

City of Rockwall

Planning & Zoning Department
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OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, EightyTwenty Real Estate Holdings, LLC is the owner of a tract of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tract being all of Lot 3, Block A, of the Replat of the Harbor District Addition Lot 3 and 4, an addition to The City of Rockwall as recorded in Cabinet I, Slide 168, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northwest corner of said Lot 3, Block A, said point also lying on the southerly Right of Way of Interstate 30, (a variable width Right of Way) and the east line of Sunset Ridge Drive (a variable width Right of Way) dedicated by the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas;

THENCE North 74 degrees 49 minutes 50 seconds East along the southerly Right of Way of said Interstate 30, a distance of 32.37 feet to a wood right-of-way monument found for the northwest corner of a remainder tract of land described by deed to Faulkner Investment Company, Ltd. Recorded in Volume 1542, Page 296 of the Deed Records of Rockwall County, Texas;

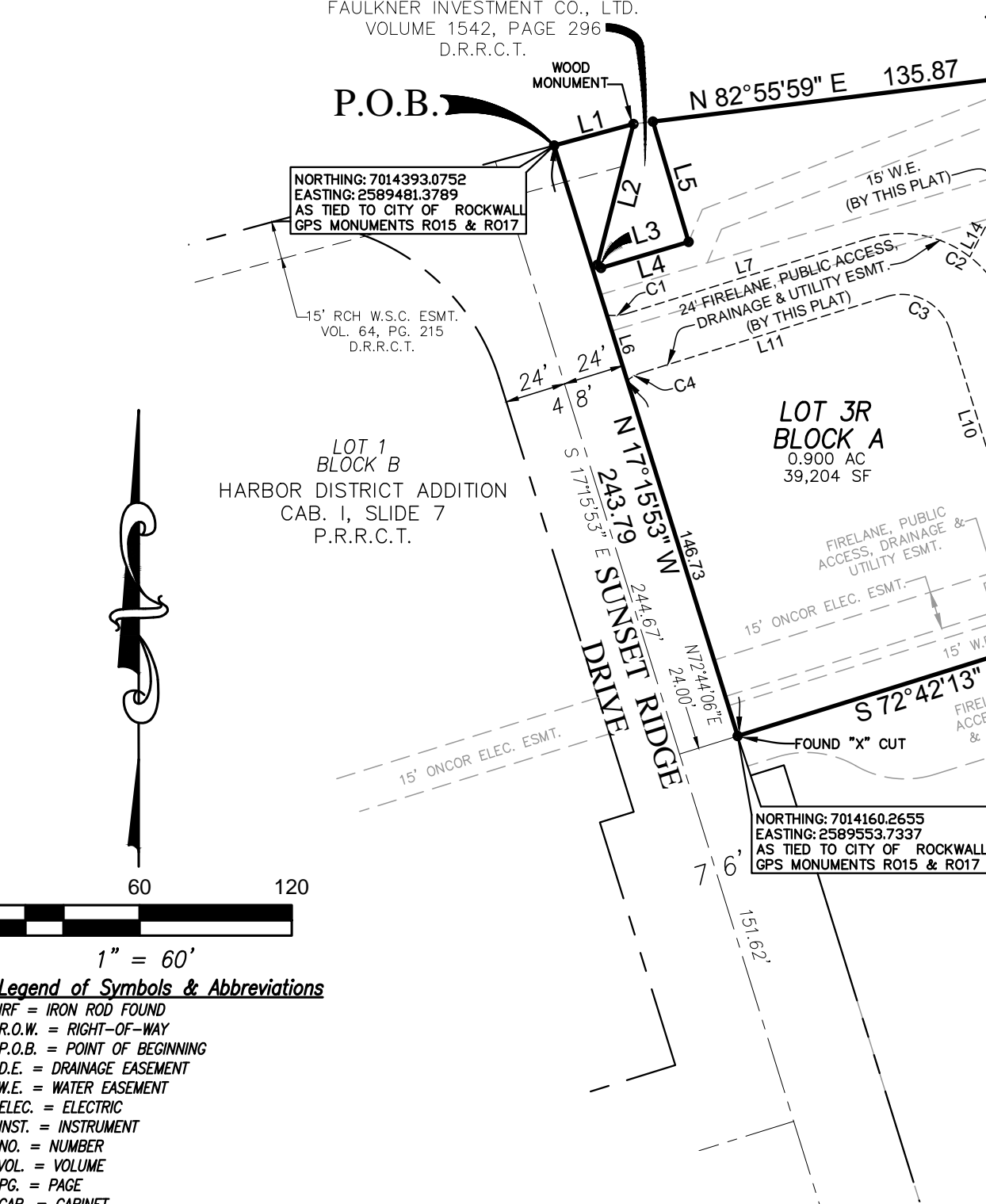
THENCE South 14 degrees 20 minutes 24 seconds West departing the southerly line of said Interstate 30 and along said Faulkner tract, a distance of 57.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE South 49 degrees 36 minutes 39 seconds East continuing along said Faulkner tract a distance of 1.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 73 degrees 25 minutes 30 seconds East continuing along said Faulkner tract a distance of 36.01 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

THENCE North 16 degrees 31 minutes 03 seconds West continuing along said Faulkner tract a distance of 49.47 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner lying on the aforementioned southerly line of Interstate 30;

THENCE North 82 degrees 55 minutes 59 seconds East along said southerly line a distance of 135.87 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the northeast corner of said Lot 3, Block A and the northwest corner of Lot 4, Block A of said Replat;



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00	24°18'26"	8.48	N 84°53'20" E	8.42
C2	44.00	90°00'00"	69.12	S 62°15'53" E	62.23
C3	20.00	90°00'00"	31.42	N 62°15'53" W	28.28
C4	16.08	24°29'53"	6.88	S 61°58'43" W	6.82

- NOTES:
1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE.
 2. ALL CORNERS ARE 5/8" IRON RODS FOUND WITH A PLASTIC CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
 3. ALL EASEMENTS SHOWN ARE PER THE FINAL PLAT OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, P.R.R.C.T. UNLESS OTHERWISE NOTED.

THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS IN ORDER TO CREATE A FULLY DEVELOPABLE LOT.

THENCE South 17 degrees 15 minutes 53 seconds East along the common line of said Lot 3, Block A and said Lot 4, Block A, a distance of 217.09 feet to a "X" cut in concrete found for the southeast corner of said Lot 3, Block A and the southwest corner of said Lot 4, Block A, said point also lying on the north line of Lot 1, Block A of the Harbor District Addition, an addition to The City of Rockwall as recorded in Cabinet I, Slide 7, of the Plat Records of Rockwall County, Texas;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 3, Block A, and said Lot 1, Block A, a distance of 173.70 feet to a "X" cut in concrete found for the southwest corner of said Lot 3, Block A, the northwest corner of said Lot 1, Block A, and lying on the aforementioned east right-of-way line of Sunset Ridge Drive;

THENCE North 17 degrees 15 minutes 53 seconds West along the east line of said Sunset Ridge Drive and the west line of said Lot 3, Block A, a distance of 243.79 feet to the POINT OF BEGINNING containing 39,204 square Feet, or 0.900 of an acre of land

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE _____ DAY OF _____, 2017.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

LINE	BEARING	DISTANCE
L1	N 74°49'50" E	32.37
L2	S 14°20'24" W	57.31
L3	S 49°36'39" E	1.89
L4	N 73°25'30" E	36.01
L5	N 16°31'03" W	49.47
L6	N 17°15'53" W	27.05
L7	N 72°44'07" E	99.21
L8	S 17°15'53" E	75.50
L9	S 72°44'07" W	24.00
L10	N 17°15'53" W	75.50
L11	S 72°44'07" W	100.73
L12	N 27°44'07" E	22.69
L13	N 62°15'53" W	15.00
L14	S 27°44'07" W	17.11

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

That we the undersigned owner's of the land shown on this plat, and designated herein as the REPLAT of the HARBOR DISTRICT ADDITION LOT 3R to the City of Rockwall, Texas, and whose name's are 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 REPLAT of the HARBOR DISTRICT ADDITION LOT 3R have been notified

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's West 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.

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; We and 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.

EIGHTYTWENTY REAL ESTATE HOLDINGS, LLC

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 _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires: _____

REPLAT HARBOR DISTRICT ADDITION LOT 3R

BEING ALL OF
LOT 3, BLOCK A, OF THE HARBOR
DISTRICT ADDITION,
RECORDED IN CABINET I, SLIDE 168
P.R.R.C.T.

SITUATED IN THE
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER

EIGHTYTWENTY REAL ESTATE
HOLDINGS, LLC
5740 Prospect Avenue, Suite 2001
Dallas, Texas 75206

SURVEYOR

MADDOX SURVEYING &
MAPPING INC
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416
Firm Reg. No. 10013200