

VICINITY MAP
NO SCALE

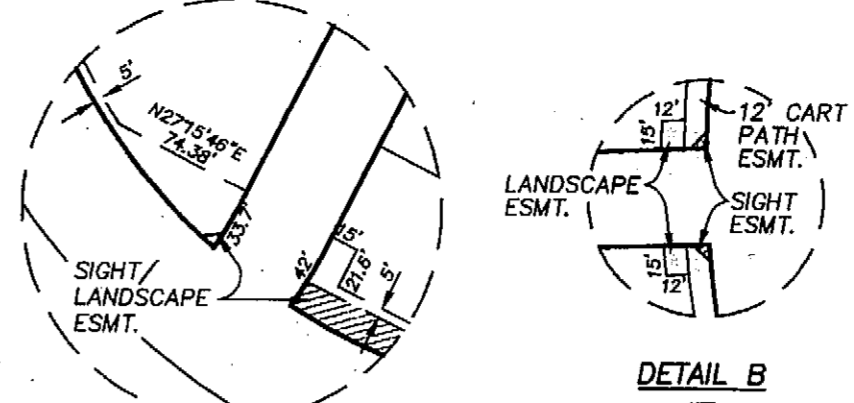
T.U. ELECTRIC EASEMENT LEGEND
 10' x 10' TRANSFORMER PAD EASEMENT
 EASEMENT AS INDICATED

ROCKWALL MONUMENTATION TABLE

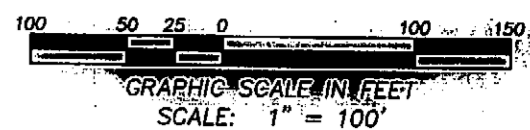
1 N: 70347815330 E: 2589310691	7 N: 70333363300 E: 25890048123	13 N: 7033431509 E: 2589188829
2 N: 70347861951 E: 2589329919	8 N: 7033075038 E: 25898361399	14 N: 7033840574 E: 25890127409
3 N: 7034703475 E: 2589326697	9 N: 7033041032 E: 2589738046	15 N: 7034525523 E: 25898787448
4 N: 7034125990 E: 2589564559	10 N: 7033178425 E: 25896521645	16 N: 7034688704 E: 25898961623
5 N: 70334347409 E: 2589825517	11 N: 7033242615 E: 2589202615	17 N: 7034754608 E: 25898999333
6 N: 7033385414 E: 2589927774	12 N: 7033342185 E: 2589147241	18 N: 7034754158 E: 2589044053

CURVE DATA

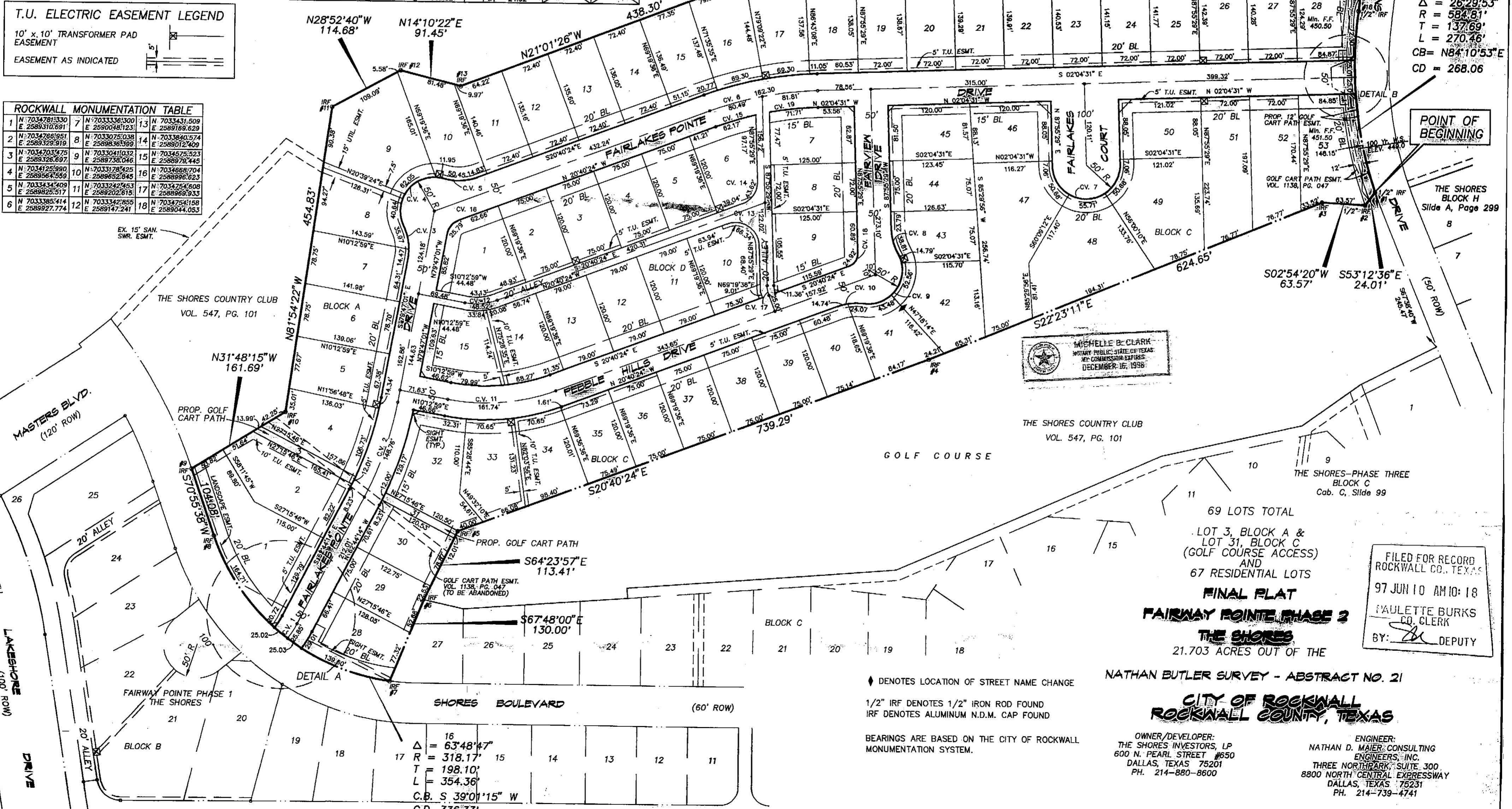
Cv No	Interior	Centerline	Exterior	Cv No	Interior	Centerline	Exterior	Cv No	Interior	Centerline	Exterior
1	09:29:49	09:52:21	09:29:49	10	274:24:5			9	08:39:02		
2	17:02:47	17:02:47	16:18:24	11	275:10:0						
3	17:02:47	17:02:47	16:18:24	12	275:10:0						
4	17:02:47	17:02:47	16:18:24	13	275:10:0						
5	17:02:47	17:02:47	16:18:24	14	275:10:0						
6	17:02:47	17:02:47	16:18:24	15	275:10:0						
7	17:02:47	17:02:47	16:18:24	16	275:10:0						
8	17:02:47	17:02:47	16:18:24	17	275:10:0						
9	17:02:47	17:02:47	16:18:24	18	275:10:0						



NOTE:
HATCH DEFINES SIGHT EASEMENT ONLY.



Fairway Pointe 2



Δ = 14:09
R = 300.62
T = 37.35'
L = 74.32'
CB = S89°39'08"E
CD = 74.13

Δ = 26:29:53"
R = 584.81'
T = 137.69'
L = 270.46'
CB = N84°10'53"E
CD = 268.06

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

69 LOTS TOTAL
LOT 3, BLOCK A &
LOT 31, BLOCK C
(GOLF COURSE ACCESS)
AND
67 RESIDENTIAL LOTS
FINAL PLAT
FAIRWAY POINTE PHASE 2
THE SHORES
21.703 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

♦ DENOTES LOCATION OF STREET NAME CHANGE
1/2" IRF DENOTES 1/2" IRON ROD FOUND
IRF DENOTES ALUMINUM N.D.M. CAP FOUND
BEARINGS ARE BASED ON THE CITY OF ROCKWALL
MONUMENTATION SYSTEM.

REVISED: 5-19-97
REVISED: 5-5-97
REVISED: 4-1-97

JANUARY 1997

SHEET 1

STATE OF TEXAS
COUNTY OF ROCKWALL
WHEREAS, THE SHORES INVESTORS, LP, BEING THE OWNER OF A 21.703 ACRE TRACT OF land in the Nathan Butler Survey, Abstract No. 21, County of Rockwall, State of Texas, and being a part of a 166.635 acre tract of described as Tract III conveyed to The Shores Country Club, Inc., according to the Deed recorded in Volume 547, Page 101, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), also being part of a 19.233 acre tract recorded in Volume 547, Page 133 D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying on the curving south line of Champions Drive (50' R.O.W.), said point being S 67°38'40" W, a distance of 245.47 feet from the Northwest corner of Lot 1 of the Shores Phase Three Block C Addition, an addition to said city according to the Plat recorded in Cabinet C, Slide 99 of the Deed Records of Rockwall County, Texas;

THENCE S 53°12'36" E leaving said South line, a distance of 24.01 feet to a 1/2 inch iron rod found for corner;

THENCE S 02°54'20" W, a distance of 63.57 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner;

THENCE S 22°23'11" E, a distance of 624.65 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner;

THENCE S 20°40'24" E, a distance of 739.29 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner;

THENCE S 64°23'57" E, a distance of 113.41 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner, said point being the Southwest corner of Lot 27 of said Addition;

THENCE S 67°48'00" E along the Southerly line of said Lot 27, a distance of 130.00 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner, said point being the beginning of a curve to the right, having a central angle of 63°48'47", a radius of 318.17 feet, and a chord that bears S 39°01'15" W, a distance of 336.33 feet;

THENCE along said curve, and along the Northwest line of Shores Boulevard (60' R.O.W.), an arc distance of 354.36 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner;

THENCE S 70°55'38" W continuing along the Northwest line of said Shores Boulevard, a distance of 104.08 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner;

THENCE N 31°48'15" W leaving said Northwest line, a distance of 161.69 feet to a 1/2 inch iron rod with aluminum N.D.M. cap found for corner;

THENCE N 81°54'22" W, a distance of 454.83 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner;

THENCE N 28°52'40" W, a distance of 114.68 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner;

THENCE N 14°10'22" E, a distance of 91.45 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner;

THENCE N 21°01'26" W, a distance of 438.30 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner;

THENCE N 02°34'05" W, a distance of 735.80 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner;

THENCE N 10°26'43" E, a distance of 94.77 feet to a 1/2" iron rod with aluminum N.D.M. cap found for corner;

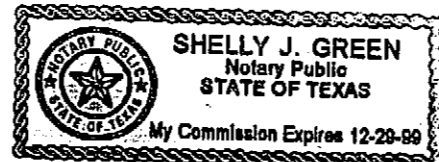
THENCE N 17°15'34" W, a distance of 89.97 feet to a 1/2 inch iron rod found for corner lying on said South line of Champions Drive, said point being the beginning of a non-tangent curve to the right, having a central angle of 14°19'54", a radius of 300.62 feet, and a chord that bears S 89°39'08" E, a distance of 74.13 feet;

THENCE along last mentioned curve, and along said South line an arc distance of 74.32 feet to a 1/2 inch iron rod found for corner, said point being the beginning of a curve to the left, having a central angle of 26°29'53", a radius of 584.81 feet, and a chord that bears N 84°10'53" E, a distance of 268.06 feet;

THENCE along last mentioned curve, and along said North line, an arc distance of 270.46 feet to the PLACE OF BEGINNING and containing 21.703 Acres, (945,389 S.F.) of land, more or less.

STATE OF TEXAS
COUNTY OF ROCKWALL Dallas
This instrument was acknowledged before me on the 30th day of May, 1997.

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



RECOMMENDED FOR FINAL APPROVAL
David J. Hunt
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 17 day of February, 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 day of February, 1997.

John Melton Mayor, City of Rockwall
Cindy Kindred City Secretary, City of Rockwall



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 FAIRWAY POINTE 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. We further certify that all other parties who have a mortgage or lien interest in the FAIRWAY POINTE 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, 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 a 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; 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 exaction's made herein.

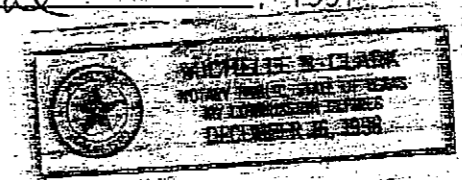
The Shores Investors, LP
A Texas Limited Partnership

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 3rd day of June, 1997.

Michelle B. Clark 12/16/98
Notary Public in and for the State of Texas My Commission Expires:



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.

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



69 LOTS TOTAL
LOT 3, BLOCK A &
LOT 31, BLOCK C
(GOLF COURSE ACCESS)
AND
67 RESIDENTIAL LOTS

FINAL PLAT
**FAIRWAY POINTE PHASE 2
THE SHORES**
21.703 ACRES OUT OF THE
NATHAN BUTLER SURVEY - ABSTRACT NO. 21

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ROCKWALL COUNTY, TEXAS

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ENGINEERS, INC.
THREE NORTH PARK, SUITE 300
8800 NORTH CENTRAL EXPRESSWAY
DALLAS, TEXAS 75231
PH. 214-739-4741

REVISED: 5-5-97
REVISED: 4-1-97
JANUARY 1997

CABINET SLIDE 11-12
SHEET 2
95-05-03-AD

Fairway Pointe 2