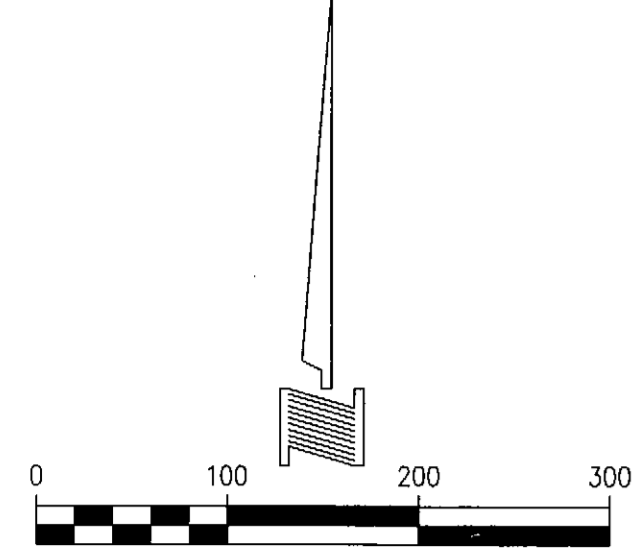


D-318

FILED FOR RECORD
 ROCKWALL COUNTY
 OCT 18 PM 2:45
 PAULETTE BURKS
 CO. CLERK
 BY: _____ DEPUTY



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD. BRG.	CHORD
C1	43°43'09"	207.01'	83.05'	157.96'	N39°16'44"E	154.15'
C2	69°57'50"	200.00'	139.95'	244.22'	S52°24'04"W	229.33'
C3	60°00'00"	250.00'	144.34'	261.80'	S57°22'59"E	250.00'
C4	04°08'42"	300.62'	10.88'	21.75'	S29°27'20"W	21.74'
C5	19°04'55"	135.00'	22.69'	44.96'	N78°10'56"E	44.75'
C6	16°10'24"	410.00'	58.25'	115.73'	S84°11'24"E	115.35'
C7	33°21'17"	110.00'	32.95'	64.04'	S59°25'34"E	63.14'
C8	18°24'39"	450.00'	72.93'	144.60'	S33°32'35"E	143.98'
C9	15°59'52"	130.00'	18.27'	36.30'	S16°20'20"E	36.18'
C10	28°05'38"	175.00'	43.78'	85.81'	N40°26'11"W	84.95'
C11	16°21'33"	475.00'	68.28'	135.62'	S34°34'08"E	135.16'
C12	49°31'41"	215.00'	99.18'	185.85'	S67°30'46"E	180.12'
C13	15°17'03"	310.00'	41.59'	82.70'	N80°04'52"E	82.45'
C14	20°13'23"	195.00'	34.78'	68.83'	S78°45'10"W	68.47'
C15	79°16'08"	34.50'	28.58'	47.73'	N49°13'47"E	44.01'
C16	25°26'44"	275.00'	62.09'	122.13'	N03°07'39"W	121.13'
C17	88°59'47"	40.00'	39.31'	62.13'	S16°56'18"W	56.07'
C18	41°59'56"	80.00'	30.71'	58.64'	S89°38'26"W	57.34'
C19	128°18'20"	50.00'	103.21'	111.97'	N46°29'14"E	90.00'
C20	80°46'50"	40.00'	34.03'	56.40'	S49°59'08"W	51.84'
C21	55°05'57"	120.00'	62.60'	115.40'	N37°08'42"E	111.00'
C22	19°04'55"	165.00'	27.73'	54.95'	N78°10'56"E	54.70'
C23	49°31'41"	70.00'	32.29'	60.51'	S67°30'46"E	58.64'
C24	16°32'29"	330.00'	47.97'	95.27'	S34°28'40"E	94.94'
C25	113°37'15"	40.00'	61.15'	79.32'	S30°38'12"W	66.95'
C26	20°57'31"	100.00'	18.50'	36.58'	N18°16'45"E	36.38'
C27	246°59'34"	50.00'	75.55'	215.54'	N85°15'44"E	83.39'
C28	35°38'52"	100.00'	32.15'	62.22'	S20°24'37"E	61.22'
C29	08°34'32"	580.00'	43.49'	86.81'	N85°20'11"W	86.73'
C30	24°57'06"	9.50'	2.10'	4.14'	S02°52'50"E	4.10'

THE SHORES COUNTRY CLUB
 VOL. 647 SLIDE 199

THE CLUB HOUSE TRACT
 CAB. "C" SLIDE 68

THE SHORES PHASE ONE
 CAB. "A" SLIDE 299

THE SHORES COUNTRY CLUB, INC.
 VOL. 547 PG. 133

THE SHORES INVESTORS, LP
 VOL. 1138 PG. 016
 PROPOSED HILLSIDE PHASES 3A & 3B

HILLSIDE PHASE 2
 THE SHORES
 CAB. D SL. 19 & 20

GOLF COURSE 39 LOTS TOTAL

REPLAT
FAIRWAY POINTE PHASE 3
 13.24 ACRES OUT OF THE
 NATHAN BUTLER SURVEY ~ ABSTRACT NO. 21
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

MAY, 2000 SCALE: 1" = 100'

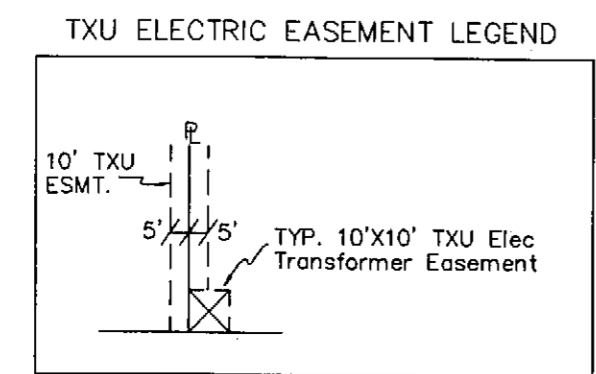
OWNER/DEVELOPER
HILLWOOD SHORES, L.P.
 17480 DALLAS PARKWAY, Suite 200
 Dallas, Texas 75287 972-713-2000

ENGINEER
DOWDEY, ANDERSON AND ASSOCIATES, INC.
 5225 Village Creek Drive Suite 200
 Plano, Texas 75093 972-931-0694

OWNER
STANDARD PACIFIC OF TEXAS, INC.
 5525 MacARTHUR BLVD. SUITE 580
 Irving, Texas 75038 972-550-0426

OWNER
GOODMAN FAMILY OF BUILDERS, L.P.
 5808 W. PLANO PARKWAY
 Plano, Texas 75093 469-737-1400

OWNER
DRES CUSTOM HOMES, L.P.
 6051 STATE HWY. 161 SUITE 200
 Irving, Texas 75038 972-953-4502

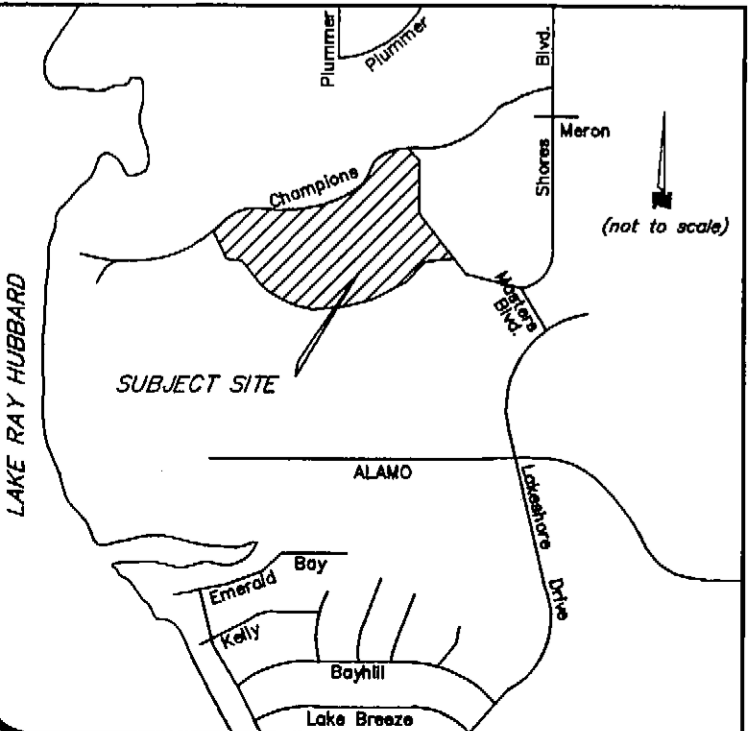


NOTES:
 IRF - 1/2 INCH IRON ROD FOUND
 IRS - 1/2 INCH IRON ROD SET
 SWB - SOUTHWESTERN BELL TELEPHONE CO.
 V.S.E. - VISIBILITY SITE EASEMENT

REPLAT TO LOTS 8 THROUGH 11, BLOCK A
 TO REMOVE DRAINAGE EASEMENT FROM LOTS 8 THRU 11, BLOCK A AND TO REMOVE ALLEY STUBOUT FROM LOTS 10 AND 11, BLOCK A.

ROCKWALL MONUMENTATION TABLE			
1	N 703461.375	11	N 7034039.70
	E 2588748.86		E 2587799.32
2	N 7034582.24	12	N 7034070.77
	E 258881.57		E 2587706.27
3	N 7033837.05	13	N 7034086.91
	E 2588685.31		E 2587756.03
4	N 7033823.45	14	N 7034106.45
	E 2588507.46		E 2587747.19
5	N 7033762.51	15	N 7034141.17
	E 2588351.67		E 2587737.02
6	N 7033753.38	16	N 7034260.46
	E 2588307.77		E 2587834.61
7	N 7033747.75	17	N 7034400.28
	E 2588166.35		E 2588015.28
8	N 7033759.44	18	N 7034422.75
	E 2588051.61		E 2588508.25
9	N 7033791.56	19	N 7034557.45
	E 2587997.27		E 2588718.81
10	N 7033919.70	20	N 7034594.82
	E 2587878.85		E 2588738.17

VICINITY MAP



Fairway Pointe 3

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, HILLWOOD SHORES, L.P., Standard Pacific of Texas, Inc., Goodman Family of Builders L.P., Drees Custom Homes, L.P., are the owners of a tract of land situated in the Nathan Butler Survey, Abstract No. 21 in the City of Rockwall, Rockwall County, Texas and being part of a tract of land as conveyed to HILLWOOD SHORES, L.P., by deed recorded in Volume 1755, Page 00118 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner on the southerly line of Champions Drive (a 50 foot right-of-way) and being the most northerly northwest corner of the said HILLWOOD SHORES tract, said point also being the most northerly northwest corner of The Shores Country Club, an addition to the City of Rockwall as recorded in Volume 547, Page 133 of the Plat Records of Rockwall County, Texas;

THENCE S. 63°19'48" E., 70.19 feet leaving the said southerly line of Champions Drive, and running along the east line of the said Hillwood Shores tract and the west line of said The Shores Country Club, to a 1/2" iron rod found for corner;

THENCE S. 09°36'33" W., 755.94 feet continuing along the common property line between the said Hillwood Shores tract and The Shores Country Club, to a 1/2" iron rod found for corner;

THENCE S. 85°37'10" W., 178.40 feet leaving the west line of the said The Shores Country Club, and running along the south line of the said Hillwood Shores tract to a 1/2" iron rod set for corner;

THENCE continuing along the said south line of the Hillwood Shores tract the following courses and distances: S. 68°38'28" W., 167.40 feet to a 1/2" iron rod set for corner, said point also being the beginning of a curve to the right having a central angle of 19°04'55" a radius of 135.00 feet and a chord bearing of S. 78°10'56" W.;

THENCE along said curve 44.96 feet to the end of said curve, a 1/2" iron rod set for corner;

THENCE S. 87°43'24" W., 141.56 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 16°10'24" a radius of 410.00 feet and a chord bearing of N. 84°11'24" W.;

THENCE along said curve 115.73 feet to the end of said curve, a 1/2" iron rod set for corner, said point being the beginning of another curve to the right having a central angle of 33°21'17" a radius of 110.00 feet and a chord bearing of N. 59°25'34" W.;

THENCE along said curve, and continuing along the said south line of the Hillwood Shores tract, 64.04 feet to the end of said curve, a 1/2" iron rod set for corner, said point being on the westerly line of the said Hillwood Shores tract;

THENCE along the westerly line of the said Hillwood Shores tract the following courses and distances: N. 42°44'55" W., 174.51 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 18°24'39" a radius of 450.00 feet and a chord bearing of N. 33°32'35" W.;

THENCE along said curve 144.60 feet to the end of said curve, a 1/2" iron rod set for corner;

THENCE N. 24°20'16" W., 34.11 feet to a 1/2" iron rod set for corner;

THENCE N. 61°06'45" W., 33.41 feet to a 1/2" iron rod set for corner;

THENCE N. 24°20'16" W., 21.45 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 15°59'52" a radius of 130.00 feet and a chord bearing of N. 16°20'20" W.;

THENCE along said curve, and continuing along the westerly line of the said Hillwood Shores tract, 36.34 feet to the end of said curve, a 1/2" iron rod set for corner being on the said southerly line of Champions Drive, said point also being in a non-tangent curve to the left running in a northerly direction and having a central angle of 43°43'09" a radius of 207.01 feet and a chord bearing of N. 39°16'44" E.;

THENCE along said curve, and along the said southerly line of Champions Drive, the following courses and distances, 157.96 feet to the end of said curve, a 1/2" iron rod found for corner, said point being the beginning of a curve to the right having a central angle of 69°57'50" a radius of 200.00 feet and a chord bearing of N. 52°24'04" E.;

THENCE along said curve 244.22 feet to the end of said curve, a 1/2" iron rod found for corner;

THENCE N. 87°22'59" E., 492.55 feet to a 1/2" iron rod found for corner, said point being the beginning of a curve to the left having a central angle of 60°00'00" a radius of 250.00 feet and a chord bearing of N. 57°22'59" E.;

THENCE along said curve 261.80 feet to the end of said curve, a 1/2" iron rod found for corner;

THENCE N. 27°22'59" E., 42.10 feet to a 1/2" iron rod found for corner, said point being the beginning of a curve to the right having a central angle of 04°08'42" a radius of 300.62 feet and a chord bearing of N. 29°27'20" E.;

THENCE along said curve, and continuing along the said southerly line of Champions Drive, 21.75 feet to the Point of Beginning and containing 13.224 acres (576,036 square feet) of land.

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.

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 herein as FAIRWAY POINTE PHASE 3 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in FAIRWAY POINTE PHASE 3 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 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 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; 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 exactions made herein.

HILLWOOD SHORES, L.P.,

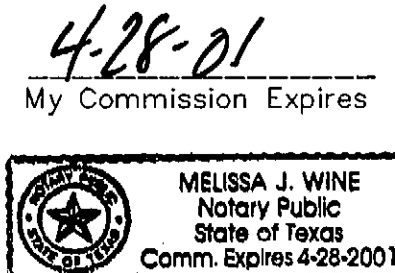
Fred Balda
Fred Balda, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Fred Balda, 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 the 20 day of September, 2000.

Melissa J. Wine
Notary Public in and for the State of Texas



Standard Pacific of Texas, Inc.,
a Delaware corporation

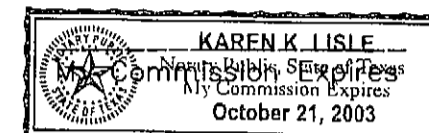
By: *Michael W. Brady*
Name: Michael W. Brady
Title: President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Michael W. Brady, 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 the 18 day of September, 2000.

Karen K. Lisle
Notary Public in and for the State of Texas



Goodman Family of Builders L.P.,
a Texas limited partnership

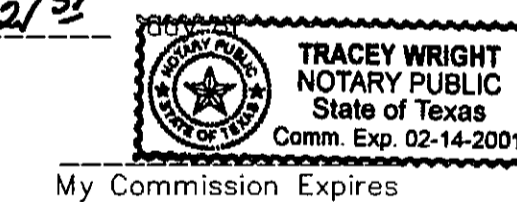
By: *Bobby Ray*
Name: Bobby Ray
Title: President

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Bobby Ray, 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 the 21st day of September, 2000.

Tracey Wright
Notary Public in and for the State of Texas



39 LOTS TOTAL

REPLAT FAIRWAY POINTE PHASE 3

13.224 ACRES OUT OF THE
NATHAN BUTLER SURVEY ~ ABSTRACT NO. 21
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

MAY, 2000 SCALE: 1" = 100'

OWNER/DEVELOPER	ENGINEER
HILLWOOD SHORES, L.P. 17480 DALLAS PARKWAY, Suite 200 Dallas, Texas 75287 972-713-2000	DOWDEY, ANDERSON AND ASSOCIATES, INC. 5225 Village Creek Drive Suite 200 Plano, Texas 75093 972-931-0694
OWNER	OWNER
STANDARD PACIFIC OF TEXAS, INC. 5525 MacARTHUR BLVD. SUITE 580 Irving, Texas 75038 972-550-0426	GOODMAN FAMILY OF BUILDERS, L.P. 5808 W. PLANO PARKWAY Plano, Texas 75093 469-737-1400
OWNER	OWNER
DREES CUSTOM HOMES, L.P. 6051 STATE HWY. 161 SUITE 200 Irving, Texas 75038 972-953-4502	

Fairway Pointe 3

Drees Custom Homes, L.P.,
a Texas Limited partnership

By: Drees Builders, Inc.
an Ohio corporation
its general partner

By: Ronald S. Davis
Name: RONALD S. DAVIS
Title: ASST SEC.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RONALD S. DAVIS, 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 the 19 day of September, 2000.

Melissa J. Wine
Notary Public in and for the State of Texas

4-28-01
My Commission Expires

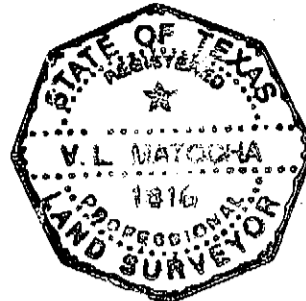


SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, V.L. MATOCHA, a Registered Professional Land Surveyor, 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.

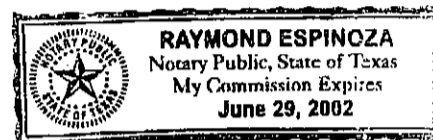
V.L. Matocha
V.L. MATOCHA
R.P.L.S. 1816



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared V.L. Matocha, 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 considerations therein expressed, and in the capacity therein stated.

Raymond Espinoza
Notary Public in and for the State of Texas
6-29-02
My Commission Expires



RECOMMENDED FOR FINAL APPROVAL

R64
Planning And Zoning Commission
Date 13 Oct 00

APPROVED

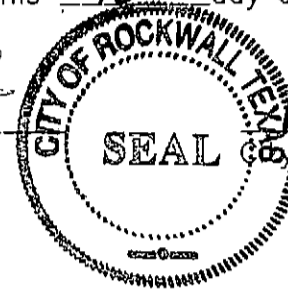
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 19 day of June, 2000.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, 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 18th day of October, 2000.

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



39 LOTS TOTAL

REPLAT
FAIRWAY POINTE PHASE 3

13.224 ACRES OUT OF THE
NATHAN BUTLER SURVEY ~ ABSTRACT NO. 21
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

MAY, 2000 SCALE: 1" = 100'

OWNER/DEVELOPER
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17480 DALLAS PARKWAY, Suite 200
Dallas, Texas 75287 972-713-2000

ENGINEER
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