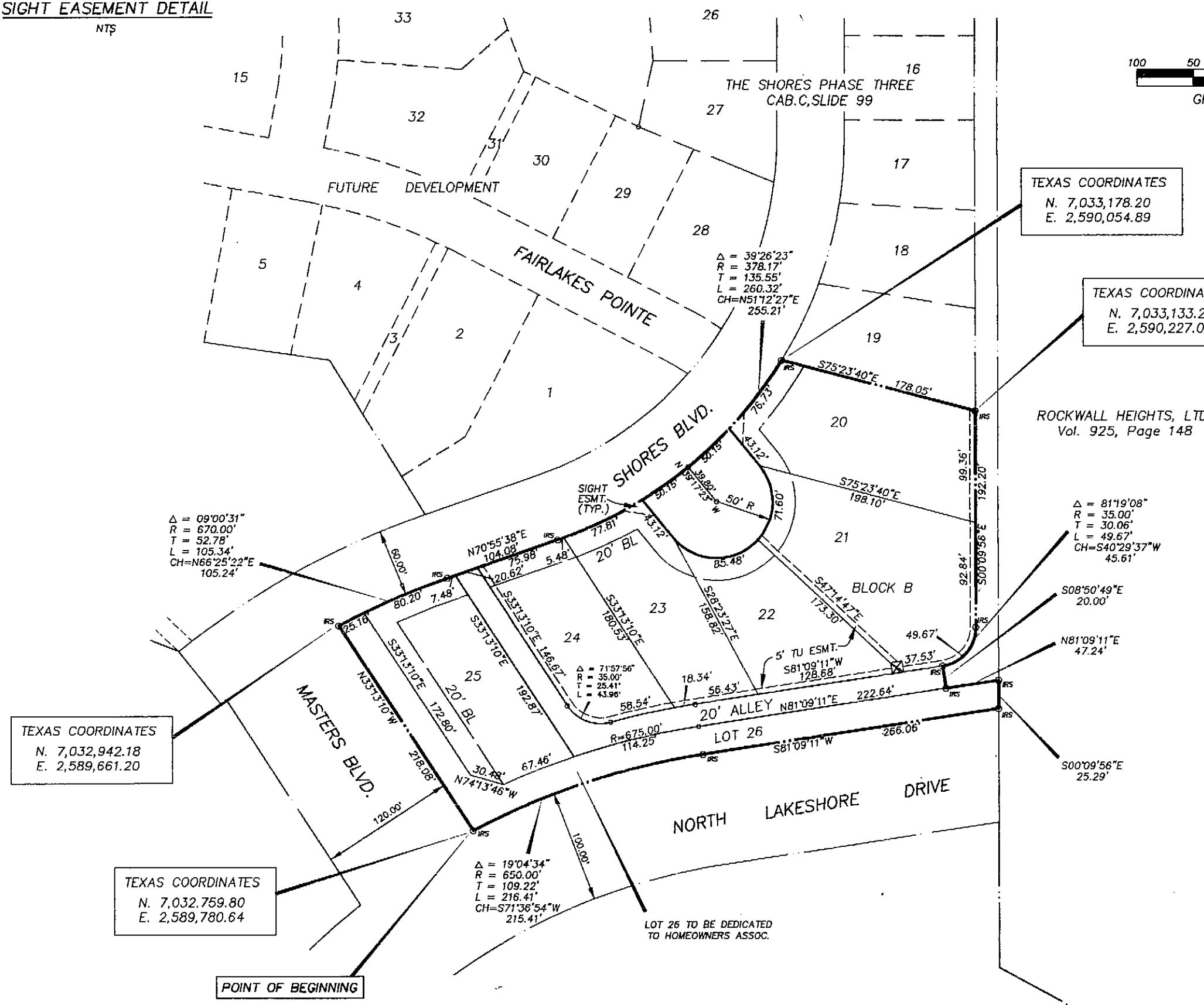
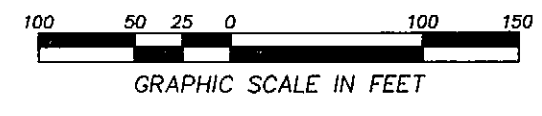


SIGHT EASEMENT DETAIL
NTS



TEXAS COORDINATES
N. 7,032,942.18
E. 2,589,661.20

TEXAS COORDINATES
N. 7,032,759.80
E. 2,589,780.64

TEXAS COORDINATES
N. 7,033,178.20
E. 2,590,054.89

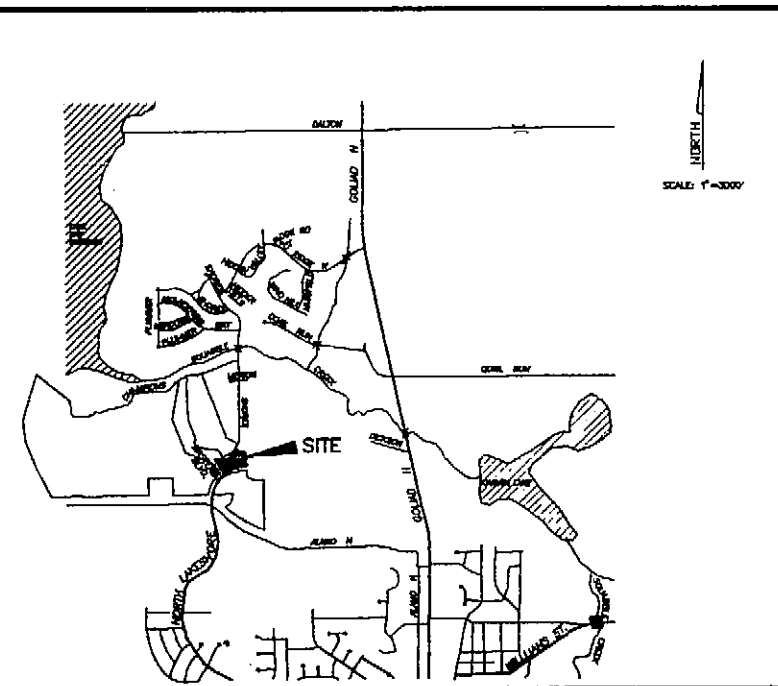
TEXAS COORDINATES
N. 7,033,133.21
E. 2,590,227.06

ROCKWALL HEIGHTS, LTD.
Vol. 925, Page 148

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

POINT OF BEGINNING

LOT 26 TO BE DEDICATED
TO HOMEOWNERS ASSOC.



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

6 LOTS
3.0992 ACRES TOTAL

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS, THE SHORES INVESTORS, LP, BEING THE OWNER OF A 3.0992 ACRE TRACT OF land in the Nathan Butler Survey, Abstract No. 21, County of Rockwall, State of Texas, said tract being more particularly described as follows:
BEGINNING: at a 1/2 inch iron rod set for corner, said point being the intersection of the northerly right-of-way line of North Lakeshore Drive (100 foot R.O.W. and the northeast 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, in the Plat Records of Rockwall County, Texas (PRRCT);
THENCE, N 33°13'10" W, a distance of 218.08 feet to a 1/2 inch iron rod set for corner, said point being the intersection of the said northeast line of Masters Boulevard and the southeasterly line of Shores Boulevard, said street dedicated according to said Shores Phase Three plat, said point also being the beginning of a non-tangent curve to the right;
THENCE, with the southeasterly line of Shores Boulevard, and with said curve having a central angle of 09°00'31", a radius of 670.00 feet, a tangent length of 52.78 feet, a chord which bears N 66°25'22" E, a chord distance of 105.24 feet, and an arc distance of 105.34 feet to the end of said curve, a 1/2 inch iron rod set for corner;
THENCE, N 70°55'38" E, a distance of 104.08 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a tangent curve to the left;
THENCE, continuing with the southeast line of Shores Boulevard, and with said curve having a central angle of 39°28'23", a radius of 378.17 feet, a tangent length of 133.55 feet, a chord which bears N 51°12'27" E, a chord distance of 255.21 feet, and an arc distance of 250.32 feet to the end of said curve, a 1/2 inch iron rod set for corner;
THENCE, S 75°23'40" E, leaving the southeasterly line of Shores Boulevard, and with a southerly line of said Shores Phase Three, a distance of 178.05 feet to a 1/2 inch iron rod set for corner;
THENCE, S 07°09'56" E, with a westerly line of said Shores Phase Three, a distance of 192.20 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a tangent curve to the right;
THENCE, with said curve having a central angle of 81°19'08", a radius of 35.00 feet, a tangent length of 30.06 feet, a chord which bears S 40°29'37" W, a chord distance of 45.61 feet, and an arc distance of 49.67 feet to the end of said curve, a 1/2 inch iron rod set for corner;
THENCE, S 08°50'49" E, with a westerly line of said Shores Phase Three, a distance of 20.00 feet to a 1/2 inch iron rod set for corner;
THENCE, N 81°09'11" E, with a southerly line of said Shores Phase Three, a distance of 47.24 feet to a 1/2 inch iron rod set for corner;
THENCE, S 00°09'56" E, leaving the said southerly line of The Shores Phase Three, and with the west line of a tract of land conveyed to Rockwall Heights, Ltd., according to deed recorded in Volume 925, Page 148, of the Deed Records of Rockwall County, Texas, a distance of 25.29 feet to a 1/2 inch iron rod set for corner, said point being located in the aforementioned northerly line of North Lakeshore Drive;
THENCE, S 81°09'11" W, with the said northerly line of North Lakeshore Drive, a distance of 266.06 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a tangent curve to the left;
THENCE, continuing with the northerly line of North Lakeshore Drive, and with said curve having a central angle of 19°04'34", a radius of 650.00 feet, a tangent length of 109.22 feet, a chord which bears S 71°36'54" W, a chord distance of 216.41 feet, and an arc distance of 216.41 feet to the end of said curve and the POINT OF BEGINNING, containing 135,000 square feet, or 3.0992 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 FAIRWAY POINT AT THE SHORES PHASE 1 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 FAIRWAY POINT AT 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:
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 of all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspection, 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.
I (we) further acknowledge that the dedications and/or excisions 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 excisions made herein.

THE SHORES INVESTORS, LP
A TEXAS LIMITED PARTNERSHIP
WATNE JARVIS ADVISORS COMPANY
GENERAL PARTNER
Lake Ray Hubbard Shores, Inc.
BY: 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 20th day of May, 1998.
Michelle B. Clark
Notary Public in and for the State of Texas
My Commission Expires: DECEMBER 16, 1998

Signature of Party with Mortgage or Lien Interest
STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, 19____.

SURVEYOR'S CERTIFICATE
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT I, John L. Milton, 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.
John L. Milton, Registered Professional Land Surveyor No. 4268

STATE OF TEXAS
COUNTY OF ROCKWALL
This instrument was acknowledged before me on the _____ day of _____, 19____.
By _____
Notary Public in and for the State of Texas
My Commission Expires: February 6, 1997
APPROVED
I hereby certify that the above and foregoing plat for the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 19____.
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 MY HAND AND SEAL OF OFFICE this _____ day of _____, 19____.
[Signature] Mayor, City of Rockwall
[Signature] City Secretary, City of Rockwall

| | | | | | | |
|-----------|-------|-----------|----------|--|--|-----------|
| revisions | | date | | NATHAN D. MAIER CONSULTING ENGINEERS, INC. Three Northpark / 8800 N. Central Expy. / Suite 300 Dallas, Texas 75231 / (214) 739-4741 | FINAL PLAT FAIRWAY POINT AT THE SHORES PH. 1 THE SHORES OF ROCKWALL CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS | sheet no. |
| | | | | | | 1 / 6 |
| design | drawn | scale | date | notes | job number | |
| NDM | NDM | 1" = 100' | 10-12-96 | C-F-CP | 95-05-036.C | |

Fairway Pointe 1

D-9