

NO FENCES MAY BE CONSTRUCTED  
IN DRAINAGE EASEMENT

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15' DRAINAGE EASEMENT  
BY LETTER FROM PROP. OWNER

THE SHORES, PHASE ONE  
CAB. A, PAGE 299

GENERAL RETAIL ZONING  
3.141.20

REMAINDER PORTION  
THE SHORES COUNTRY CLUB, INC.  
VOLUME 547, PAGE 101

**POINT OF  
COMMENCING**

**POINT OF  
BEGINNING**

TXU LEGEND

- ☒ 20'X20' TXU SWITCHGEAR ESMT.
- 10'X10' TXU TRANSMISSION ESMT.
- TYPICAL 5' TXU ESMT.

STATE HIGHWAY NO. 205

R=1074.53'  
L=64.25'  
T=32.13'  
D=03°25'33"  
CB=N44°11'09"W  
CD=64.24'

R=539.45'  
L=11.93'  
T=5.96'  
D=01°16'01"  
CB=S47°09'30"W  
CD= 11.93'

EXISTING R.O.W. TO BE ABANDONED  
AND DEDICATED TO D.R.HORTON  
PER THIS PLAT SEE DETAIL NO. 3

R=559.45'  
L=711.75'  
T=413.16'  
D=73°53'35"  
CB=N78°55'11"W  
CD=664.71'

NOTE:

1. DEVELOPER WILL SUBMIT BOND GUARANTEEING TREE REPLACEMENT EITHER BY FINANCIAL MEANS (ESCROW) OR REPLACEMENT IN OTHER CITY AREAS.
2. OPEN SPACE AND DETENTION POND LOTS TO BE MAINTAINED BY H.O.A.
3. NO FENCES TO BE CONSTRUCTED WITH IN DRAINAGE EASEMENTS
4. FENCES SHALL BE ON THE HOUSE SIDE OF DRAINAGE EASEMENT

GRAPHIC SCALE



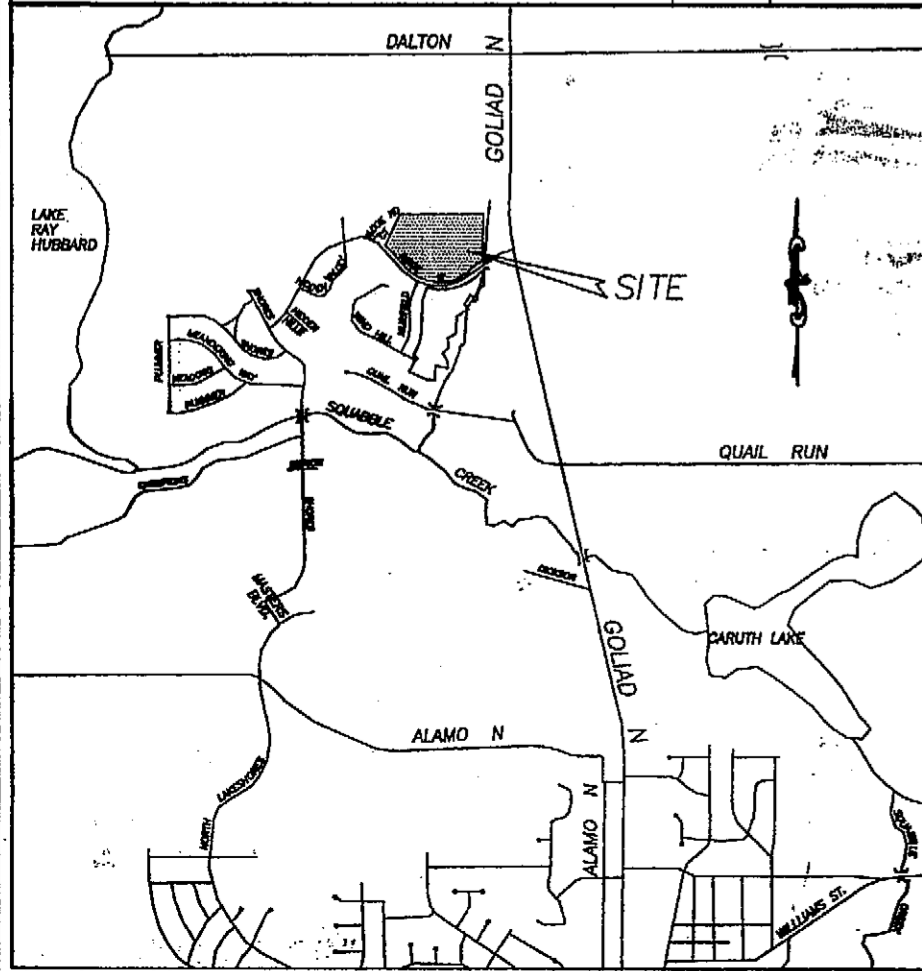
( IN FEET )  
1 inch = 100 ft.

RANDOM OAKS AT THE SHORES  
CAB C, PG. 228

CURVE	LENGTH	RADIUS	TANGENT	CH BRG	CH DIST	DELTA
C1	45.29	285.00	22.69	S04°56'03"E	45.24	09°06'15"
C2	58.02	45.00	33.83	N27°27'08"E	54.09	73°52'36"
C3	479.53	429.45	288.23	S83°37'16"E	455.00	63°58'37"
C4	119.77	150.00	63.28	S20°36'03"E	116.61	45°44'57"
C5	107.61	410.00	54.12	N59°09'08"W	107.31	15°02'19"
C6	55.80	150.00	28.23	N33°59'08"E	55.48	21°18'52"

LINE	LENGTH	BEARING
L1	60.79	S00°22'55"E
L2	13.19	S09°29'10"E
L3	112.24	N66°40'18"W

VICINITY MAP  
NO SCALE



FINAL PLAT

**CREEKSIDE VILLAGE—PHASE TWO**  
SAMUEL KING SURVEY, ABSTRACT NO. 131  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

17.249 AC. - 63 LOTS

PROJECT: 990504  
DATE: MARCH 00  
SCALE: 1"=100'  
DRAWN: D.L.B.  
CHKD: W.L.D.  
**DOUPHRAE & ASSOCIATES, INC.**  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
2855 RIDGE RD., ST. 200, ROCKWALL, TEXAS 75087  
PHONE: (972) 771-0004 FAX: (972) 771-0006

SH  
SHEET 1 OF 2

**EASEMENT DETAILS**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, D.R. HORTON-TEXAS LTD., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 FINAL PLAT OF CREEKSIDE VILLAGE- PHASE TWO ADDITION on 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 CREEKSIDE VILLAGE-PHASE TWO 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. 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 building, fences, trees, or structures within drainage easement without City approval.
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.

*David Booth*

OWNER: D.R. Horton- Texas LTD. by : David Booth

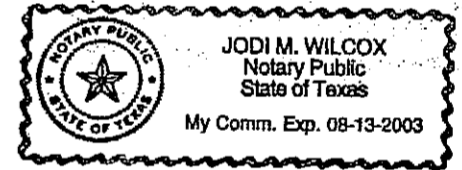
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DAVID BOOTH known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

*Jodi M Wilcox*  
Notary Public in and for the State of Texas

My Commission Expires: 8-13-2003



**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

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



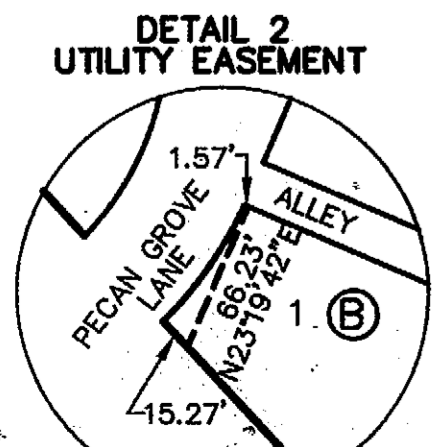
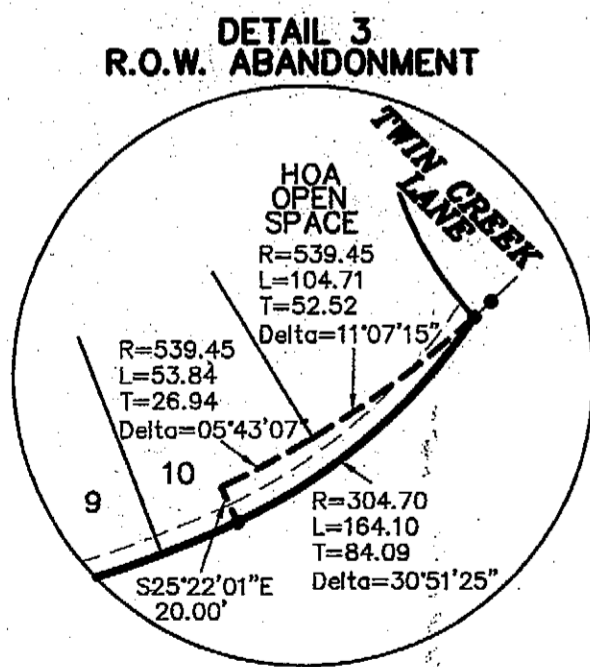
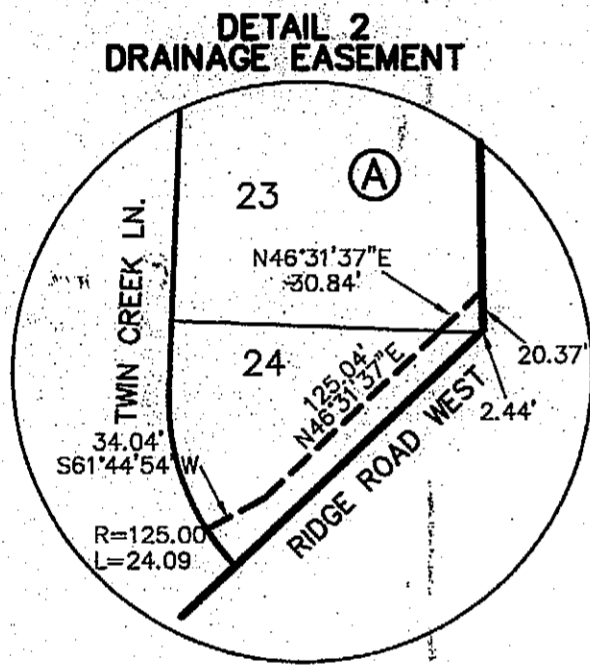
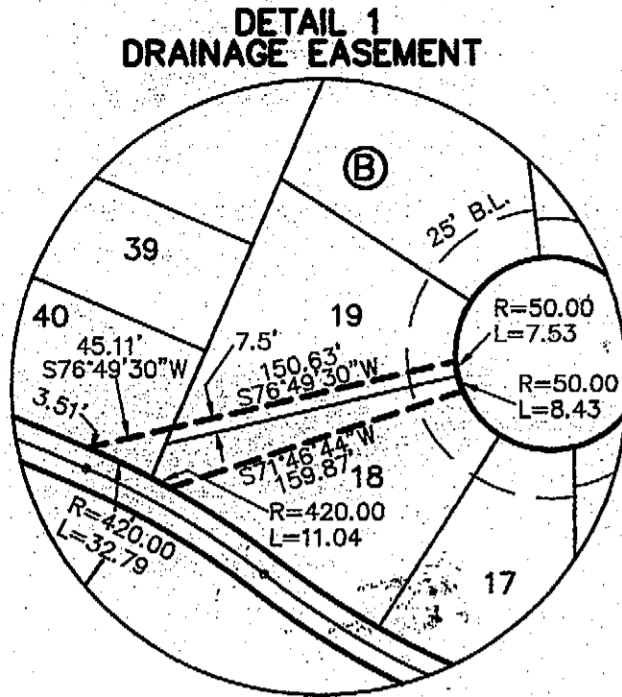
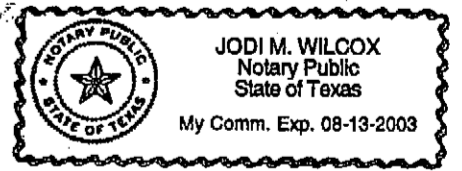
STATE OF TEXAS  
COUNTY OF ROCKWALL

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 17th day of August, 2000

*Jodi M Wilcox*  
Notary Public in and for the State of Texas

My Commission Expires: 8-13-2003



**LEGAL DESCRIPTION**  
COUNTY OF ROCKWALL )  
STATE OF TEXAS )

Being a 17.249 acre tract of land situated in the Samuel King Survey, Abstract number 131, City of Rockwall, Rockwall County, Texas, and being a portion of Tract 1 of deed to The Shores Country Club, Inc. as recorded in Volume 547, Page 101 of the Deed Records of Rockwall County, Texas, said 17.249 acre tract being more particularly described as follows:

COMMENCING at 1/2 inch iron rod found for the intersection of the north right-of-way line of Ridge Road West (a variable width right-of-way) with the west right-of-way line of State Highway No. 205 (a variable width right-of-way), said iron rod also being the easternmost southeast corner of said Tract 1;

THENCE along the north right-of-way line of Ridge Road West the following calls:

South 79 degrees 01 minutes 37 seconds West, a distance of 42.96 feet to the beginning of a curve to the left having a central angle of 32 degrees 30 minutes 00 seconds, a radius of 660.40 feet, a chord bearing of South 62 degrees 46 minutes 37 seconds West, and a chord distance of 369.50 feet;

Along said curve to the left an arc distance of 374.60 feet to a 1/2 inch iron rod found;

South 46 degrees 31 minutes 37 seconds West, a distance of 14.68 feet to a 1/2 inch iron rod set for the POINT OF BEGINNING;

South 46 degrees 31 minutes 37 seconds West, a distance of 215.32 feet to a 1/2 inch iron rod set for the beginning of a curve to the right having a central angle of 01 degrees 16 minutes 01 seconds, a radius of 539.45 feet, a chord bearing of South 47 degrees 09 minutes 30 seconds West, and a chord distance of 11.93 feet;

Along said curve to the right an arc distance of 11.93 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the right having a central angle of 30 degrees 51 minutes 24 seconds, a radius of 304.70 feet, a chord bearing of South 49 degrees 12 minutes 20 seconds West, and a chord distance of 162.12 feet;

Along said non-tangent curve to the right an arc distance of 164.10 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a central angle of 73 degrees 53 minutes 35 seconds, a radius of 559.45 feet, a chord bearing of North 78 degrees 55 minutes 11 seconds West, and a chord distance of 664.71 feet;

Along said curve to the right an arc distance of 711.75 feet to a 1/2 inch iron rod found;

North 42 degrees 28 minutes 23 seconds West, a distance of 275.00 feet to a 1/2 inch iron rod found for the beginning of a curve to the left having a central angle of 03 degrees 25 minutes 33 seconds, a radius of 1074.53 feet, a chord bearing of North 44 degrees 11 minutes 09 seconds West, and a chord distance of 64.24 feet;

Along said curve to the left an arc distance of 64.25 feet to a 1/2 inch iron rod set for an old corner of The Shores, Phase One Addition, and addition to the City of Rockwall, Texas according to the map or plat thereof recorded in Cabinet A, Page 299 of the Plat Records of Rockwall County, Texas;

THENCE North 25 degrees 05 minutes 57 seconds East, along the east line of said The Shores, Phase One Addition, a distance of 401.92 feet to a 1/2 inch iron rod set from which a 3/8 inch iron rod found bears South 48 degrees 17 minutes 51 seconds West, a distance of 0.50 feet, said iron rod set also being the northeast corner of said The Shores, Phase One Addition and being in the south line of a tract of land as described in deed to Stephen Bradish, Sr. As recorded in Volume 940, Page 265 of said Deed Records;

THENCE along the south line of said Bradish tract the following calls:

North 89 degrees 37 minutes 06 seconds East, a distance of 761.97 feet to a 1/2 inch iron rod set;

North 89 degrees 05 minutes 26 seconds East, a distance of 230.38 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract;

THENCE South 00 degrees 54 minutes 34 seconds East, over and across aforesaid Tract 1, a distance of 487.23 feet to the POINT OF BEGINNING and containing 17.249 acres of land more or less.

**RECOMMENDED FOR FINAL APPROVAL**

*[Signature]*  
Planning And Zoning Commission Date 12/10/00

**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

15 day of May, 2000

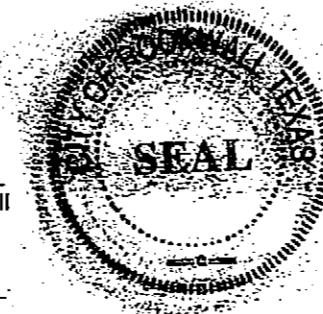
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 12th day of September, 2000

*Scott L. Self* Mayor, City of Rockwall  
*Belinda Page* City Secretary City of Rockwall

County Judge



**FINAL PLAT**

**CREEKSIDE VILLAGE-PHASE TWO**  
**SAMUEL KING SURVEY, ABSTRACT NO. 131**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

**17.249 AC. - 63 LOTS**

PROJECT: 0980PFLT  
DATE: MARCH 00  
SCALE: 1"=100'  
DRAWN: D.L.B.  
CHK'D: W.L.D.

**DOUPHRAE & ASSOCIATES, INC.**  
ENGINEERING - PROJECT MANAGEMENT - SURVEYING  
2235 RIDGE RD., ST. 200 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

**SH**

SHEET 2 OF 2

Creekside Village 2