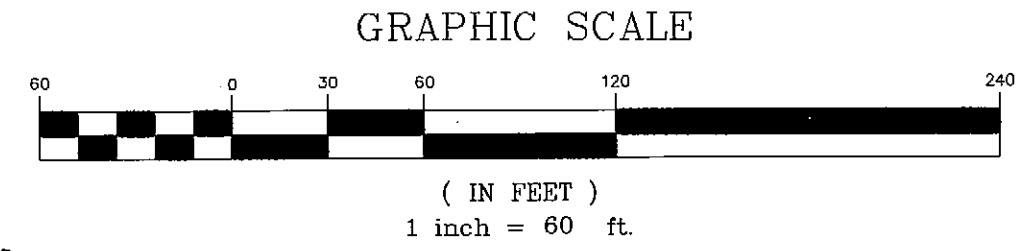
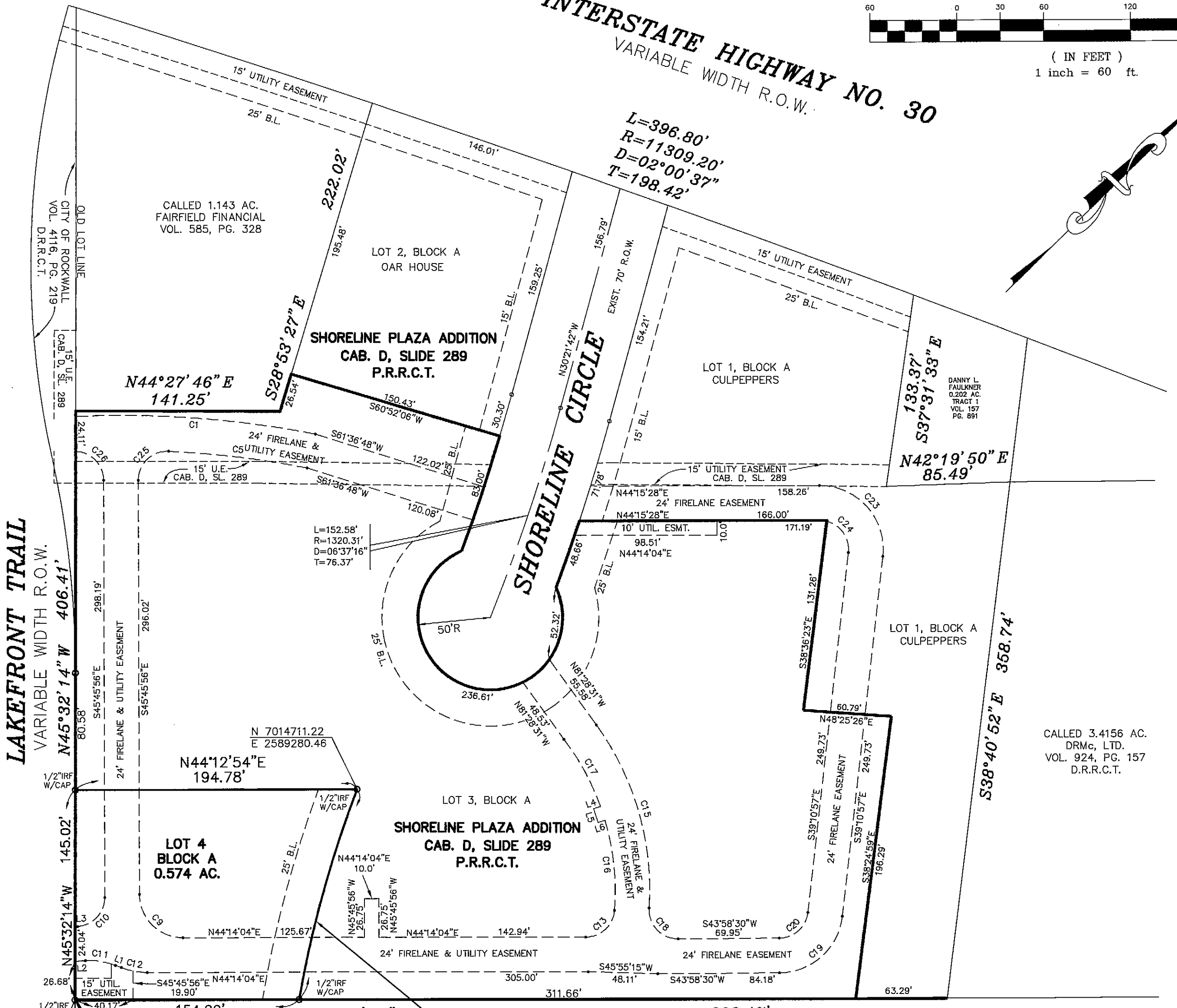


INTERSTATE HIGHWAY NO. 30
VARIABLE WIDTH R.O.W.



41.180 AC.
ROCKWALL HARBOR JOINT VENTURE
VOL. 617, PG. 106
(PART OF 52.50 AC. 71/302)

LAKEFRONT TRAIL
VARIABLE WIDTH R.O.W.
406.41'



CALLLED 3.4156 AC.
DRMc, LTD.
VOL. 924, PG. 157
D.R.R.C.T.

CURVE TABLE							LINE TABLE		
CURVE	LENGTH	RADIUS	TANGENT	CH BRG	CH DIST	DELTA	LINE	LENGTH	BEARING
C1	166.58	692.27	83.69	S48°35'11"W	166.18	13°47'13"	L1	4.42'	N65°14'20"E
C5	96.50	668.27	48.34	S51°14'01"W	96.42	08°16'26"	L2	7.15'	N41°03'10"E
C9	47.12	30.00	30.00	N89°14'04"E	42.43	90°00'00"	L3	1.58'	N41°03'10"E
C10	30.31	20.00	18.92	N02°21'23"W	27.49	86°49'05"	L4	5.00'	N26°12'17"E
C11	21.11	50.00	10.71	S53°08'45"W	20.95	24°11'10"	L5	10.00'	S63°47'43"E
C12	18.33	50.00	9.27	N54°44'12"E	18.23	21°00'16"	L6	5.00'	N26°12'17"E
C13	29.82	20.00	18.46	N01°31'23"E	27.13	85°25'23"			
C15	134.12	193.27	69.89	N61°44'01"W	131.45	39°45'45"			
C16	62.94	172.19	31.82	N51°39'35"W	62.59	20°56'33"			
C17	52.93	172.19	26.67	N74°15'55"W	52.72	17°36'44"			
C18	32.87	20.00	21.51	S88°56'19"E	29.30	94°10'20"			
C19	63.86	44.00	39.04	N02°23'47"E	58.40	83°09'28"			
C20	29.03	20.00	17.74	N02°23'47"E	26.55	83°09'28"			
C23	74.15	44.00	49.35	N87°27'45"W	65.68	96°33'35"			
C24	33.71	20.00	22.43	N87°27'45"W	29.86	96°33'35"			
C25	32.41	20.00	21.02	S00°39'56"W	28.98	92°51'44"			
C26	30.58	20.00	19.18	N89°33'59"W	27.69	87°36'06"			

FILED FOR RECORD
ROCKWALL CO. TEXAS
NOV 17 AM 8:12
PAULETTE BURKS
CO. CLERK
DEPUTY

POINT OF BEGINNING

M.J. BARKSDALE SURVEY, ABSTRACT NO. 11 OWNER/DEVELOPER

ENGINEER/SURVEYOR

LEGEND
U.E. = UTILITY EASEMENT

NOTE:
COORDINATES ARE BASED ON THE CITY OF ROCKWALL SURFACE COORDINATES.

BOB CLEMENTS
517 MORAINES WAY
HEATH, TEXAS 75032
(972) 772-4981

DOUPHRADE & ASSOCIATES, INC.
2235 RIDGE ROAD
ROCKWALL, TEXAS 75087
(972) 771-9004

REPLAT

LOT 4, BLOCK A
SHORELINE PLAZA ADDITION
(REPLAT OF PART OF LOT 3, BLOCK A
OF SHORELINE PLAZA ADDITION)
1 LOT - 0.574 AC.
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT:	0502FPLT	DOUPHRADE & ASSOCIATES, INC. ENGINEERING - PROJECT MANAGEMENT - SURVEYING 2235 RIDGE ROAD ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005
DATE:	SEPT. 2005	
SCALE:	1"=60'	
DRAWN:	D.L.B.	
CHK'D:	W.L.D.	

SHEET 1 OF 2

F306

LEGAL DESCRIPTION

BEING, a part of Lot 3, Block A of Shoreline Plaza Addition, an Addition to the City of Rockwall, as recorded in Cabinet D, Slide 289 thru 290 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found on the northeast right of way line of Lakefront Trail at the most southerly corner of said Lot 3, Block A, and also being the most westerly corner of a called 5.00 acre tract as recorded in Volume 616, Page 240 of the Deed Records of Rockwall County, Texas;

THENCE North 45 degrees 32 minutes 14 seconds West, along the southwest line of said Lot 3, Block A and the northeast right of way line of Lakefront Trail, a distance of 145.02 feet to a 1/2" iron rod found for corner;

THENCE North 44 degrees 12 minutes 54 seconds East, leaving the northeast right of way line of Lakefront Trail, a distance of 194.78 feet to a 1/2" iron rod found for corner at the beginning of a non-tangent curve to the left having a central angle of 11 degrees 05 minutes 03 seconds, a radius of 779.64 feet, a chord distance of 150.59 feet that bears South 30 degrees 13 minutes 01 seconds East;

THENCE around said curve an arc distance of 150.83 feet to a 1/2" iron rod found on the southeast line of said Lot 3, Block A and the northwest line of said 5.00 acre tract;

THENCE South 44 degrees 14 minutes 04 seconds West, along the common line of said Lot 3, Block A and said 5.00 acre tract, a distance of 154.99 feet to the POINT OF BEGINNING and containing 25,000 square feet or 0.574 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOT 4, BLOCK A, SHORELINE PLAZA ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOT 4, BLOCK A, SHORELINE PLAZA ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

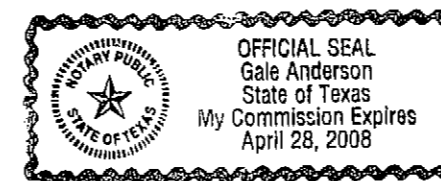
1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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. No fences, buildings or other improvements in drainage easements without City approval.
4. 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.
5. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
6. 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.
7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

Bob Clements
OWNER: BOB CLEMENTS

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared *Bob Clements* and *Karan Clements* known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 10th day of November, 2005

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



OWNER/DEVELOPER

BOB CLEMENTS
517 MORAIN WAY
HEATH, TEXAS 75032
(972) 772-4981

ENGINEER/SURVEYOR

DOUPHRAE & ASSOCIATES, INC.
2235 RIDGE ROAD
ROCKWALL, TEXAS 75087
(972) 771-9004

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, KENNETH E. BROWN, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

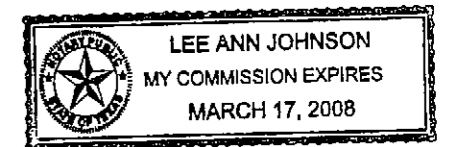
Kenneth E. Brown
KENNETH E. BROWN, R.P.L.S. NO. 2062



STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 9 day of November, 2005

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



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 10th day of November, 2005.

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.

Robert Salinas 11-16-05
Director of Planning

Chuck Todd 11-16-05
City Engineer

REPLAT

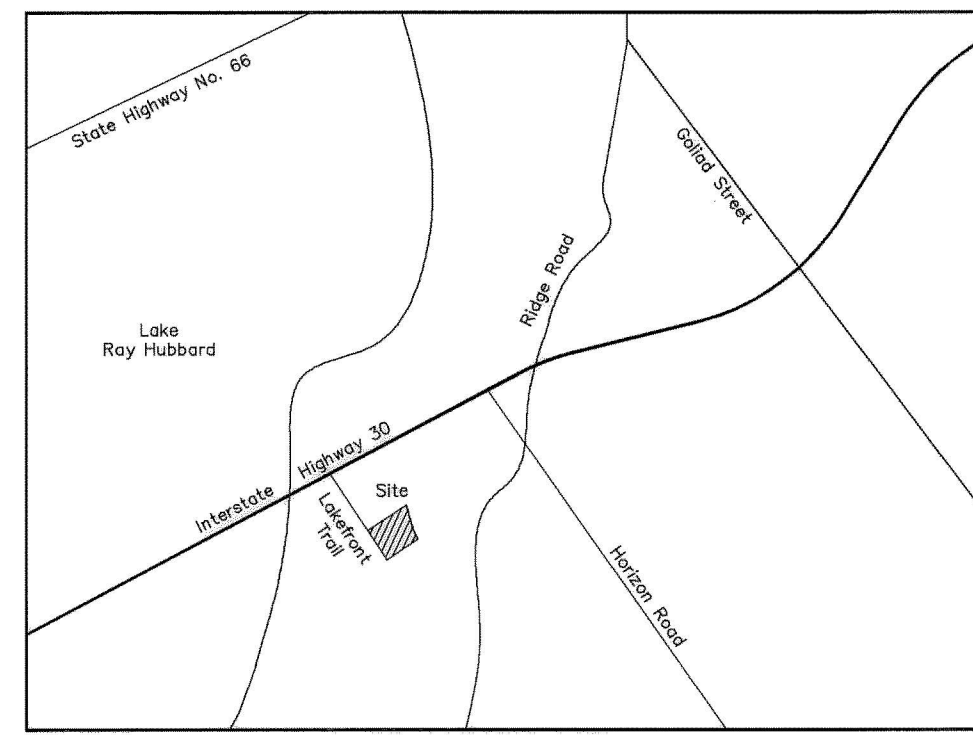
LOT 4, BLOCK A
SHORELINE PLAZA ADDITION
(REPLAT OF PART OF LOT 3, BLOCK A OF SHORELINE PLAZA ADDITION)
1 LOT - 0.574 AC.
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 0502VERB
DATE: SEPT. 2005
SCALE:
DRAWN: D.L.B.
CHK'D: W.L.D.
DOUPHRAE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE ROAD ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

Shoreline Plaza RP
Lot 4, Blk A

F310

FILED FOR RECORD
ROCKWALL COUNTY CLERK
LISA CONSTANT
COUNTY CLERK
07 FEB 21 PM 2:52
BY: _____ DEPUTY

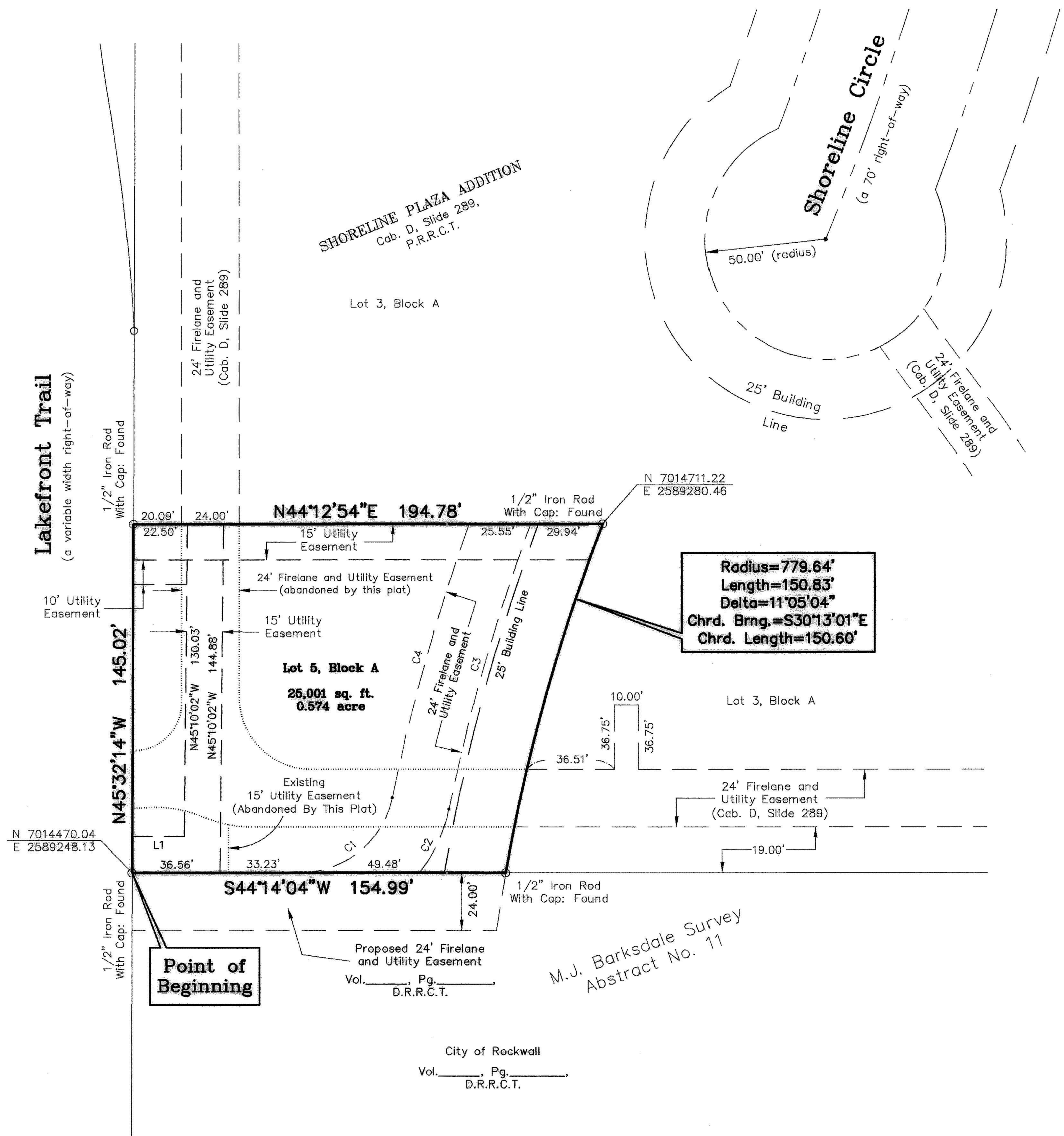


Vicinity Map
(not to scale)

Easement Line Table		
No.	Bearing	Distance
L1	S44°14'04"W	21.66'

Easement Curve Table					
No.	Length	Radius	Delta	Chrd. Bearing	Chrd. Length
C1	53.39'	39.00'	78°26'25"	N05°00'51"E	49.32'
C2	29.34'	63.00'	26°41'13"	N20°51'45"W	29.08'
C3	123.57'	807.64'	08°45'58"	S29°49'22"E	123.45'
C4	118.36'	831.64'	08°09'15"	S30°07'44"E	118.26'

Note:
Coordinates are based on the City of Rockwall surface coordinates.



Radius=779.64'
Length=150.83'
Delta=11°05'04"
Chrd. Brng.=S30°13'01"E
Chrd. Length=150.60'

M.J. Barksdale Survey
Abstract No. 11

City of Rockwall
Vol. _____, Pg. _____
D.R.R.C.T.

REPLAT

LOT 5, BLOCK A
SHORELINE PLAZA ADDITION
(REPLAT OF LOT 4, BLOCK A OF
SHORELINE PLAZA ADDITION)
1 LOT - 0.574 ACRE
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1" = 40'

Prepared: October, 2006
Revised: January, 2007

OWNER:
McClintock Investment Group
P.O. Box 2380
Rockwall, Texas 75087
(469) 273-3395

SURVEYOR:
North Texas Surveying, LLC.
Registered Professional Land Surveyors
1515 South McDonald St., Suite 110, McKinney, Tx. 75069
Office: (469) 424-2074 Fax: (469) 424-1997
northtexasurveying.com



G 111

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

Shoreline Plaza
Addition Lot 5,
Block A

LEGAL DESCRIPTION:

Being all of Lot 4, Block A of SHORLINE PLAZA ADDITION, an addition to the City of Rockwall, Texas recorded in Cabinet F, Slide 309 thru 310 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with cap found on the northeasterly right-of-way line of Lakefront Trail at the most southerly corner of said Lot 4, Block A;

THENCE North 45°32'14" West, along the southwesterly line of said Lot 4, Block A and the northeasterly right-of-way line of Lakefront Trail, a distance of 145.02 feet to a 1/2" iron rod with cap found for corner;

THENCE North 44°12'54" East, leaving the northeasterly right-of-way line of Lakefront Trail, a distance of 194.78 feet to a 1/2" iron rod with cap found for corner at the beginning of a non-tangent curve to the left, having a central angle of 11°05'03", a radius of 779.64 feet, a chord distance of 150.59 feet with a chord bearing of South 30°13'01" East;

THENCE around said non-tangent curve to the left an arc length of 150.83 feet to a 1/2" iron rod with cap found for corner on the southeasterly line of said Lot 4, Block A and on the northwesterly line of said Tomaino tract;

THENCE South 44°14'04" West, along the common line of said Lot 4, Block A and said Tomaino tract, a distance of 154.99 feet to the POINT OF BEGINNING and containing a computed area of 25,000 square feet or 0.574 acres of land, more or less.

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 LOT 5, BLOCK A SHORELINE PLAZA ADDITION 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 LOT 5, BLOCK A SHORELINE PLAZA ADDITION 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 dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; 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, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the 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.

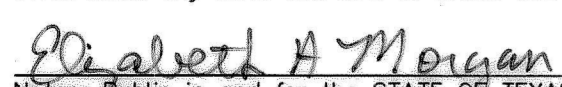
Lake Front Trail, L.P.
By: McClintock Investment Group,
it's General Partner

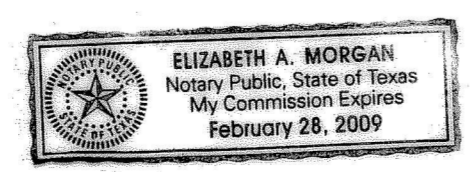

Jimmy McClintock

**STATE OF TEXAS
COUNTY OF ROCKWALL:**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Jimmy McClintock, 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 considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 25 day of Jan., 2007.

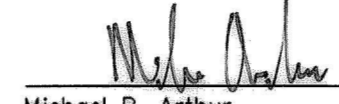

Notary Public in and for the STATE OF TEXAS



North Texas Surveying, LLC.
Registered Professional Land Surveyors
1515 South McDonald St., Suite 110, McKinney, Tx. 75069
Office: (469) 424-2074 Fax: (469) 424-1997
northtexasurveying.com

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Arthur, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.


Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



**STATE OF TEXAS:
COUNTY OF ROCKWALL:**

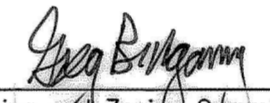
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 24th day of January, 2007.


Notary Public in and for the STATE OF TEXAS



RECOMMENDED FOR FINAL APPROVAL


Planning and Zoning Commission

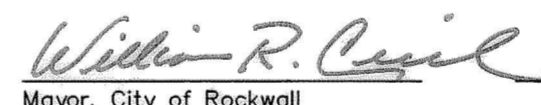


1-30-07
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20th day of November, 2006.

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.

WITNESS OUR HANDS, this 31 day of January, 2007.

  
Mayor, City of Rockwall City Secretary City Engineer



REPLAT

**LOT 5, BLOCK A
SHORELINE PLAZA ADDITION
(REPLAT OF LOT 4, BLOCK A OF
SHORELINE PLAZA ADDITION)**
1 LOT - 0.574 ACRE
M.J. BARKSDALE SURVEY, ABSTRACT NO. 11
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

1" = 40'
Prepared: October, 2006
Revised: January, 2007

G 112