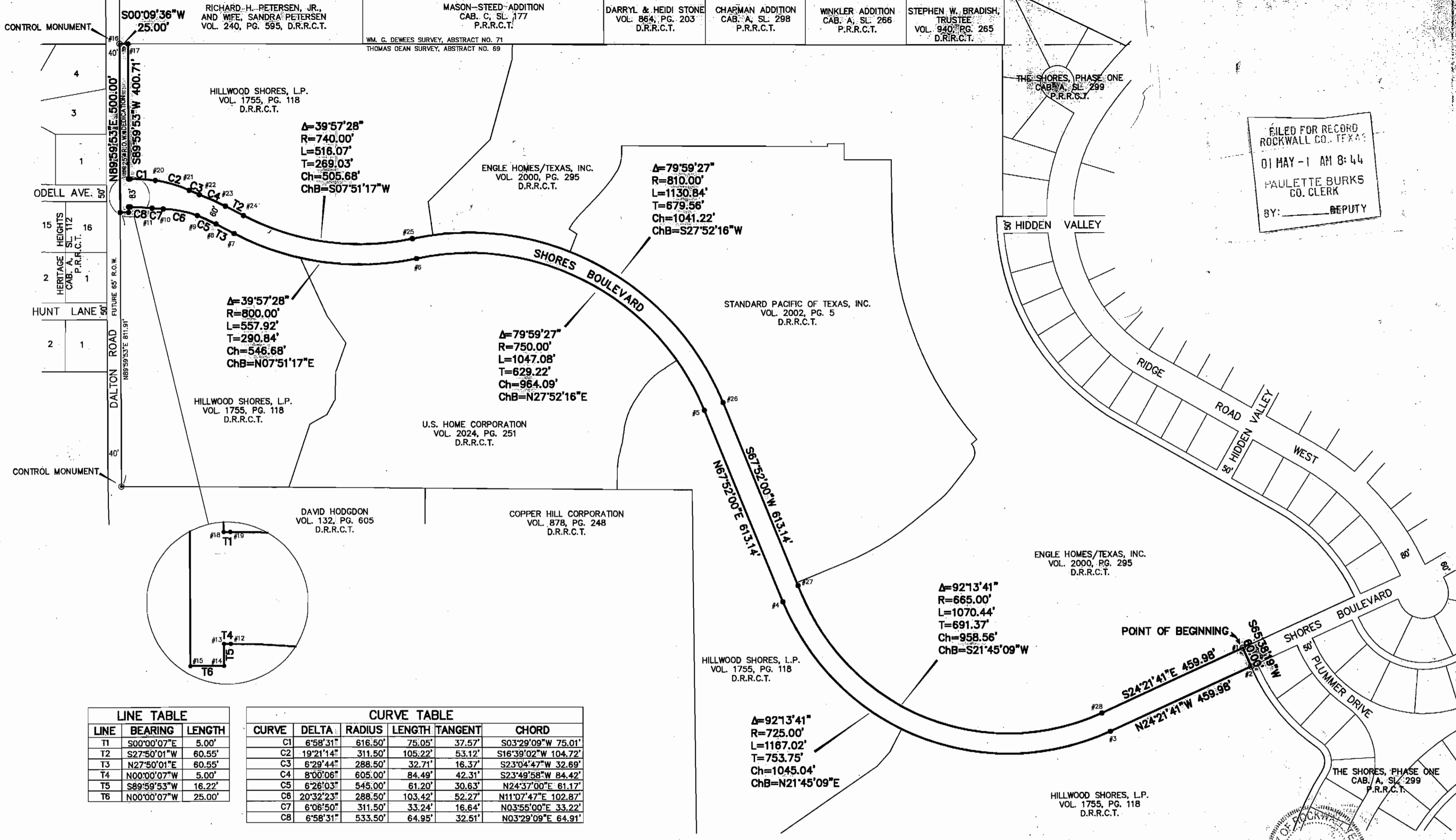


Shores North I



FILED FOR RECORD
ROCKWALL CO. TEXAS
01 MAY -1 AM 8:44
HAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

LINE TABLE

LINE	BEARING	LENGTH
T1	S00°00'07"E	5.00'
T2	S27°50'01"W	60.55'
T3	N27°50'01"E	60.55'
T4	N00°00'07"W	5.00'
T5	S89°59'53"W	16.22'
T6	N00°00'07"W	25.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	6°58'31"	616.50'	75.05'	37.57'	S03°29'09"W 75.01'
C2	19°21'14"	311.50'	105.22'	53.12'	S16°39'02"W 104.72'
C3	6°29'44"	288.50'	32.71'	16.37'	S23°04'47"W 32.69'
C4	8°00'06"	605.00'	84.49'	42.31'	S23°49'58"W 84.42'
C5	6°26'03"	545.00'	61.20'	30.63'	N24°37'00"E 61.17'
C6	20°32'23"	288.50'	103.42'	52.27'	N11°07'47"E 102.87'
C7	6°06'50"	311.50'	33.24'	16.64'	N03°55'00"E 33.22'
C8	6°58'31"	533.50'	64.95'	32.51'	N03°29'09"E 64.91'

ROCKWALL MONUMENTATION TABLE

1	N 7036932.656 E 2589403.094	8	N 7038994.165 E 2590821.668	15	N 7040279.107 E 2590652.721	22	N 7040044.671 E 2590708.079
2	N 7038907.092 E 2589348.819	9	N 7040050.144 E 2590646.307	16	N 7040286.629 E 2591152.602	23	N 7038886.958 E 2590675.135
3	N 7037323.168 E 2589152.837	10	N 7040151.358 E 2590664.648	17	N 7034010.8319 E 2586250.8288	24	N 7039912.996 E 2590647.675
4	N 7038299.376 E 2589525.483	11	N 7040184.534 E 2590666.420	18	N 7040261.634 E 2591152.907	25	N 7039411.148 E 2590586.097
5	N 7038538.852 E 2590089.833	12	N 7040249.358 E 2590669.388	19	N 7040250.613 E 2590752.368	26	N 7038483.624 E 2590113.271
6	N 7039397.671 E 2590527.640	13	N 7040254.357 E 2590669.312	20	N 7040175.692 E 2590748.932	27	N 7038244.148 E 2589548.912
7	N 7039940.213 E 2590594.207	14	N 7040254.113 E 2590653.096	21	N 7040074.936 E 2590720.444	28	N 7037348.730 E 2589207.113

RIGHT-OF-WAY DEDICATION FOR
SHORES BOULEVARD AND
DALTON ROAD

**FINAL PLAN
SHORES NORTH PHASE ONE**

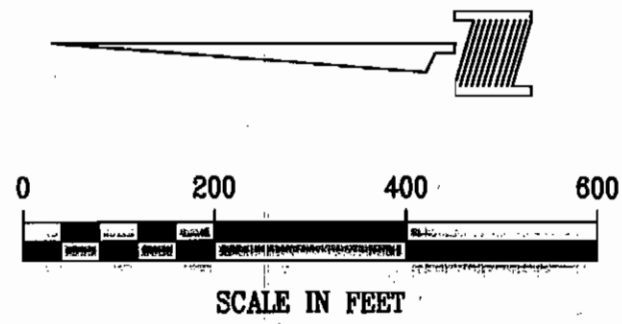
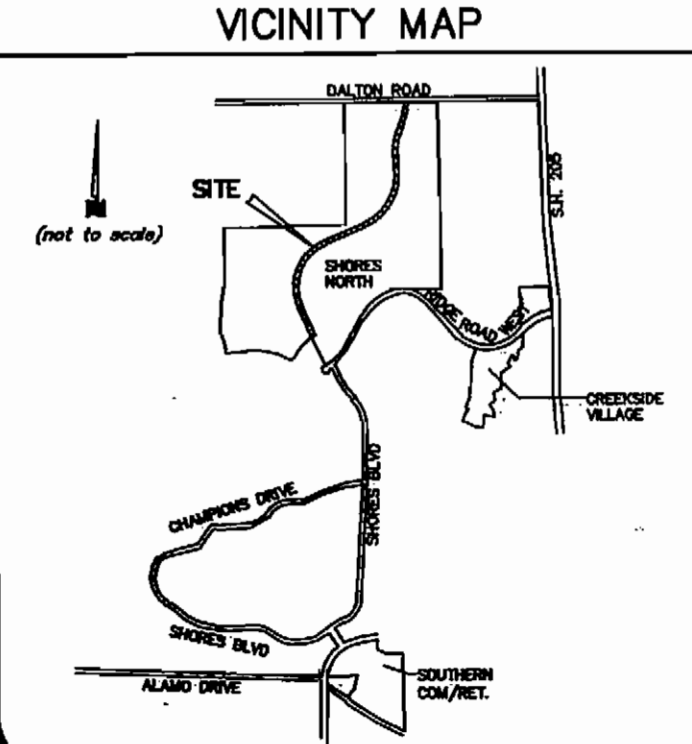
6.096 ACRES OUT OF THE
THOMAS DEAN SURVEY ~ ABSTRACT NO. 69
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

APRIL, 2001 SCALE: 1" = 200'

ENGINEER OWNER

DOWDEY, ANDERSON AND ASSOCIATES, INC. Suite 200 17480 DALLAS PARKWAY Suite 200
Plano, Texas 75093 972-931-0694 Dallas, Texas 75287 972-713-2000

CABINET E SLIDE 11 + 12 W.O. 99013 SH



LEGEND
R.O.W. = RIGHT-OF-WAY
⊙ = 1/2" IRON ROD FOUND (OR AS NOTED)
● = 1/2" IRON ROD SET W/ PLASTIC CAP STAMPED "DAA"

BASIS OF BEARING DERIVED FROM DEED TO SHORES INVESTORS, L.P., RECORDED IN VOL. 1755, PG. 118, D.R.R.C.T.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, HILLWOOD SHORES, L.P., a Texas limited partnership is the owner of a tract of land situated in the Thomas Dean Survey, Abstract No. 69 in the City of Rockwall, Rockwall County, Texas and being a part of a called 121.267 acre tract of land described as Tract 3 conveyed to Shores Investors, L.P., a Texas limited partnership and recorded in Volume 1755, Page 118 of the Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the east line of Shores Boulevard (a 60 foot right-of-way) and also being on the northerly line of the Shores, Phase One, an addition to the City of Rockwall as recorded in Slide "A", Page 299 of the Plat Records of Rockwall County, Texas;

THENCE S. 65°38'19" W., 60.00 feet along the north line of the said Shores addition to a 1/2" iron rod found for corner, said point also being on the west line of the said Shores Boulevard;

THENCE N. 24°21'41" W., 459.98 feet, and leaving the said north line of the said Shores addition, to a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 92°13'41" a radius of 725.00 feet and a chord of 1045.04 feet, N. 21°45'09" E.;

THENCE along said curve 1167.02 feet to the end of said curve, a 1/2" iron rod set for corner, THENCE N. 67°52'00" E., 613.14 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 79°59'27" a radius of 750.00 feet and a chord of 964.09 feet, N. 27°52'16" E.;

THENCE along said curve 1047.08 feet to the end of said curve, a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 39°57'28" a radius of 800.00 feet and a chord of 546.68 feet, N. 07°51'17" E.;

THENCE along said curve 557.92 feet to the end of said curve, a 1/2" iron rod set for corner, THENCE N. 27°50'01" E., 60.55 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 6°26'03" a radius of 545.00 feet and a chord of 61.17 feet, N. 24°37'00" E.;

THENCE along said curve 61.20 feet to the end of said curve, a 1/2" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 20°32'23" a radius of 288.50 feet and a chord of 102.87 feet, N. 11°07'47" E.;

THENCE along said curve 103.42 feet to the end of said curve, a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 6°06'50" a radius of 311.50 feet and a chord of 33.22 feet, N. 03°55'00" E.;

THENCE along said curve 33.24 feet to the end of said curve, a 1/2" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 6°58'31" a radius of 533.50 feet and a chord of 64.91 feet, N. 03°29'09" E.;

THENCE N. 00°00'07" W., 5.00 feet to a 1/2" iron rod set for corner, THENCE S. 89°59'53" W., 16.22 feet to a 1/2" iron rod set for corner, THENCE N. 00°00'07" W., 25.00 feet to a 1/2" iron rod set for corner, said point being on the south line of Dalton Road (a 40 foot right-of-way);

THENCE N. 89°59'53" E., 500.00 feet along the said south line of Dalton Road to a 1/2" iron rod found for corner, said point being the northwest corner of a tract of land as conveyed to Richard H. Peterson, Jr. and wife, Sandra Peterson in Volume 240, Page 595 of the Deed Records, Rockwall County, Texas;

THENCE S. 00°09'36" W., 25.00 feet along the west line of said Peterson tract to a 1/2" iron rod set for corner, THENCE S. 89°59'53" W., 400.71 feet to a 1/2" iron rod set for corner, THENCE S. 00°00'07" E., 5.00 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 6°58'31" a radius of 616.50 feet and a chord of 75.01 feet, S. 03°29'09" W.;

THENCE along said curve 75.05 feet to the end of said curve, a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 19°21'14" a radius of 311.50 feet and a chord of 104.72 feet, S. 16°39'02" W.;

THENCE along said curve 105.22 feet to the end of said curve, a 1/2" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 6°29'44" a radius of 288.50 feet and a chord of 32.69 feet, S. 23°04'47" W.;

THENCE along said curve 32.71 feet to the end of said curve, a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 8°00'06" a radius of 605.00 feet and a chord of 84.42 feet, S. 23°49'58" W.;

THENCE along said curve 84.49 feet to the end of said curve, a 1/2" iron rod set for corner, THENCE S. 27°50'01" W., 60.55 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 39°57'28" a radius of 740.00 feet and a chord of 505.68 feet, S. 07°51'17" W.;

THENCE along said curve 516.07 feet to the end of said curve, a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 79°59'27" a radius of 810.00 feet and a chord of 1041.22 feet, S. 27°52'16" W.;

THENCE along said curve 1130.84 feet to the end of said curve, a 1/2" iron rod set for corner, THENCE S. 67°52'00" W., 613.14 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 92°13'41" a radius of 665.00 feet and a chord of 958.56 feet, S. 21°45'09" W.;

THENCE along said curve 1070.44 feet to the end of said curve, a 1/2" iron rod set for corner, THENCE S. 24°21'41" E., 459.98 feet to the Point of Beginning and containing 6.096 acres (265,560 square feet) of land.

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE the undersigned owners of the land shown on this plat, and designated herein as SHORES NORTH PHASE 1, an addition 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in SHORES NORTH PHASE 1 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 fences can be built within the 10'x10' Sidewalk and Visibility Easements at all alley intersections.
7. No retaining walls exceeding 2.0' in height shall be built within the 10'x10' Sidewalk and Visibility Easements at all alley intersections.
8. 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.

We further acknowledge that the dedications and/or exactions 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.

HILLWOOD SHORES, L.P., a Texas limited partnership

By: RLD Shores, LLC, a Texas limited liability company, its general partner

By: Hillwood RLD, L.P., a Texas limited partnership, its manager

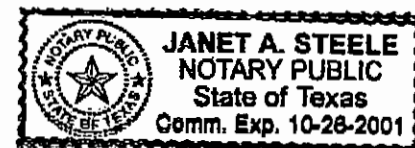
By: Hillwood Operating, L.P., a Texas limited partnership, its general partner

By: Hillwood Development Corporation, a Texas corporation, its general partner

By: [Signature] Name: [Signature] Title: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on April 26, 2001 by Fred J. Balda, VP of Hillwood Development Corporation, a Texas Corporation, on behalf of said corporation, in its capacity as general partner of Hillwood Operating, L.P., a Texas limited partnership, on behalf of said limited partnership, in its capacity as general partner of Hillwood RLD, L.P., a Texas limited partnership, on behalf of said limited partnership, in its capacity as manager of RLD Shores, LLC, a Texas limited liability company, on behalf of said limited liability company, in its capacity as general partner of Hillwood Shores, L.P., a Texas limited partnership, on behalf of said limited partnership.



[Signature] Notary Public in and for the State of Texas My Commission Expires

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, V.L. MATOCHA, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



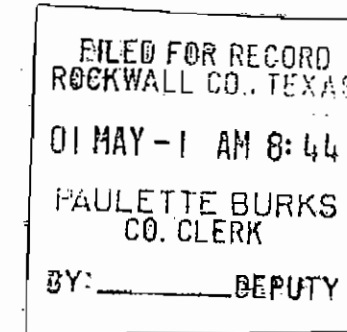
[Signature] V.L. MATOCHA R.P.L.S. 1816

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared V.L. Matocha, 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.



[Signature] Notary Public in and for the State of Texas My Commission Expires: 6-29-02



RECOMMENDED FOR FINAL APPROVAL

[Signature] Planning and Zoning Commission Date: 30 April 01

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 16 day of Jan, 20 01

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 30 day of April, 20 01.

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



RIGHT-OF-WAY DEDICATION FOR SHORES BOULEVARD AND DALTON ROAD

FINAL PLAT SHORES NORTH PHASE ONE 6.096 ACRES OUT OF THE THOMAS DEAN SURVEY ~ ABSTRACT NO. 69 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

APRIL, 2001 SCALE: 1" = 200'

ENGINEER: DOWDEY, ANDERSON AND ASSOCIATES, INC. 5225 Village Creek Drive Suite 200 Plano, Texas 75093 972-931-0694 OWNER: HILLWOOD SHORES, L.P. 17480 DALLAS PARKWAY, Suite 200 Dallas, Texas 75287 972-713-2000

Shores North 1

SH