

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Hillcrest Shores, Ltd. is the owner of the following tract of land:

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1 in Special Warranty Deed, recorded in Volume 147, Page 474, Deed records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H. I. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickenson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W. F. Harrow, Jr., to R. S. Folsom by deed recorded in Volume 102, Page 403, and part of a 40.00 acre tract of land conveyed to Lillian Peace, et al. by deed dated July 21, 1949, and recorded in Volume 45, Page 125, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a corner at the Northwest corner of Northshore Phase 2B, an addition to the City of Rockwall, recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Along the City of Dallas Take Line of Lake Ray Hubbard as follows: North 4 degrees 16' 15" East a distance of 50.69 feet to a concrete monument found for a corner; North 42 degrees 57' 15" West a distance of 500.00 feet to a concrete monument found for a corner, and North 36 degrees 54' 22" West a distance of 119.87 feet to a 1/2" iron rod set for a corner;

THENCE: North 53 degrees 09' 38" East a distance of 165.00 feet to a 1/2" iron rod set for a corner;

THENCE: South 36 degrees 54' 22" East a distance of 31.06 feet to a 1/2" iron rod set for a corner;

THENCE: North 53 degrees 09' 38" East a distance of 59.67 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the right having a central angle of 36 degrees 52' 10", a radius of 643.24 feet, and a chord that bears North 71 degrees 31' 43" East a distance of 406.82 feet.

THENCE: Along said curve an arc distance of 413.92 feet to a 1/2" iron rod set for a corner;

THENCE: North 89 degrees 57' 48" East a distance of 723.32 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the right having a central angle of 37 degrees 14' 32", a radius of 617.05 feet, and a chord that bears South 71 degrees 24' 57" East, a distance of 394.06 feet;

THENCE: Along said curve an arc distance of 401.08 feet to a 1/2" iron rod set for a corner at the point of compound curvature of a curve to the right having a central angle of 18 degrees 40' 02", a radius of 283.73 feet, and a chord that bears South 43 degrees 27' 40" East a distance of 92.03 feet, and along said curve an arc distance of 92.44 feet to a 1/2" iron rod set for a corner on the Northwest line of North Lakeshore Drive, a 100' right-of-way;

THENCE: With the Northwesterly lines of North Lakeshore Drive as follows: South 55 degrees 52' 22" West a distance of 284.48 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the left having a central angle of 51 degrees 36' 07", a radius of 550.00 feet, and a chord that bears South 30 degrees 04' 18" West a distance of 478.77 feet;

THENCE: Along said curve an arc distance of 495.34 feet to a 1/2" iron rod set for a corner; and South 4 degrees 16' 15" West a distance of 21.19 feet to a 1/2" iron rod set for a corner on the North line of said Northshore Phase 2-B;

THENCE: Along said North lines as follows: South 89 degrees 57' 48" West a distance of 722.07 feet to a 1/2" iron rod set for a corner; North 85 degrees 43' 45" West a distance of 50.00 feet to a 1/2" iron rod set for a corner; South 4 degrees 16' 15" West a distance of 6.97 feet to a 1/2" iron rod set for a corner, and North 85 degrees 43' 45" West a distance of 120.00 feet to the Point of Beginning and containing 22.170 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT Hillcrest Shores, Ltd. is the owner of said tract and does hereby adopt this plat designating the hereinabove described property as Hillcrest Shores, an Addition to the City of Rockwall, Rockwall County, Texas, 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. 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 have the right to public ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining and other 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 this subdivision.

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 Platting Ordinance 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 gutters, drainage structures, and storm sewers, 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 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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at Dallas, Texas, this 30th day of December, 1993.
Max I. Jolob
Mahr Development Corporation, General Partner

Max F. Robertson, President
STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 30th day of December, 1993,
by *Max F. Robertson, President* of Mahr Development Corporation on behalf of said Corporation.

Denise M. Robison
Notary Public

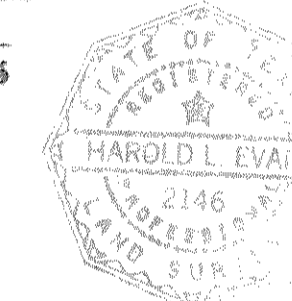


SURVEYORS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, 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.

Harold L. Evans
HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146



STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 15th day of December, 1993,
by Harold L. Evans.

Gary Whittemore
Notary Public



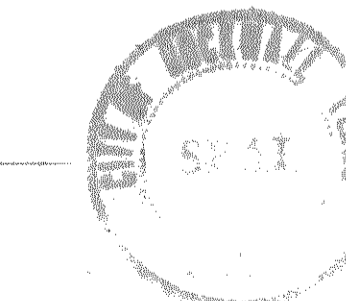
RECOMMENDED FOR FINAL APPROVAL

DATE:

APPROVED

James J. Dammert
Chairman Planning & Zoning Commission

DATE: 1-6-94



I hereby certify that the above and foregoing plat of Hillcrest Shores, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 30th day of December, 1993.

Uma K. Williams
Mayor, City of Rockwall

Kenita Jones
City Secretary, City of Rockwall

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HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD., SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

HILLCREST SHORES
A. HANNA SURVEY, ABSTRACT NO. 98
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Mahr Development Corporation - Owner
14755 Preston Road, Suite 830 Dallas, Texas 75240 TEL. No. 392-3800