

THE SHORES INVESTORS, LP  
Vol. 1138, Pg. 016

**T.U. ELECTRIC EASEMENT LEGEND**

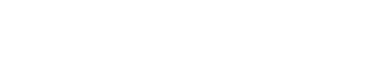
10' x 10' TRANSFORMER PAD  
EASEMENT  
EASEMENT AS INDICATED

THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING IN THE STREET AND ALLEY RIGHT-OF-WAYS BETWEEN THE EDGE OF ALLEY PAVEMENT AND THE SOUTH CURB OF SHORES BOULEVARD.

$\Delta = 25'06''19''$   
 $R = 330.00'$   
 $T = 73.48'$   
 $L = 144.60'$   
 $CH = S79'43''27''E$   
 $143.44'$

**SIGHT EASEMENT DETAIL**

NTS



$\Delta = 90'00''00''$   
 $R = 35.00'$   
 $T = 35.00'$   
 $L = 54.98'$   
 $CH = N74'20''05''W$   
 $49.50'$

$\Delta = 21'12''02''$   
 $R = 1170.00'$   
 $T = 218.97'$   
 $L = 432.92'$   
 $CH = S81'40''35''E$   
 $430.46'$

$\Delta = 25'06''48''$   
 $R = 720.00'$   
 $T = 160.37'$   
 $L = 315.58'$   
 $CH = S55'18''19''E$   
 $313.06'$

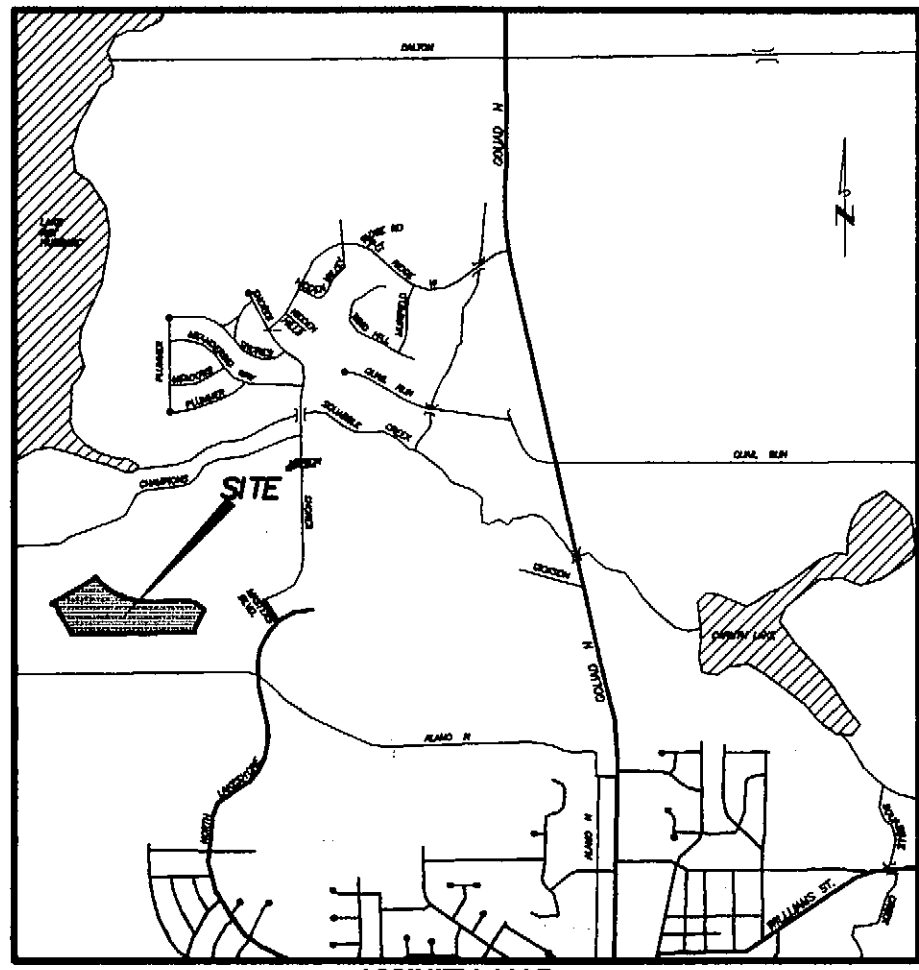
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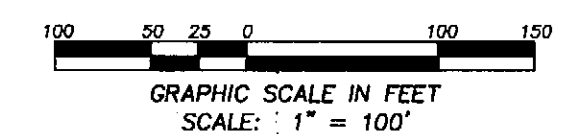
**CURVE DATA**

Cv No	Interior	Centerline	Exterior	Cv No	Interior	Centerline	Exterior	Cv No	Interior	Centerline	Exterior
1	$\Delta$ 35'17'25"	35'17'25"	35'17'25"	10	$\Delta$		251'55'10"	19	$\Delta$ 84'45'31"	45'48'57"	
2	R 270.00'	300.00'	330.00'		R		50.00'	R	35.00'	45.00'	
	T 85.88'	95.43'	104.97'		T			T	31.94'	19.02'	
	L 166.30'	184.78'	203.26'		L		219.84'	L	51.78'	35.98'	
3	$\Delta$ 21'12'02"	22'25'30"	21'15'05"	11	$\Delta$ 39'42'55"			20	$\Delta$ 89'04'09"		
	R 1170.00'	1200.00'	1230.00'		R		80.00'	R	35.00'		
	T 218.97'	237.88'	230.76'		T		28.89'	T	34.44'		
	L 432.92'	469.67'	456.21'		L		55.45'	L	54.41'		
4	$\Delta$ 25'06'48"	27'06'12"	25'16'44"	12	$\Delta$ 89'34'23"	89'34'23"		21	$\Delta$ 61'47'36"		
	R 720.00'	750.00'	780.00'		R		45.00'	R	35.00'	45.00'	
	T 160.37'	180.77'	174.91'		T		34.74'	T	20.94'		
	L 315.58'	354.78'	344.13'		L		54.72'	L	37.75'		
5	$\Delta$ 12'13'33"	17'31'12"	14'03'49"	13	$\Delta$ 13'42'17"	13'25'38"	11'59'21"	22	$\Delta$ 61'36'17"	61'36'17"	
	R 435.00'	480.00'	485.00'		R		900.00'	R	35.00'	45.00'	
	T 46.59'	70.88'	59.82'		T		108.15'	T	20.87'	26.83'	
	L 92.82'	140.66'	119.05'		L		215.28'	L	37.63'	48.38'	
6	$\Delta$ 61'36'17"	61'36'17"	61'36'17"	14	$\Delta$ 62'20'30"	62'20'30"		23	$\Delta$ 90'00'00"	90'00'00"	
	R 125.00'	150.00'	175.00'		R		35.00'	R	35.00'	45.00'	
	T 74.52'	89.43'	104.33'		T		21.17'	T	35.00'	45.00'	
	L 134.40'	161.28'	188.16'		L		38.08'	L	54.98'	70.69'	
7	$\Delta$ 15'31'18"	15'31'18"	15'31'18"	15	$\Delta$ 04'14'45"	01'04'15"	01'04'15"	24	$\Delta$		
	R 175.00'	200.00'	225.00'		R		605.00'	R	605.00'	615.00'	625.00'
	T 23.85'	27.26'	30.66'		T		22.43'	T	5.75'	5.84'	
	L 47.41'	54.18'	60.95'		L		44.83'	L	11.49'	11.68'	
8	$\Delta$ 16'01'32"	16'01'32"	15'49'08"	16	$\Delta$ 89'39'15"	89'39'15"		25	$\Delta$		
	R 175.00'	200.00'	225.00'		R		35.00'	R	35.00'	45.00'	
	T 24.63'	28.15'	31.26'		T		34.79'	T	44.73'		
	L 48.95'	55.94'	62.12'		L		54.77'	L	70.41'		
9	$\Delta$ 18'56'25"	21'05'15"	19'28'48"	17	$\Delta$		01'29'44"	26	$\Delta$		
	R 375.00'	400.00'	425.00'		R		1240.00'	R	1240.00'	1250.00'	
	T 62.55'	74.45'	72.95'		T		16.18'	T	16.18'	10.11'	
	L 123.96'	147.22'	144.50'		L		32.37'	L	20.21'		
	$\Delta$ 32'12'15"			18	$\Delta$ 35'17'25"	35'17'25"		27	$\Delta$		
	R 80.00'				R		250.00'	R	250.00'	260.00'	
	T 23.09'				T		79.52'	T	82.70'		
	L 44.97'				L		153.98'	L	160.14'		

**ROCKWALL MONUMENTATION TABLE**

#1	N 7032596.756	#9	N 7032859.396	#17	N 7033246.405	#25	N 7032983.790
#2	E 2588691.901	#10	E 2588691.205	#18	E 2587466.870	#26	E 2588681.011
#3	N 7032592.929	#11	N 7032855.104	#19	N 7033068.234	#27	N 7032960.498
#4	E 2588188.244	#12	E 2588925.361	#20	E 2587724.233	#28	E 2588725.245
#5	N 7032573.604	#13	N 7032939.193	#21	N 7033076.591	#29	N 7032953.616
#6	E 2588188.705	#14	E 2588833.724	#22	E 2587727.299	#30	E 2588721.622
#7	N 7032569.074	#15	N 7032932.557	#23	N 7033059.371	#31	N 7032949.019
#8	E 2587998.787	#16	E 2588636.073	#24	E 2587774.233	#32	E 2588728.903
#9	N 7032576.925	#17	N 7032969.990	#25	N 7033050.857	#33	N 7032885.071
#10	E 2587998.600	#18	E 2588626.276	#26	E 2587771.108	#34	E 2588827.323
#11	N 7032562.042	#19	N 7033271.197	#27	N 7032988.552	#35	N 7032834.766
#12	E 2587090.911	#20	E 2587362.261	#28	E 2588196.969	#36	E 2588794.637
#13	N 7032819.488	#21	N 7033275.627	#29	N 7033002.032	#37	N 7032636.720
#14	E 2586946.234	#22	E 2587358.166	#30	E 2588536.025	#38	E 2588690.345
#15	N 7032815.814	#23	N 7033316.348	#31	N 7032976.448		
#16	E 2586939.696	#24	E 2587402.220	#32	E 2588677.145		

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
97 JUN 10 AM 10:18  
VALETTIE BURKS  
CO. CLERK  
BY: [Signature] DEPUTY



76 LOTS TOTAL  
**FINAL PLAT**  
**CRESTVIEW PHASE 2**  
**THE SHORES**  
20.4001 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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS THE SHORES INVESTORS, LP, BEING THE OWNER OF A 20.400 ACRE TRACT OF LAND...

BEGINNING at a 1/2" iron rod found at the Northeast corner of a tract of land conveyed to Bessie Ann Campbell by deed recorded in Volume 104, Page 321, of the Deed Records of Rockwall County, Texas;

THENCE S 89° 33' 53" W, along the North line of said Campbell tract, a distance of 503.75 feet to a 1/2" iron rod found at the Northwest corner of same;

THENCE S 01° 21' 58" E, leaving said North line along the West line of said Campbell tract, a distance of 19.33 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE S 88° 38' 02" W, leaving said West line, a distance of 190.00 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE N 01° 21' 58" W, a distance of 7.85 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE S 89° 03' 38" W, a distance of 907.95 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE N 29° 20' 05" W, a distance of 295.36 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE S 60° 39' 55" W, a distance of 7.50 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE N 29° 20' 05" W, a distance of 50.00 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE N 60° 39' 55" E, a distance of 11.65 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE N 29° 20' 05" W, a distance of 85.00 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner, said point being the beginning of a curve to the left having a radius of 35.00 feet, a central angle of 90° 00' 00", and a chord which bears N 74° 20' 05" W, a distance of 49.50 feet;

THENCE in a Northwesterly direction along said curve, an arc distance of 54.98 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE N 29° 20' 05" W, a distance of 20.00 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE N 60° 39' 55" E, a distance of 614.91 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE N 42° 44' 55" W, a distance of 6.03 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE N 47° 15' 05" E, a distance of 60.00 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE S 42° 44' 55" E, a distance of 95.26 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner, said point being the beginning of a curve to the left having a radius of 720.00 feet, a central angle of 25° 06' 48", and a chord which bears S 55° 18' 19" E, a distance of 313.06 feet;

THENCE in a Southeasterly direction along the last mentioned curve to the left, an arc distance of 315.58 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE N 20° 08' 54" E, a distance of 8.90 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE S 69° 51' 06" E, a distance of 50.00 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE S 20° 08' 54" W, a distance of 9.07 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner, said point being the beginning of a non tangent curve to the left, having a radius of 1,170.00 feet, a central angle of 21° 12' 02", and a chord which bears S 81° 40' 35" E, a distance of 430.46 feet;

THENCE in a Southeasterly direction along the last mentioned curve to the left, an arc distance of 432.92 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE N 87° 43' 24" E, a distance of 339.37 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner, said point being the beginning of a curve to the right, having a radius of 330.00 feet, a central angle of 25° 06' 19", and a chord which bears S 79° 43' 27" E, a distance of 143.44 feet;

THENCE in a Southeasterly direction along said curve to the right, an arc distance of 144.60 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE N 27° 46' 17" E, a distance of 8.30 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE S 62° 13' 43" E, a distance of 50.00 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE S 27° 46' 17" W, a distance of 7.78 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner, said point being the beginning of a non tangent curve to the right, having a radius of 330.00 feet, a central angle of 01° 29' 42", and a chord which bears S 57° 44' 02" E, a distance of 8.61 feet;

THENCE in a Southeasterly direction along the last mentioned curve to the right, an arc distance of 8.61 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE S 56° 59' 11" E, a distance of 117.39 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE S 33° 00' 49" W, a distance of 60.00 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE S 27° 46' 17" W, a distance of 223.86 feet to a 1/2" iron rod with aluminum N.D.M. cap set for corner;

THENCE S 02° 13' 43" E, a distance of 40.00 feet to the PLACE OF BEGINNING, and containing 888,629 square feet or 20.400 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 as the CRESTVIEW PHASE 2 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 2 THE SHORES 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. I (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. 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; 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 exaction's made herein.

The Shores Investors, LP
A Texas Limited Partnership

LAKE RAY HUBBARD SHORES, INC.
General Partner

By: Frank Murphy
Vice President

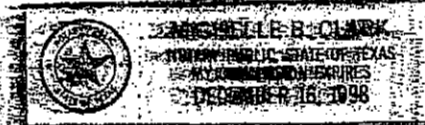
STATE OF TEXAS

COUNTY OF ROCKWALL Dallas

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 30th day of June, 1997.

Melissa 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 hereon were properly placed under my personal supervision.

John L. Melton, Registered Professional Land Surveyor No. 4268



STATE OF TEXAS
COUNTY OF ROCKWALL Dallas

This instrument was acknowledged before me on the 30th day of May, 1997.

Shelly J. Green
Notary Public in and for the State of Texas
My Commission Expires 12-29-99



RECOMMENDED FOR FINAL APPROVAL

David J. Hunter
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 12th day of December, 1997. 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 December, 1997.
Cindy Kindred
Mayor, City of Rockwall City Secretary, City of Rockwall



76 LOTS TOTAL

FINAL PLAT

CRESTVIEW PHASE 2 THE SHORES

20.4001 ACRES OUT OF THE

NATHAN BUTLER SURVEY - ABSTRACT NO. 2

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER: THE SHORES INVESTORS, LP 600 N. PEARL STREET, SUITE 300 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 75241 PH. 214-739-1741

Crestview 2