

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, J-BR2, LLC IS THE OWNER OF two tracts of land in the M.J. Barksdale Survey, Abstract No. 11, situated in the City of Rockwall, in Rockwall County, Texas, said tracts being all of Lot 2, 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, and all of Lot 1, Block A, of the Christian Church Addition, an addition to The City of Rockwall, as recorded in Cabinet A, Slide 217 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 2, 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) as shown on said Harbor Heights Addition Final Plat;

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 1/2 inch iron rod 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 1/2 inch iron rod 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 1/2 inch iron rod 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 1/2 inch iron rod 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 230.89 feet to a 1/2 inch iron rod found for corner at an angle point in same;

THENCE North 82 degrees 42 minutes 40 seconds East continuing along said southerly line a distance of 88.82 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 2, Block A, said point also lying on the northwest line of Lot 1, Block A of Briscoe/Hillcrest Addition, an addition to the City of Rockwall according to the plat recorded in Cabinet D, Slide 245 of the Plat Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 63 degrees 14 minutes 55 seconds West, a distance of 1.38 feet;

THENCE South 42 degrees 49 minutes 10 seconds West along the northwest line of said Lot 1, Block A of Briscoe/Hillcrest Addition, a distance of 21.73 feet to a 1/2 inch iron rod found for the west corner of said Lot 1, Block A of said Briscoe/Hillcrest Addition and the north corner of Lot 1, Block A of Christian Church Addition;

THENCE South 46 degrees 25 minutes 58 seconds East along the northeast line of said Christian Church Addition, a distance of 196.92 feet to a 1/2 inch iron rod found for the east corner of said Christian Church Addition;

THENCE South 44 degrees 04 minutes 52 seconds West along the southeast line of said Christian Church Addition a distance of 109.88 feet to a 1/2 inch iron rod found for the south corner of same, said point also lying on the northeast line of Lot 1, Block A, of said Harbor District Addition;

THENCE North 46 degrees 19 minutes 53 seconds West along the southwest line of said Christian Church Addition, same being the northeast line of said Lot 1, Block A, a distance of 57.97 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S.

5430" found for the southeast corner of said Lot 2 Block A, and the north corner of said Lot 1 Block A;

THENCE South 72 degrees 42 minutes 13 seconds West along the common line of said Lot 1, Block A, and said Lot 2, Block A, a distance of 307.23 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 2, 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 2, Block A, a distance of 243.79 feet to the POINT OF BEGINNING containing 83,679 square Feet, or 1.921 acres 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.

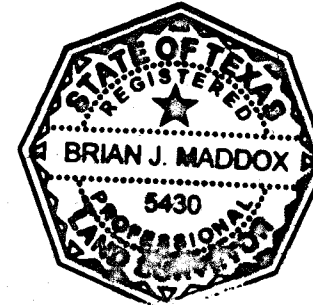
WITNESS UNDER MY HAND THIS 15th DAY OF May 2015.

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

Table with columns: LINE, BEARING, DISTANCE. Contains lines L1 through L8 with bearings and distances.

Legend of Symbols & Abbreviations

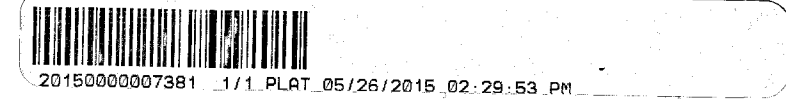
- IRF = IRON ROD FOUND
R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
W.E. = WATER EASEMENT
DOC = DOCUMENT
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET



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 3 AND 4 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 3 AND 4 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 on 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.

J-BR2, LLC

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared Daniel Robert, 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.

Notary Public and for the State of Texas

My Commission Expires: 2/25/2019



REPLAT
HARBOR DISTRICT ADDITION
LOT 3 AND 4

168
BEING ALL OF
LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION,
RECORDED IN CABINET I, SLIDE 7
P.R.R.C.T.
AND ALL OF
LOT 1, BLOCK A, OF THE CHRISTIAN CHURCH ADDITION
RECORDED IN CABINET A, SLIDE 217
P.R.R.C.T.

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

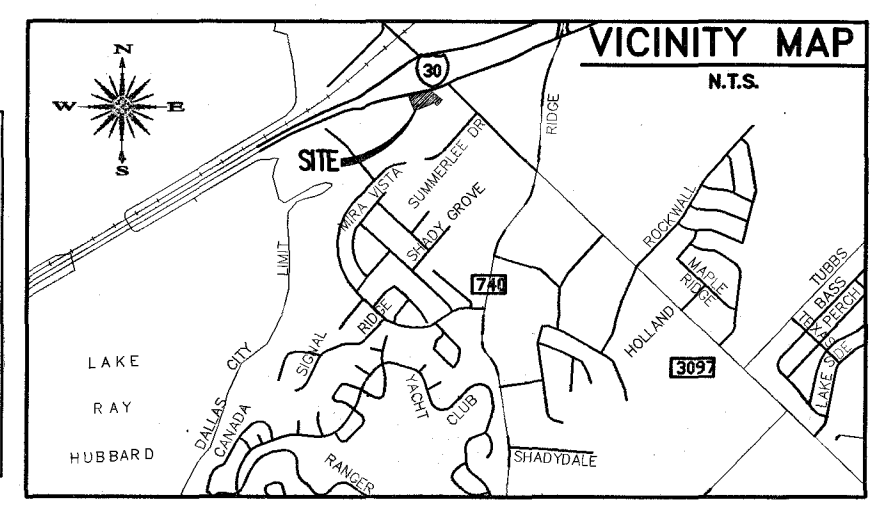
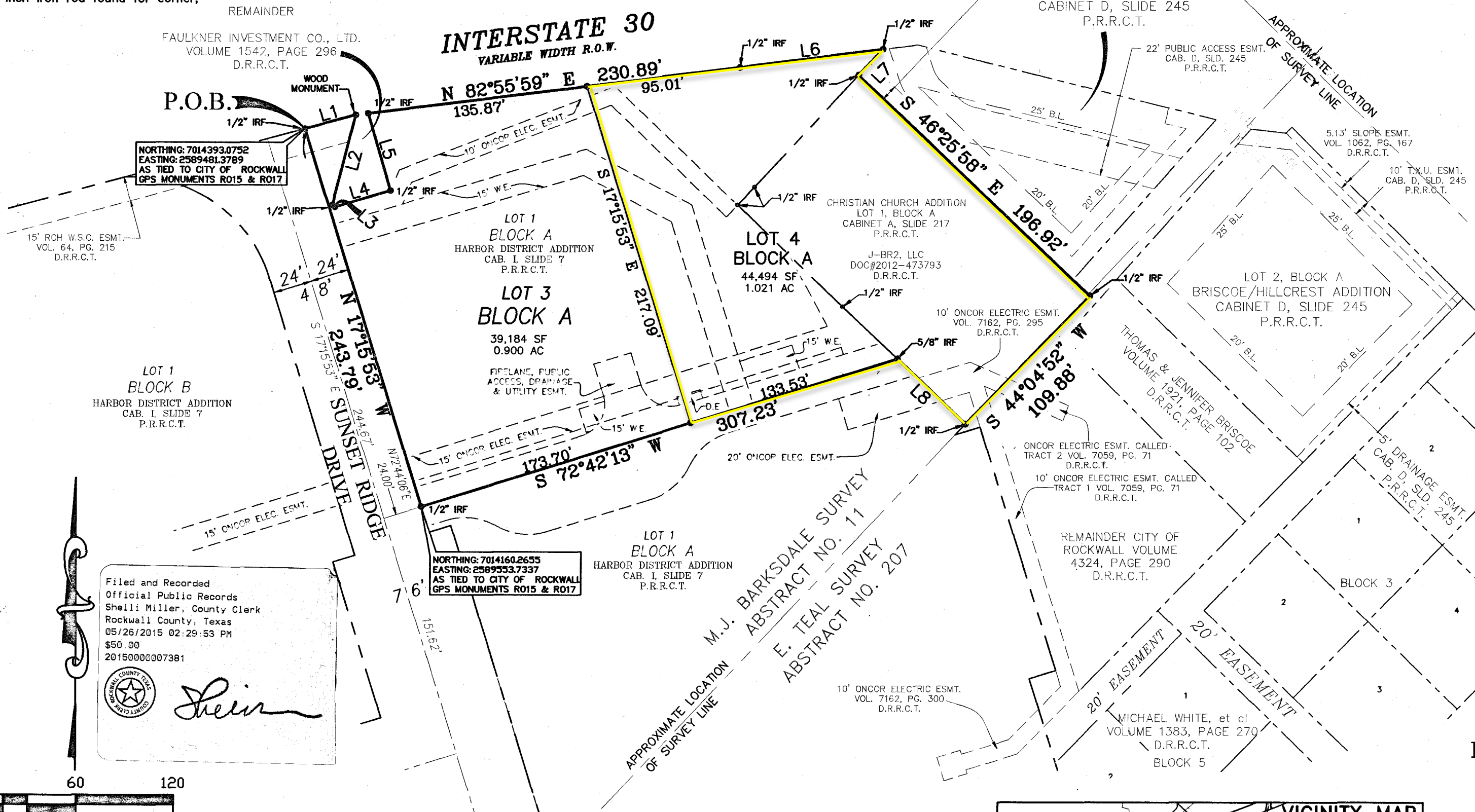
J-BR2, LLC
1400 Ridge Road
Rockwall, Texas 75087
(972) 741-9748

MADDOX SURVEYING & MAPPING INC
P.O. BOX 2109
FORNEY, TEXAS 75126
(972) 564-4416

1"=60'

4-13-15

SHEET 1 OF 1
CASE NO. P2015-016



APPROVED
I hereby certify that the above and foregoing plat of REPLAT OF THE HARBOR DISTRICT ADDITION LOT 3 AND 4 to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 16th day of May, 2015.
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.
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.
Robert Salas, Director of Planning
Amy Williams, City Engineer

NOTES:
1. THE BASIS OF BEARING AND ELEVATION DATUM FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE IN SEPTEMBER 2011 AND VERIFIED APRIL 2015.
2. ALL CORNERS ARE 5/8" IRON RODS FOUND WITH A PLASTIC CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
THE PURPOSE OF THIS REPLAT IS TO ADD ALL OF LOT 1 BLOCK A OF THE CHRISTIAN CHURCH ADDITION RECORDED IN CABINET A, SLIDE 217 TO THE OVERALL AREA OF LOT 2, BLOCK A, OF THE HARBOR DISTRICT ADDITION RECORDED IN CABINET I, SLIDE 7, AND RECONFIGURE THE GEOMETRY OF SAID PROPERTY TO PRODUCE TWO DEVELOPABLE LOTS.

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
05/26/2015 02:29:53 PM
\$50.00
2015000007381