OWNER'S CERTIFICATE AND DEDICATION

WHEREAS ROCKWALL SHORES, LTD. is the owner of a tract of land located in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 98 and the NATHAN BUTLER SURVEY, ABSTRACT NO. 21, Rockwall, Rockwall County, Texas and being all of a called 5.101 acre tract of land and all of a 26.008 acre tract of land described in Deeds to Arkoma Realty, Ltd., recorded in Volume 1739, Page 210 and Volume 1932, Page 92, Deed Records, Rockwall County, Texas and being all of both 3.341 acre tracts of land described as Tract 1 and Tract 2 in Deed to Bessie Ann Campbell, recorded in Volume 104, Page 231, Deed Records, Rockwall County, Texas and being a part of a tract of land described in Deed to Charles W. Smith, recorded in Volume 104, Page 234, Deed Records, Rockwall County, Texas and being all of North Alamo Street as dedicated to the public by Replat of CRESTVIEW PHASE 3, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Pages 171 and 172, Plat Records, Rockwall County, Texas and being all of Alamo Drive dedicated to the public by Plat of CRESTVIEW PHASE ONE – THE SHORES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Pages 397 and 398, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "Wier & Assoc. Inc." found in the West line of North Lakeshore Drive, a 100 foot wide public right-of-way, as established by Plat recorded in Cabinet A, Page 327, Plat Records, Rockwall County, Texas, said point being the Southeast corner of said 26.008 acre Arkoma Realty tract and the Northeast corner of HILLCREST SHORES, PHASE II, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Pages 276–278, Plat Records, Rockwall County, Texas;

THENCE Westerly, along the common line of said 26.008 acre tract and said HILLCREST SHORES, PHASE II Addition, the following eleven (11) courses and distances: South 89 deg. 58 min. 58 sec. West, a distance of 295.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Wier & Assoc. Inc." found for corner at the beginning of a curve to the right having a central angle of 73 deg. 14 min. 10 sec., a radius of 50.00 feet and a chord bearing and distance of North 53 deg. 23 min. 57 sec. West, 59.65 feet;

THENCE Northwesterly, along said curve to the right, an arc distance of 63.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Wier & Assoc. Inc." found for corner;

THENCE North 16 deg. 46 min. 51 sec. West, a distance of 208.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Wier & Assoc. Inc." found for corner at the beginning of a curve to the left having a central angle of 73 deg. 45 min. 00 sec., a radius of 350.00 feet and a chord bearing and distance of North 53 deg. 39 min. 22 sec. West, 420.05 feet;

THENCE Northwesterly, along said curve to the left, an arc distance of 450.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Wier & Assoc. Inc." found for corner;

THENCE South 89 deg. 28 min. 08 sec. West, a distance of 277.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 73 deg. 05 min. 48 sec., a radius of 50.00 feet and a chord bearing and distance of South 81 deg. 44 min. 58 sec. West, 59.55 feet;

THENCE Northwesterly, along said curve to the right, an arc distance of 63.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 86 deg. 35 min. 45 sec. West, a distance of 287.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Wier & Assoc. Inc." found for corner;

THENCE North 41 deg. 24 min. 15 sec. West, a distance of 90.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Wier & Assoc. Inc." found for corner;

THENCE South 73 deg. 05 min. 45 sec. West, a distance of 195.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 29 deg. 35 min. 45 sec. West, a distance of 175.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Wier & Assoc. Inc." found for corner;

THENCE South 71 deg. 05 min. 45 sec. West, a distance of 210.00 feet to a point on a 3 inch diameter brass disk in concrete stamped "City of Dallas Water Dept. CC 37–7" found for corner in the East City of Dallas Take Line for Lake Ray Hubbard;

THENCE Westerly, along the common line of said 26.008 acre tract and said City of Dallas Take Line the following four (4) courses and distances: South 70 deg. 32 min. 23 sec. West, a distance of 235.33 feet to a concrete monument and 3 inch diameter brass disk stamped "City of Dallas Water Department, CC 37–8" found for corner;

THENCE North 78 deg. 54 min. 33 sec. West, a distance of 353.74 feet to a concrete monument and 3 inch diameter brass disk stamped "City of Dallas Water Department, CC 37–9" found for corner;

THENCE South 85 deg. 16 min. 27 sec. West, a distance of 125.97 feet to a concrete monument and 3 inch diameter brass disk stamped "City of Dallas Water Department, CC 37–10" found for corner;

THENCE South 47 deg. 08 min. 47 sec. West, a distance of 221.45 feet to a concrete monument and 3 inch diameter brass disk stamped "City of Dallas Water Department, CC 37–11 & CC 38–1" found at the Southwest corner of said 26.008 acre tract and the Southeast corner of said 5.101 acre Arkoma Realty tract;

THENCE Northwesterly, along the common line of said 5.101 acre tract and said City of Dallas Take Line the following three (3) courses and distances: North 58 deg. 43 min. 22 sec. West, a distance of 191.20 feet to a concrete monument and 3 inch diameter brass disk stamped "City of Dallas Water Department, CC 38–2" found for corner;

THENCE North 42 deg. 05 min. 41 sec. West, a distance of 683.04 feet to a concrete monument and 3 inch diameter brass disk stamped "City of Dallas Water Department, CC 38–3" found for corner;

THENCE North 32 deg. 48 min. 56 sec. West, a distance of 28.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 2905" found for corner;

THENCE North 26 deg. 38 min. 59 sec. West, continuing along said City of Dallas Take Line, a distance of 17.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the Southwest corner of said CRESTVIEW PHASE 3 Addition;

THENCE North 89 deg. 10 min. 27 sec. East, along the South line of said CRESTVIEW PHASE 3 Addition, a distance of 605.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the West line of North Alamo Street, a variable width public right-of-way, as established by Plat of said CRESTVIEW PHASE 3 Addition;

THENCE North 00 deg. 56 min. 22 sec. West, a distance of 16.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the intersection of the North line of said North Alamo Street with the West line of a 20 foot wide public alley right-of-way;

THENCE North 89 deg. 02 min. 39 sec. East, along the common line of said North Alamo Street and the South line of said alley, a distance of 1426.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the East line of said alley and the West line of said 1.341 acre Campbell Tract 2;

THENCE North 01 deg. 28 min. 25 sec. West, along the east line of said alley, passing at a distance of 86.16 feet the Northwest corner of said Campbell Tract 2 and the Southwest corner of said Campbell Tract 1, passing again at a distance of 202.69 feet the Northwest corner of said Tract 1 and the Southwest corner of said Smith tract, continuing a total distance of 287.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 81 deg. 02 min. 18 sec., a radius of 35.00 feet and a chord bearing and distance of North 44 deg. 02 min. 44 sec. East, 46.94 feet;

THENCE Northeasterly, along said curve to the right, an arc distance of 55.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the North line of said Smith tract and the South line of a 20 foot wide public alley right-of-way, same being the South line of CRESTVIEW PHASE 2 THE SHORES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slides 13 and 14, Plat Records, Rockwall County, Texas;

THENCE North 89 deg. 33 min. 53 sec. East, along the common line of said alley and said Smith tract, a distance of 434.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the West line of a 20 foot wide public alley right-of-way, same being the East line of said Smith tract and the West line of CRESTVIEW PHASE 1 THE SHORES, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slides 397 and 398, said point being at the beginning of a curve to the right having a central angle of 88 deg. 11 min. 16 sec., a radius of 35.00 feet and a chord bearing and distance of South 46 deg. 20 min. 29 sec. East, 48.71 feet;

THENCE Southeasterly, along said curve to the right, an arc distance of 53.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 02 deg. 14 min. 51 sec. East, along the West line of said alley, passing at 87.72 feet the Southeast corner of said Smith tract and the Northeast corner of said Campbell Tract1, passing again at 204.27 feet the Southeast corner of said Campbell Tract 1 and the Northeast corner of said Campbell Tract 2, continuing a total distance of 284.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the South line of said alley, same being the North line of Alamo Drive, a variable width public right-of-way as established by Plat of said CRESTVIEW PHASE 1 THE SHORES;

THENCE Easterly, along the North line of said Alamo Drive the following three (3) courses and distances: North 88 deg. 59 min. 14 sec. East, a distance of 614.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 01 deg. 00 min. 46 sec. East, a distance of 2.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 88 deg. 59 min. 14 sec. East, a distance of 124.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the West line of said North Lakeshore Drive and the East line of said Alamo Drive, said point being in a non-tangent curve to the left having a central angle of 02 deg. 27 min. 15 sec., a radius of 650.00 feet and a chord bearing and distance of South 07 deg. 55 min. 13 sec. West, 27.84 feet;

THENCE Southerly, along the common line of said North Lakeshore Drive and Alamo Drive, an arc distance of 27.84 feet to an "X" found for corner in concrete paving;

THENCE South 88 deg. 59 min. 14 sec. West, along the common line of said North Lakeshore Drive and Alamo Drive, a distance of 8.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the East line of said 26.008 acre Arkoma Realty tract;

THENCE Southeasterly, along the common line of said 26.008 acre Arkoma Realty tract and said West line of North Lakeshore Drive the following three (3) courses and distances: South 01 deg. 10 min. 48 sec. East, a distance of 55.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 10 deg. 15 min. 10 sec., a radius of 850.00 feet and a chord bearing and distance of South 06 deg. 18 min. 23 sec. East, 151.90 feet;

THENCE Southeasterly, along said curve to the left, an arc distance of 152.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 11 deg. 25 min. 58 sec. East, a distance of 565.54 feet to the POINT OF BEGINNING and containing 37.423 acres of land.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE the undersigned owners of the land shown on this plat, and designated herein as HILLCREST SHORES PHASE THREE, an addition to the City of Rockwall, Rockwall County, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in HILLCREST SHORES PHASE THREE 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 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 fences can be built within the 10'x10' Sidewalk and Visibility Easements at all alley intersections.
7. No retaining walls exceeding 2.0' in height shall be built within the 10'x10' Sidewalk and Visibility Easements at all alley intersections.
8. 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. 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 exactions made herein.

ROCKWALL SHORES, LTD., a Texas limited partnership
By: Bronson Holding, LLC
a Texas limited liability company
Its: General Partner

By: _____
Stephen L. Goodman, Administrator

STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on February 5, 2004 by Stephen L. Goodman, Administrator of Bronson Holding, LLC a Texas limited liability company, General Partner to Rockwall Shores, Ltd., a Texas limited partnership, 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 expressed, and in the capacity therein stated.

Elizabeth A. Rigg
Notary Public in and for the State of Texas

My Commission Expires 10/19/04

ELIZABETH A. RIGG
Notary Public, State of Texas
My Commission Expires
October 19, 2004

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.

OWNER
ROCKWALL SHORES, LTD.
5700 West Plano Parkway, Suite 3000
Plano, Texas 75093
972–735–0060

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS That I, SEAN SHROPSHIRE, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land; and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the Ordinances of the City of Rockwall, Rockwall County, Texas.

Sean Shropshire
Registered Professional Land Surveyor
No. 5674

STATE OF TEXAS
REGISTERED
SEAN SHROPSHIRE
#5674
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Sean Shropshire, 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 expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office this the 9th day of Feb. 20 04

Raymond Espinoza
Notary Public in and for the State of Texas

RAYMOND ESPINOZA
Notary Public, State of Texas
My Commission Expires
June 29, 2006

FILED FOR RECORD
ROCKWALL CO., TEXAS
04 MAR 24 AM 11:13
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date 2/24/2004

APPROVED

I hereby certify that the foregoing addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 30th day of January, 2004

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, 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 23 day of March, 04

Mayor, City of Rockwall City Secretary, City of Rockwall

Chad Odell 3-22-04
City Engineer

CITY OF ROCKWALL TEXAS
SEAL

101 RESIDENTIAL LOTS
REPLAT
HILLCREST SHORES PHASE THREE
37.423 ACRES OUT OF THE
N. BUTLER SURVEY, ABSTRACT NO. 21
AND THE
A. HANNA SURVEY, ABSTRACT NO. 98
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
DECEMBER, 2003 SCALE: 1"=100'

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200
Plano, Texas 75093 972–931–0694

CABINET "F" SLIDE 36, 37 & 38 W.O. 101–042 3/3

REV: February 2, 2004