

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, THE SHORES INVESTORS, LP, BEING THE OWNER OF A 10.677 ACRE TRACT OF LAND in the Samuel King Survey, Abstract No. 131, County of Rockwall, State of Texas, and tract being the remainder of a 20.514 acre tract of described as Tract II conveyed to The Shores Country Club, Inc., according to the Deed recorded in Volume 547, Page 101, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with N.D.M. cap found on the Southerly line of Ridge Road West (variable width), Road West (variable width), said point also being the Northeast corner of The Shores Phase Two, an addition to the City of Rockwall County, Texas according to the Plat recorded in Cabinet C, Page 102 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), said iron rod lying in a curve to the left, having a central angle of 58° 06'43", a radius of 639.45 feet, a tangent length of 355.27 feet, and a chord that bears N 75° 34' 58" E, a distance of 621.12 feet;

THENCE along said curve and along said Southerly line, a distance of 648.56 feet to a 1/2" iron rod with N.D.M. cap found for corner;

THENCE N 46°31'37" E along said Southerly line, a distance of 84.33 feet to a 1/2" iron rod with N.D.M. cap found lying on the Westerly line of Random Oaks At The Shores, an Addition to the City of Rockwall County, Texas according to the Plat recorded in Cabinet C, Page 226 P.R.R.C.T.;

THENCE S 00°52'30" E leaving said Southerly line along said Westerly line, a distance of 183.33 feet to a 1/2" iron rod found in a small branch;

THENCE in a Southerly direction with the meanders of said branch, and along said Westerly line as follows:

S 49°27'30" W, a distance of 86.34 feet;  
S 09°49'30" W, a distance of 121.00 feet;  
S 59°37'30" W, a distance of 33.00 feet;  
N 69°22'30" W, a distance of 14.00 feet;  
N 01°07'30" E, a distance of 46.00 feet;  
N 55°32'30" W, a distance of 39.00 feet;  
S 29°32'30" W, a distance of 128.00 feet;  
S 38°27'30" E, a distance of 61.00 feet;  
S 54°55'30" W, a distance of 163.00 feet;  
S 01°29'30" W, a distance of 189.00 feet;  
S 57°47'30" W, a distance of 123.96 feet;  
S 08°57'30" E, a distance of 107.38 feet;  
S 04°48'30" W, a distance of 99.00 feet;  
S 34°27'30" E, a distance of 89.00 feet;  
S 07°06'30" E, a distance of 98.88 feet;  
N 81°52'30" W, a distance of 142.20 feet;

THENCE S 05°20'52" W, a distance of 169.48 feet to a P.K. with shiner found in the center of Quail Run Road;

THENCE leaving said Westerly line with said Road as follows:

N 83°28'53" W, a distance of 102.38 feet to a P.K. nail found with shiner;

N 65°15'32" W, a distance of 209.08 feet to a P.K. nail with shiner found lying in the Southeast line of a 20 foot alley, same being the South corner of the aforementioned Shores Phase Two;

THENCE leaving said Road along the Easterly line of said Shores Phase Two, as follows:

N 24°44'28" E, a distance of 145.00 feet to a 1/2" iron rod with N.D.M. cap found lying in the Southwest line of Windhill Road (50.00' R.O.W.);

S 65°15'32" E along said Southwest line, a distance of 7.50 feet to a 1/2" iron rod with N.D.M. cap found at the South R.O.W. corner of said Windhill Road;

N 24°44'28" E, a distance of 50.00 feet to a 1/2" iron rod with N.D.M. cap found at the East R.O.W. corner of said Windhill Road;

N 65°15'32" W along the Northeast line of said Windhill Road, a distance of 43.64 feet to a 1/2" iron rod with N.D.M. cap found lying on the Easterly line of an existing 20 foot alley as recorded in Shores Phase Two;

THENCE along the Easterly line of said alley, and continuing along the Easterly line of said Shores Phase Two Addition as follows:

N 24°44'28" E a distance of 113.33 feet to a 1/2" iron rod with N.D.M. cap found for corner, said point being the beginning of a curve to the left, having a central angle of 22° 47' 01", a radius of 465.47 feet, a tangent length of 93.79 feet, and a long chord that bears N 13° 20' 58" E, a distance of 183.88 feet;

along last mentioned curve to the left, an arc distance of 185.09 feet to a 1/2" iron rod with N.D.M. cap found for corner;

N 01°57'27" E a distance of 363.22 feet to a 1/2" iron rod with N.D.M. cap found for corner, said point being the beginning of a curve to the right, having a central angle of 20° 16' 20", a radius of 140.00 feet, a tangent length of 25.03 feet, and a long chord that bears N 12° 05' 37" E, a distance of 49.26 feet;

along last mentioned curve to the right, an arc distance of 49.53 feet to a 1/2" iron rod with N.D.M. cap found for corner;

N 22°13'47" E, a distance of 113.88 feet to the POINT OF BEGINNING and containing 10.677 Acres, (465,084 S.F.) 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 as the REPLAT OF CREEKSIDE THE SHORES 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 CREEKSIDE THE SHORES 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 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 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 the 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 exactions 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, Our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exaction's made herein.

7. The City of Rockwall will not repair damage or erosion caused by creek flows within city right of way or on private property.

The Shores Investors, LP  
A Texas Limited Partnership

LAKE RAY HUBBARD SHORES, INC.  
General Partner

By: Frank Murphy  
Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Frank Murphy, known to me to be the person whose 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 \_\_\_\_\_, 19\_\_\_\_

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

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, 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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
THAT I, John L. Melton, 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.

John L. Melton, Registered Professional Land Surveyor No. 4268

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

By \_\_\_\_\_

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

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 \_\_\_\_\_, 19\_\_\_\_

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 the requirements of the Subdivision Regulations of the City of Rockwall. WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Mayor, City of Rockwall City Secretary, City of Rockwall

REPLAT OF  
FINAL PLAT

CREEKSIDE

THE SHORES

27 LOTS TOTAL

10.677 ACRES OUT OF THE

SAMUEL KING SURVEY - ABSTRACT NO. 131

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:  
THE SHORES INVESTORS, LP  
600 N. PEARL STREET, #850  
DALLAS, TEXAS 75201  
PH. 214-880-8800

ENGINEER:  
NATHAN D. MAIER CONSULTING  
ENGINEERS, INC.  
8080 PARK LANE  
TWO NORTH PARK, SUITE 800  
DALLAS, TEXAS 75221  
PH. 214-739-4741

SHEET 2

APRIL 1998 CABINET SLIDE 95-05-036L