

APPLICATION AND
FINAL PLAT CHECKLIST

Date: _____

Name of Proposed Subdivision Northshore Phase 2A

Name of Subdivider First Texas Savings

Address First Texas Tower 14951 Dallas N. Pkwy Ste 800 Phone 960-4680

Owner of Record _____

Address _____ Phone _____

Name of Land Planner/Surveyor/Engineer Harold Evans

Address _____ Phone 328-8133

Total Acreage 3 1.7982 Current Zoning SF-10

Number of Lots/Units 70 Signed _____

The final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data into a satisfactory scale, usually not smaller than one inch equals 100 feet.

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

Provided or Shown on Plat Not Applicable

- | | | |
|-------|-------|--|
| _____ | _____ | 1. Title or name of subdivision, written and graphic scale, north point, date of plat, and a key map |
| ✓ | _____ | 2. Location of the subdivision by City, County and State |
| ✓ | _____ | 3. Location of subdivision tied to a USGS monument, Texas highway monument, or other approved benchmark |
| ✓ | _____ | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines. |
| ✓ | _____ | 5. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground |

<input checked="" type="checkbox"/>	_____	_____
<input type="checkbox"/>	_____	_____
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<input type="checkbox"/>	_____	_____

6. Approved name and right-of-way width of each street, both within and adjacent to the subdivision
7. Locations, dimensions and purposes of any easements or other rights-of-way
8. Identification of each lot or site and block by letter or number and building lines of residential lots
9. The record owners of contiguous parcels of unsubdivided land; names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name, and deed record volume and page
10. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the subdivision
11. Contours at a minimum of 2 ft. intervals
12. A certificate of dedication of all streets, alleys, parks and other public uses, signed by the owner or owners
13. The designation of the entity responsible for the operation and maintenance of any commonly held property, and a waiver releasing the City of such responsibility; a waiver releasing the City for damages in establishment or alteration of grades
14. An instrument of dedication or adoption signed by the owner or owners
15. Space for signatures attesting approval of the plat
16. The seal and signature of the surveyor and/or engineer responsible for surveying the subdivision and/or the preparation of the plat
17. Complies with all special requirements developed in preliminary plat review

18. Plan profiles for streets and
utilities

Taken by _____

File No. 1984-1-FP

Date _____

Fee \$500.00

Receipt _____

CITY OF ROCKWALL
OFFICIAL RECEIPT

NAME Harold Evans DATE 1/5/84
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Final Plat</u>		
<u>Northshore, IIA</u>	<u>500.00</u>	

Received By _____ **2271**
FORM G-1

SITE/~~PLAN~~/~~PRELIMINARY~~/~~PLAT~~/FINAL PLAT

FACT SHEET

Applicant: First Texas Savings
Name of Proposed Development: Northshore, Phase 2-A
Acreage: 31.7982
Number of Lots: 70
Current Zoning: SF-10
Surrounding Zoning: SF-10

Description: Single family subdivision continuing up North Lakeshore Drive between Grady Rash and Ralph Hall. Part of this was originally in the Phase II plat which needs to be vacated before Council approves this plat.

Staff Comments:

- Needs:
1. Block labeled starting with "A" and Lots with "1"
 2. Widen lot frontages on curves
 3. Name Larimer Lane Sunset Hill Drive
 4. Change Bayshore Court to Drive
 5. Change name of Amesbury Court
 6. Show building lines and easements
 7. Resubmit engineering for review of storm drainage and paving.
-

Planning and Zoning Commission Recommendations:

1/12/84 - Approval subject to Staff changes, Board of Adjustments decision, and final engineering approval.

City Council Decision: 2/6/84 - Approval subject to Board of Adjustments decision on Lot frontages.

VACATION OF PLAT

20 K.

STATE OF TEXAS ∩

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ROCKWALL ∩

That I, Bill R. Corbin, acting for First Texas Savings and Loan Association, and acting as agent and attorney-in-fact for all the owners of lots in Northshore Phase Two, an Addition to the City of Rockwall, Texas, according to the recorded Plat thereof, recorded in Slide A, Page 328, of the Plat Records of Rockwall County, Texas, declare the following Plats, Portions of Plats and Re-Plats vacated:

The entire Plat of Northshore Phase Two, recorded in Slide A, Page 328, of the Plat Records of Rockwall County, Texas.

Save and Except the right-of-way of North Lakeshore Drive.

WITNESS my hand this _____ day of _____, A.D., 1983.

FIRST TEXAS SAVINGS ASSOCIATION

By: _____
Bill R. Corbin, Vice President
First Texas Savings and Loan Association

By: _____
Bill R. Corbin, Attorney-in-Fact
For All Lot Owners

STATE OF TEXAS ∩

COUNTY OF ROCKWALL ∩

Before me, the undersigned authority, on this day personally appeared Bill R. Corbin, Vice President, acting for First Texas Savings and Loan Association, 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 purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, 1983.

My commission expires _____

Notary Public in and for the State of Texas

Printed Name of Notary

F R E E S E A N D N I C H O L S , I N C .
C O N S U L T I N G E N G I N E E R S

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

December 30, 1983

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Northshore, Phase 2-A
ROK 83205

Gentlemen:

We have reviewed the plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design and good engineering practice:

Paving

1. Page 2 of 17 should be completed with curve data.
2. We recommend that Knollwood Drive be adjusted along with Stonybrook Road to reduce the severe cross slope and the amount of cut at the intersection. The resulting high banks may cause a sight problem at the intersection.
3. Curb splits are large (2'-3') in some areas. If possible these should be reduced if possible. Drainage problems can possibly occur if it is assumed that each gutter is conveying water when in fact the large curb split forces all flow to one side.
4. Flows in the south gutter line of Larimer Lane may tend to jump the curb in the area of station 4+24 depending upon the quantity of flow.
5. Flows coming down the steep alleys and streets intersecting Larimer Lane may possibly jump the opposite curb and cause problems in houses opposite that street or alley. Care should be exercised by special lot grading to prevent house flooding.
6. A 100-year floodway and swale on the west side of Larimer Lane at station 11+60 should be provided.
7. A manhole should be provided at the intersection of Line A and Line B.

Storm Drainage

1. Cumulative flows have not been developed for North Lakeshore Drive, and permissible spread of water, leaving one lane open each side, has not been verified for a 5-year storm. Design notes showing the adequacy of this major thoroughfare should be submitted.
2. The end of the 36-inch storm drain pipe should be extended approximately 85 feet to the lake's edge, and the top of the pipe should be set below the normal pool elevation of the lake, which is 433 to 435 msl.
3. The 18-inch storm drain pipe is suitable as laterals. For collector drains, we recommend using a minimum size of 21-inch RCP.
4. Flow in the south gutter line of Larimer Lane may tend to jump the curb in the area of station 4+24 depending upon the quantity of flow.
5. Flows coming down the steep alleys and streets intersecting Larimer Lane may possibly jump the opposite curb and cause problems in houses opposite that street or alley. Care should be exercised by special lot grading to prevent house flooding.
6. Provide 100-year floodway and swale on west side of Larimer Lane at station 11+60.
7. Provide manhole at intersection of Line A and Line B.

Water System

1. The proposed water system should perform well for this general area. One measure which would enhance the system is to connect the 8-inch line at the north end of North Lakeshore Drive to the existing 6-inch line to the east. This would create a two-way supply to this area.
2. The impact this development will have upon the fire flows in this area is unknown. Freese and Nichols, Inc will make this evaluation and determine if additional flow capacity is needed.

Sanitary Sewer

1. Design calculations are needed to show the adequacy of the sizes and grades of the lines as proposed.
2. Lines A and B are below the state minimum of 0.25 percent slope for 10-inch lines. A 12-inch diameter line is minimum for the proposed 0.20 percent slope.

3. Line E has a change in vertical alignment without a manhole.
4. Sanitary sewer and water lines are not in compliance with location standards, i.e., sanitary sewer in south and east parkway. Is there a reason for non-compliance?

General Comment

We ask that the set of plans which we are returning to you be returned to us with the revisions. It helps us in the review process if the Developer submits two sets of plans so that we may retain one set while returning one to the City.

Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend the Developer provide corrections and additions to the plans as noted and two copies of the revised plans be resubmitted for review. Our recommendations do not in any way relieve the Developer or his agent for responsibility of compliance with the City of Rockwall's design standards and good engineering practice. Please contact us if you have any questions or if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.



Jerry L. Fleming, P.E.

JLF:cg

F R E E S E A N D N I C H O L S , I N C .
C O N S U L T I N G E N G I N E E R S

February 20, 1984

SIMON W. FREESE, P.E.
JAMES R. NICHOLS, P.E.
ROBERT L. NICHOLS, P.E.
LEE B. FREESE, P.E.
ROBERT S. GOOCH, P.E.
JOE PAUL JONES, P.E.
ROBERT A. THOMPSON III, P.E.
JOHN H. COOK, P.E.
T. ANTHONY REID, P.E.

JOE B. MAPES, P.E.
OCIE C. ALLEN, P.E.
W. ERNEST CLEMENT, P.E.
ELVIN C. COPELAND, P.E.
GARY N. REEVES, P.E.

City of Rockwall
102 East Washington
Rockwall, Texas 75987

Attention: Mr. Jesse Gilbert, City Administrator
Mr. Ed Heath, Director of City Services

Re: Northshore
Phase 2A
ROK 83205

Gentlemen:

We have received the plans for the referenced project and offer the following comments regarding compliance with Rockwall's Standards of Design and good engineering practices:

General Requirements

- 1) Construction details must be furnished with this set of plans and must conform with the City of Rockwall's "Standards of Design" and "Standard Specifications" for this project.
- 2) A minimum of 15 feet is required for all utility easements.
- 3) Front building line setbacks are shown as 25 feet. Requirements specify a minimum of only 20 feet.
- 4) Temporary turnarounds are needed at all dead-end alleys. Therefore, may require a temporary easement.
- 5) Alleys are shown on this set of plans using a width of 15 feet. Requirements call for only 10 feet of width. If 15 feet is the desired width to be used, then the construction details must reflect that width.

Paving

- 1) The curb radius of the cul-de-sacs do not conform with the required 90-foot radius as shown in the "Standards of Design."

- 2) The cross-slope on the paving at the point where Sunset Hill Drive connects to the existing North Lake Shore Drive appears to be critical, see Sheet 8 of 17. Pavement match line appears to be in an improper location on the profile, thereby creating the possibility of a more extreme cross-slope condition.

Storm Drainage

- 1) These plans use a street inlet length of 14 feet. Based on the design calculations for storm-drainage, these lengths are sufficient to carry the projected flow, but the proposed "City" standards call for the use of 15 feet inlets in this capacity range.
- 2) More surface grading details would be helpful in the area of Sunset Hill Drive at Storybrook Drive, to indicate the 100-year flooding swale necessary to relieve the storm water toward Lake Ray Hubbard.
- 3) Care should be exercised by special lot grading or some other protective method to prevent the possible flooding of lots on the south side of Sunset Hill Drive between approximately stations 5+00 and 9+00.
- 4) For collector drains, we recommend using a minimum size of 21-inch RCP for maintenance purposes.
- 5) We recommend a 100-year floodway easement be provided between lots 14 and 15 of Block D.

Water & Sewer System

- 1) The wet well appears to have been designed using the flow rate of 223 gpm for future flow. We are having some difficulty understanding this flow requirement. Based on the data set-out on the design notes furnished us for review, the total flow requirements for the present area plus all the future requirements for the wet well and the lift station is shown to be 580 gpm for a peak flow condition. We feel the ultimate design capacity should be used for the wet well. It is not known to us if the 223 gpm represents the figure used for the total average flow of 232 gpm or 40% of the peak-day flow. In either case, we still recommend the use of the total future peak-day requirements for the design analysis.
- 2) All dead-end lines should be furnished with flush valves for the water and clean-outs for the sanitary sewers. These

conditions may be waived by the City if these dead-end conditions are on a very temporary basis.

- 3) Future development of this area will necessitate the need for a two-way source of water supply to this area. Reference December 30, 1983 letter.
- 4) Minor corrections need to be made to the Water and Sanitary Sewer plan sheet, 16 of 17.
- 5) It is recommended that the inflow invert on sanitary sewer line "A" be raised 0.10 foot to elevation 446.84. Therefore, because of the shallow slope, the line size should be changed to a 12-inch.

General Comment

Upon the City of Rockwall's review and acceptance of the comments offered herein, we would recommend the Developer provide corrections and additions to the plans as noted and **two copies of the revised plans be resubmitted for review**. We ask that the set of plans which we are returning to you also be returned to use with the revisions. It helps us in the review process if the Developer submits two sets of plans so that we may retain one set while returning on to the City.

Our recommendations do not in any way relieve the Developer or his agent for responsibility of compliance with the City of Rockwall's design standards and good engineering practice.

Please contact us if you have any questions or if we can be of further service.

Sincerely,

FREESE AND NICHOLS, INC.



Jerry L. Fleming, P.E.

JLF:sd

HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD P. O. BOX 28355
DALLAS, TEXAS 75228 214-328-8133

March 6, 1984

City of Rockwall
102 East Washington
Rockwall, Texas 75087

Attention: Mr. Jesse Gilbert, City Administrator
 Mr. Ed Heath, Director of City Services

Gentlemen:

Transmitted herewith are revised plans on Northshore Phase 2-A.
Please note the following changes or corrections.

1. All utility easements have been made 15' wide.
2. Alleys have been changed to 10' width.
3. Curb radii have been changed to 90',
Property line radii to 80'.
4. Inlets have been revised to call for 15' wide inlet.
5. A drainage easement and instructions have been
added to relieve the 100-year storm at Sunset
Hill and Storybrook Drive.
6. Extra curb height has been added on the south
side of Sunset Hill Drive to prevent water from
jumping the curb.
7. Collector lines have been changed to a minimum
of 12" in size.
8. The wet well is the same size and the same plan
that has been previously approved by Freese &
Nichols. (see letter attached)
9. Flush valves have been added to dead end lines.
10. Another water line has been added to connect to
existing 6" line on the north.

City of Rockwall
Page 2
March 6, 1984

11. Minor corrections have been made to the water and sewer sheet.
12. Sanitary sewer line "A" has been changed to a 12" line.

Should you have any further questions please call.

Yours truly,

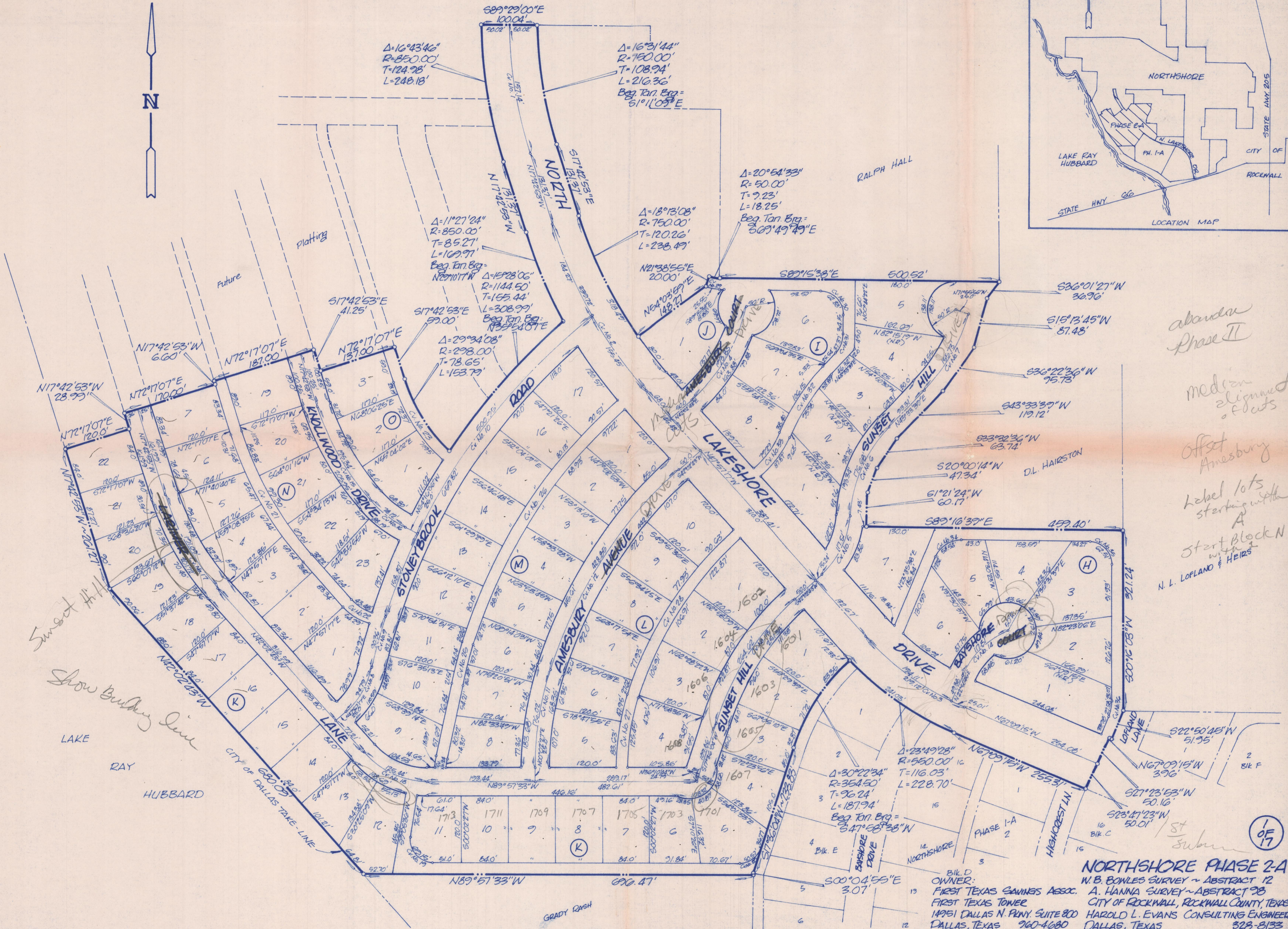
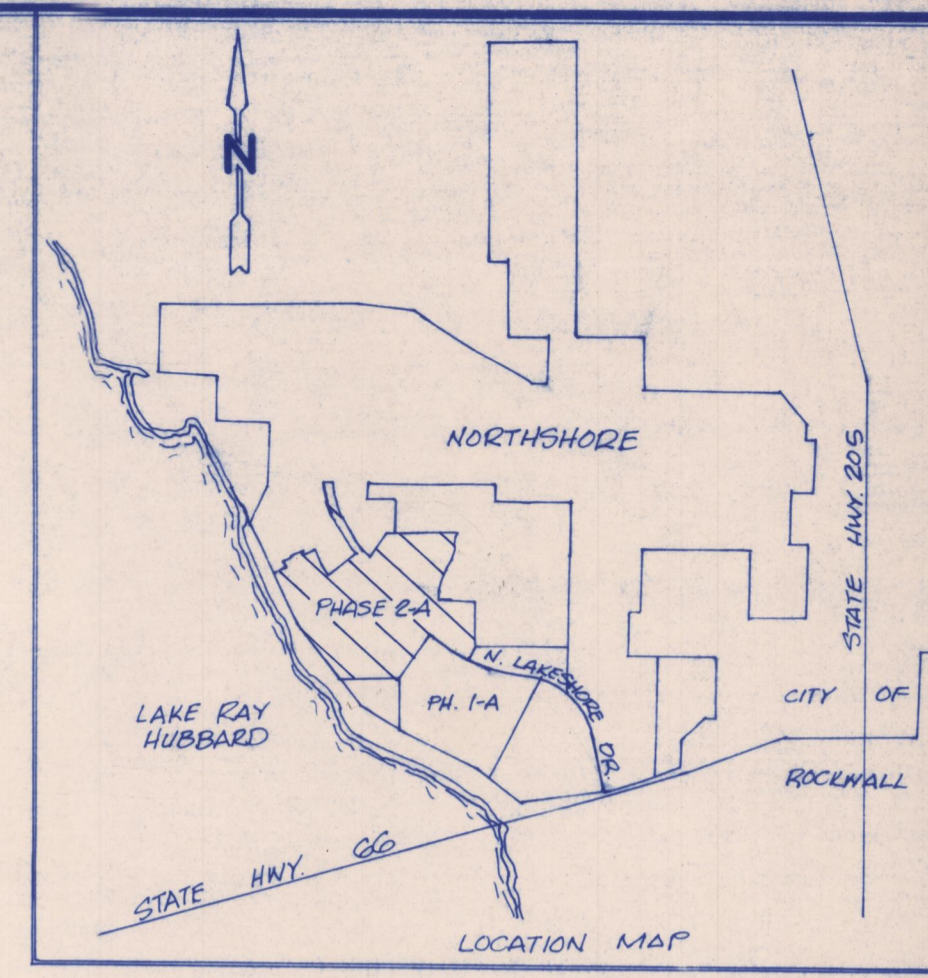


Harold L. Evans, P.E.

dp

Attachment

cc: Freese & Nichols - Mr. Jerry Fleming
Mr. Ruben Trevino



abandon Phase II
median alignment of lots
offset Amesbury
label lots starting with A
start Block N with N. L. LOFLAND & HEIRS

Sunset Hill
Show Building Line
LAKE RAY HUBBARD
CITY OF DALLAS TAKE-LINE

NORTHSHORE PHASE 2-A
W. B. BOWLES SURVEY ~ ABSTRACT 12
A. HANNA SURVEY ~ ABSTRACT 28
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
HAROLD L. EVANS CONSULTING ENGINEER
DALLAS, TEXAS 760-4680 328-8133

1 OF 17

B.L.D. OWNER:
FIRST TEXAS SAVINGS ASSOC.
FIRST TEXAS TOWER
14951 DALLAS N. PRKY. SUITE 800
DALLAS, TEXAS 760-4680

GRADY RASH

OWNERS CERTIFICATE

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:

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:

BEGINNING at the Northwest corner of Tract 1 of Northshore Phase 1-A as recorded on Slide A at Page 393 of the Deed Records of Rockwall County, Texas, said point also being in the Southwest line of North Lakeshore Drive (100-foot R.O.W.);
THENCE: Leaving said Southwest line of North Lakeshore Drive along the West line of said Northshore Phase 1-A, also along a circular curve to the left having a beginning tangent bearing of South 47° 58' 38" West, a central angle of 30° 22' 34", a radius of 354.50 feet, a tangent length of 96.24 feet, and an arc length of 187.94 feet to the point of tangency;
THENCE: South 17° 36' 04" West continuing along said West line of Northshore Phase 1-A a distance of 233.83 feet to a point for a corner;
THENCE: South 00° 04' 55" East a distance of 3.07 feet to a point for a corner;
THENCE: North 89° 57' 33" West leaving said West line of Northshore Phase 1-A, along the North line of a tract owned by Grady Rash a distance of 696.47 feet to a concrete monument for a corner, monument AA-10-1, on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: North 42° 02' 43" West along said City of Dallas Take Line a distance of 680.09 feet to a concrete monument for a corner, monument AA-10-2;
THENCE: North 17° 42' 53" West along said City of Dallas Take Line a distance of 261.27 feet to a point for a corner, said point being South 17° 42' 53" East a distance of 569.98 feet from concrete monument AA-10-3;
THENCE: North 72° 17' 07" East leaving said City of Dallas Take Line a distance of 120.00 feet to a point for a corner;
THENCE: North 17° 42' 53" West a distance of 28.99 feet to a point for a corner;
THENCE: North 72° 17' 07" East a distance of 170.00 feet to a point for a corner;
THENCE: North 17° 42' 53" West a distance of 6.60 feet to a point for a corner;
THENCE: North 72° 17' 07" East a distance of 187.00 feet to a point for a corner;
THENCE: South 17° 42' 53" East a distance of 41.25 feet to a point for a corner;
THENCE: North 72° 17' 07" East a distance of 137.00 feet to a point for a corner;
THENCE: South 17° 42' 53" East a distance of 59.00 feet to a point for the beginning of a circular curve to the left having a central angle of 29° 34' 08", a radius of 298.00 feet, a tangent length of 78.65 feet, and an arc length of 153.79 feet to a point for the end of said circular curve to the left, said point being in a circular curve to the right;
THENCE: Along said circular curve to the right having a beginning tangent bearing of North 35° 54' 07" East, a central angle of 15° 28' 06", a radius of 1144.50 feet, a tangent length of 155.44 feet, and an arc length of 308.99 feet to a point for the end of said circular curve to the right, said point being in a circular curve to the right;
THENCE: Along said circular curve to the right having a beginning tangent bearing of North 29° 10' 17" West, a central angle of 11° 27' 24", a radius of 850.00 feet, a tangent length of 85.27 feet, and an arc length of 169.97 feet to the point of tangency;
THENCE: North 17° 42' 53" West a distance of 131.37 feet to a point for the beginning of a circular curve to the right;
THENCE: Along said circular curve to the right having a central angle of 16° 43' 46", a radius of 850.00 feet, a tangent length of 124.98 feet, and an arc length of 248.18 feet to a point for the end of said circular curve to the right;
THENCE: South 89° 29' 00" East a distance of 100.04 feet to a point in a circular curve to the left;
THENCE: Along said circular curve to the left having a beginning tangent bearing of South 1° 11' 09" East, a central angle of 16° 31' 44", a radius of 750.00 feet and an arc length of 216.36 feet to the point of tangency;
THENCE: South 17° 42' 53" East a distance of 131.37 feet to a point for the beginning of a circular curve to the left;
THENCE: Along said circular curve to the left having a central angle of 18° 13' 08", a radius of 750.00 feet, a tangent length of 120.26 feet and an arc length of 238.49 feet to a point for the end of said circular curve to the left;
THENCE: North 54° 03' 59" East a distance of 148.27 feet to a point for a corner;
THENCE: North 21° 38' 55" East a distance of 20.00 feet to a point in a circular curve to the left;
THENCE: Along said circular curve to the left having a beginning tangent bearing of South 69° 49' 49" East, a central angle of 20° 54' 33", a radius of 50.00 feet, a tangent length of 9.23 feet and an arc length of 18.25 feet to the point of tangency at the Southwest corner of a tract of land owned by Ralph Hall;
THENCE: South 89° 15' 38" East along the South line of said Ralph Hall tract a distance of 500.52 feet to a point for a corner, being the Southeast corner of said Ralph Hall tract, said point also being in the West line of a tract of land owned by D.L. Hairston;
THENCE: South 36° 01' 27" West along said West line of D.L. Hairston tract, a distance of 36.96 feet to a point for a corner;
THENCE: South 15° 13' 45" West continuing along said West line of D.L. Hairston tract a distance of 87.48 feet to a point for a corner;
THENCE: South 36° 22' 36" West a distance of 95.73 feet to a point for a corner;
THENCE: South 43° 33' 39" West a distance of 119.12 feet to a point for a corner;
THENCE: South 33° 32' 36" West a distance of 63.74 feet to a point for a corner;
THENCE: South 20° 00' 14" West a distance of 47.34 feet to a point for a corner;
THENCE: South 1° 21' 24" West a distance of 60.17 feet to a point for a corner;
THENCE: South 89° 16' 39" East along the South line of said D.L. Hairston tract a distance of 459.40 feet to a point for a corner at the Southeast corner of said D.L. Hairston tract, said point also being in the West line of a tract owned by N.L. Lofland and heirs;
THENCE: South 00° 16' 03" West along said West line of said N.L. Lofland tract a distance of 321.24 feet to a point for a corner at the Southwest corner of said N.L. Lofland tract, said point also being the Northwest corner of Tract 2 of said Northshore Phase 1-A;
THENCE: South 22° 50' 45" West along the West line of said Tract 2 of Northshore Phase 1-A a distance of 51.95 feet to a point for a corner at the Southwest corner of said Tract 2 of Northshore Phase 1-A, said point also being in the Northeast line of North Lakeshore Drive;
THENCE: North 67° 09' 15" West along said Northeast line of North Lakeshore Drive a distance of 3.96 feet to a point for a corner;
THENCE: South 27° 23' 53" West leaving said Northeast line of North Lakeshore Drive a distance of 50.16 feet to a point for a corner;
THENCE: South 23° 47' 23" West a distance of 50.01 feet to a point for a corner in the said Southwest line of North Lakeshore Drive;
THENCE: North 67° 09' 15" West a distance of 255.31 feet to a point for the beginning of a circular curve to the right;
THENCE: Along said Southwest line of North Lakeshore Drive, also along said circular curve to the right having a central angle of 23° 49' 28", a radius of 550.00 feet, a tangent length of 116.03 feet and an arc length of 228.70 feet to the Point of Beginning and Containing 31.7982 Acres (1,385,130 Square Feet) 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 2-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 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;

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 _____, Texas, this _____ day of _____, 1983.

FIRST TEXAS SAVINGS ASSOCIATION

By: _____
Ruben E. Trevino, Vice President

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared Ruben E. Trevino 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 _____ day of _____, 1983.

Notary Public in and for the State of Texas
Commission expires _____

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

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 _____ day of _____, 1983.

Notary Public in and for the State of Texas
Commission expires _____

RECOMMENDED FOR FINAL APPROVAL:

City Administrator Date

APPROVED:

Chairman, Planning and Zoning Commission Date

I hereby certify that the above and foregoing plat of Northshore Phase 2-A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1983.

WITNESS OUR HANDS this _____ day of _____, 1983.

Mayor City Secretary, City of Rockwall

NORTHSHORE PHASE 2-A

OUT OF THE W.B. BOWLES SURVEY, ABST. 12 ~ A. HANNA SURVEY, ABST. 98
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER: FIRST TEXAS SAVINGS ASSOC.
FIRST TEXAS TOWER
14961 DALLAS N. FWY., SUITE 800
DALLAS, TEXAS
PH. 260-4680

HAROLD L. EVANS - CONSULTING ENGINEER
2331 GUS THOMASSON ROAD
SUITE 102
DALLAS, TEXAS 75228
PH. 325, 8133

DEC. 12, 1983

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