

CURVE DATA

Curve No	Δ	R	T	L
1	21°23'38"	345.0'	44.08'	126.71'
2	17°20'13"	1318.79'	201.06'	399.05'
3	66°28'21"	150.0'	98.90'	174.03'
4	32°00'00"	498.11'	142.83'	278.20'
5	23°31'33"	372.74'	77.62'	153.06'
6	22°34'55"	998.79'	199.41'	398.65'
7	23°31'33"	683.74'	142.98'	280.75'
8	22°42'13"	687.79'	138.08'	272.54'
9	22°50'37"	150.0'	30.31'	59.81'
10	23°31'33"	1003.74'	209.01'	412.14'
11	17°20'13"	367.79'	56.07'	111.29'
12	7°24'47"	766.50'	49.65'	99.17'
13	30°25'45"	344.50'	93.69'	182.96'
14	23°31'33"	212.74'	44.30'	87.35'
15	22°34'55"	1158.79'	231.36'	456.71'
16	23°31'33"	528.74'	110.10'	217.10'
17	22°34'55"	842.79'	168.27'	332.17'
18	23°17'10"	843.74'	189.27'	372.37'
19	17°20'13"	527.79'	80.47'	159.70'
20	7°25'50"	606.50'	39.21'	78.30'
21	25°54'00"	310.00'	71.28'	140.15'
22	23°31'33"	1163.74'	242.33'	477.83'
23	17°20'13"	207.93'	31.68'	62.88'
24	7°25'24"	976.50'	60.10'	120.04'

FILE PLAT		CITY OF ROCKWALL	
NORTHSHORE PHASE I-A		ROCKWALL COUNTY, TEXAS	
A.L.E.	P.N.	1"=100'	6-18-80
D.E.O.	P.A.		
G.C.W.			
		HAROLD L. EVANS CONSULTING ENGINEER DALLAS, TEXAS 328-8133	

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OWNER'S CERTIFICATE

WHEREAS, First Texas Savings Association is the owner of two tracts or parcels of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING two tracts or parcels of land situated in the W.B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Rockwall Joint Venture by D.L. Hairston by deed, recorded in Volume 102, Page 460, and part of a tract of land conveyed to Robert S. Folsom by W.L. Lofland by deed, recorded in Volume 101, Page 714, and being a part of a tract of land conveyed to Robert S. Folsom from Richard W. Pickens, by deed, recorded in Volume 100, Page 293, and all of the above conveyances are recorded in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

Tract 1

BEGINNING at a concrete monument on the City of Dallas Take Line for Lake Ray Hubbard and on the West line of the above mentioned Lofland to Folsom conveyance, said point being the Southwest corner of said Lofland to Folsom conveyance;
THENCE: North 0° 04' 55" West passing at 469.14 feet the most Westerly Northwest corner of said Lofland to Folsom conveyance and continuing a total distance of 472.21 feet to a point for a corner;
THENCE: Traversing the above mentioned Pickens to Folsom conveyance and the Hairston to Folsom conveyance as follows:
North 17° 36' 04" East a distance of 233.83 feet to the point of curvature of a circular curve to the Right having a central angle of 30° 22' 34", a radius of 354.50 feet, and an arc length of 187.94 feet to a point on the Southerly line of North Lake Shore Drive, a 100 foot right-of-way, as recorded in the Plat Records of Rockwall County, Texas, said point being on a circular curve to the Left having a central angle of 23° 49' 28" and a radius of 550.00 feet;
THENCE: Along the Southerly line of North Lake Shore Drive as follows: Along the above described curve an arc distance of 228.70 feet to the point of tangency of said curve, South 67° 09' 15" East a distance of 500.42 feet to the Point of curvature of a circular curve to the Left having a central angle of 12° 43' 05", a radius of 551.33 feet and an arc length of 122.38 feet to the point of tangency of said curve, South 79° 52' 20" East a distance of 400.51 feet to the Point of curvature of a circular curve to the Right having a central angle of 7° 25' 26" and a radius of 936.50 feet;
THENCE: Leaving said line of North Lake Shore Drive and traversing the above mentioned Lofland to Folsom conveyance as follows: Along the above described curve an arc distance of 121.34 feet to the Point of reverse curvature of a circular curve to the Left having a central angle of 17° 20' 13", a radius of 197.79 feet, and an arc length of 59.85 feet to the point of tangency of said curve; South 0° 15' 50" West a distance of 117.04 feet to the Point of curvature of a circular curve to the Right having a central angle of 23° 31' 33", a radius of 1173.74 feet, and an arc length of 481.94 feet to the Point of Compound curvature of a circular curve to the right having a central angle of 21° 34' 05", a radius of 320.00 feet, and an arc length of 120.46 feet to the Point of tangency of said curve, South 55° 47' 23" West a distance of 170.00 feet to a point on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: Along said Take Line as follows: North 34° 12' 37" West a distance of 173.24 feet and North 66° 12' 37" West a distance of 967.33 feet to the Point of Beginning and containing 25.51 Acres of land.

Tract 2

BEGINNING at the most Westerly Southwest corner of Northshore Phase 1, as recorded in the Plat Records of Rockwall County, Texas, and on the Northerly line of North Lake Shore Drive, a 100 foot right-of-way, recorded in said Plat Records, said beginning point being on a circular curve to the Left having a central angle of 9° 42' 49" and a radius of 721.90 feet;
THENCE: Along the Northerly line of North Lake Shore Drive as follows: Along the above described curve an arc distance of 122.39 feet to the point of tangency of said curve, North 79° 52' 20" West a distance of 613.93 feet to the point of curvature of a circular curve to the Right having a central angle of 12° 43' 05", a radius of 451.33 feet, and an arc length of 100.18 feet to the Point of tangency of said curve, North 67° 09' 15" West a distance of 236.34 feet to a point for a corner;
THENCE: North 22° 50' 45" East a distance of 51.95 feet to a point at the Northwest corner of the above mentioned Lofland to Folsom conveyance;
THENCE: Along the North line and the East line of said Lofland to Folsom conveyance as follows: North 89° 55' 24" East a distance of 1017.94 feet, and South 0° 22' 11" West a distance of 308.94 feet along said East line of Lofland to Folsom conveyance and along the West line of said Northshore Phase One to the Point of Beginning and containing 4.69 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That First Texas Savings Association being owner, does hereby adopt this plat designating the hereinabove described property as Northshore Phase 1-A, Rockwall County, Texas; this plat makes void, supersedes, and vacates the plat of Northshore Phase 1-A filed at Slide A, Pages 381-382, Deed Records, Rockwall County, Texas; and does hereby dedicate to the public use forever the streets and alleys shown thereon, 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 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. 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 gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

WITNESS MY HAND at Dallas, Texas, this 4th day of March, 1981, A.D.

FIRST TEXAS SAVING ASSOCIATION

By John N. Geyer Vice President

STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared John N. Geyer 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.

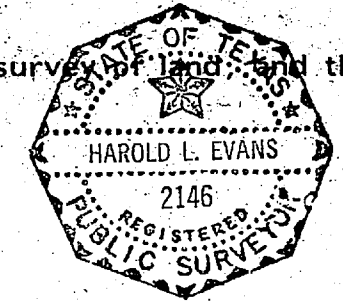
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of March, 1981.

Diane Stotnick
Notary Public in and for Dallas County, Texas
Commission Expires 4/18/84

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 and that the corner monuments shown thereon were properly placed under by personal supervision.

Harold L. Evans, Registered Professional Engineer



STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, 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.

GIVEN under my hand and seal of office this 4th day of March, 1981, A.D.

Lisa C. Chaffin
Notary Public in and for Dallas County, Texas
Commission Expires 12/24/84

Recommended for Final Approval:

City Administrator

Date 3/12/81

Approved: Wayne Rogers
Chairman Planning and Zoning Commission

Date 3/12/81

I hereby certify that the above and foregoing plat of Northshore Phase 1-A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 2nd day of March, 1981.

WITNESS our hands this 25th day of March, 1981.

Mayor Ray Myers

City Secretary, City of Rockwall



FILE PLAT		CITY OF ROCKWALL	
NORTHSORE PHASE 1-A		ROCKWALL COUNTY, TEXAS	
H.L.E. D.E.O. G.C.W.	P.N.	1"=100'	6-18-80
HAROLD L. EVANS CONSULTING ENGINEER DALLAS, TEXAS		328-8133	

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WHEREAS, CSR Custom Design Homes, Inc. is the owner of a tract of land situated in the W.B. Bowles Survey, Abstract No. Rockwall County, Texas, and being a part of Northshore Phase 1-A, an addition to the City of Rockwall according to the plat recorded in Slide A, Page 393, Plat Records, Rockwall County, Texas, and according to the Certificate of Correction for Lots 6, 7, 8, & 9, Block A, of said plat recorded in Volume 208, Page 102, Real Estate Records, Rockwall County, Texas, and being particularly described as follows:

All of Lots 2, 3, 4, & 5, Block A, of said Northshore Phase 1-A;

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, CSR Custom Design Homes, Inc., being owner, does hereby adopt this plat designating the hereinabove described property as Re-plat of Lots 2, 3, 4, & 5, Block A, of Northshore Phase 1-A, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purpose 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 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. 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;

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 gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

WITNESS MY HAND at Rockwall, Texas, this 18 day of December, 1984

CSR CUSTOM DESIGN HOMES, INC.

By: Foster Evans
Foster Evans, President

Attest: _____

SURVEYOR'S 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, P.E., Registered Public Surveyor No. 2146

This instrument was acknowledged before me on the 14 day of November, 1984, by Harold L. Evans.

Gay Whitte
Notary Public
Commission expires 5-26-85

RECOMMENDED FOR FINAL APPROVAL:

William Eini
City Administrator

Date: 10/11/84

APPROVED:

TEO
Chairman, Planning and Zoning Commission

Date: 10/11/84

I hereby certify that the above and foregoing plat of Re-plat of Lots, 2, 3, 4, & 5, Block A, of Northshore Phase 1-A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 6 day of November, 1984.

WITNESS OUR HANDS this 6 day of December, 1984.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall



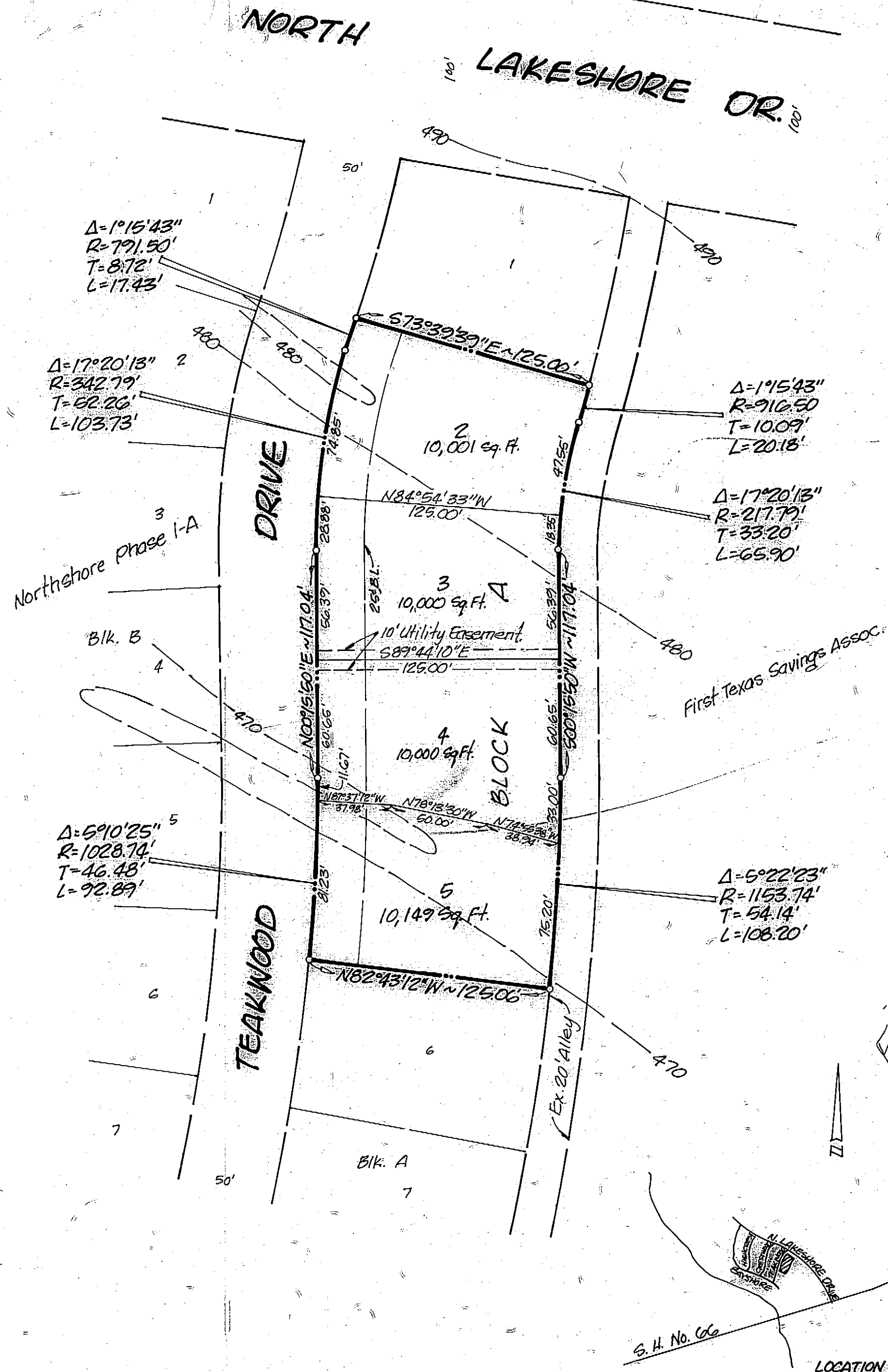
HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=50'	9-17-84	84244

REPLAT of LOTS 2, 3, 4 & 5, BLOCK A
of NORTHSORE PHASE 1-A
W.B. BOWLES SURVEY, ABST. NO 12
ROCKWALL COUNTY, TEXAS



Northshore 1A



LOCATION MAP

Filed 10/20/84
B-173

City of
Rockwall

S.H. No. 66

S.H. No. 205