

LEGAL DESCRIPTION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, SHORELINE, L.L.C., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COUNTY OF ROCKWALL)
STATE OF TEXAS)

BEING, A TRACT OF LAND SITUATED IN THE M.J. BARKSDALE SURVEY, ABSTRACT NO. 11, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A, OF REVISED HENRY AFRICA ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN SLIDE C, PAGE 132, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, ALL OF CULPEPPER CATTLE AND CATERING SUBDIVISION, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN SLIDE B, PAGE 125, OF SAID PLAT RECORDS, A TRACT AS RECORDED IN VOLUME 679, PAGE 152, OF THE DEED RECORDS OF ROCKWALL COUNTY, AND A CALLED 5.036 ACRE TRACT AS RECORDED IN VOLUME 604, PAGE 144, OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A POINT ON THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30 (A VARIABLE WIDTH R.O.W.) AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A OF REVISED HENRY AFRICA ADDITION, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.143 ACRE TRACT AS RECORDED IN VOLUME 585, PAGE 328, OF SAID DEED RECORDS, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°00'37" AND A RADIUS OF 11,309.20 FEET;

AROUND SAID CURVE, AN ARC DISTANCE OF 396.80 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID CULPEPPER CATTLE AND CATERING SUBDIVISION, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.202 ACRE TRACT AS CONVEYED TO DANNY FAULKNER AS RECORDED IN VOLUME 157, PAGE 891, OF SAID DEED RECORDS;

THENCE, SOUTH 37°31'33" EAST, LEAVING THE SOUTHEAST LINE OF INTERSTATE HIGHWAY NO. 30, A DISTANCE OF 133.37 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID FAULKNER TRACT, SAME BEING ON THE NORTHWEST LINE OF SAID 5.036 ACRE TRACT;

THENCE, NORTH 42°19'50" EAST, ALONG THE SOUTHEAST LINE OF SAID FAULKNER TRACT, A DISTANCE OF 85.49 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID 5.036 ACRE TRACT;

THENCE, SOUTH 38°40'52" EAST, ALONG THE NORTHEAST LINE OF SAID 5.036 ACRE TRACT, A DISTANCE OF 358.74 FEET TO A POINT AT THE MOST EASTERLY CORNER OF SAME, AND ALSO BEING THE MOST WESTERLY CORNER OF A CALLED 3.886 ACRE TRACT AS RECORDED IN VOLUME 677, PAGE 62, OF SAID DEED RECORDS;

THENCE, SOUTH 44°14'04" WEST, ALONG THE SOUTHEAST LINE OF SAID 5.036 ACRE TRACT, A DISTANCE OF 603.17 FEET TO A POINT ON THE NORTHEAST LINE OF LAKEFRONT TRAIL;

THENCE, NORTH 45°32'14" WEST, ALONG LAKEFRONT TRAIL, A DISTANCE OF 406.41 FEET TO A POINT AT THE MOST WESTERLY CORNER OF SAID 5.036 ACRE TRACT;

THENCE, NORTH 44°27'46" EAST, A DISTANCE OF 141.25 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID REVISED HENRY AFRICA ADDITION;

THENCE, NORTH 28°53'27" WEST, ALONG THE SOUTHWEST LINE OF SAID REVISED HENRY AFRICA ADDITION, A DISTANCE OF 190.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.158 ACRES OF LAND.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CH BRG	CH DIST	DELTA
C1	166.58	692.27	83.69	S48°35'11"W	166.18	134°21'13"
C5	96.50	668.27	48.34	S51°40'01"W	96.42	08°16'26"
C9	47.12	30.00	30.00	N89°14'04"E	42.43	90°00'00"
C10	30.31	20.00	18.92	N02°21'27"E	27.49	86°49'05"
C11	21.11	50.00	10.71	S63°08'45"W	20.95	24°11'10"
C12	18.33	50.00	9.27	N64°44'12"E	18.23	21°00'16"
C13	28.82	20.00	18.46	N01°31'23"E	27.13	88°28'23"
C15	134.12	193.27	69.99	N81°44'01"W	131.45	30°45'45"
C16	62.94	172.19	31.82	N81°39'36"W	62.39	20°56'33"
C17	52.93	172.19	26.67	N74°15'56"W	52.72	17°36'44"
C18	32.87	20.00	21.51	S88°58'19"E	29.30	94°10'20"
C19	63.86	44.00	39.04	N02°21'27"E	58.40	83°08'28"
C20	28.03	20.00	17.74	N02°23'47"E	28.55	83°08'28"
C23	74.15	44.00	49.35	N87°27'45"W	65.68	96°33'35"
C24	33.71	20.00	22.43	N87°27'45"W	29.86	96°33'35"
C25	32.41	20.00	21.92	S03°39'56"W	28.88	92°51'44"
C26	30.58	20.00	19.18	N89°33'59"W	27.89	87°36'06"

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.42'	N65°14'20"E
L2	7.15'	N41°03'10"E
L3	1.58'	N41°03'10"E
L4	5.00'	N26°12'17"E
L5	10.00'	S83°47'43"E
L6	5.00'	N26°12'17"E

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ROCKWALL)
STATE OF TEXAS)

I, the undersigned owner of the land shown on this plat, and designated herein as SHORELINE PLAZA ADDITION subdivision 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 on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in SHORELINE PLAZA ADDITION have been notified and signed this plat.

I 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. I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

OWNER: SHORELINE, L.L.C. -by BOB CLEMENTS

RECOMMENDED FOR FINAL APPROVAL

[Signature] 12 Sept 2000
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

19 day of June 2000

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 12th day of September 2000

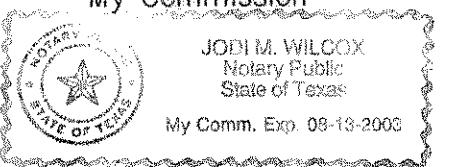
[Signature]
Mayor, City of Rockwall City Secretary City of Rockwall

County Judge

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared BOB CLEMENTS 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 stated.

Given upon my hand and seal of office this 18th day of August 2000

[Signature]
Notary Public in and for the State of Texas My Commission Expires: 8-13-2003



SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, 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.

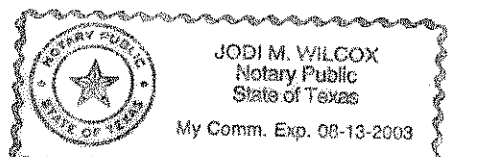
[Signature]
KENNETH E. BROWN, R.P.L.S. NO. 2062



STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 stated.

Given upon my hand and seal of office this 17th day of August 2000

[Signature]
Notary Public in and for the State of Texas My Commission Expires: 8-13-2003



FINAL PLAT

SHORELINE PLAZA ADDITION

3 LOTS - 7.158 AC.

M.J. BARKSDALE SURVEY, ABSTRACT NO. 11

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 99S27PFL DOUPHRAE & ASSOCIATES, INC.
DATE: APRIL 2000
SCALE: N/A
DRAWN: D.L.B. P.O. BOX 1336 ROCKWALL, TEXAS 75087
CHECKED: W.L.D. PHONE: (972)771-9004 FAX: (972)771-9005