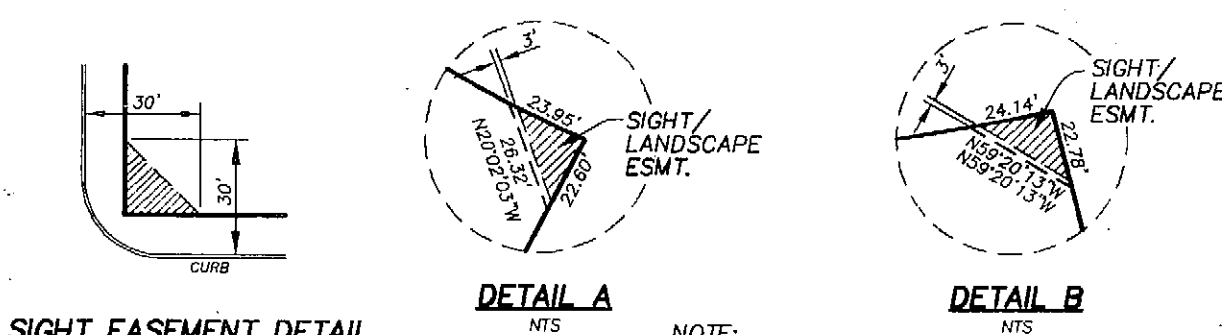
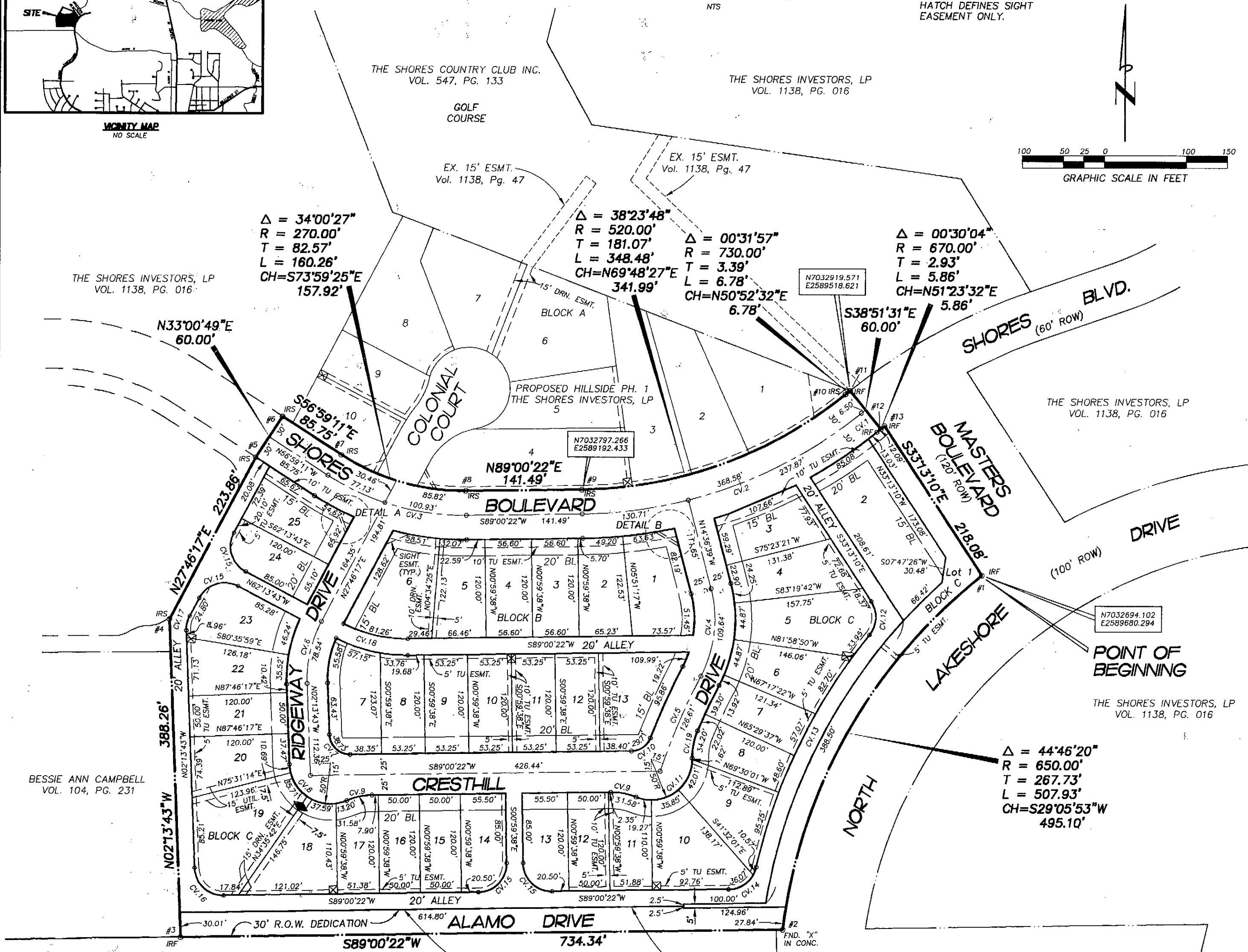


T.U. ELECTRIC EASEMENT LEGEND
 10' x 10' TRANSFORMER PAD EASEMENT
 EASEMENT AS INDICATED



CURVE TABLE								
CV#	INNER	CENTER	OUTER	CV#	INNER	CENTER	OUTER	
CV.1	Δ = 00°31'57" R = 670.00' T = 3.11' L = 6.23'	Δ = 00°31'57" R = 700.00' T = 3.25' L = 6.50'	Δ = 00°31'57" R = 730.00' T = 3.39' L = 6.78'	CV.10	Δ = 68°05'10" R = 25.00' T = 18.89' L = 29.71'			
CV.2	Δ = 38°23'48" R = 181.07' T = 348.48' L = 348.48'	Δ = 38°23'48" R = 550.00' T = 191.51' L = 368.58'	Δ = 38°23'48" R = 580.00' T = 201.96' L = 388.69'	CV.11			Δ = 113°09' R = 50.00' T = 75.78' L = 98.75'	
CV.3	Δ = 34°00'27" R = 270.00' T = 82.57' L = 160.26'	Δ = 34°00'27" R = 300.00' T = 91.74' L = 178.06'	Δ = 34°00'27" R = 330.00' T = 100.92' L = 195.87'	CV.12	Δ = 72°02'53" R = 35.00' T = 25.45' L = 44.01'	Δ = 72°02'53" R = 45.00' T = 32.72' L = 56.59'		
CV.4	Δ = 41°52'49" R = 125.00' T = 47.83' L = 91.37'	Δ = 41°52'49" R = 150.00' T = 57.40' L = 109.64'	Δ = 41°52'49" R = 175.00' T = 66.97' L = 127.92'	CV.13	Δ = 26°10'55" R = 161.62' T = 161.62' L = 317.59'	Δ = 26°10'55" R = 175.00' T = 159.29' L = 313.02'	Δ = 38°36'4" R = 675.00' T = 236.48' L = 454.92'	
CV.5	Δ = 04°18'40" R = 815.00' T = 61.32'	Δ = 08°38'09" R = 840.00' T = 63.42' L = 126.61'	Δ = 06°20'58" R = 865.00' T = 65.97' L = 95.86'	CV.14	Δ = 76°21'33" R = 35.00' T = 46.65' L = 59.97'	Δ = 76°21'33" R = 45.00' T = 59.29' L = 75.97'		
CV.6	Δ = 25°28'33" R = 125.00' T = 28.26' L = 55.58'	Δ = 30°00'00" R = 150.00' T = 40.19' L = 78.54'	Δ = 26°46'00" R = 175.00' T = 41.64' L = 81.75'	CV.15	Δ = 90°00'00" R = 35.00' T = 35.00' L = 54.98'			
CV.7	Δ = 88°45'56" R = 25.00' T = 24.47' L = 38.73'			CV.16	Δ = 88°45'56" R = 35.00' T = 34.25' L = 54.22'			
CV.8			Δ = 111°23'07" R = 50.00' T = 27.52' L = 97.20'	CV.17	Δ = 30°00'00" R = 9.38' T = 18.33' L = 23.56'	Δ = 30°00'00" R = 12.06' T = 23.56'		
CV.9	Δ = 22°37'12" R = 80.00' T = 16.00' L = 31.58'			CV.18	Δ = 28°12'59" R = 165.00' T = 81.26' L = 81.26'	Δ = 28°45'56" R = 175.00' T = 87.86' L = 87.86'	Δ = 28°09'19" R = 185.00' T = 90.91' L = 90.91'	
CV.19				CV.19	Δ = 24°29'43" R = 80.00' T = 17.37' L = 34.20'			



CITY COORDINATE TABLE			
#1	N 7032694.102 E 2589680.294	#8	N 7032794.811 E 2589050.985
#2	N 7032261.552 E 2589439.560	#9	N 7032797.266 E 2589192.433
#3	N 7032248.815 E 2588705.441	#10	N 7032915.295 E 2589513.359
#4	N 7032636.720 E 2588690.345	#11	N 7032919.574 E 2589518.620
#5	N 7032834.766 E 2588794.637	#12	N 7032872.860 E 2589556.259
#6	N 7032885.071 E 2588827.323	#13	N 7032876.516 E 2589560.837
#7	N 7032838.358 E 2588899.218		

FILED FOR RECORD
 ROCKWALL COUNTY
 97 NOV 15 PM 1:49
 NATHAN D. MAIER
 COUNTY CLERK
 BY: [Signature] DEPUTY

Δ = 44°46'20"
 R = 650.00'
 T = 267.73'
 L = 507.93'
 CH=S29°05'53"W
 495.10'

◆ DENOTES STREET NAME CHANGE

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, THE SHORES INVESTORS, LP, BEING THE OWNER OF A 14.118 ACRE TRACT OF LAND in the Nathan Butler Survey, Abstract No. 21, County of Rockwall, State of Texas, said tract being part of a 166.635 acre tract described as Tract III conveyed to The Shores Country Club, Inc., according to deed recorded in Volume 547, Page 101, of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING; at an aluminum NDM cap found for corner, said point being the intersection of the northwest right-of-way line of North Lakeshore Drive (100 foot R.O.W.), and the southwest right-of-way line of Masters Boulevard (120 foot R.O.W.), both streets dedicated according to The Shores Phase Three, an addition to the City of Rockwall recorded in Cabinet C, Slide 99, of the Plat Records of Rockwall County, Texas, said point being the beginning of a non-tangent curve to the left;

THENCE; with the said northwest line of North Lakeshore Drive, and with said curve having a central angle of 44°46'20", a radius of 650.00 feet, a tangent length of 267.73 feet, a chord which bears S 29°05'53" W, a chord distance of 495.10 feet, for an arc distance of 507.93 feet to the end of said curve, an "x" cut in concrete found for corner, said point being located on the south line of the aforementioned 166.635 acre tract;

THENCE; S 89°00'22" W, with the said south line of the said 166.635 acre tract, a distance of 734.34 feet to an aluminum NDM cap found for corner;

THENCE; N 02°13'43" W, with the east line of a tract conveyed to Bessie Ann Campbell, according to deed recorded in Volume 104, Page 231, DRRCT, a distance of 388.26 feet to an aluminum NDM cap set for corner;

THENCE; N 27°46'17" E, a distance of 223.86 feet to an aluminum NDM cap set for corner;

THENCE; N 33°00'49" E, a distance of 60.00 feet to an aluminum NDM cap set for corner;

THENCE; S 56°59'11" E, a distance of 85.75 feet to an aluminum NDM cap set for corner at the beginning of a curve to the left;

THENCE; with said curve having a central angle of 34°00'27", a radius of 270.00 feet, a tangent length of 82.57 feet, a chord which bears S 73°59'25" E, a chord distance of 157.92 feet, for an arc distance of 160.26 feet to the end of said curve, an aluminum NDM cap set for corner;

THENCE; N 89°00'22" E, a distance of 141.49 feet to an aluminum NDM cap set for corner at the beginning of a curve to the left;

THENCE; with said curve having a central angle of 38°23'48", a radius of 520.00 feet, a tangent length of 181.07 feet, a chord which bears N 69°48'27" E, a chord distance of 341.99 feet, for an arc distance of 348.48 feet to the end of said curve, an aluminum NDM cap set for corner and the beginning of a reverse curve to the right;

THENCE; with said curve having a central angle of 00°31'57", a radius of 730.00 feet, a tangent length of 3.39 feet, a chord which bears N 50°52'32" E, a chord distance of 6.78 feet, for an arc distance of 6.78 feet to the end of said curve, an aluminum NDM cap found for corner, said point being located on the westerly end of a right-of-way dedication for Shores Boulevard, said street dedicated according to the aforementioned Shores Phase Three plat;

THENCE; S 38°51'31" E, with the said westerly end of the Shores Boulevard right-of-way dedication, a distance of 60.00 feet to an aluminum NDM cap found for corner, said point being the beginning of a non-tangent curve to the right;

THENCE; with the southerly right-of-way line of Shores Boulevard, and with said curve having a central angle of 00°30'04", a radius of 670.00 feet, a tangent length of 2.93 feet, a chord which bears N 51°23'32" E, a chord distance of 5.86 feet, for an arc distance of 5.86 feet to the end of said curve, an aluminum NDM cap found for corner, said point being located on the aforementioned southwest right-of-way line of Masters Boulevard;

THENCE; S 33°13'10" E, with the said southwest line of Masters Boulevard, a distance of 218.08 feet to the POINT OF BEGINNING, containing 481,426 square feet, or 11.0520 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated as the CRESTVIEW PHASE 1 - THE SHORES 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. I (we) further certify that all other parties who have a mortgage or lien interest in the CRESTVIEW PHASE 1 - THE SHORES subdivision have been notified and signed this plat. I (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, I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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. I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

The Shores Investors, LP
A Texas Limited Partnership

Lake Ray Hubbard Shores, Inc.
Wynne Jackson Advisors Company
General Partner

By: Frank Murphy
Frank Murphy
Vice President

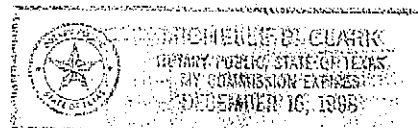
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Frank Murphy, 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 22nd day of April, 1997.

By: Mabelle B. Clark
Mabelle B. Clark
Notary Public in and for the State of Texas

My Commission Expires: 12/16/98



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.

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

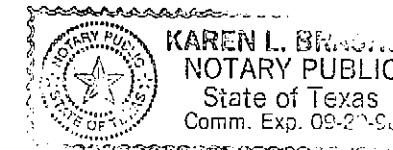
THAT I, John L. Melton, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

By: John L. Melton
John L. Melton, Registered Public Surveyor No. 4268

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 8th day of April, 1997.

By: Karen J. Bracher
Notary Public in and for the State of Texas My Commission Expires: 9-29-98



RECOMMENDED FOR FINAL APPROVAL
By: [Signature]
Planning and Zoning Commission 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 16 day of December, 1996.

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. 97
WITNESS OUR HANDS, this 6 day of January, 1997.

By: [Signature] - Cindy Kindred
Mayor, City of Rockwall City Secretary, City of Rockwall



38 LOTS TOTAL
LOT 1, BLOCK C
(LANDSCAPE AREA)
AND
37 RESIDENTIAL LOTS

FINAL PLAT

CRESTVIEW PHASE 1
THE SHORES

11.0520 ACRES OUT OF THE
NATHAN BUTLER SURVEY - ABSTRACT NO. 21

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER:
THE SHORES INVESTORS, LP
600 N. PEARL STREET #650
DALLAS, TEXAS 75201
PH. 214-880-8600

ENGINEER:
NATHAN D. MAIER CONSULTING
ENGINEERS, INC.
THREE NORTH PARK, SUITE 300
8800 NORTH CENTRAL EXPRESSWAY
DALLAS, TEXAS 75231
PH. 214-739-4741