



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # P2018-003 P&Z DATE _____ CC DATE _____

APPROVED/DENIED ARB DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____
<u>Lot 30 Nathan Starr</u>
<u>214 538 1690</u>

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2018-003

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1411 & 1421 Scarboro Hills Lane

Subdivision Shores North Phase 4A

Lot 26 & 27

Block

F

General Location West of intersection of Scarboro Hills Ln & Isle Royale Drive on the north side of Scarboro Hills

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned Development District

Current Use Residential

Proposed Zoning Planned Development District

Proposed Use Residential

Acreage 0.397

Lots [Current]

2

Lots [Proposed]

2

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner

Applicant Roome Land Surveying, Inc

Contact Person

Contact Person Chad Sledge

Address

Address PO Box 941647

City, State & Zip

City, State & Zip Plano, Tx 75094

Phone

Phone 9724234372

E-Mail

E-Mail chad@roomeinc.com

NOTARY VERIFICATION [REQUIRED]

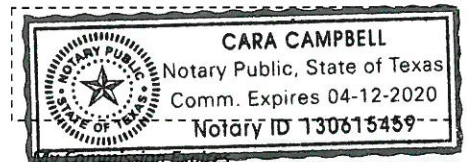
Before me, the undersigned authority, on this day personally appeared Chad Sledge [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 150, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of February, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14 day of February, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas





**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 2/16/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 02/23/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/27/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2018-003
Project Name: Lots 29-30, Block F, Shores North Phase 4A
Project Type: PLAT
Applicant Name: ROOME LAND SURVEYING, INC
Owner Name: ROHDE, CHRISTOPHER T & SHANNON L
Project Description:

**ORDER OF THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS**

ORDER NO. BOA 2018-3-V

WHEREAS, the Board of Adjustment held a public hearing on the 8th day of March, 2018, to consider the application of Rohde Christopher T & Shannon L, as owner for the tract of land described below, for a variance from the zoning, which requires a minimum 8400sf lot, and

WHEREAS, the applicant requested a variance from the said zoning to reduce the lot from 8400sf, to 8239sf in order to allow their neighbor at 1421 Scarboro Dr to meet the minimum 5' side setback on Lot 26 Block F Shores North Phase 4A at 1411 Scarboro Dr and

WHEREAS, after due consideration and discussion it appears that the granting of such a variance would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

**NOW, THEREFORE BE IT ORDERED BY THE BOARD OF ADJUSTMENT
OF THE CITY OF ROCKWALL, TEXAS:**

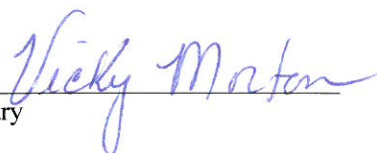
Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to reduce the square footage on said lot to 8239sf and


Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 8th day of March, 2018.

ATTEST:


Secretary

APPROVED:


Chairman

ORDINANCE NO. 96-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 89-4, AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND DESCRIBED HEREIN FROM AGRICULTURAL TO PD-3 AND TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-3 ATTACHING THE AMENDED PRELIMINARY PLAN; ADOPTING REVISED AREA REQUIREMENTS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning on a tract of land from Agriculture to PD-3, and a change in the Preliminary Plan for portions of PD-3, further described herein, has been initiated by the City of Rockwall; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance and official zoning map be changed from Agricultural to PD-3 for the area described in Exhibit "A" attached hereto.

SECTION 2. With respect to the tracts shown in Exhibit "B", the Comprehensive Zoning Ordinance, this ordinance, Ordinance 86-61 and Ordinance 84-59 shall be the sole Planned Development ordinances applicable thereto, and any other Planned Development ordinances, including Ordinance 89-4, hereto applicable to such tracts shall be superseded and amended hereby. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances, as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

SECTION 3. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the approved Preliminary Plan for PD-3 for those areas identified in Exhibit "B". That said amended Preliminary Plan is attached hereto as Exhibit "B" and made a part hereof for all purposes.

SECTION 4. That the tracts identified in Exhibit "B" shall be developed and used only in the manner and for the purposes and with the conditions provided in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, and as amended hereby, provided that by granting this amendment to the approved Preliminary Plan for PD-3 this ordinance shall affect only the property shown in Exhibit "B".

SECTION 5. That development of areas in Exhibit "B" shall be in strict conformance to the area requirements as shown in Exhibit "C" attached hereto and made a part hereof.

SECTION 6. No substantial change in development of the areas as shown in Exhibit "B" shall be permitted other than as shown in Exhibit "B" except after obtaining approval of the change of such development through amendment of the Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 7. Prior to or in conjunction with any plat submittal, a concept plan must be submitted for the area being developed for review and approval by the Planning and Zoning Commission and City Council. A north concept plan must be submitted when the northern tracts are developed, a south concept plan must be submitted when the southern tracts are developed, and a Ridge Road concept plan must be submitted when the Ridge Road tracts are developed. If the concept plan is submitted in conjunction with the plat, the review and approval or disapproval will occur simultaneously. The concept plan shall include the following items.

A. The north concept plan shall include the following items;

(i) Identify the general location of the 3 acre neighborhood park site in one of the northern tracts including walkway/pathways connecting the park to the adjacent villages in the northern tracts. It is the intent that the walkway/pathway design will be accomplished with the lot layout in Exhibit "D".

B. The south concept plan shall include the following items;

(i) Provide a general location and conceptual design of walkways/pathways in the southern tracts 4 and 5. It is the intent that the walkway/pathway design will be accomplished with the lot layout in Exhibit "D".

(ii) Provide a general location and conceptual design for access to the lake in the southern tract 4. The walkways/pathways required in section (i) will not be required to connect to the lake access.

C. All concept plans shall include the following items;

(i) Identify locations of any proposed restricted access/gated villages, including description of the proposed entry design, type and maintenance provisions for streets and layout of village.

(ii) A proposed street layout for each phase that shall be subject to review and approval in accordance with the City's Subdivision Regulations and Standards. Street layouts and double loaded streets as shown in Exhibit "D" are included herein in concept only provided, however, that the double loaded streets concept in Exhibit "D" shall form the basis for review and approval by the City with respect to double lot street loading.

(iii) Identify location, type and general design of screening along major roads for areas being platted.

(iv) Identify location of village entry features for each village for areas being platted. Such features shall at a minimum include typical entry features as shown on Exhibit "E".

(v) A lot layout demonstrating how average lot sizes required in Exhibit "C" are met.

Section 8. Prior to any final plat approval of the first phase of the development, the owner(s) of the property must execute and file an instrument creating a Homeowners Association for the areas included in Exhibit "B". The Homeowners Association will be responsible for the maintenance of all common areas, screening walls and features, landscape areas; deed restriction enforcement; and all other functions required to maintain the quality of the development for those areas included in Exhibit "B". To ensure compliance with these provisions the property owner will submit the covenants of the document to the City Attorney for review. The property owner will provide an opportunity for the existing homeowners to join this newly created association on terms acceptable to the property owner, but neither the joinder of the existing homeowners nor the documentation of such opportunity shall constitute a condition precedent or requirement in plat approval.

Section 9. Because review of PD-3 as contained herein has been extensive for more than (6) months prior to the adoption of this ordinance, with the result being the Preliminary Plan herein, the City Council deems that the public interest will not be served by review of this PD on the normal two (2) year cycle. The City Council hereby determines that the Preliminary Plan herein established, promotes and protects the health, safety, morals, and general welfare of the City, which merits an exception to the two year PD review cycle, for which is herein made. The City Council further determines that periodic review as required in the Comprehensive Zoning Ordinance, of the Preliminary Plan herein adopted is still necessary to ensure that the desired

objectives are accomplished, but that such review shall not be initiated sooner than eight years from the date of adoption of this ordinance; provided that;

(i) such review may occur if no plat application is filed with the City in any two year period or such longer time as may be provided for in the Comprehensive Zoning Ordinance, for the above mentioned eight years from the date of adoption of this ordinance. In addition, credit for each 2-year period of the above specified eight years will be earned for each subdivision which exceeds 50 lots that is platted and approved unless such lots are 10,000 square feet or larger on the average in the aggregate in which event such credit shall be earned for a subdivision which exceeds 25 lots.

(ii) that such plat application, if filed, pursuant to Chapter 481 of the Government Code shall apply to the particular phase being platted and that any subsequent phases shall not be considered regulated by said application.

Section 10. The Commercial tract six as shown in Exhibit "B" on the south side of North Lakeshore Drive shall comply with the area, use and all other requirements as set forth in the Commercial ("C") zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

Section 11. The General Retail tract three as shown in Exhibit "B" on the north side of Ridge Road shall be limited to the uses as shown in Exhibit "G". All other requirements for the development on this tract will be in accordance with the General Retail zoning district of the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance and subject to site plan review by the Planning and Zoning Commission and City Council.

SECTION 12. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 13. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.


SECTION 14. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 15. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 24th day of June, 1996

ATTEST:

APPROVED:

BY 


Mayor

1st reading 6/17/96

2nd reading 6/24/96

EXHIBIT "A"

Legal Description

INDEX

1. Tract I - north of Ridge Road including retail tract
2. Tract II, Parcel A - south of Ridge Road
3. Tract II, Parcel B - existing lots in Phase 2,
(not applicable to zoning)
4. Tract III, Parcel A - majority of land south of Champions
5. Tract III, Parcel B - piece bounded by Shores Blvd, Masters, N Lakeshore Blvd
and Rockwall Height's Ltd. tract.
6. Tract III, Parcel C - surrounded by golf course
7. Tract III, Parcel D - existing lots in Phase 3,
(not applicable to zoning)
8. Tract III, Parcel E - 18 acre commercial site
9. Tract IV - bulk of northern tract including 51 acre "ag zoned"
10. Tract V - western portion of northern tract

TRACT I:

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being all of that 20.341 acre tract of land described as Tract I in Deed to The Shores Country Club, Inc., recorded in Volume 547, page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the West R.O.W. line of State Hwy. 205, a 100-foot R.O.W., and the Northerly R.O.W. line of Ridge Road West, a 100 foot ROW:

THENCE: Along the Northerly R.O.W. lines of said Ridge Road West as follows: South 79 degrees 01 minutes 37 seconds West a distance of 42.96 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 32 degrees 30 minutes 00 seconds, a radius of 660.40 feet, and a chord that bears South 62 degrees 46 minutes 37 seconds West a distance of 369.60 feet;

Along said curve an arc distance of 374.60 feet to a 1/2" iron rod found for a corner;

South 46 degrees 31 minutes 37 seconds West a distance of 230.00 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 18 degrees 06 minutes 25 seconds, a radius of 539.45 feet and a chord that bears South 55 degrees 34 minutes 50 seconds West a distance of 169.77 feet;

Along said curve an arc distance of 170.48 feet to a 1/2" iron rod found for a corner; South 25 degrees 22 minutes 01 East a distance of 20.00 feet to a 1/2" iron rod found for a corner at which point Ridge Road West becomes an 80-foot R.O.W., said iron rod being the point of curvature of a circular curve to the right having a central angle of 72 minutes 53 minutes 35 seconds, a radius of 559.45 feet, and a chord that bears North 78 degrees 55 minutes 10 seconds West a distance of 664.71 feet;

Along said curve an arc distance of 711.75 feet to a 1/2" iron rod found for a corner; North 42 degrees 28 minutes 23 seconds West a distance of 275.00 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 03 degrees 25 minutes 23 seconds, a radius of 1074.53 feet, and a chord that bears North 44 degrees 11 minutes 09 seconds West a distance of 64.24 feet;

Along said curve an arc distance of 64.25 feet to a 1/2" iron rod found at the Southeast corner of Block M of The Shores Phase One, an addition to the City of Rockwall recorded in Cabinet A, Page 299, Plat Records, Rockwall County, Texas;

THENCE: North 25 degrees 05 minutes 57 seconds East along the East line of Block M, passing at 125.00 feet the Northeast corner of Lot 7 and the Southeast corner of Lot 6, Block M, and continuing a total distance of 401.92 feet to a 1/2" iron rod found at the Northeast corner of Block M and at the Northwest corner of said 20.341 acre tract;

THENCE: North 89 degrees 37 minutes 06 seconds East a distance of

761.97 feet along said North line of said 20.341 acre tract to a 1/2" iron rod found for a corner at a fence corner;

THENCE: North 89 degrees 05 minutes 26 seconds East a distance of 575.95 feet continuing along said North line and a fence line to a 1/2" iron rod found on the West line of State Hwy. 205;

THENCE: South 08 degrees 08 minutes 41 seconds East a distance of 308.41 feet to the POINT OF BEGINNING and containing 20.341 acres of land, more or less.

TRACT II:

TRACT II, PARCEL A:

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being the remainder part of that 20.514 acre tract of land described as Tract II in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the Southerly R.O.W. line of Ridge Road West, an 80-foot ROW at the Northeast corner of The Shores, Phase Two, an addition to the City of Rockwall recorded in Cabinet C, Page 102, Plat Records, Rockwall County, Texas, said iron rod being on a curve to the left having a central angle of 58 degrees 06 minutes 44 seconds, a radius of 639.45 feet, and a chord that bears North 75 degrees 34 minutes 59 seconds East a distance of 621.12 feet;

THENCE: Along said curve and with said Southerly line an arc distance of 648.56 feet to a 1/2" iron rod found for a corner at the Point of Tangency of said curve;

THENCE: North 46 degrees 31 minutes 37 seconds East a distance of 84.33 feet continuing with said Southerly line to a 1/2" iron rod set for a corner at the Northeast corner of said 20.514 acre tract recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas;

THENCE: South 00 degrees 52 minutes 30 seconds East a distance of 183.33 feet with the East line of said 20.514 acre tract to a 1/2" iron rod set for a corner in a small brancy, a nameless tributary of Squabble Creek;

THENCE: In a Southerly direction with the meanders of said branch and with the Easterly lines of said 20.514 acre tract, all to 1/2" iron rods set for corners, as follows:

South 49 degrees 27 minutes 30 seconds West a distance of 86.34 feet; South 09 degrees 49 minutes 30 seconds West a distance of 121.00 feet;

South 59 degrees 37 minutes 30 seconds West a distance of 33.00 feet;

North 69 degrees 22 minutes 30 seconds West a distance of 14.00 feet;

North 01 degrees 07 minutes 30 seconds East a distance of 46.00

feet;
 North 55 degrees 32 minutes 30 seconds West a distance of 39.00
 feet;
 South 29 degrees 32 minutes 30 seconds West a distance of 128.00
 feet;
 South 38 degrees 27 minutes 30 seconds East a distance of 61.00
 feet;
 South 54 degrees 55 minutes 30 seconds West a distance of 163.00
 feet;
 South 01 degrees 29 minutes 30 seconds West a distance of 189.00
 feet;
 South 57 degrees 47 minutes 30 seconds West a distance of 123.96
 feet;
 South 08 degrees 57 minutes 30 seconds East a distance of 107.38
 feet;
 South 48 degrees 07 minutes 30 seconds West a distance of 99.00
 feet;
 South 34 degrees 27 minutes 30 seconds East a distance of 89.00
 feet;
 South 07 degrees 06 minutes 30 seconds East a distance of 98.88
 feet;
 North 81 degrees 52 minutes 30 seconds West a distance of 142.20
 feet
 South 05 degrees 20 minutes 52 seconds West a distance of 169.48
 feet to a 1/2" iron rod found for a corner in the center of Quail
 Run Road, a public road;

THENCE: North 83 degrees 28 minutes 53 seconds West a distance of
 102.38 feet with said road to a 1/2" iron rod found for a corner;

THENCE: North 65 degrees 15 minutes 32 seconds West a distance of
 209.08 feet continuing with said road to a 1/2" iron rod set for a
 corner on the Southeast line of a 20-foot alley at the South
 corner of the previously mentioned The Shores, Phase Two;

THENCE: Along the Easterly lines of said The Shores, Phase Two as
 follows:

North 24 degrees 44 minutes 28 seconds East a distance of 145.00
 feet to a 1/2" iron rod found for a corner on the Southwest R.O.W.
 line of Wind Hill Road, a 50-foot ROW;
 South 65 degrees 15 minutes 32 seconds East a distance of 7.50
 feet with said Southwest line to a 1/2" iron rod found for a
 corner at the South R.O.W. corner of said Wind Hill Road;
 North 24 degrees 44 minutes 28 seconds East a distance of 50.00
 feet to a 1/2" iron rod found for a corner at the East R.O.W.
 corner of said Wind Hill Road;
 North 65 degrees 15 minutes 32 seconds West a distance of 43.64
 feet with the Northeast line of said Wind Hill Road to a 1/2" iron
 rod found for a corner on the Easterly line of a 20-foot alley;

THENCE: Along the Easterly line of said 20-foot alley and
 continuing along the Easterly lines of said addition as follows:
 North 24 degrees 44 minutes 28 seconds East a distance of 113.33
 feet to a 1/2" iron rod found at the beginning of a curve to the
 left having a central angle of 22 degrees 47 minutes 01 seconds, a
 radius of 465.47 feet, and a chord that bears North 13 degrees 20
 minutes 58 seconds East a distance of 183.88 feet;

Exhibit "A" - Page 3

Along said curve an arc distance of 185.09 feet to a 1/2" iron rod found at the Point of Tangency of said curve;
North 01 degrees 57 minutes 27 seconds East a distance of 363.22 feet to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 20 degrees 16 minutes 20 seconds, a radius of 140.00 feet, and a chord that bears North 12 degrees 05 minutes 37 seconds East a distance of 49.28 feet;
Along said curve an arc distance of 49.53 feet to a 1/2" iron rod found at the Point of Tangency of said curve,
and North 22 degrees 13 minutes 47 seconds East a distance of 113.88 feet to the POINT OF BEGINNING and containing 10.677 acres of land, more or less.

TRACT II, PARCEL B

All lots in The Shores Phase Two, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 102 of the Plat Records of Rockwall County, Texas; together with Certificate of Correction recorded in Volume 771, Page 171 of the Deed Records of Rockwall County, Texas. SAVE AND EXCEPT Lots 30 thru 36, Block J, Lots 18 thru 30, Block N and Lots 2 thru 4 and 10, Block O.

TRACT III:

TRACT III, PARCEL A:

A tract of land situated in the Nathan Butler Survey, Abstract No. 21 and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being more particularly described as follows:

BEING a part of that 166.635 acre tract of land described as Tract III, in Deed To The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, and all of that 51.046 acre tract of land described in Warranty Deed to The Shores Country Club, Inc., recorded in Volume 556, Page 54 and a part of that 19.233 acre tract of land described as Tract One and a part of that 49.323 acre tract of land described as Tract Two in the Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 133, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the West corner of Shores Blvd., a 60-foot ROW;

THENCE: South 38 degrees 53 minutes 21 seconds East a distance of 60.00 feet to a 1/2" iron rod found for a corner at the South corner of said Shores Blvd., said point being on a curve to the right having a central angle of 00 degrees 30 minutes 04 seconds, a radius of 670.00 feet, and a chord that bears North 51 degrees 21 minutes 42 seconds East a distance of 5.86 feet;

THENCE: Along said curve and with the Southerly line of said Shores Blvd. an arc distance of 5.86 feet to a 1/2" iron rod found for a corner on the Southwest line of Masters Drive, a 120 foot

R.O.W.;

THENCE: South 33 degrees 15 minutes 00 seconds East a distance of 218.08 feet to a 1/2" iron rod found for a corner on the Northwesterly line of North Lakeshore Drive, a 100-foot ROW, said point being on an intersecting curve to the left having a central angle of 44 degrees 46 minutes 20 seconds, a radius of 650.00 feet, and a chord that bears South 29 degrees 04 minutes 03 seconds West a distance of 495.10 feet;

THENCE: Along said curve and with said Northwesterly line an arc distance of 507.93 feet to a 1/2" iron rod found for a corner at the intersection of said Northwesterly line with the South line of said 166.635 acre tract and on the approximate centerline of a County Road known as Alamo a R.O.W. established by prescription;

THENCE: South 89 degrees 02 minutes 36 seconds West a distance of 735.60 feet with said approximate centerline to a 1/2" iron rod found for a corner;

THENCE: North 02 degrees 09 minutes 30 seconds West a distance of 348.23 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 31 minutes 49 seconds West along a fence line, passing at 489.80 feet a 1/2" iron rod found at a fence corner post and continuing a total distance of 503.70 feet to a 1/2" iron rod found for a corner in the approximate centerline of a North-South County Road, a R.O.W. established by prescription;

THENCE: South 01 degrees 18 minutes 26 seconds East a distance of 352.44 feet with said County Road to a 1/2" iron rod found for a corner at the intersection of said County Road with the previously mentioned approximate centerline of Alamo Road and the South line of said 166.635 acre tract;

THENCE: South 89 degrees 02 minutes 36 seconds West a distance of 1389.09 feet with said Alamo Road and said South line to a 1/2" iron rod found for a corner at the Southwest corner of said 166.635 acre tract;

THENCE: North 01 degrees 10 minutes 24 seconds West a distance of 13.71 feet to a 1/2" iron rod found at a fence corner post on the north side of said Alamo Road at the Southeast corner of said 51.046 acre tract;

THENCE: South 89 degrees 09 minutes 10 seconds West a distance of 643.51 feet along a washed out fence line on the North side of said Alamo Road to a concrete monument marked CC 32-1 on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Along said Take Line and with the West line of said 51.046 acre tract as follows:
North 29 degrees 21 minutes 29 seconds West a distance of 607.87 feet to a concrete monument found marked CC 32-2;
North 22 degrees 43 minutes 49 seconds West a distance of 675.16 feet to a concrete monument found marked CC 32-3;
North 06 degrees 57 minutes 38 seconds West a distance of 448.54

feet to a concrete monument found marked CC-32-4;
and North 16 degrees 54 minutes 45 seconds East a distance of
1001.32 feet to a 1/2" iron rod found for a corner at the
Northwest corner of said 51.046 acre tract and the most Westerly
corner of that 49.323 acre tract of land described as Tract 3 in
Warranty Deed to The Shores Country Club, Inc., recorded in Volume
547, Page 133, Deed Records, Rockwall County, Texas;

THENCE: South 52 degrees 13 minutes 12 seconds East a distance of
862.15 feet to a 1/2" iron set for a corner;

THENCE: South 12 degrees 27 minutes 33 seconds East a distance of
175.63 feet to a 1/2" iron rod found for a corner on the Southerly
West line of The Shores Club House Phase, an addition to the City
of Rockwall recorded in Cabinet A, Page 312, Plat Records,
Rockwall County, Texas;

THENCE: Along the West and the Southerly lines of said addition,
all to 1/2" iron rods found for corners as follows:
South 00 degrees 52 minutes 31 seconds East a distance of 89.44
feet to the beginning of a curve to the left having a central
angle of 90 degrees 00 minutes 00 seconds, a radius of 83.00 feet,
and a chord that bears South 45 degrees 52 minutes 31 seconds East
a distance of 117.38 feet;
Along said curve an arc distance of 130.38 feet;
North 89 degrees 07 minutes 29 seconds East a distance of 267.00
feet to the beginning of a curve to the left having a central
angle of 55 degrees 06 minutes 33 seconds, a radius of 192.00 feet
and a chord that bears North 61 degrees 34 minutes 13 seconds East
a distance of 177.64 feet;
Along said curve an arc distance of 184.67 feet to an intersection
curve to the left having a central angle of 50 degrees 13 minutes
22 seconds, a radius of 225.00 feet, and chord that bears North 83
degrees 10 minutes 52 seconds East a distance of 190.97 feet;
Along said curve, passing at an arc distance of 100.08 feet the
Northeast corner of said 51.046 acre tract and the Northwest
corner of said 166.635 acre tract and continuing a total arc
distance of 197.22 feet to the Point of Reverse Curve of a curve
to the right having a central angle of 19 degrees 36 minutes 21
seconds, a radius of 175.00 feet, and a chord that bears North 67
degrees 52 minutes 21 seconds East a distance of 59.59 feet;
and Along said curve an arc distance of 59.88 feet;

THENCE: North 77 degrees 40 minutes 32 seconds East, passing at
106.75 feet the Southeast corner of said Addition and the
Southwest corner of Champions Drive, a 50-foot ROW, as dedicated
by Plat of The Club House Tract, an addition to the City of
Rockwall recorded in Cabinet C, Page 58, Plat Records, Rockwall
County, Texas, and continuing with the South line of said
Champions Drive a total distance of 374.90 feet to a 1/2" iron rod
found for a corner at the beginning of a curve to the left having
a central angle of 60 degrees 15 minutes 37 seconds, a radius of
207.01 feet, and a chord that bears North 47 degrees 32 minutes 37
seconds East a distance of 207.82 feet;

THENCE: Along the Southerly lines of said Champions Drive; all to
1/2" iron rods found for corners, as follows:

Along said curve an arc distance of 217.72 feet to the Point of Reverse Curve of a curve to the right having central angle of 70 degrees 00 minutes 01 seconds, a radius of 200.00 feet, and a chord that bears North 52 degrees 24 minutes 49 seconds East a distance of 229.43 feet;
 Along said curve an arc distance 244.35 feet; North 87 degrees 24 minutes 49 seconds East a distance of 492.55 feet to the beginning of a curve to the left having a central angle of 60 degrees 00 minutes 00 seconds, a radius of 250.00 feet, and a chord that bears North 57 degrees 24 minutes 49 seconds East a distance of 250.00 feet;
 Along said curve an arc distance of 261.80 feet;
 North 27 degrees 24 minutes 49 seconds East a distance of 42.10 feet to a 1/2" iron rod found at the point of reverse curve to the right having a central angle of 04 degrees 10 minutes 57 seconds, a radius of 300.62 feet and a chord that bears North 29 degrees 30 minutes 18 seconds East a distance of 21.94 feet and along said curve an arc distance of 21.94 feet to a 1/2" iron rod set for a corner;

THENCE: Leaving said Southerly line and traversing said 166.635 acre tract, all to 1/2" iron rods set for corners as follows:
 South 63 degrees 04 minutes 43 seconds East a distance of 70.22 feet;
 South 09 degrees 35 minutes 43 seconds West a distance of 756.17 feet;
 South 21 degrees 23 minutes 22 seconds East a distance of 754.41 feet;
 and South 68 degrees 59 minutes 27 seconds East a distance of 598.42 feet to the POINT OF BEGINNING and containing 152.484 acres of land, more or less.

TRACT III, PARCEL B:

Being a tract of land situated in the Nathan Butler Survey, Abstract No. 21 and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being more particularly described as follow:

BEING a part of that 166.635 acre tract of land described as Tract III, in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of Lot 19, Block B, The Shores Phase Three, an addition to the City of Rockwall recorded in Cabinet C, Page 99, Plat Records, Rockwall County, Texas, said point also being on the West line of a 20-foot wide alley;

THENCE: South 00 degrees 11 minutes 46 seconds East a distance of 192.20 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the right having a central angle of 81 degrees 19 minutes 07 seconds, a radius of 35.00 feet, and a chord that bears South 40 degrees 27 minutes 48 seconds West a distance of 45.61 feet;

THENCE: Along said curve and with the line of said alley an arc

distance of 49.67 feet to a 1/2" iron rod found for the most Southerly Northwest corner of said Alley;

THENCE: South 08 degrees 52 minutes 39 seconds East a distance of 20.00 feet to a 1/2" iron rod found for the most Southerly Southwest corner of said Alley;

THENCE: North 81 degrees 07 minutes 21 seconds East a distance of 47.24 feet with the South line of said Alley to a 1/2" iron rod found for a corner on the Northerly East line of said 166.635 acre tract;

THENCE: South 00 degrees 11 minutes 46 seconds East a distance of 25.29 feet with said East line to a 1/2" iron rod found for a corner on the North line of North Lakeshore Drive, a 100-foot ROW;

THENCE: South 81 degrees 07 minutes 21 seconds West a distance of 266.07 feet with said North line to a 1/2" iron rod found for a corner at the beginning of a curve to the left having a central angle of 19 degrees 04 seconds 34 minutes, a radius of 650.00 feet and a chord that bears South 71 degrees 35 minutes 04 seconds West a distance of 215.41 feet;

THENCE: Along said curve and with said North line an arc distance of 216.41 feet to a 1/2" iron rod found for a corner on the Northeast line of Masters Drive, a 120-foot ROW;

THENCE: North 33 degrees 15 minutes 00 seconds West a distance of 218.08 feet with said Northeast line to a 1/2" iron rod found for a corner on the Southerly line of Shores Blvd., a 60-foot ROW, said point being on an intersecting curve to the right having a central angle of 09 degrees 00 minutes 31 seconds, a radius of 670.00 feet, and a chord that bears North 66 degrees 23 minutes 32 seconds East a distance of 105.24 feet;

THENCE: Along said curve and with said Southerly line an arc distance of 105.35 feet to a 1/2" iron rod found for a corner;

THENCE: North 70 degrees 53 minutes 48 seconds East a distance of 104.08 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the left having a central angle of 39 degrees 26 minutes 20 seconds, a radius of 378.17 feet, and chord that bears North 51 degrees 10 minutes 38 seconds East a distance of 255.20 feet;

THENCE: Along said curve and continuing with the Southeast line of said Shores Blvd. an arc distance of 260.31 feet to a 1/2" iron rod found for a corner at the Southwest corner of the previously mentioned Lot 19;

THENCE: South 75 degrees 25 minutes 30 seconds East a distance of 178.05 feet to the POINT OF BEGINNING and containing 3.099 acres of land, more or less.

TRACT III, PARCEL C:

Being a tract of land situated in the Nathan Butler Survey,

Exhibit "A" - Page 8

Abstract No. 21 and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being more particularly described as follows:

BEING a part of that 166.635 acre tract of land described as Tract III, in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being a part of that 19.233 acre tract of land described as Tract One in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 133, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a corner on the West line of Shores Blvd, a 60-foot ROW, at the Southeast corner of Lot 27, Block C, of The Shores Phase Three, an addition to the City of Rockwall recorded in Cabinet C, Page 99, Plat Records, Rockwall County, Texas, said point being on an intersecting curve to the right having a central angle of 63 degrees 48 minutes 50 seconds, a radius of 318.17 and a chord that bears South 38 degrees 59 minutes 23 seconds West a distance of 336.33 feet;

THENCE: Along said curve and with said West and the Northerly line an arc distance of 354.37 feet to a 1/2" iron rod set for a corner;

THENCE: South 70 degrees 53 minutes 48 seconds West a distance of 104.08 feet to a 1/2" iron rod set for a corner;

THENCE: Leaving said West line and traversing said 165.635 acre tract and said 19.233 acre tract, all to 1/2" iron rods set for corners as follows:

North 31 degrees 50 minutes 05 seconds East a distance of 161.69 feet;

North 81 degrees 56 minutes 12 seconds West a distance of 454.83 feet;

North 28 degrees 54 minutes 30 seconds East a distance of 114.68 feet;

North 14 degrees 08 minutes 32 seconds West a distance of 91.45 feet;

North 21 degrees 03 minutes 16 seconds West a distance of 438.30 feet;

North 02 degrees 35 minutes 55 seconds West a distance of 735.80 feet;

North 10 degrees 24 minutes 53 seconds East a distance of 94.77 feet and North 17 degrees 20 minutes 00 seconds West a distance of 90.36 feet to a 1/2" iron rod set for a corner on the South line of Champions Drive, a 50 foot R.O.W., said point being on an intersecting curve to the right having a central angle of 14 degrees 13 minutes 23 seconds, a radius of 300.62 feet and a chord that bears South 89 degrees 41 minutes 52 seconds East a distance of 74.43 feet;

THENCE: Along said curve and said South line an arc distance of 74.63 feet to a 1/2" iron rod set at the point of reverse curve to the left having a central angle of 26 degrees 28 minutes 47 seconds, a radius of 584.81 feet and a chord that bears North 84 degrees 10 minutes 26 seconds East a distance of 267.88 feet;

THENCE: Along said curve and said south line an arc distance of 270.27 feet to a 1/2" iron rod set for a corner;

THENCE: Leaving said South line and traversing said 165.635 acre tract and said 19.233 acre tract, all to 1/2" iron rods set for corners, as follows:

South 52 degrees 50 minutes 37 seconds East a distance of 24.20 feet;

South 02 degrees 52 minutes 30 seconds West a distance of 63.57 feet;

South 22 degrees 25 minutes 01 seconds East a distance of 624.65 feet;

South 20 degrees 42 minutes 14 seconds East a distance of 739.29 feet;

South 64 degrees 25 minutes 47 seconds East a distance of 113.41 feet to a 1/2" iron rod found at the Southwest corner of said Lot 27;

and South 67 degrees 49 minutes 50 seconds East along the south line of said Lot 27 a distance of 130.00 feet to the POINT OF BEGINNING and containing 21.706 acres of land, more or less.

TRACT III, PARCEL D:

ALL Lots in THE SHORES PHASE THREE, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 99 of the Plat Records of Rockwall County, Texas. SAVE AND EXCEPT Lot 3, Block A, Lots 8, 9, 15, 17, 18 and 19, Block B and Lots 1, 4, 5 thru 7, 10, 13, 14, 16, 17, 18, 19, 20 thru 27, Block C of The Shores Phase Three, an Addition to the City of Rockwall, Rockwall County, Texas.

TRACT III, PARCEL E:

Being a tract of land situated in the Nathan Butler Survey, Abstract No. 21 and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being more particularly described as follows:

BEING a part of that 166.635 acre tract of land described as Tract III, in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the South line of North Lakeshore Drive, a 100-foot ROW with the Northerly East line of said 166.635 acre tract;

THENCE: South 00 degrees 11 minutes 46 seconds East a distance of 129.42 feet to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: South 61 degrees 25 minutes 55 seconds East a distance of 141.06 feet along an old fence line to a fence corner post for a corner at the Northeast base of which is a 1/2" iron rod set;

THENCE: South 89 degrees 31 minutes 24 seconds East a distance of 229.10 feet along a fence line to a 1/2" iron rod found for a corner on the South side of a fence corner post;

THENCE: South 00 degrees 49 minutes 23 seconds East a distance of 279.38 feet along a fence line to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: South 00 degrees 19 minutes 31 seconds East along a fence line passing a fence corner post at a distance of 768.4 feet and continuing a total distance of 790.63 feet to a 1/2" iron rod set for a corner in the approximate centerline of a County Road known as Alamo, a R.O.W. established by prescription; said point being the Southeast corner of said 166.635 acre tract;

THENCE: Along the approximate center of said Road and the South lines of said 166.635 acre tract, all to 1/2" iron rods set for corners as follows:

North 64 degrees 24 minutes 42 seconds West a distance of 383.27 feet;

North 56 degrees 56 minutes 29 seconds West a distance of 465.30 feet;

and North 43 degrees 32 minutes 27 seconds West a distance of 88.95 feet to a 1/2" iron rod set for a corner at the intersection of said Road and a branch, an unnamed tributary to an unnamed tributary of Lake Ray Hubbard;

THENCE: Up said branch in a Northeasterly direction as follows:

North 44 degrees 51 minutes 38 seconds East a distance of 145.74 feet to a 1/2" iron rod found for a corner;

and North 12 degrees 46 minutes 04 seconds East a distance of 188.42 feet to a 1/2" iron rod found for a corner on the Eastward extension of the approximate centerline of the previously mentioned Alamo Road;

THENCE: South 89 degrees 02 minutes 36 seconds West a distance of 416.96 feet to a 1/2" iron rod found for a corner at the intersection of said extended centerline with the Southeasterly line of the previously mentioned North Lakeshore Drive, said point being on an intersecting curve to the right having a central angle of 73 degrees 02 minutes 30 seconds, a radius of 550.00 feet and a chord that bears North 44 degrees 06 minutes 36 seconds East a distance of 654.63 feet;

THENCE: Along said curve and with said Southerly line an arc distance of 701.15 feet to a 1/2" iron rod found for a corner;

THENCE: North 81 degrees 07 minutes 21 seconds East a distance of 250.80 feet continuing with the Southerly line of North Lakeshore Drive to the Point of Beginning and containing 18.306 acres of land, more or less.

TRACT IV:

BEING a tract of land situated in the Thomas Dean Survey, Abstract No. 69, and the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being all of that 121.267 acre tract of land described as Tract IV conveyed to The Shores Country Club, Inc., as recorded in Volume 547, Page 101, Deed Records, Rockwall

County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the Southeast corner of said 121.267 acre tract and on the Northerly line of Lot 5, Block M, of the Shores, Phase One, an Addition to the City of Rockwall, recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;

THENCE: North 90 degrees 00 minutes 00 seconds West a distance of 497.52 feet along the North line of Block M to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 00 degrees 53 minutes 03 seconds, a radius of 697.55 feet, and a chord that bears South 89 degrees 33 minutes 29 seconds West a distance of 10.76 feet;

THENCE: Along said curve an arc distance of 10.76 feet to a 1/2" iron rod found for a corner on the East line of Hidden Valley, a 50 foot wide right-of-way;

THENCE: North 00 degrees 00 minutes 00 seconds East 20.00 feet along said East line to a 1/2" iron rod found for a corner at the Northeast corner of Hidden Valley, said iron rod being on a circular curve to the left having a central angle of 59 degrees 37 minutes 31 seconds, a radius of 717.55 feet, and a chord that bears South 59 degrees 19 minutes 40 seconds West a distance of 713.48 feet;

THENCE: Along the North end of Hidden Valley and then the North and Northwest lines of a 20 foot wide alley and the Northwest lines of said Addition as follows:
Along said curve an arc distance of 746.72 feet to a 1/2" iron rod found for a corner;
South 29 degrees 30 minutes 56 seconds West a distance of 531.27 feet to a 1/2" iron rod found for a corner at the point of curvature of a circular curve to the right having a central angle of 36 degrees 07 minutes 23 seconds, a radius of 558.16 feet, and a chord that bears South 47 degrees 34 minutes 38 seconds West a distance of 346.10 feet;
Along said curve an arc distance of 351.90 feet to a 1/2" iron rod found for a corner on the Northeast line of Shores Blvd., a 60 foot wide right-of-way;

THENCE: North 24 degrees 21 minutes 41 seconds West a distance of 365.00 feet along said Northeast line to a 1/2" iron rod found for a corner at the North corner of Shores Blvd.;

THENCE: Along the Northerly end of Shores Blvd. and then the northerly lines of a 20 foot wide alley and the northerly lines of said Addition as follows:
South 65 degrees 38 minutes 19 seconds West a distance of 75.00 feet to a 1/2" iron rod found for a corner at the point of curvature of a circular curve to the left having a central angle of 30 degrees 57 minutes 14 seconds, a radius of 555.00 feet, and a chord that bears South 50 degrees 09 minutes 42 seconds West a distance of 296.20 feet;
Along said curve an arc distance of 299.84 feet to a 1/2" iron rod found for a corner at the point of reverse curvature of a circular

Exhibit "A" - Page 12

curve to the right having a central angle of 87 degrees 26 minutes 54 seconds, a radius of 50.00 feet, and a chord that bears South 78 degrees 24 minutes 32 seconds West a distance of 69.12 feet; Along said curve an arc distance of 76.31 feet to a 1/2" iron rod found for a corner at the point of reverse curvature of a circular curve to the left having a central angle of 20 degrees 47 minutes 27 seconds, a radius of 889.89 feet, and a chord that bears North 68 degrees 15 minutes 44 seconds West a distance of 321.14 feet; Along said curve an arc distance of 322.91 feet to a 1/2" iron rod found for a corner on the most Southerly North line of said 121.267 acre tract and on the South line of that 31.973 acre tract of land conveyed to The Shores Country Club, Inc., as recorded in Volume 556, Page 54, of the Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 10 minutes 19 seconds East a distance of 314.12 feet along said line to a 1/2" iron rod found for a corner at the Southeast corner of said 31.973 acre tract and a corner of said 121.267 acre tract;

THENCE: North 07 degrees 14 minutes 19 seconds West along the East line of said 31.973 acre tract and the most Southerly West line of said 121.267 acre tract 1748.98 feet to a 1/2" iron rod found for the Northeast corner of said 31.973 acre tract and the most Westerly Northwest corner of said 121.267 acre tract and on the South line of that 67.296 acre tract conveyed to Coper Hill Corp., as recorded in Volume 878, Page 248 of the Deed Records of Rockwall County, Texas;

THENCE: North 89 degrees 31 minutes 49 seconds East a distance of 1044.04 feet along the South line of said 67.296 acre tract and the most Westerly North line of said 121.267 acre tract to a 1/2" iron rod found for the Southeast corner of said 67.296 acre tract and an "ell" corner of said 121.267 acre tract;

THENCE: North 00 degrees 25 minutes 47 seconds East along the East line of said 67.296 acre tract and the East line of the David Hodgdon tract described in deed recorded in Volume 132, Page 605, Deed Records, Rockwall County, Texas, and along the most Northerly West line of said 121.267 acre tract, passing at 1688.04 feet a 1/2" iron rod found at a fence corner post and continuing a total distance of 1703.12 feet to a 1/2" iron rod set in the center of Dalton Road at the Northeast corner of said Hodgdon tract and the Northwest corner of said 121.267 acre tract;

THENCE: South 89 degrees 35 minutes 31 minutes East with Dalton Road, passing at 334.54 feet and 40.00 feet South of a 1/2" iron rod found at the Southwest corner of Lot 1, Block C, of Heritage Heights Addition, an addition to the County of Rockwall, recorded in Slide A, Page 112, Plat Records, Rockwall County, Texas, and passing at 1311.21 feet and 40.00 feet South of a 1/2" iron rod found at the Southeast corner of Lot 4, Block A, of said Heritage Heights Addition and continuing a total distance of 1312.36 feet to a 1/2" iron rod set at the Northeast corner of said 121.267 acre tract;

THENCE: South 0 degrees 11 minutes 29 seconds West passing at 21.28 feet a 1/2" iron rod found at a fence corner post and

Exhibit "A" - Page 13

continuing a total distance of 1437.24 feet along the East line of said 121.267 acre tract to a 1/2" iron rod found for a corner;

THENCE: South 00 degrees 18 minutes 56 seconds West a distance of 1181.67 feet continuing along the East line of said 121.267 acre tract to the POINT OF BEGINNING and containing 121.267 acres of land, more or less.

TRACT V:

BEING a tract of land situated in the Thomas Dean Survey, Abstract No. 69, Rockwall County, Texas, and being all of that 31.973 acre tract of land known as Tract I conveyed to The Shores Country Club, Inc., by Deed recorded in Volume 556, Page 54, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Southeast corner of said Tract I and the most Southerly "ell" corner of that 121.267 acre tract of land described as Tract IV conveyed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas;

THENCE: South 89 degrees 10 minutes 19 seconds West a distance of 314.12 feet with the South line of said Tract I and the most Westerly line of said Tract IV to a 1/2" iron rod found for a corner on the North line of a 20 foot alley and the North line of The Shores, Phase One, an addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas, said iron rod being on a curve to the left having a central angle of 12 degrees 10 minutes 13 seconds, a radius of 889.89 feet, and a chord that bears North 84 degrees 44 minutes 33 seconds West a distance of 188.67 feet;

THENCE: Along the North lines of said Alley and said Addition as follows:
Along said curve an arc distance of 189.02 feet to a 1/2" iron rod set for a corner;
South 89 degrees 10 minutes 19 seconds West a distance of 107.69 feet to a 1/2" iron rod set for a corner;
and South 00 degrees 49 minutes 41 seconds East a distance of 20.00 feet to a cross cut in concrete for a corner at the Northeast of Lot 34, Block A, of said Addition;

THENCE: South 89 degrees 10 minutes 19 seconds West a distance of 288.72 feet continuing with the North line of said Addition to a 1/2" iron rod set for the Northwest corner of said Addition and the Southwest corner of said Tract I, said iron rod being on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Along said Take Line and the West lines of said Tract I as follows:
North 0 degrees 14 minutes 23 seconds East, passing at 15.71 feet a concrete monument found marked CC56-1 and continuing a total distance of 59.92 feet to a concrete monument marked CC56-2 found for a corner;

Exhibit "A" - Page 14

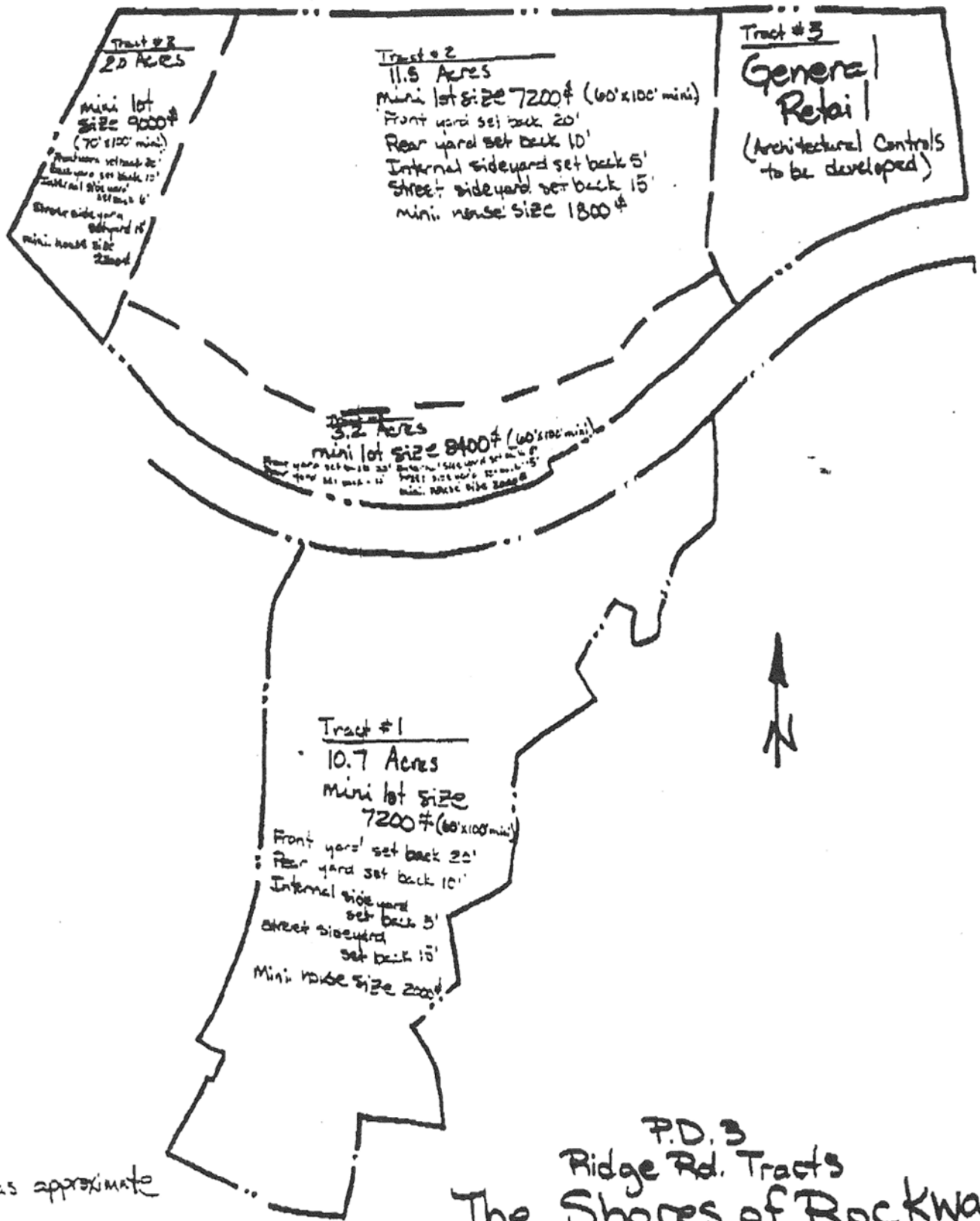
North 13 degrees 25 minutes 24 seconds West a distance of 275.70 feet to a concrete monument marked CC56-3 found for a corner; North 02 degrees 09 minutes 47 seconds East a distance of 330.23 feet to a concrete monument marked CC56-4 found for a corner; North 9 degrees 57 minutes 50 seconds East a distance of 354.66 feet to a concrete monument marked CC56-5 found for a corner; and North 00 degrees 23 minutes 13 seconds East a distance of 738.36 feet to a concrete monument marked CC56-6 and CC58-1 found at a fence corner for the northwest corner of said Tract I;

THENCE: North 89 degrees 48 minutes 06 seconds East a distance of 662.61 feet with the North line of said Tract I to a 1/2" iron rod found for the Northeast corner of said tract and the most Westerly Northwest corner of the previously mentioned 121.267 acre Tract IV;

THENCE: South 07 degrees 14 minutes 19 seconds East a distance of 1748.98 feet with the East line of said Tract I and the West line of said Tract IV to the POINT OF BEGINNING and containing 31.973 acres of land, more or less.

EXHIBIT "B"

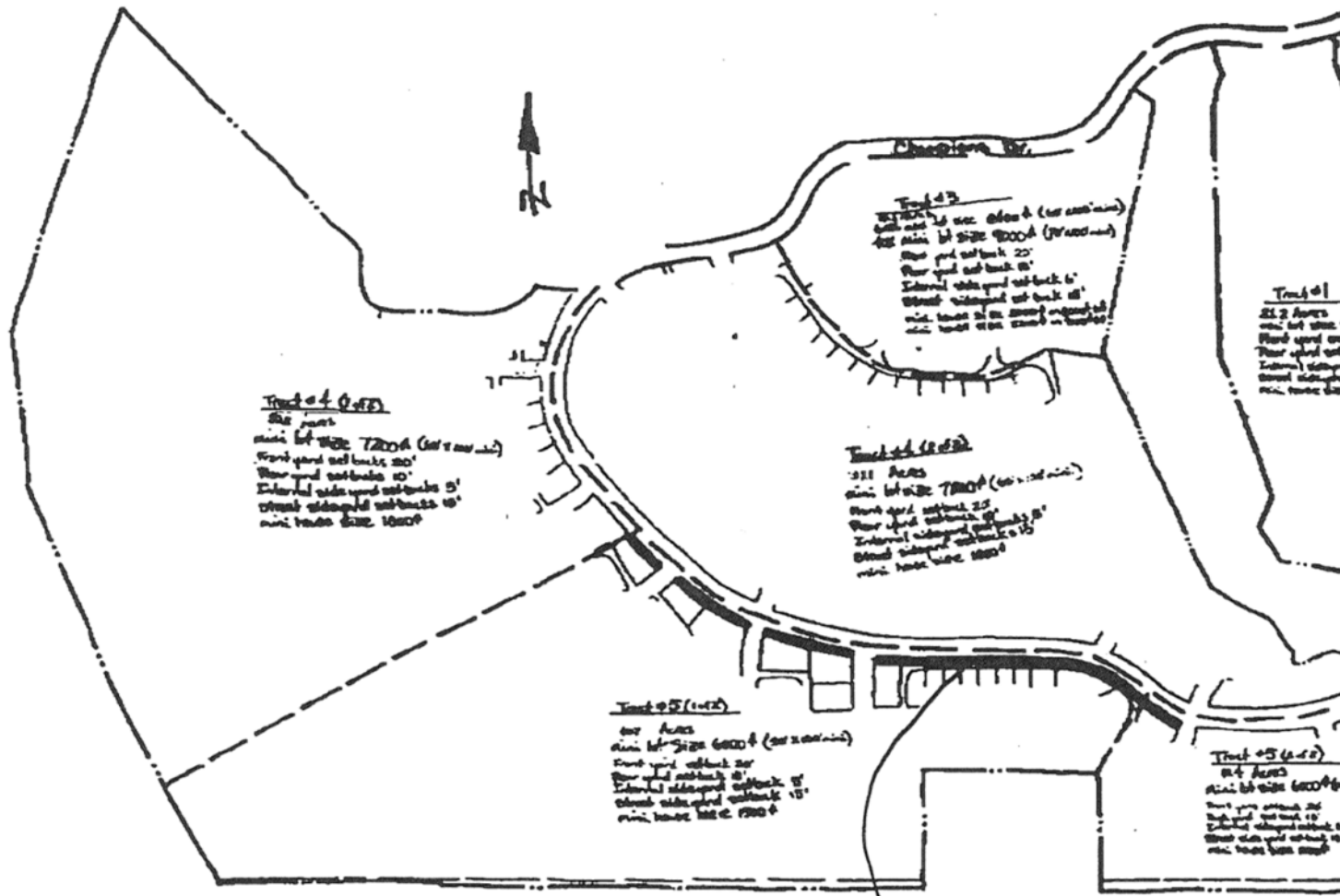
Tract Maps Showing Acreage, Locations of Tracts, Etc. (4 Maps)



All areas approximate

P.D. 3
 Ridge Rd. Tracts
 The Shores of Rockwall
 1" = 100' 5/10/96

Pg 1 of 4



FD 2 OF 4

24

SEE
 EXHIBIT
 "F"
 FOR BERM
 DETAIL

FD 3
 South Tract
 The Shores of Rock
 10/1/16

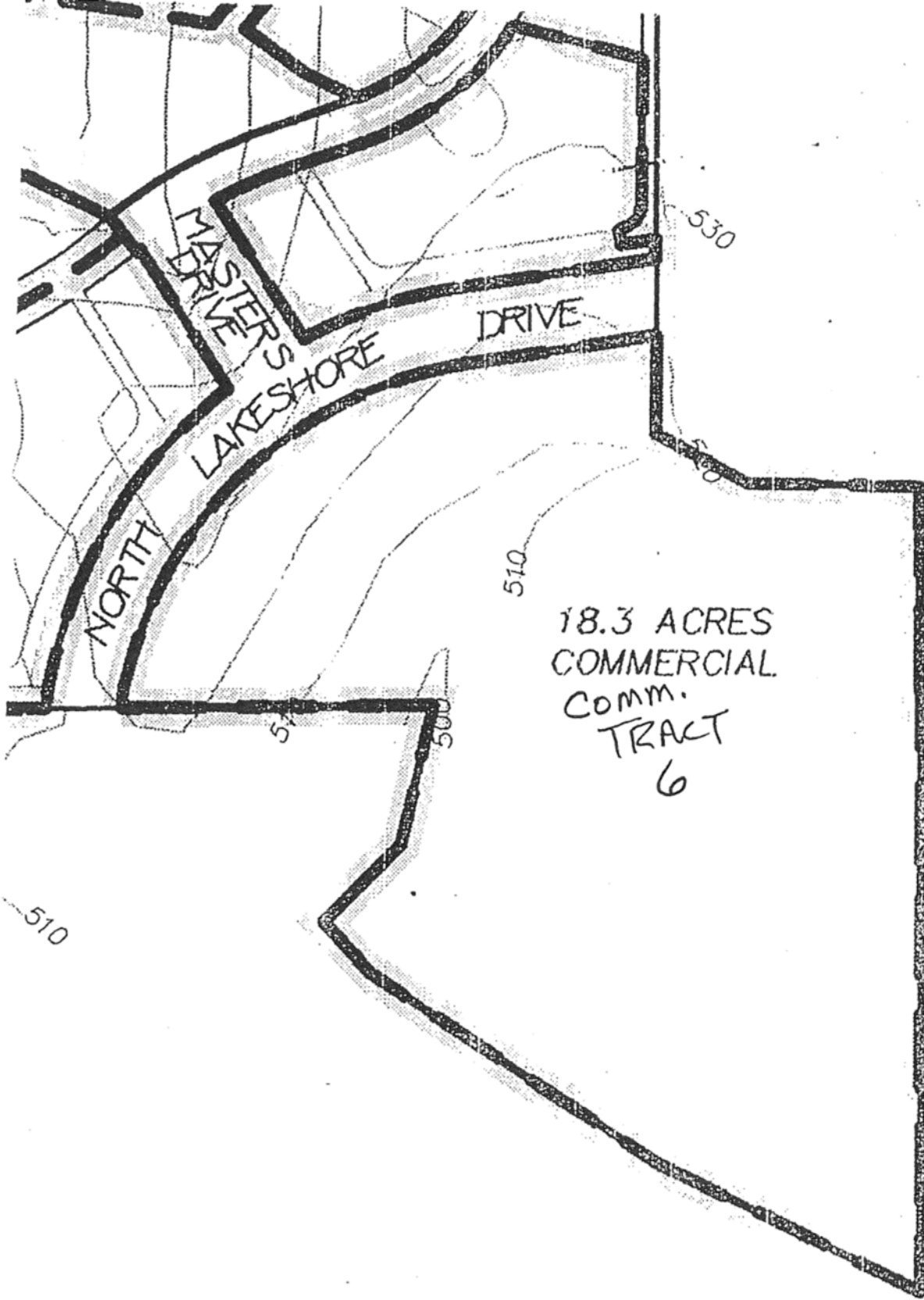


EXHIBIT "C"

Revised Area Requirements (17 pages)

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #1(10.7 +/- Acres)
Ridge Road Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Area for Tract 1	8,500 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft.
Minimum Lot Frontage	60 Feet on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #2 (3.2+/- Acres)
Ridge Road Tract

Minimum Lot Area	8,400 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft.
Minimum Lot Frontage	60 Feet on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 2 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #2 (11.8 +/- Acres)
Ridge Road Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Size for Tract 2	8,500 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 Feet on A Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 3 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #2 (2.0 +/- Acres)
Ridge Road Tract

Minimum Lot Area	9,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,200 Sq. ft.
Minimum Lot Frontage	70 Feet
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	6 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pa 4 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #4 (1 of 2) (50.2 +/- Acres)
South Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Area for Tract 4	8,500 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #4 (2 of 2) (37.1 +/- Acres)
South Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Area for Tract 4	8,500 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 Ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 6 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #5 (1 of 2) (40.7 +/- Acres)
South Tract

Minimum Lot Area	6,000 Sq. ft.
Average Minimum Lot Area for Tract 5	7,200 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Frontage	50 ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	50%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 7 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #5 (2 of 2) (10.4 +/- Acres)
South Tract

Minimum Lot Area	6,000 Sq. ft.
Average Minimum Lot Area for Tract 5	7,200 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Frontage	50 ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	50%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #3 (1 of 2) (4.4 +/- Acres)

Tract #3 (2 of 2) 8.0 +/- Acres)

North Tract

Minimum Lot Area	8,400 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft.
Minimum Lot Frontage	60 ft on a Public Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 9 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #4 (1 of 2) (4.6 +/- Acres)
Tract #4(2 of 2) (7.7 +/- Acres)
North Tract

Minimum Lot Area	9,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,200 Sq. ft.
Minimum Lot Frontage	70 ft on a Public Street
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard* (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 10 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #5 (15.9 +/- Acres)
North Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Area for Tract 5	10,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,600 Sq. ft.
Minimum Lot Frontage	60 ft on a Public Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #6 (39.2 +/- Acres)
North Tract

Minimum Lot Area	7,200 Sq. ft.
Average Min. Lot Area for Tracts 6 &7 (2 Tracts)	8,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 12 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #7 (1 of 2) (15.8 +/- Acres)
Tract #7 (2 of 2) (19.2 +/- Acres)
North Tract

Minimum Lot Area	7,200 Sq. ft.
Average Min. Lot Area for Tract 6 and 7(2 Tracts)	8,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 Feet on A Public Street
Minimum Lot Depth	100 ft
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 13 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #8 (1 of 2) (8.3 +/- Acres)
North Tract

Minimum Lot Area	6,000 Sq. ft.
Average Minimum Lot Area for Tract 8	7,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Frontage	50 ft on a Public Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	50%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 14 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #8 (2 of 2) (30.6 +/- Acres)
North Tract

Minimum Lot Area	6,000 Sq. ft.
Average Minimum Lot Area for Tract 8	7,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Frontage	50 ft on a Public Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	50%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 15 of 17

ORDINANCE NO. _____

EXHIBIT "C"
AREA REQUIREMENTS
PD-3 (The Shores)

Tract # 1 (21.2 +/- Acres)
Tract # 2 (3.1 +/- Acres)
SOUTH TRACT

Minimum Lot Area	9,000 Sq. ft.
Average Minimum Lot Area for Tracts 1 & 2	10,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,200 Sq. ft.
Minimum Lot Frontage	70 ft on a Pubic Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	6 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 16 of 17

44

ORDINANCE NO. _____
EXHIBIT "C"
AREA REQUIREMENTS
PD-3 (The Shores)

Tract # 3 (13.1 +/- Acres)
SOUTH TRACT

Minimum Lot Area 60% of Tract 3	8,400 Sq. ft.
Minimum Lot Area 40% of Tract 3	9,000 Sq. ft.
Average Minimum Lot Area for Tract 3	10,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft. (8,400 Sq. ft) 2,200 Sq. ft. (9,000 Sq.ft)
Minimum Lot Frontage (8400) (9000)	60 ft on a Public Street 70 ft on a Pubic Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Exhibit "G"
Uses For General Retail Tract 3

Permitted Uses:

1. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.
2. Banks, including drive through facilities.
3. Planned shopping centers of less than 10 acres and neighborhood convenience centers.
4. Office buildings.
5. Paved parking lots, not including commercial parking lots.
6. Other uses similar to the above.
7. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.
8. Institutional uses.
9. Municipally owned or controlled facilities, utilities, and uses.
10. Restaurants, including accessory outdoor seating, without drive-in or drive-through facilities.
11. Retail outlets where gasoline products are sold as an accessory use limited to 2 dispensers which can service no more than 4 vehicles at one time.
12. An accessory use customarily related to a principal use authorized in this district.

13. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.
14. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.

Conditional Uses: (Require Conditional Use Permits)

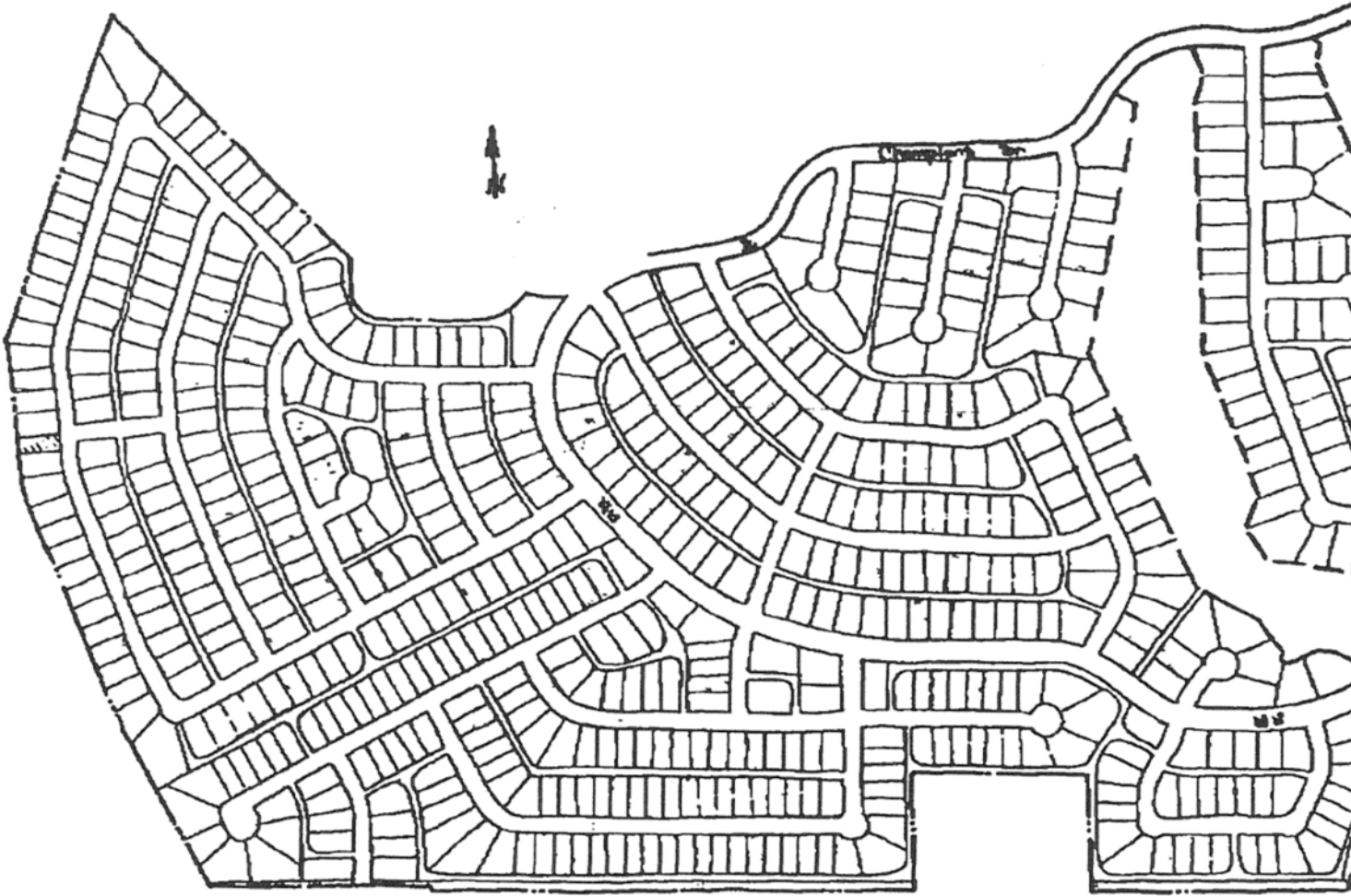
1. A mobile home on an unsubdivided tract of five acres or more used as a construction office.
2. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
3. Funeral Homes.
4. Non-open bay car wash.
5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
6. Semi-public uses.
7. Commercial amusements, as defined herein, including amusement parks, circus or carnival grounds, recreation developments, or tents for other amusements, in accordance with all other applicable ordinances, and more than 300 feet from residentially zoned land unless such setback is reduced or waived by the Planning and Zoning Commission and City Council. Temporary uses not exceeding 14 days meeting all other requirements of the City may be permitted by the Building Official. (Ord. 88-32)
8. Drive-through window as an accessory to a restaurant.
9. Private club as an accessory to a general restaurant.
10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
11. Buildings with less than 90% masonry exterior walls.
12. Any structure over 36 feet in height.
13. Veterinary clinics for treatment of small animals, with no outdoor pens or runs. (Ord. 90-5)

14. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

Pg 3 of 3

EXHIBIT "D"

Street Layouts (3 Maps)

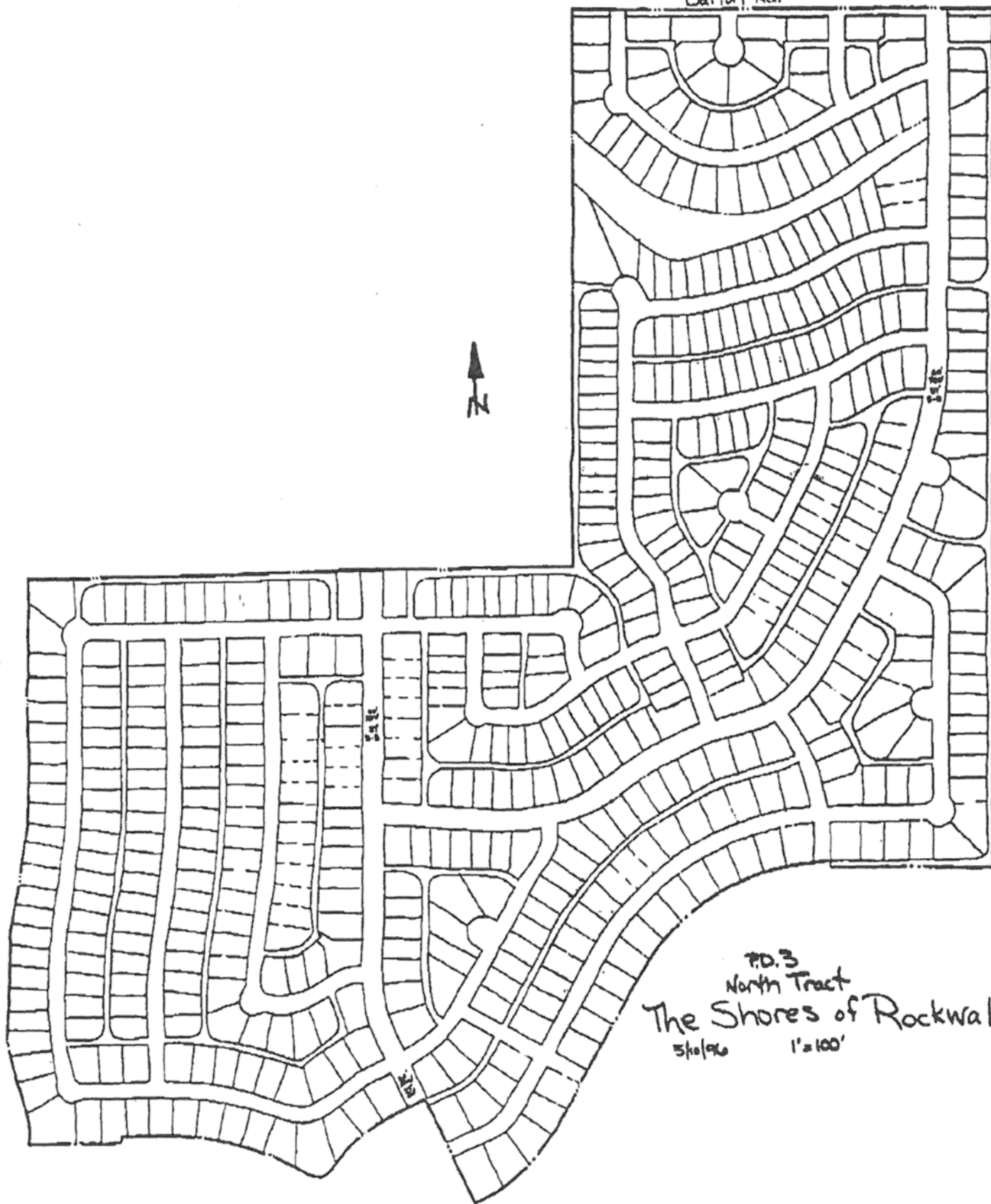


South Trust
The Shores of Rock
date 1-100'

Fig 1 of 3

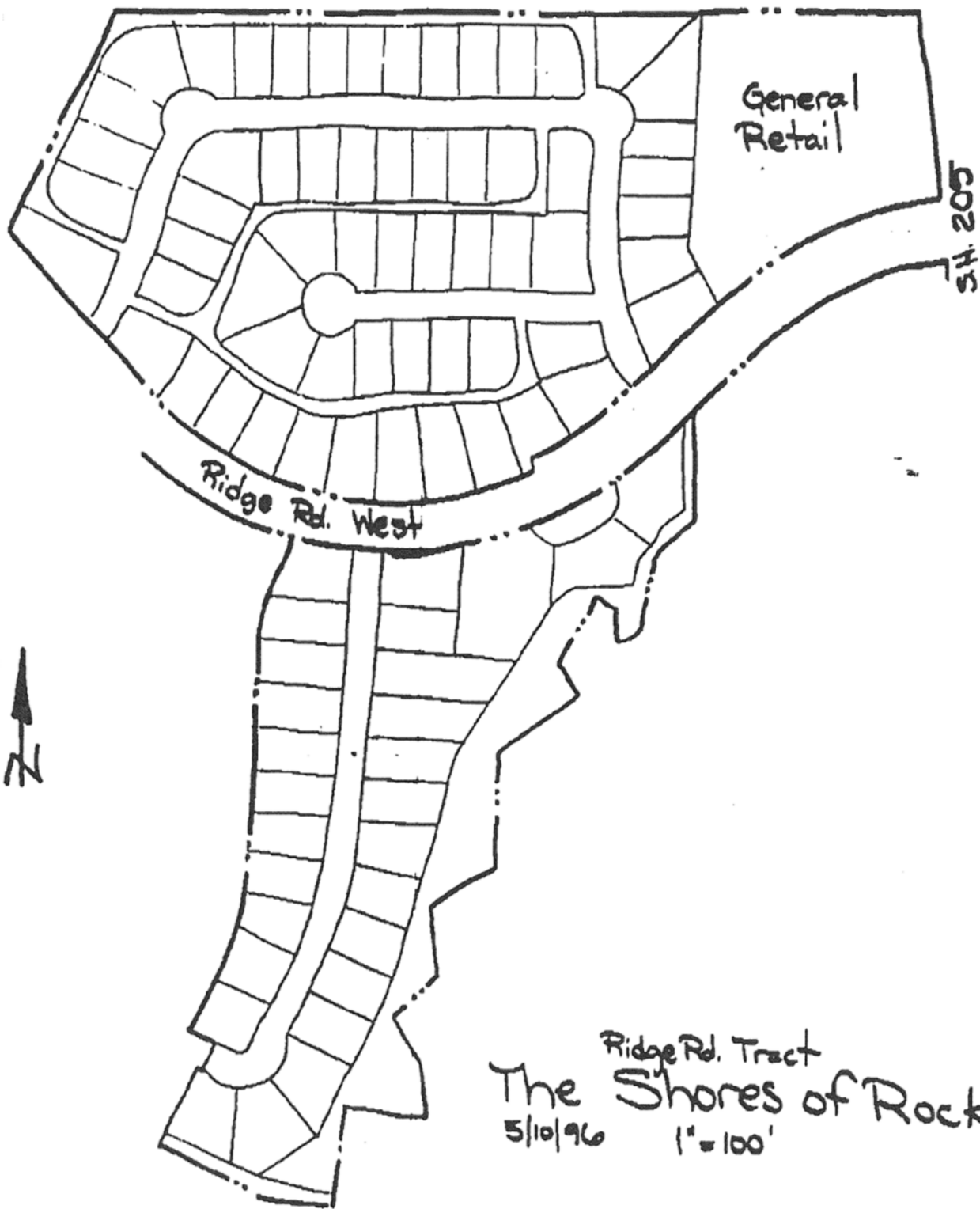
50

Dalton Rd.



PD.3
North Tract
The Shores of Rockwall
5/10/96 1"=100'

Pg 2 of 3



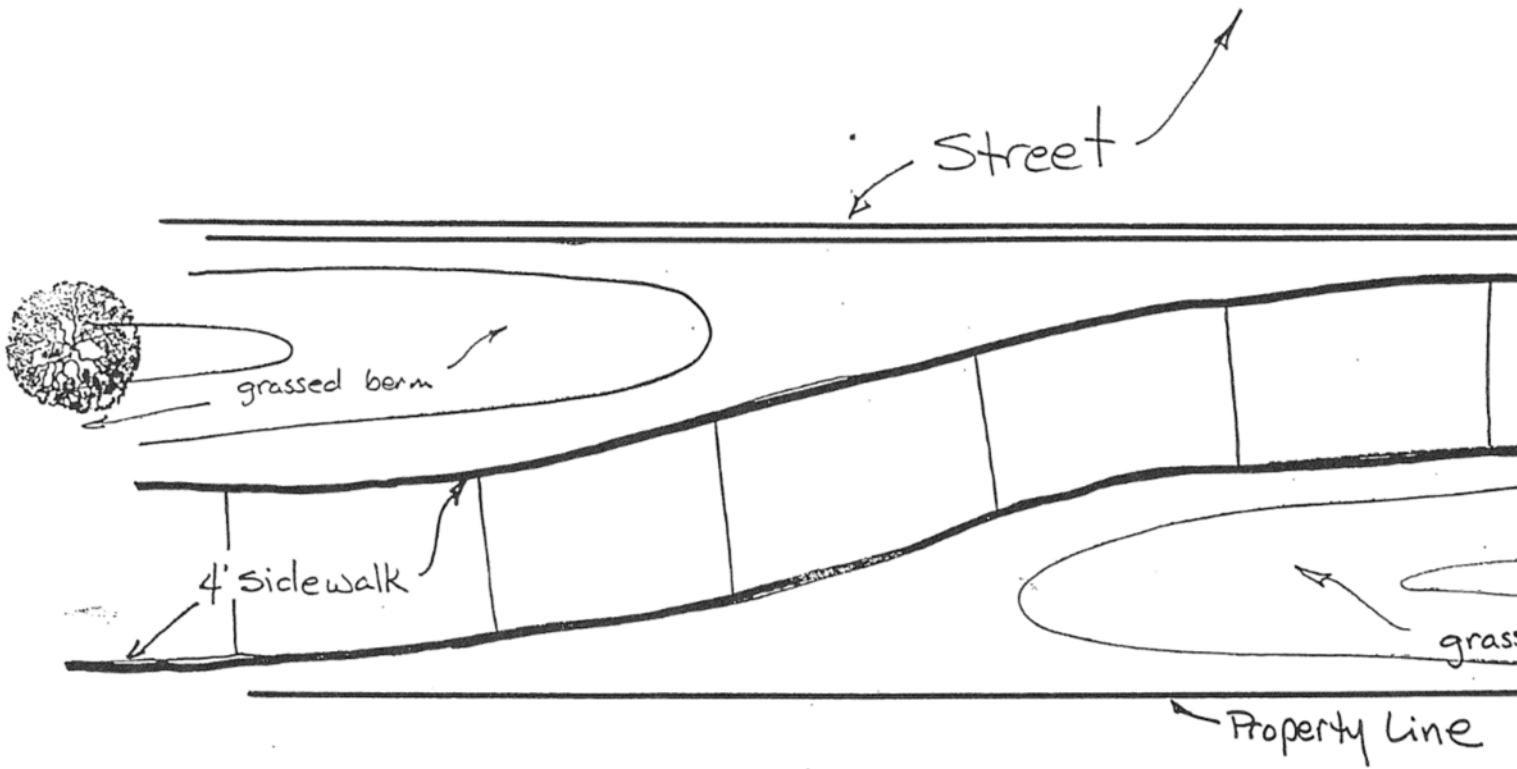
Ridge Rd. Tract
 The Shores of Rockwall
 5/10/96 1" = 100'

EXHIBIT "E"

Village Entry Features

EXHIBIT "F"

Berm Detail For Southern Section Tract 5



Bermed Pa
The Shores o

Exhibit "G"
Uses For General Retail Tract 3

Permitted Uses:

1. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.
2. Banks, including drive through facilities.
3. Planned shopping centers of less than 10 acres and neighborhood convenience centers.
4. Office buildings.
5. Paved parking lots, not including commercial parking lots.
6. Other uses similar to the above.
7. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.
8. Institutional uses.
9. Municipally owned or controlled facilities, utilities, and uses.
10. Restaurants, including accessory outdoor seating, without drive-in or drive-through facilities.
11. Retail outlets where gasoline products are sold as an accessory use limited to 2 dispensers which can service no more than 4 vehicles at one time.
12. An accessory use customarily related to a principal use authorized in this district.

13. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.
14. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.

Conditional Uses: (Require Conditional Use Permits)

1. A mobile home on an unsubdivided tract of five acres or more used as a construction office.
2. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
3. Funeral Homes.
4. Non-open bay car wash.
5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
6. Semi-public uses.
7. Commercial amusements, as defined herein, including amusement parks, circus or carnival grounds, recreation developments, or tents for other amusements, in accordance with all other applicable ordinances, and more than 300 feet from residentially zoned land unless such setback is reduced or waived by the Planning and Zoning Commission and City Council. Temporary uses not exceeding 14 days meeting all other requirements of the City may be permitted by the Building Official. (Ord. 88-32)
8. Drive-through window as an accessory to a restaurant.
9. Private club as an accessory to a general restaurant.
10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.
11. Buildings with less than 90% masonry exterior walls.
12. Any structure over 36 feet in height.
13. Veterinary clinics for treatment of small animals, with no outdoor pens or runs. (Ord. 90-5)

14. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

Gonzales, David

From: Nathan Starr [REDACTED]
Sent: Tuesday, February 20, 2018 3:18 PM
To: Gonzales, David
Subject: Fw: House Boundaries.

Here are the photos if they did not come through on previous email. One main reason I'd like to get this finalized quickly if because new neighbors might not understand what we are trying to do and think someone is trying to get over on them. I am digging through the multitude of emails I have from the house deal that I have saved to see if I can gather any and all documents that will help in this process.

From: Nathan Starr [REDACTED]
Sent: Tuesday, February 20, 2018 3:10 PM
To: Nathan Starr
Subject: House Boundaries.

Get [Outlook for Android](#)











Isle Royale Drive
(50' right-of-way)
N 13°55'39" W
59.80'

LOT 1
Amended Plat
Shores North Phase 4A
Cabinet E, Slides 257-258
P.R.R.C.T.

LOT 2
Amended Plat
Shores North Phase 4A
Cabinet E, Slides 257-258
P.R.R.C.T.

LOT 3
Amended Plat
Shores North Phase 4A
Cabinet E, Slides 257-258
P.R.R.C.T.

LOT 4
Amended Plat
Shores North Phase 4A
Cabinet E, Slides 257-258
P.R.R.C.T.

LOT 5
Amended Plat
Shores North Phase 4A
Cabinet E, Slides 257-258
P.R.R.C.T.

LOT 28
Amended Plat
Shores North Phase 4A
Cabinet E, Slides 257-258
P.R.R.C.T.

Lot 30, Block F
9,041 Sq. Feet
0.208 Acre

Lot 29, Block F
8,239 Sq. Feet
0.189 Acres

LOT 25
Amended Plat
Shores North Phase 4A
Cabinet E, Slides 257-258
P.R.R.C.T.

Scarboro Hills Lane
(50' right-of-way)
N 89°10'19" E 236.38'

Block G

LOT 6
Amended Plat
Shores North Phase 4A
Cabinet E, Slides 257-258
P.R.R.C.T.

LOT 7
Amended Plat
Shores North Phase 4A
Cabinet E, Slides 257-258
P.R.R.C.T.

LOT 8
Amended Plat
Shores North Phase 4A
Cabinet E, Slides 257-258
P.R.R.C.T.

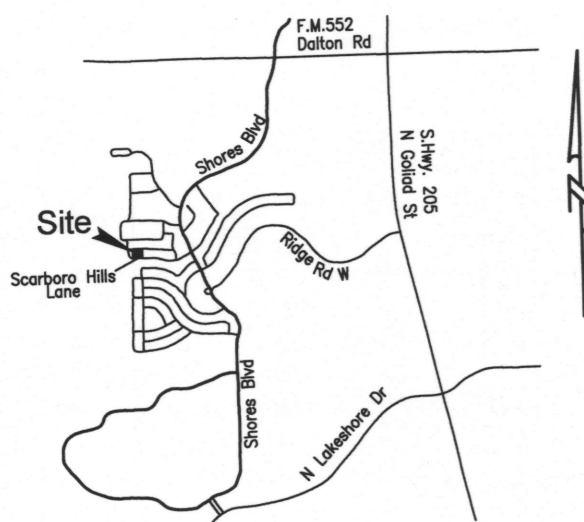
LOT 9
Amended Plat
Shores North Phase 4A
Cabinet E, Slides 257-258
P.R.R.C.T.

LOT 10
Amended Plat
Shores North Phase 4A
Cabinet E, Slides 257-258
P.R.R.C.T.

Legend

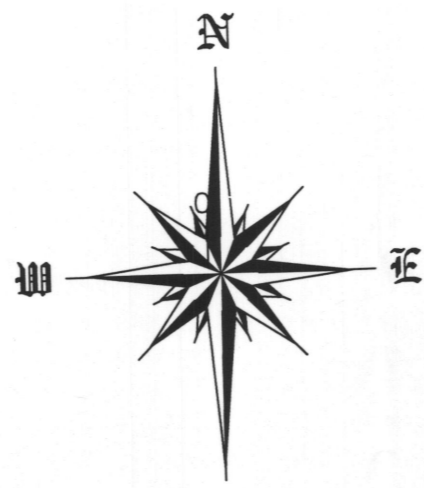
- RCRF Rooms Capped Iron Rod Found
- PRRCT Plat Records, Rockwall County, Texas
- IRF Iron Rod Found
- Cpd.IRF Capped Iron Rod Found
- CM Controlling Monument

VICINITY MAP
N.T.S.



NOTES

- 1) No part of subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Flood Insurance Rate Map Number 48397C0030 L of F.E.M.A. Flood Insurance Rate Maps for Rockwall County, Texas and Incorporated Areas dated September 26, 2008 (Zone X).
- 2) Bearings are based on the Amended Plat Shores North Phase 4A, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet E, Slides 257 and 258, of the Plat Records, Rockwall County, Texas.
- 3) State Plane Coordinates shown on this plat are per the Amended Plat Shores North Phase 4A, an addition to the City of Rockwall, Rockwall County, Texas, as recorded in Cabinet E, Slides 257 and 258, of the Plat Records, Rockwall County, Texas. North Central Zone.
- 4) 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 approved 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.
- 5) The current zoning of the property is PD-3 (The Shores)



Scale: 1"=30'

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the ____ day of _____, 20____.

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 eighty (180) 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.

Director of Planning

City Engineer

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS Christopher & Shannon Rohde and Nathan Starr, being the owners of a tract of land situated in the City of Rockwall, Rockwall County, Texas, being in the Thomas Dean Survey, Abstract No. 89, being all of Lots 26 and 27, Block F of Amended Plat Shores North Phase 4A, an addition to the City of Rockwall, Rockwall County, Texas as recorded in Cabinet E, Slides 257 and 258 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.), said tract being more particularly described as follows:

BEGINNING at a DAA capped iron rod found in the north line of Scarboro Hills Lane (50 foot right-of-way), marking the southwest corner of said Lot 27, the southeast corner of Lot 28, Block F of said Amended Plat Shores North Phase 4A and the southwest corner of the herein described premises;

THENCE departing the north line of said Scarboro Hills Lane, with the west line of said premises, said Lot 27 and the east line of said Lot 28, North 00°49'41" West, 120.00 feet to a DAA capped iron rod found in the south line of a 20 foot alley right-of-way, marking the northeast corner of Lot 28, the northwest corner of Lot 27 and the northwest corner of said premises;

THENCE with the south right-of-way of said alley, the north line of said premises and along the north line of said Lots 26 and 27, North 89°10'19" East, 144.00 feet to a 1/2-inch iron rod found marking the northeast corner of Lot 26, the northeast corner of the said premises and the northwest corner of Lot 25, Block F of aforementioned Amended Plat Shores North Phase 4A;

THENCE departing the south right-of-way of said alley, with the west line of said Lot 25, the east line of Lot 26 and the east line of said premises, South 00°49'41" East, 120.00 feet to a 1/2-inch iron rod found in the north line of aforementioned Scarboro Hills Lane, marking the southwest corner of Lot 25, the southeast corner of Lot 26 and the southeast corner of the said premises;

THENCE with the north line of said Scarboro Hills Lane, the south line of said premises and along the south line of said Lots 26 and 27, South 89°10'19" West, 144.00 feet to the place of beginning and containing 17,280 square feet or 0.397 acre of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Chad Sledge, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown were properly placed under my personal supervision

Chad Sledge
Registered Professional Land Surveyor
Texas Registration No. 5733



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as the Shores North Phase 4A, Lots 29-30, Block F subdivision to the City of Rockwall, 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. We further certify that all other parties who have a mortgage or lien interest in the Shores North Phase 4A, Lots 29-30, Block F subdivision 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 house, driveway, 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, may be used by the owner and/or developer as progress payments on the lot. Such deposit may be used by the owner and/or developer for the same out of the escrow deposit, 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 exaction's 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.

The purpose of this amended plat is to relocate the common line between Lots 26 & 27, Block F

Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

Owners Lot 29
Christopher & Shannon Rohde
1411 Scarboro Hills Lane
Rockwall, TX 75087

Owners Lot 30
Nathan Starr
1421 Scarboro Hills Lane
Rockwall, TX 75087

Surveyor
Roome Land Surveying
P.O. Box 941647
Plano, TX 75094
Attn: Chad Sledge
(972) 423-4372
chad@roomeinc.com

OWNERS LOT 29

Christopher Rohde

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Christopher Rohde, 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 ____ day of _____

Notary Public in and for the State of Texas My Commission Expires: _____

Shannon Rohde

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shannon Rohde, 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 ____ day of _____

Notary Public in and for the State of Texas My Commission Expires: _____

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, 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 ____ Day of _____

Notary Public in and for the State of Texas My Commission Expires: _____

OWNERS LOT 30

Nathan Starr

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Nathan Starr, 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 ____ day of _____

Notary Public in and for the State of Texas My Commission Expires: _____

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the purpose and consideration therein stated.
Given upon my hand and seal of office this ____ Day of _____

Notary Public in and for the State of Texas My Commission Expires: _____

P 2018 003

Final Plat
Shores North Phase 4A
Lots 29-30, Block F
2 Lots
17,280 Sq. Ft. / 0.397 Acre
Being an Amending Plat of
Lots 26 and 27, Block F
Shores North Phase 4A, an Addition
to the City of Rockwall, Texas
out of the
Thomas Dean Survey, Abstract No. 80
Rockwall County, Texas
February 2018

Roome
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

ORDINANCE NO. _____
EXHIBIT "C"
AREA REQUIREMENTS
PD-3 (The Shores)

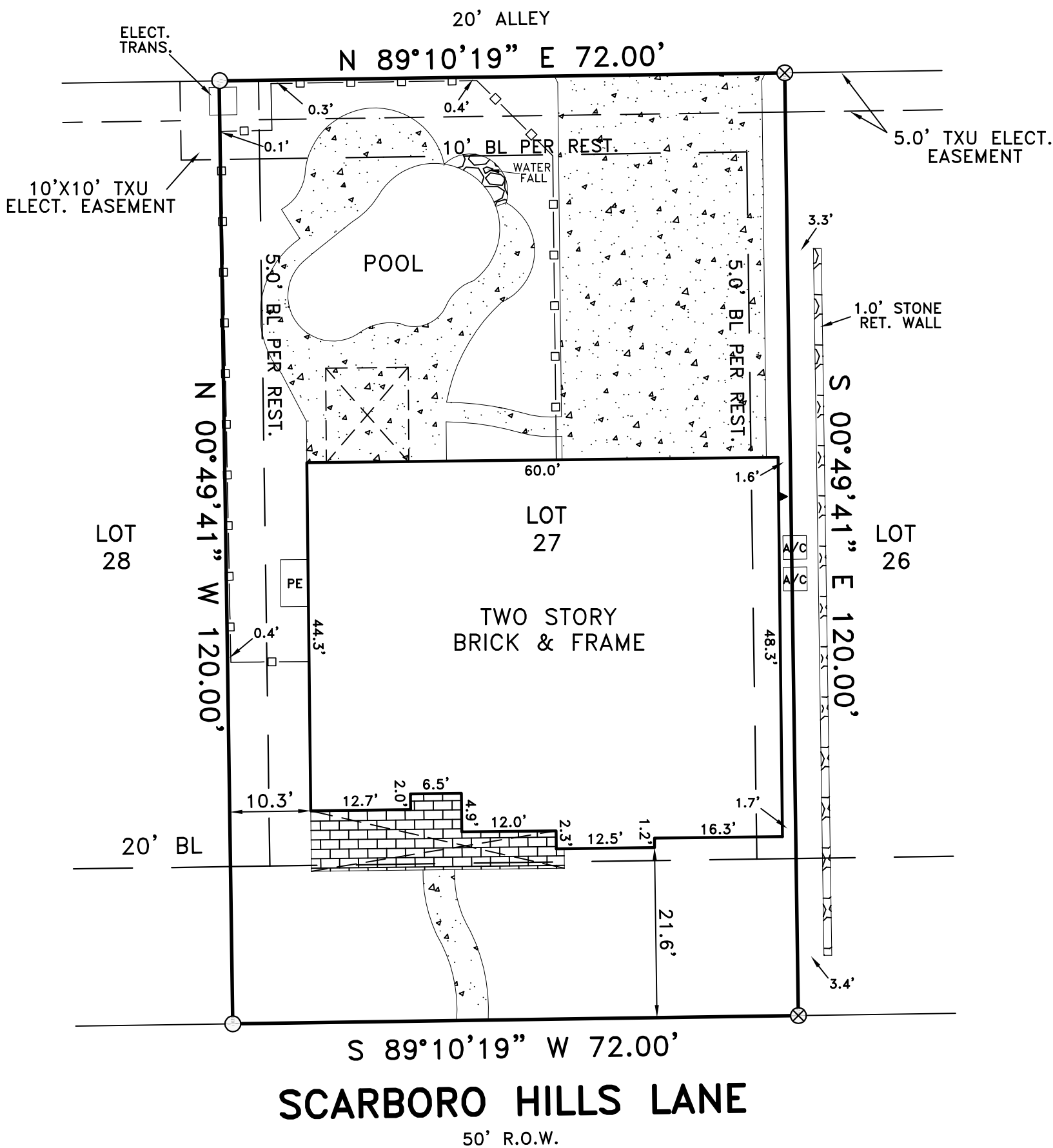
Tract # 3 (13.1 +/- Acres)
SOUTH TRACT

Minimum Lot Area 60% of Tract 3	8,400 Sq. ft.
Minimum Lot Area 40% of Tract 3	9,000 Sq. ft.
Average Minimum Lot Area for Tract 3	10,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft. (8,400 Sq. ft) 2,200 Sq. ft. (9,000 Sq.ft)
Minimum Lot Frontage (8400) (9000)	60 ft on a Public Street 70 ft on a Pubic Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

SURVEY PLAT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY LOCATED AT NO. 1421 SCARBORO HILLS LANE, IN THE CITY OF ROCKWALL, TEXAS, LOT NO. 27 BLOCK NO. F OF SHORES NORTH PHASE 4A AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E AT SLIDE 257 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.



NOTE: PROPERTY APPEARS TO BE SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 1259, PAGE 159 VOLUME 2765, PAGE 147

THIS SURVEY WAS PERFORMED FOR:
RANGER TITLE CO., FIRST AMERICAN TITLE, AMERICAN NATIONAL BANK, BRET ULLOM AND LORI L. ULLOM

NOTE: USE OF THIS SURVEY BY ANY OTHER PARTY AND/OR FOR OTHER PURPOSES SHALL BE AT USER'S OWN RISK AND ANY LOSS RESULTING FROM OTHER USE SHALL NOT BE THE RESPONSIBILITY OF THE UNDERSIGNED.
NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. BRIAN GALLIA & ASSOCIATES HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. T121605R AND THE INFORMATION PROVIDED BY RANGER TITLE CO. SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS DIRECTION. ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTED ON THE DATE OF THE SURVEY, AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN. THE PLAT HEREON IS A CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY LINES AND DIMENSIONS ARE AS INDICATED; LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN; AND EXCEPT AS SHOWN, ALL IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES THE DISTANCES INDICATED, AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND. THIS SURVEY IS NOT VALID WITHOUT A SEAL AND SIGNATURE.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48397C0030L, THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOODS HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

Drawn By: PAUL O.
Scale: 1"=20'
Date: 8-28-12
Job No. 1201325-1

LEGEND	
○ 1/2" IRON ROD FOUND	▨ EDGE OF GRAVEL
⊗ 1/2" IRON ROD SET	▨ EDGE OF ASPHALT
○ 1" IRON PIPE FOUND	○ CHAIN LINK
⊗ "X" FOUND/SET	□ WOOD FENCE
▲ UNDERGROUND ELEC.	× BARBED WIRE
△ OVERHEAD ELECTRIC	□ IRON FENCE
□ FENCE POST FOR CORNER	—OHP— OVERHEAD POWER
■ BRICK COLUMN	—OES— OVERHEAD ELEC. SERVICE
○ POWER POLE	
▨ CONCRETE	▨ COVERED AREA

BRIAN GALLIA & ASSOCIATES
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QUINLAN, TEXAS 75474
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FAX: (903) 447-0931
www.bgasurveying.com