

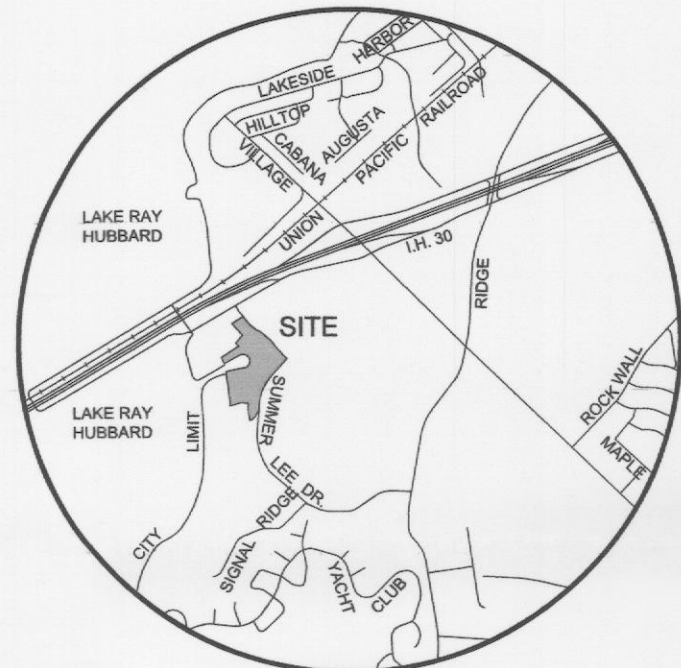
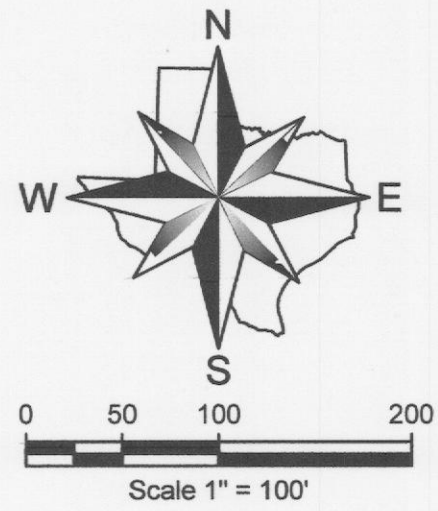


City of Rockwall

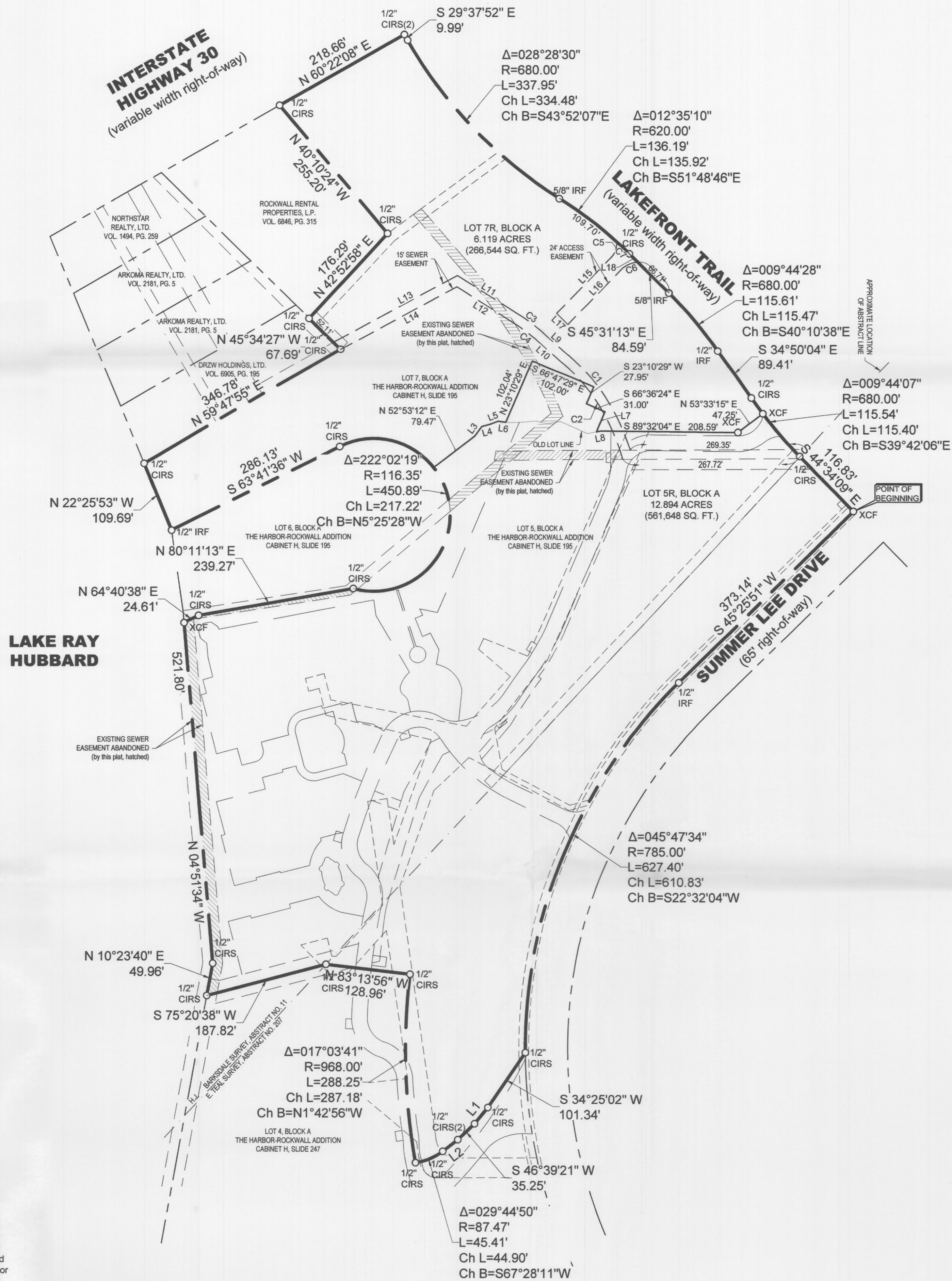
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





VICINITY MAP
NOT TO SCALE



ABBREVIATION LEGEND

| ABBR | DEFINITION |
|------|-----------------------------------|
| CCF | COUNTY CLERK'S FILE NO. |
| CIRF | IRON ROD FOUND WITH CAP |
| CIRS | IRON ROD SET W/ CAP STAMPED "WAI" |
| CM | CONTROLLING MONUMENT |
| IRF | IRON ROD FOUND |
| MAG | MAG NAIL SET WITH SHINER |
| PKF | PK NAIL FOUND |
| PKS | PK NAIL SET |
| XCF | "X" CUT IN CONCRETE FOUND |
| XCS | "X" CUT IN CONCRETE SET |

CURVE TABLE

| NO. | DELTA | RADIUS | LENGTH | CH. L | CH. B |
|-----|-----------|---------|---------|---------|-------------|
| C1 | 31°24'18" | 319.57' | 175.16' | 172.98' | N32°57'51"W |
| C2 | 33°17'21" | 304.57' | 176.96' | 174.48' | N32°01'19"W |
| C3 | 8°42'18" | 307.50' | 46.72' | 46.67' | N53°01'08"W |
| C4 | 8°42'18" | 292.50' | 44.44' | 44.40' | N53°01'08"W |
| C5 | 37°00'51" | 33.43' | 21.60' | 21.23' | N14°55'42"E |
| C6 | 33°21'32" | 41.09' | 23.93' | 23.59' | S69°13'49"W |
| C7 | 2°26'54" | 620.00' | 26.49' | 26.49' | N46°44'52"W |

LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | S39°18'44"W | 31.81' |
| L2 | S52°35'47"W | 29.00' |
| L3 | N36°32'06"E | 17.64' |
| L4 | N75°08'27"E | 12.97' |
| L5 | N68°52'14"E | 13.20' |
| L6 | S82°38'15"E | 11.76' |
| L7 | S23°10'29"W | 32.93' |
| L8 | N79°07'41"E | 7.21' |
| L9 | S48°40'00"E | 51.86' |

LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L10 | S48°40'00"E | 51.86' |
| L11 | S57°22'18"E | 111.07' |
| L12 | S57°22'18"E | 102.25' |
| L13 | N61°44'00"E | 214.73' |
| L14 | N61°44'00"E | 201.28' |
| L15 | N44°05'43"E | 124.03' |
| L16 | N44°05'43"E | 121.48' |
| L17 | S45°54'17"E | 24.00' |
| L18 | N45°31'06"W | 17.87' |

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0040L, dated September 26, 2008, this property is within Flood Zones A and X.

Zone A - No Base Flood Elevations determined

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure 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 flood statement shall not create liability on the part of the surveyor.

REPLAT HARBOR-ROCKWALL

BEING A REPLAT OF LOT 5 AND LOT 7, BLOCK A
HARBOR-ROCKWALL ADDITION
BEING 19.013 ACRES OUT OF THE E. TEAL
SURVEY, ABSTRACT NO. 207 and the H.J.
BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
PEGASUS ABLO
8222 DOUGLAS AVENUE
DALLAS, TEXAS 75225
(214) 698-0606

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
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Dallas, Texas 75230
(972) 490-7090

ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
(972) 490-7090

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
TELEPHONE: (972) 490-7090
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E-MAIL: W&A@W&A.COM
WWW.W&A.COM

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

PEGASUS ABLO
8222 DOUGLAS AVENUE
DALLAS, TEXAS 75225

REPLAT
HARBOR-ROCKWALL
LOTS 5R & 7R, BLOCK A

Date : 01.06.17

Scale : 1" = 100'

File : 59809-PPLT

Project No. : 59809.00

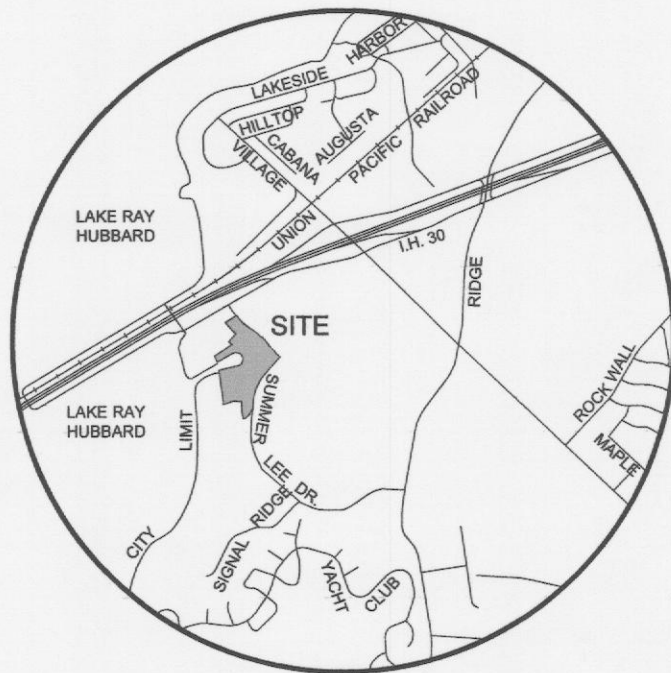
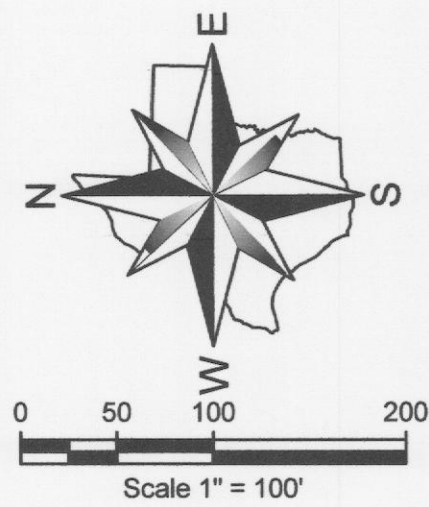
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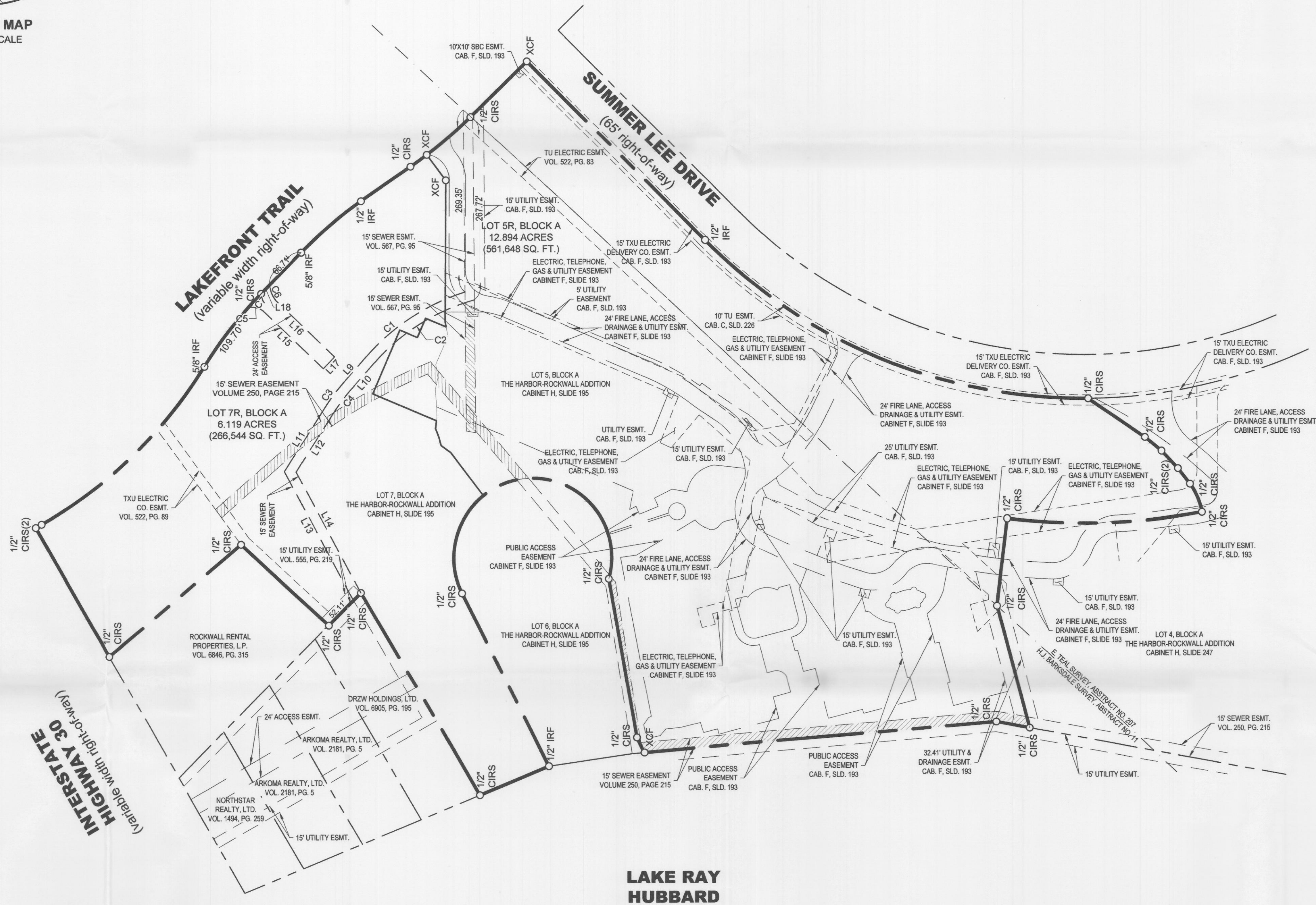
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VICINITY MAP
NOT TO SCALE



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0040L, dated September 26, 2008, this property is within Flood Zones A and X.

Zone A - No Base Flood Elevations determined

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

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| ABBREVIATION LEGEND | |
|---------------------|-----------------------------------|
| ABBR | DEFINITION |
| CC# | COUNTY CLERK'S FILE NO. |
| CIRF | IRON ROD FOUND WITH CAP |
| CIRS | IRON ROD SET W/ CAP STAMPED "WAI" |
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Winkelmann & Associates, Inc.
SURVEYORS & ENGINEERS
7525 HILLCREST PLAZA, SUITE 325
DALLAS, TEXAS 75230
TELEPHONE: (972) 490-7090
FAX: (972) 490-7099
E-MAIL: WINKELMANN@WINKELMANN-ASSOCIATES.COM
CITY OF ROCKWALL, TEXAS

E. TEAL SURVEY, ABSTRACT NO. 207 &
H.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
PEGASUS ABLON
8222 DOUGLAS AVENUE
DALLAS, TEXAS 75225

REPLAT
HARBOR-ROCKWALL
LOTS 5R & 7R, BLOCK A

Date : 12.28.16
Scale : 1" = 100'
File : 59809-PPLT
Project No. : 59809.00

SHEET
2
of
3

REPLAT
HARBOR-ROCKWALL
BEING A REPLAT OF LOT 5 AND LOT 7, BLOCK A
HARBOR-ROCKWALL ADDITION
BEING 19.013 ACRES OUT OF THE E. TEAL
SURVEY, ABSTRACT NO. 207 and the H.J.
BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:
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8222 DOUGLAS AVENUE
DALLAS, Texas 75225
(214) 696-0606

SURVEYOR:
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ENGINEER:
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6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
(972) 490-7090

OWNER'S CERTIFICATION

STATE OF TEXAS

\$

COUNTY OF ROCKWALL

\$

WHEREAS PEGASUS ABLON, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207 and the H.J. BARKSDALE SURVEY, ABSTRACT NO. 11, City of Rockwall, Rockwall County, Texas and being all of Lot 5 and Lot 7, Block A, Harbor Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet H, Slide 195, Plat Records, Rockwall County, Texas (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for corner, said "X" cut being the most easterly northeast corner of said Lot 5, Block A and being situated at the intersection of the southerly right-of-way line of Lakefront Trail (65' right-of-way) and the northerly right-of-way line of Summer Lee Drive (65' right-of-way);

THENCE South 45 deg 25 min 51 sec West, departing said southerly right-of-way line and along said northerly right-of-way line, a distance of 373.14 feet to a 1/2 inch iron rod found for corner and the beginning of a curve to the left having a radius of 785.00 feet, a central angle of 45 deg 47 min 34 sec, a chord bearing of South 22 deg 32 min 04 sec West and a chord length of 610.83 feet;

THENCE continuing along said northerly right-of-way line and along said curve to the left, an arc distance of 627.40 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 34 deg 25 min 02 sec West, departing the northerly right-of-way line of said Summer Lee Drive, a distance of 101.34 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 39 deg 18 min 44 sec West, a distance of 31.81 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 46 deg 39 min 21 sec West, a distance of 35.25 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 52 deg 35 min 47 sec West, a distance of 29.00 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 87.47 feet, a central angle of 29 deg 44 min 50 sec, a chord bearing of South 67 deg 28 min 11 sec West and a chord length of 44.60 feet;

THENCE along said curve to the right, an arc distance of 45.41 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 right having a radius of 968.00 feet, a central angle of 17 deg 03 min 41 sec, a chord bearing of North 01 deg 42 min 56 sec West and a chord length of 287.18 feet;

THENCE along said non-tangent curve to the right, an arc distance of 288.25 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 83 deg 13 min 56 sec West, a distance of 128.96 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 75 deg 20 min 38 sec West, a distance of 187.82 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 10 deg 23 min 40 sec East, a distance of 49.98 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 04 deg 51 min 34 sec West, a distance of 521.80 feet to an "X" cut in concrete found for corner;

THENCE North 64 deg 40 min 38 sec East, a distance of 24.61 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 80 deg 11 min 13 sec East, a distance of 239.27 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 222 deg 02 min 19 sec, a chord bearing of North 05 deg 25 min 28 sec West and a chord length of 217.22 feet;

THENCE along said non-tangent curve to the left, an arc distance of 450.89 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, a distance of 286.13 feet to a 1/2 inch iron rod found for corner;

THENCE North 22 deg 25 min 53 sec West, a distance of 109.69 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 59 deg 47 min 55 sec East, a distance of 346.78 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 45 deg 34 min 27 sec West, a distance of 67.69 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 42 deg 52 min 58 sec East, a distance of 176.29 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 40 deg 10 min 24 sec West, a distance of 255.20 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 60 deg 22 min 08 sec East, a distance of 218.66 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner, said iron rod being situated in the southerly right-of-way line of said Lakefront Trail;

THENCE along the southerly right-of-way line of said Lakefront Trail, the following:

South 29 deg 37 min 52 sec East, a distance of 9.99 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 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 680.00 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 right, an arc distance of 136.19 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

South 45 deg 31 min 13 sec East, a distance of 84.59 feet to a 5/8 inch iron rod found 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 found for corner;

South 34 deg 50 min 04 sec East, a distance of 89.41 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 left having a radius of 680.00 feet, a central angle of 09 deg 44 min 07 sec, a chord bearing of South 39 deg 42 min 06 sec East and a chord length of 115.40 feet;

Along said curve to the left, an arc distance of 115.54 feet to a 1/2 inch iron rod with red plastic cap stamped "WAI" set for corner;

South 44 deg 34 min 09 sec East, a distance of 116.83 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 19.013 acres or 828,193 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of November, 2016, 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

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COUNTY OF ROCKWALL

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I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the HARBOR-ROCKWALL 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 HARBOR-ROCKWALL 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

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.

Property Owner Signature

STATE OF TEXAS

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COUNTY OF ROCKWALL

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Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], 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 _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 13 and 14 of Table A thereof. The field work was completed on _____.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker (Original signature in red ink)

Registered Professional Land Surveyor

Texas Registration No. 5714

Winkelmann & Associates, Inc.

6750 Hillcrest Plaza Drive, Suite 325

Dallas, Texas 75230

(972) 490-7090

l.lueker@winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

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 _____, 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 ____ day of _____, 2017.

Mayor, City of Rockwall

City Secretary City Engineer

GENERAL NOTES

1) 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.

E. TEAL SURVEY, ABSTRACT NO. 207 & H.J. BARKSDALE SURVEY, ABSTRACT NO. 11

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PEGASUS ABLON

8222 DOUGLAS AVENUE

DALLAS, TEXAS 75225

REPLAT

HARBOR-ROCKWALL

LOTS 5R & 7R, BLOCK A

Date : 12.28.16

Scale : N/A

File : 59809-PPLT

Project No. : 59809.00

SHEET

3

of

3

OWNER:

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