGUIRRE

HARBOR BAY
MABREY + PARTNERS, LTD.
ROCKWALL, TEXAS

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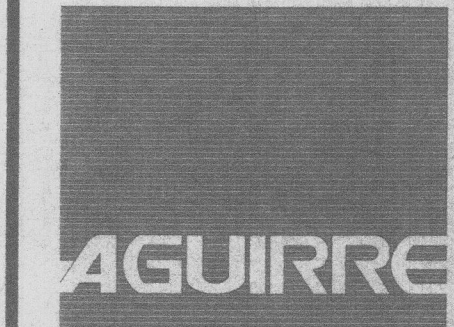


NORMAL POOL ELEV: 435.50
HIGH WATER (1990): 437.00
LOW WATER (1996): 429.50



Revisions		
Rev.	Date	Description

HARBOR BAY
MABREY + PARTNERS, LTD.
ROCKWALL, TEXAS



AGUIRRE ASSOCIATES, INC.
12700 PARK CENTRAL DRIVE
SUITE 1508
DALLAS TEXAS 75251
FAX 972 / 788 1583
TEL 972 / 788 1508

Date: 3/18/97
Project No. 9712-00
Drawn By: WSS
Checked By: WSS
Sheet Title: PRELIMINARY SITE PLAN
Drawing No.

FILE COPY

3-19-97

97-22