

WHEREAS, First Texas Savings Association is the owner of a tract of land situated in the County of Rockwall, State of Texas, said tract being described as follows:

By: Bill R. Corbin
Bill R. Corbin, Vice-President

BEING a tract of land situated in the W.B. Bowles Survey, Abstract No. 12, and the A. Hanna Survey, Abstract No. 98, in the City of Rockwall, Rockwall County, Texas, and being part of a tract of land conveyed to Rockwall Joint Venture by D.L. Hairston by deed recorded in Volume 102 at Page 460, also being part of a tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100 at Page 293, both of the above deeds are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 7th day of APRIL, 1986, by Bill R. Corbin.

BEGINNING at an iron rod found for a corner on the City of Dallas Take Line for Lake Ray Hubbard at the most Westerly Northwest corner of Northshore Phase 2-A, an addition to the City of Rockwall, recorded in Slide B, Page 112-114, Deed Records of Rockwall County, Texas;

Yvonne Peterson
Notary Public
My Commission Expires 3-27-86

THENCE: North 17° 42' 53" West along said Take Line a distance of 569.98 feet to a concrete monument for a corner, monument AA-10-3;
THENCE: North 4° 49' 27" East along said Take Line a distance of 540.56 feet to an iron rod set for a corner;
THENCE: South 85° 10' 33" East a distance of 120.00 feet to an iron rod set for a corner;
THENCE: North 4° 49' 27" East a distance of 6.97 feet to an iron rod set for a corner;
THENCE: South 85° 10' 33" East a distance of 50.00 feet to an iron rod set for a corner;
THENCE: South 89° 29' 00" East a distance of 1323.03 feet to an iron rod set for a corner;
THENCE: South 0° 31' 00" West a distance of 140.00 feet to an iron rod set for a corner;
THENCE: South 89° 29' 00" East a distance of 5.01 feet to an iron rod set for a corner;
THENCE: South 0° 31' 00" West a distance of 190.00 feet to an iron rod set for a corner on the North line of a tract of land owned by Ralph Hall;
THENCE: North 89° 29' 00" West along the North line of said Hall tract a distance of 524.65 feet to an iron rod set for a corner on a circular curve to the right on the Northeasterly right-of-way line of North Lakeshore Drive (a 100 foot R.O.W.);
THENCE: Around said curve in a Northwesterly direction along the Northeasterly right-of-way line of North Lakeshore Drive having a central angle of 1° 10' 17", a radius of 750.00 feet, a tangent of 7.67 feet, an arc distance of 15.33 feet, and a chord that bears North 1° 46' 17" West a distance of 15.33 feet to an iron rod set for a corner at the most Northerly Northeast corner of the hereinabove mentioned Northshore Phase 2-A;
THENCE: North 89° 29' 00" West along the most Northerly North line of said addition a distance of 100.04 feet to an iron rod set for a corner on a circular curve to the left on the Southwesterly right-of-way line of North Lakeshore Drive at the most Northerly Northwest corner of said Northshore Phase 2-A;
THENCE: Around said curve in a Southeasterly direction along the Southwesterly right-of-way line of North Lakeshore Drive having a central angle of 16° 43' 46", a radius of 850.00 feet, a tangent of 124.98 feet, an arc distance of 248.18 feet, and a chord that bears South 9° 21' 00" East a distance of 247.30 feet to an iron rod set for a corner at the point of tangency of said curve;
THENCE: South 17° 42' 53" East along the Southwesterly right-of-way line of North Lakeshore Drive a distance of 131.37 feet to an iron rod set for a corner at the point of curvature of a circular curve to the left;
THENCE: Around said curve in a Southeasterly direction along the Southwesterly right-of-way line of North Lakeshore Drive having a central angle of 11° 27' 24", a radius of 850.00 feet, a tangent of 85.27 feet, an arc distance of 169.97 feet, and a chord that bears South 23° 26' 35" East a distance of 169.68 feet to an iron rod set for a corner on a circular curve to the left on the Northwesterly right-of-way line of Stoneybrook Drive (a 50 foot R.O.W.);
THENCE: Around said curve in a Southwesterly direction along the Northwesterly right-of-way line of Stoneybrook Drive having a central angle of 15° 28' 06", a radius of 1144.50 feet, a tangent of 155.44 feet, an arc distance of 308.99 feet, and a chord that bears South 41° 17' 25" West a distance of 308.05 feet to an iron rod set for a corner on a circular curve to the right;
THENCE: Around said curve in a Northwesterly direction along the Northeasterly right-of-way line of an alley (a 20 foot R.O.W.), having a central angle of 29° 34' 08", a radius of 298.00 feet, a tangent of 78.65 feet, an arc distance of 153.79 feet, and a chord that bears North 32° 29' 57" West a distance of 152.09 feet to an iron rod found for a corner at the point of tangency of said curve;
THENCE: North 17° 42' 53" West along said alley a distance of 59.00 feet to an iron rod set for a corner;
THENCE: South 72° 17' 07" West a distance of 137.00 feet to an iron rod found for a corner on the Northeasterly right-of-way line of Knollwood Drive (a 50 foot R.O.W.);
THENCE: North 17° 42' 53" West along the Northeasterly right-of-way line of Knollwood Drive a distance of 41.25 feet to an iron rod found for a corner;
THENCE: South 72° 17' 07" West a distance of 187.00 feet to an iron rod found for a corner on the Southwesterly right-of-way line of an alley (a 20 foot R.O.W.);
THENCE: South 17° 42' 53" East along said alley right-of-way line a distance of 6.60 feet to an iron rod found for a corner;
THENCE: South 72° 17' 07" West a distance of 170.00 feet to an iron rod found for a corner on the Southwesterly right-of-way line of Sunset Hill Drive (a 50 foot R.O.W.);
THENCE: South 17° 42' 53" East along the Southwesterly right-of-way line of Sunset Hill Drive a distance of 28.99 feet to an iron rod found for a corner;
THENCE: South 72° 17' 07" West a distance of 120.00 feet to the Point of Beginning and Containing 1,091,400 Square Feet or 25.05511 Acres of Land.

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
Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 4th day of April, 1986, by Harold L. Evans.

Paul A. Smith
Notary Public
My Commission Expires 4-10-84

RECOMMENDED FOR FINAL APPROVAL

William Eiser
City Manager

Date

John Smith
Chairman, Planning and Zoning Commission

APPROVED

4 24 86
Date

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 2-B, 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 the subdivision;

I hereby certify that the above foregoing plat of Northshore Phase 2-B, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 3rd day of March, 1986.

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 Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this 22nd day of April, 1986.

[Signature]
Mayor, City of Rockwall

Jennifer L. Garrett
City Secretary, City of Rockwall



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;

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 7th day of April, 1986.

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
—	1-6-86	83260-A

FINAL PLAT <u>7</u> <u>3/15</u>	
NORTHSHORE PHASE 2B	
CITY OF ROCKWALL	
ROCKWALL COUNTY, TEXAS	
FIRST TEXAS SAVINGS ASSOC. 14951 DALLAS N. PKWY SUITE 130	OWNER DALLAS, TEXAS

Northshore 2B