

**CENTERLINE CURVE DATA**

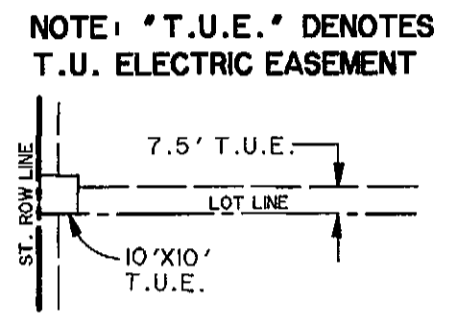
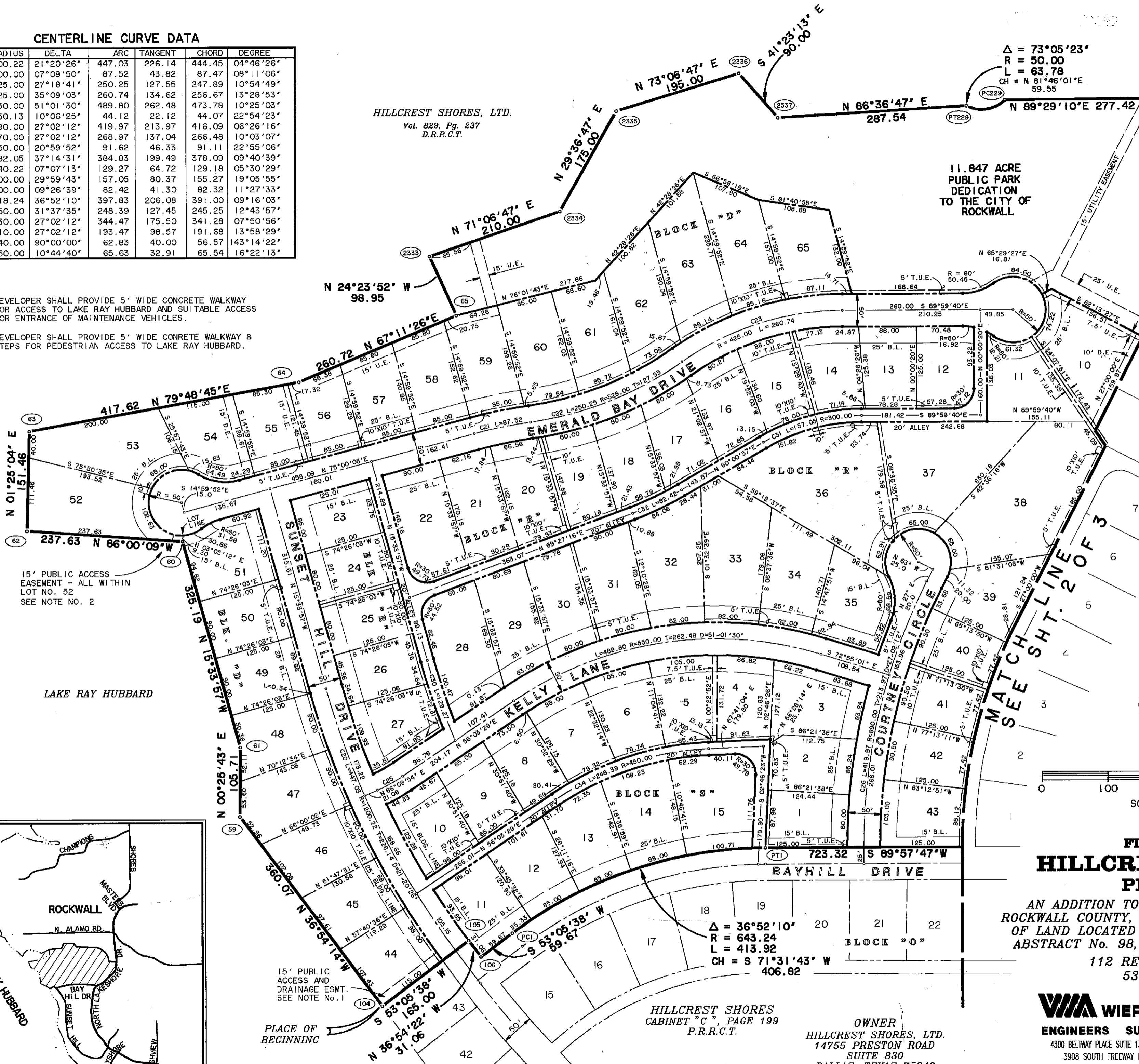
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	DEGREE
20	1200.22	21°20'26"	447.03	226.14	444.45	04°46'26"
21	700.00	07°09'50"	87.52	43.82	87.47	08°11'06"
22	525.00	27°18'41"	250.25	127.55	247.89	10°54'49"
23	425.00	35°09'03"	260.74	134.62	256.67	13°28'53"
24	550.00	51°01'30"	489.80	262.48	473.78	10°25'03"
25	250.13	10°06'25"	44.12	22.12	44.07	22°54'23"
26	890.00	27°02'12"	419.97	213.97	416.09	06°26'16"
27	570.00	27°02'12"	268.97	137.04	266.48	10°03'07"
28	250.00	20°59'52"	91.62	46.33	91.11	22°55'06"
29	592.05	37°14'31"	384.83	199.49	378.09	09°40'39"
30	1040.22	07°07'13"	129.27	64.72	129.18	05°30'29"
31	300.00	29°59'43"	157.05	80.37	155.27	19°05'55"
32	500.00	09°26'39"	82.42	41.30	82.32	11°27'33"
33	618.24	36°52'10"	397.83	206.08	391.00	09°16'03"
34	450.00	31°37'35"	248.39	127.45	245.25	12°43'57"
35	730.00	27°02'12"	344.47	175.50	341.28	07°50'56"
36	410.00	27°02'12"	193.47	98.57	191.68	13°58'29"
37	40.00	90°00'00"	40.00	40.00	56.57	143°14'22"
38	350.00	10°44'40"	65.63	32.91	65.54	16°22'13"

HILLCREST SHORES, LTD.  
Vol. 829, Pg. 237  
D.R.R.C.T.

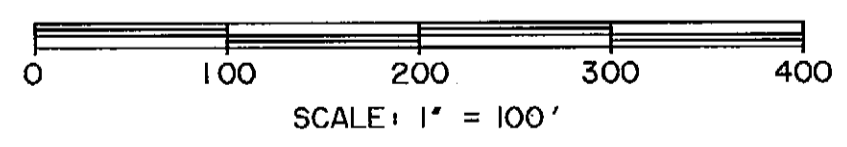
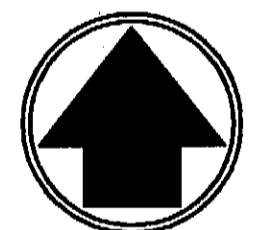
**COORDINATE POINT TABLE**

POINT	NORTH	EAST
2348	7032540.624	2589943.8
PC 4	7032310.403	2589990.4
PT 4	7031714.376	2589746.8
PC 3	7031761.321	2589654.2
PT 3	7031694.519	2589717.5
PC 2	7031886.906	2589280.7
PC 1	7031757.549	2588171.5
PT 1	7031886.441	2588557.4
106	7031721.718	2588123.8
105	7031746.557	2588105.2
104	7031647.474	2587973.2
59	7031935.405	2587757.0
61	7032041.112	2587757.8
60	7032354.373	2587670.597
62	7032370.939	2587433.546
63	7032522.352	2587437.294
64	7032596.217	2587848.330
65	7032697.288	2588088.658
2333	7032787.402	2588047.785
2334	7032855.379	2588246.478
2335	7033007.521	2588332.952
2336	7033064.165	2588519.544
2337	7032996.642	2588579.047
PT229	7033013.630	2588866.080
PC229	7033022.156	2588925.014
PC231	7033024.644	2589202.421
PT231	7032775.606	2589540.687
PC232	7032540.624	2589648.627
PT232	7032576.202	2589600.752

- DEVELOPER SHALL PROVIDE 5' WIDE CONCRETE WALKWAY FOR ACCESS TO LAKE RAY HUBBARD AND SUITABLE ACCESS FOR ENTRANCE OF MAINTENANCE VEHICLES.
- DEVELOPER SHALL PROVIDE 5' WIDE CONCRETE WALKWAY 8 STEPS FOR PEDESTRIAN ACCESS TO LAKE RAY HUBBARD.



FILED FOR RECORD  
ROCKWALL, CO., TEXAS  
95 APR 25 AM 10:44  
TABLE BOOKS  
CD. CLERK  
BY: [Signature] DEPUTY



**FINAL PLAT  
HILLCREST SHORES  
PHASE II**

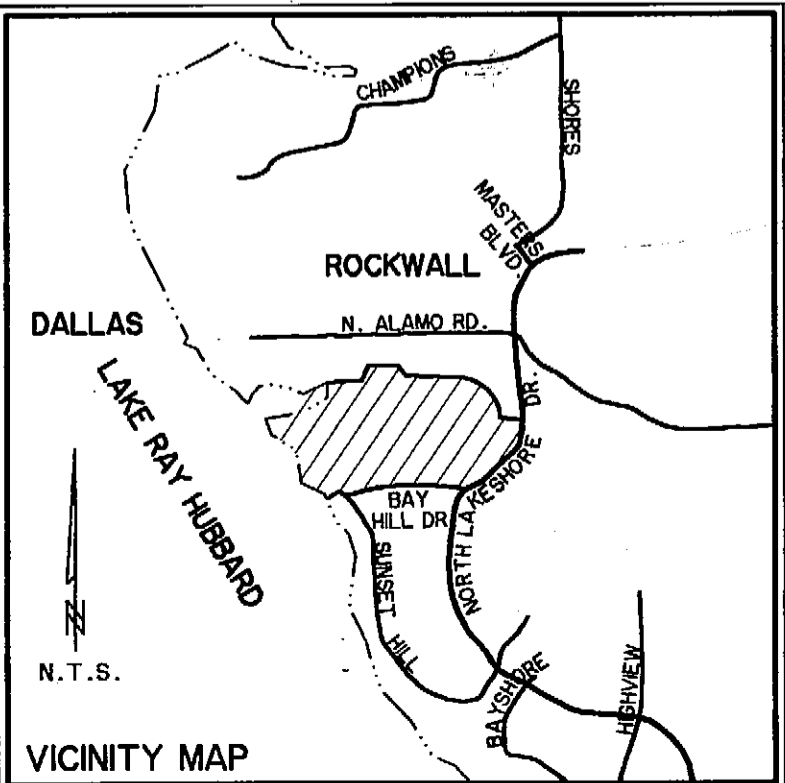
AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS, BEING 53.285 ACRES  
OF LAND LOCATED IN THE A. HANNA SURVEY,  
ABSTRACT No. 98, ROCKWALL COUNTY, TEXAS

112 RESIDENTIAL LOTS  
53.285 ACRES

PREPARED BY:  
**VIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700  
3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 (817)926-0212

OWNER  
HILLCREST SHORES, LTD.  
14755 PRESTON ROAD  
SUITE 830  
DALLAS, TEXAS 75240  
(214) 392-3800  
Vol. 829, Pg. 237  
D.R.R.C.T.

**C 276**



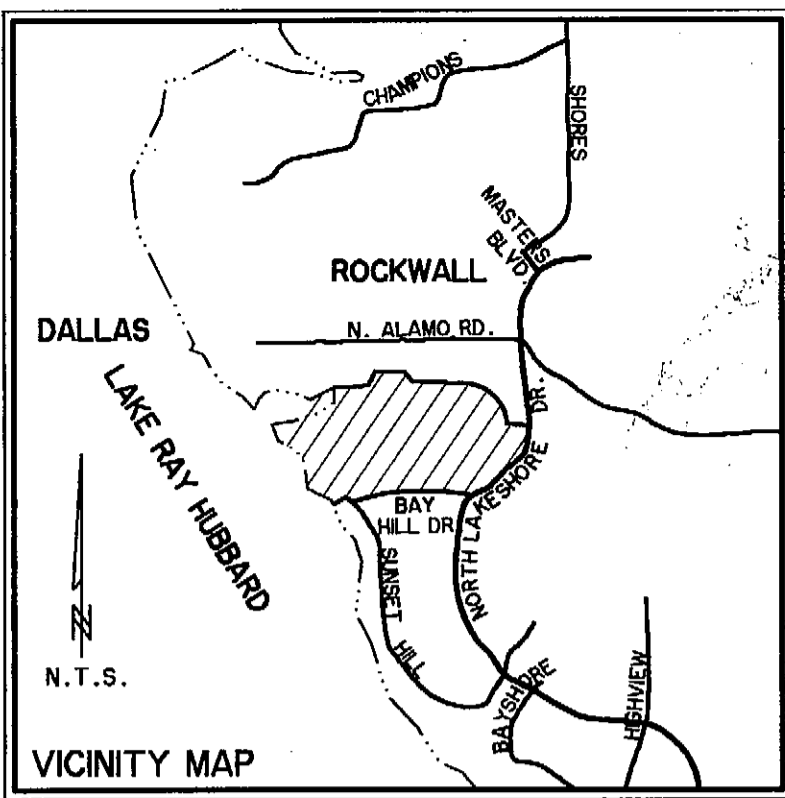
15' PUBLIC ACCESS AND DRAINAGE ESMT. SEE NOTE No. 1

PLACE OF BEGINNING

$\Delta = 36^\circ 52' 10''$   
 $R = 643.24$   
 $L = 413.92$   
 $CH = S 71^\circ 31' 43'' W$   
406.82

HILLCREST SHORES  
CABINET "C" PAGE 199  
P.R.R.C.T.

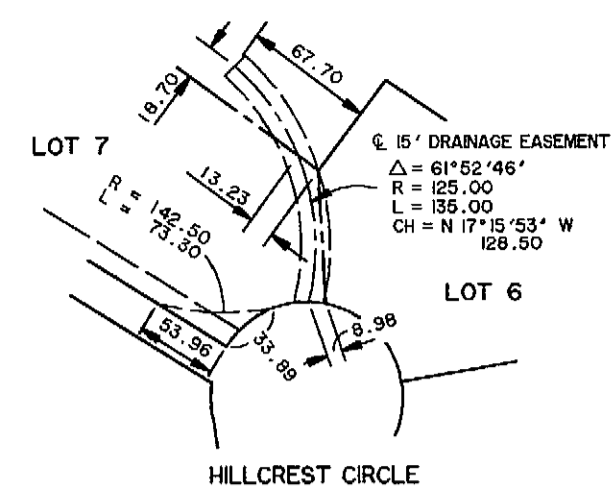
Hillcrest Shores 2



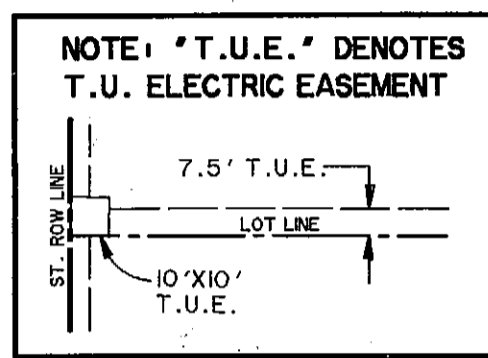
HILLCREST SHORES, LTD.  
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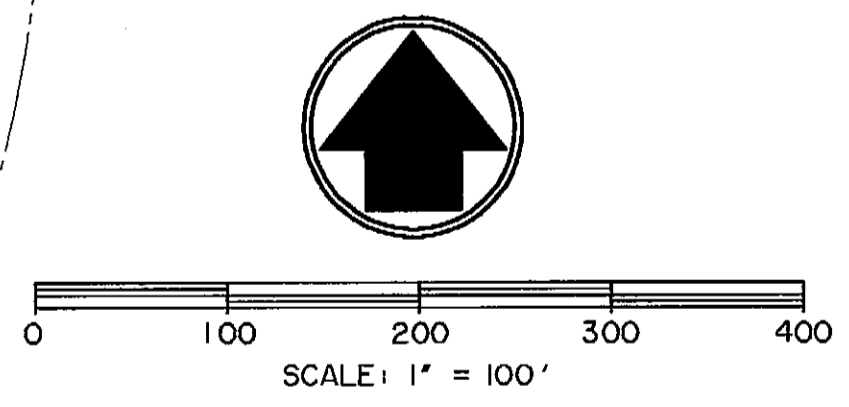
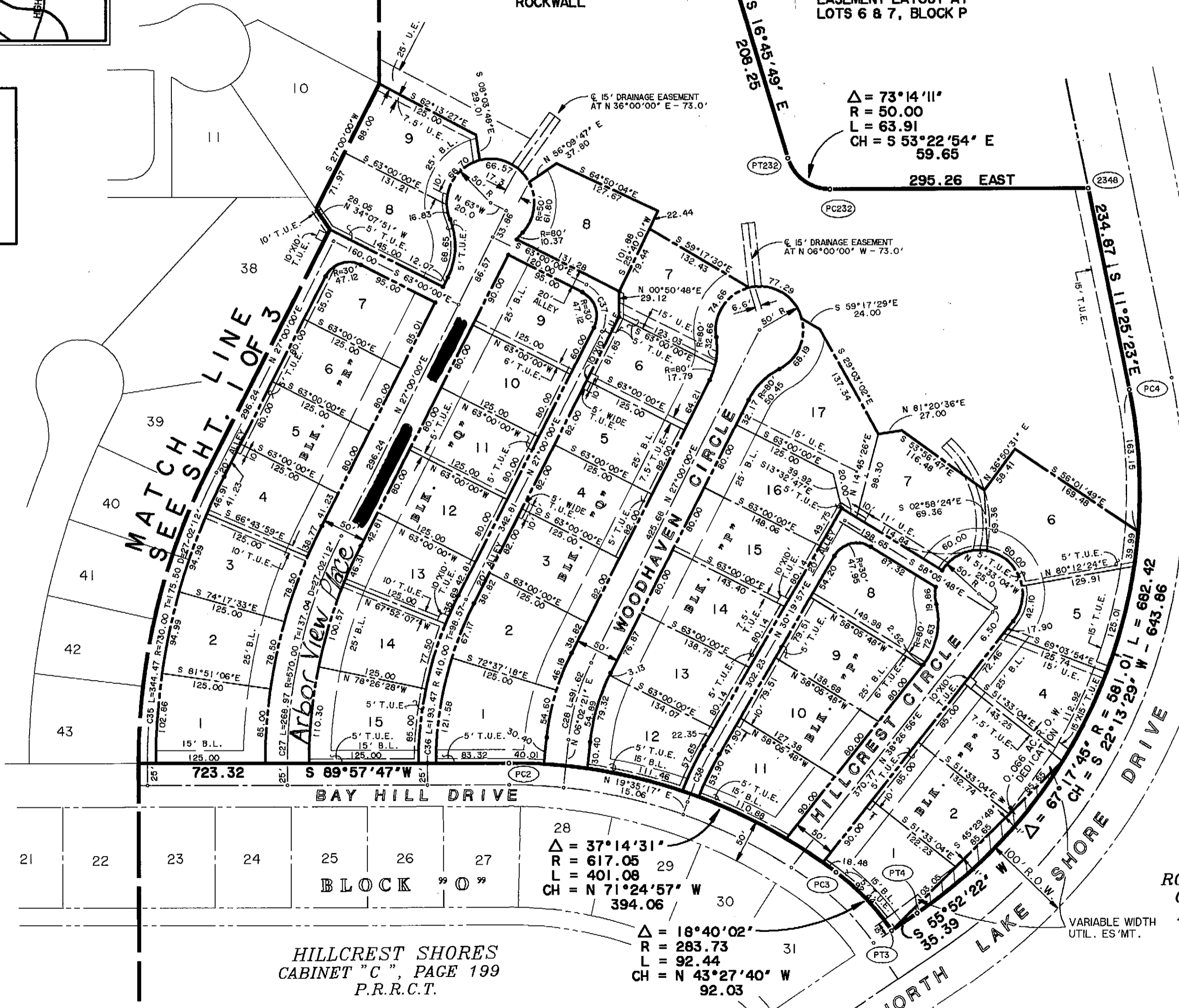


11.847 ACRE  
PUBLIC PARK  
DEDICATION  
TO THE CITY OF  
ROCKWALL



COORDINATE POINT TABLE

POINT	NORTH	EAST
2348	7032540.624	2589943.892
PC 4	7032310.403	2589990.409
PT 4	7031714.376	2589746.874
PC 3	7031761.321	2589654.271
PT 3	7031694.519	2589717.576
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PT232	7032576.202	2589600.752



FINAL PLAT  
HILLCREST SHORES  
PHASE II

AN ADDITION TO THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS, BEING 53.285 ACRES  
OF LAND LOCATED IN THE A. HANNA SURVEY,  
ABSTRACT No. 98, ROCKWALL COUNTY, TEXAS  
112 RESIDENTIAL LOTS  
53.285 ACRES

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3908 SOUTH FREEWAY FORT WORTH, TEXAS 76110 (817)926-0212

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, HILLCREST SHORES, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE A. HANNA SURVEY, ABSTRACT No. 98, ROCKWALL COUNTY, TEXAS ACCORDING TO THE DEED RECORDED IN VOLUME 829, PAGE 237 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING 53.285 ACRES OF LAND LOCATED IN THE A. HANNA SURVEY, ABSTRACT No. 98, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A 101.453 ACRE TRACT OF LAND DESCRIBED IN DEED TO HILLCREST SHORES, LTD., RECORDED IN VOLUME 829, PAGE 237 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 43, BLOCK "D", HILLCREST SHORES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS SHOWN BY THE PLAT RECORDED IN CABINET "C", PAGE 299 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, LYING IN THE EAST CITY OF DALLAS TAKE LINE FOR LAKE RAY HUBBARD AND THE WEST BOUNDARY LINE OF SAID 101.453 ACRE TRACT OF LAND DESCRIBED IN DEED MENTIONED ABOVE;

THENCE ALONG THE EAST CITY OF DALLAS TAKE LINE FOR LAKE RAY HUBBARD AND THE WEST BOUNDARY LINE OF SAID 101.453 ACRE TRACT AS FOLLOWS:

N 36°54'14"W, 360.07 FEET TO A FOUND MONUMENT,

N 00°25'43"E, 105.71 FEET TO A FOUND MONUMENT,

N 15°33'57"W, 325.19 FEET TO A FOUND MONUMENT,

N 86°00'09"W, 237.63 FEET TO A FOUND MONUMENT,

N 01°25'04"E, 151.46 FEET TO A FOUND MONUMENT,

N 79°48'45"E, 417.62 FEET TO A FOUND MONUMENT,

N 67°11'26"E, 260.72 FEET TO A FOUND MONUMENT,

N 24°23'52"W, 98.95 FEET TO A 1/2" IRON ROD SET,

THENCE N 71°06'47"E, 210.00 FEET TO A 1/2" IRON ROD SET,

THENCE N 29°36'47"E, 175.00 FEET TO A 1/2" IRON ROD SET,

THENCE N 73°06'47"E, 195.00 FEET TO A 1/2" IRON ROD SET,

THENCE S 41°23'13"E, 90.00 FEET TO A 1/2" IRON ROD SET,

THENCE N 86°36'47"E, 287.54 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT,

THENCE SOUTHEASTERLY, 63.78 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°05'23" AND A CHORD BEARING N 81°46'01"E, 59.55 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE N 89°29'10"E, 277.42 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

THENCE SOUTHEASTERLY, 450.52 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 73°45'01" AND A CHORD BEARING S 53°38'19"E, 420.05 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE S 16°45'49"E, 208.25 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE SOUTHEASTERLY, 63.91 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 73°14'11" AND A CHORD BEARING S 53°22'54"E, 59.65 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

THENCE EAST, 295.26 FEET TO A 1/2" IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF NORTH LAKE SHORE DRIVE (A 100 FOOT WIDE RIGHT-OF-WAY) AS SHOWN BY THE PLAT RECORDED IN SLIDE "A", PAGE 327 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, BEING THE EAST BOUNDARY LINE OF SAID 101.453 ACRE TRACT,

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH LAKE SHORE DRIVE (A 100 FOOT WIDE RIGHT-OF-WAY) AND THE EAST BOUNDARY LINE OF SAID 101.453 ACRE TRACT AS FOLLOWS:

S 11°25'23"E, 234.87 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT,

SOUTHWESTERLY, 682.42 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 581.01 FEET, A CENTRAL ANGLE OF 67°17'45" AND A CHORD BEARING S 22°13'29"W, 643.86 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

S 55°52'22"W, 35.39 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID NORTH LAKE SHORE DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF BAY HILL DRIVE (A 50 FOOT WIDE RIGHT-OF-WAY) AS SHOWN BY THE PLAT OF HILLCREST SHORES MENTIONED ABOVE,

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BAYHILL DRIVE (A 50 FOOT WIDE RIGHT-OF-WAY) AS FOLLOWS:

NORTHWESTERLY, 92.44 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 283.73 FEET, A CENTRAL ANGLE 18°40'02" AND A CHORD BEARING N 43°27'40"W, 92.03 FEET TO A 1/2" IRON ROD FOUND AT THE END OF SAID CURVE AND THE BEGINNING OF ANOTHER CURVE TO THE LEFT,

NORTHWESTERLY, 401.08 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 617.05 FEET, A CENTRAL ANGLE 37°14'31" AND A CHORD BEARING N 71°24'57"W, 394.06 FEET TO A 1/2" IRON ROD SET AT END OF SAID CURVE,

S 89°57'47"W, 723.32 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT,

SOUTHWESTERLY, 413.92 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 643.24 FEET, A CENTRAL ANGLE OF 36°52'10" AND A CHORD BEARING S 71°31'43"W, 406.82 FEET TO A 1/2" IRON ROD SET AT THE END OF SAID CURVE,

S 53°05'38"W, 59.67 FEET TO A 1/2" IRON ROD SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BAY HILL DRIVE AND THE EAST RIGHT-OF-WAY LINE OF SUNSET HILL DRIVE (A 50 FOOT WIDE RIGHT-OF-WAY),

THENCE N 36°54'22"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SUNSET HILL DRIVE (A 50 FOOT WIDE RIGHT-OF-WAY), 31.06 FEET TO A 1/2" IRON ROD SET,

THENCE S 53°05'38"W, AT 50.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 43, BLOCK "D", HILLCREST SHORES ADDITION, CONTINUING IN ALL 165.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 53.285 ACRES (2,330,117 SQUARE FEET) OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HILLCREST SHORES, LTD. IS THE SOLE OWNER OF SAID TRACT AND DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS HILLCREST SHORES, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND DOES HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR TEXAS, AND DOES 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. 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 HAVE THE RIGHT TO PUBLIC 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 THIS SUBDIVISION.

NO HOUSE, DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME AS THE DEVELOPER HAS COMPLIED WITH ALL REQUIREMENTS OF THE PLATTING ORDINANCE 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, DRAINAGE STRUCTURES, AND STORM SEWERS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.

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 OF WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

WITNESS BY HAND, AT Dallas, TEXAS, THIS THE 13th DAY OF April, 1995.

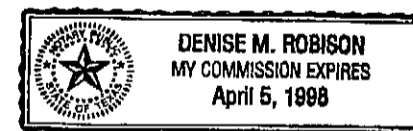
HILLCREST SHORES, LTD.

REX ROBERTSON

STATE OF TEXAS  
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF April, 1995, BY REX ROBERTSON OF HILLCREST SHORES, LTD. ON BEHALF OF SAID CORPORATION.

Denise M. Robison  
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ULYS LANE, III, 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.

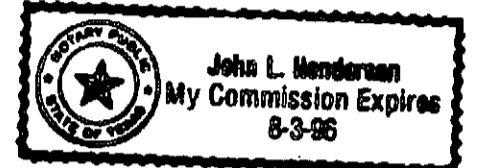
Ulys Lane III  
ULYS LANE, III, R.P.L.S.  
TEXAS REGISTRATION No. 2411



STATE OF TEXAS  
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4th DAY OF APRIL, 1995, BY ULYS LANE, III.

John L. Henderson  
NOTARY PUBLIC



RECOMMENDED FOR FINAL APPROVAL

DATE: \_\_\_\_\_  
APPROVED \_\_\_\_\_ DATE: 4-21-95 CHAIRMAN,  
Arthur H. Ruff  
PLANNING & ZONING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HILLCREST SHORES, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE 20th DAY OF February, 1995.

Alma K. Williams Shirley R. Robbins  
MAYOR, CITY OF ROCKWALL CITY SECRETARY, CITY OF ROCKWALL



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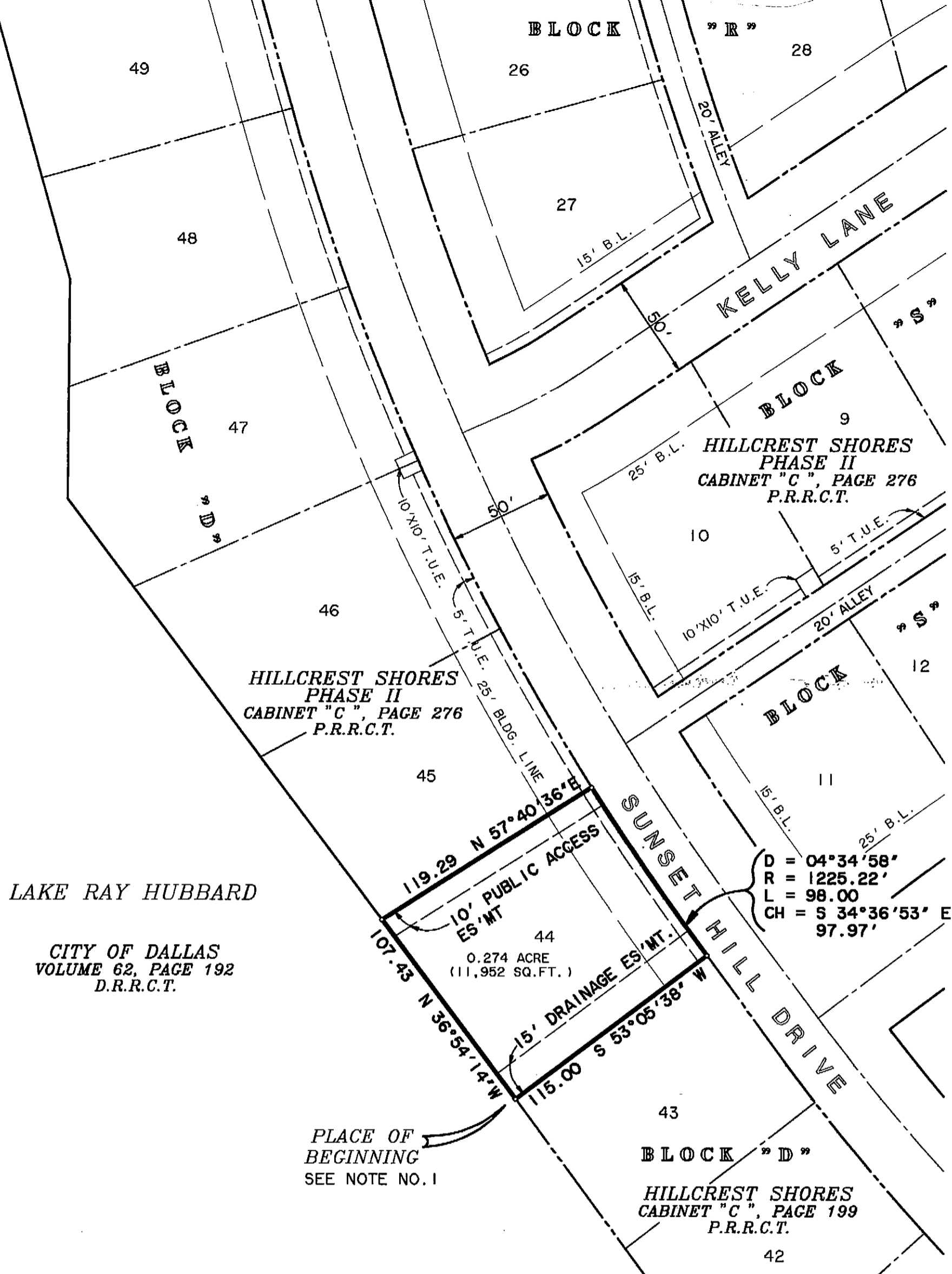
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D.R.R.C.T.

SHEET 3 OF 3

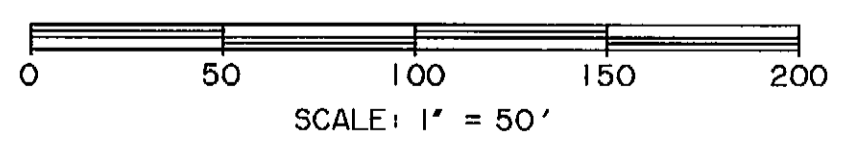
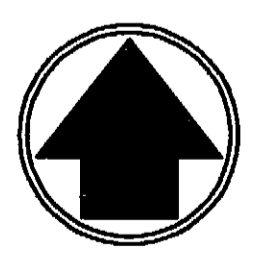
DATE: 4-4-95  
FILE: PLATIC  
W.A. No. 93-065

Hillcrest Shores 2

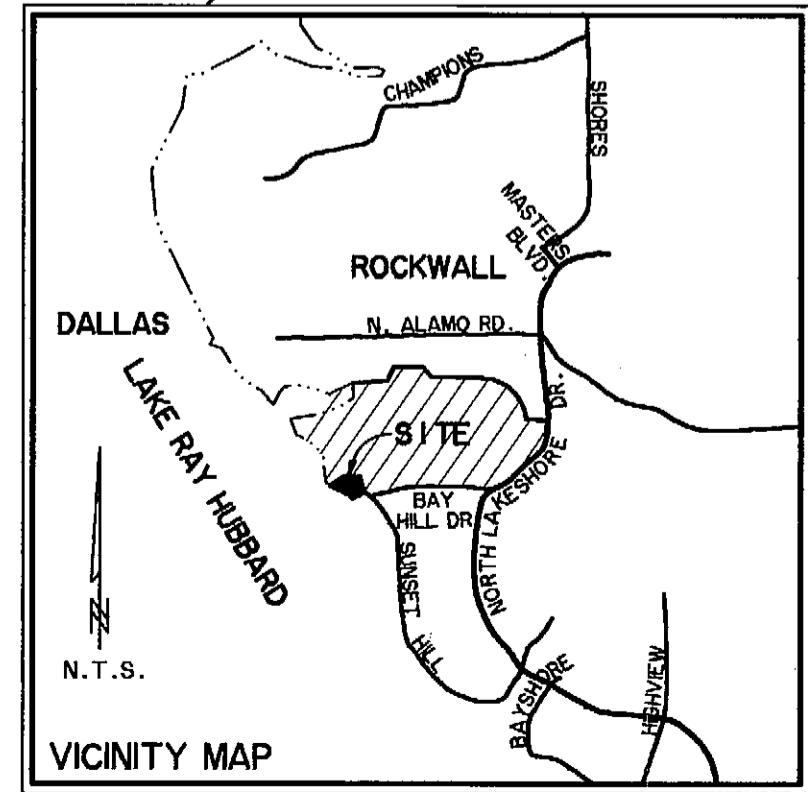


LAKE RAY HUBBARD  
CITY OF DALLAS  
VOLUME 62, PAGE 192  
D.R.R.C.T.

PLACE OF BEGINNING  
SEE NOTE NO. 1



- NOTES:
1. DEVELOPER SHALL PROVIDE 5' WIDE CONCRETE WALKWAY FOR ACCESS TO LAKE RAY HUBBARD AND SUITABLE ACCESS FOR ENTRANCE OF MAINTENANCE VEHICLES.
  2. PURPOSE OF REPLAT IS TO RELOCATE PUBLIC ACCESS EASEMENT FROM SOUTH LOT LINE TO NORTH LOT LINE.



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, HILLCREST SHORES, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT IS THE SOLE OWNER OF LOT 44, BLOCK 'D', HILLCREST SHORES, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN BY THE PLAT RECORDED IN CABINET 'C', PAGES 276, 277 AND 278 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND LOCATED IN THE A. HANNA SURVEY, ABSTRACT No. 98, ROCKWALL COUNTY, TEXAS ACCORDING TO THE DEED RECORDED IN VOLUME 829, PAGE 237 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING 0.274 ACRE OF LAND LOCATED IN THE A. HANNA SURVEY, ABSTRACT No. 98, ROCKWALL COUNTY, TEXAS, BEING ALL OF LOT 44, BLOCK 'D', HILLCREST SHORES, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN BY THE PLAT RECORDED IN CABINET 'C', PAGES 276, 277 AND 278 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 43, BLOCK 'D', HILLCREST SHORES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AS SHOWN BY THE PLAT RECORDED IN CABINET 'C', PAGE 299 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF SAID LOT 44, BLOCK 'D', LYING IN THE EAST BOUNDARY LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF DALLAS, RECORDED IN VOLUME 62, PAGE 192 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS,

THENCE N 36°54'14"W ALONG THE EAST BOUNDARY LINE OF SAID CITY OF DALLAS TRACT, 107.43 FEET TO A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF SAID LOT 44 AND THE SOUTHWEST CORNER OF LOT 45, BLOCK 'D', HILLCREST SHORES, PHASE II,

THENCE N 57°40'36"E, 119.29 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID LOT 44 AND THE SOUTHWEST CORNER OF SAID LOT 45, LYING IN THE WEST RIGHT-OF-WAY LINE OF SUNSET HILL DRIVE (A 50 FOOT WIDE RIGHT-OF-WAY),

THENCE SOUTHEASTERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SUNSET HILL DRIVE, 98.00 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS 1225.22 FEET, A CENTRAL ANGLE OF 04°34'58" AND A CHORD BEARING S 34°36'53"E, 97.97 FEET TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF SAID LOT 44 AND THE NORTHEAST CORNER OF SAID LOT 43,

THENCE S 53°05'38"W ALONG THE SOUTH LINE OF SAID LOT 44 AND THE NORTH LINE OF SAID LOT 43, 115.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.274 ACRE (11,952 SQUARE FEET) OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HILLCREST SHORES, LTD. IS THE SOLE OWNER OF SAID TRACT AND DOES HEREBY ADOPT THIS REPLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 44, BLOCK 'D', HILLCREST SHORES, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND DOES HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR TEXAS, AND DOES 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. 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 HAVE THE RIGHT TO PUBLIC 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 THIS SUBDIVISION.

NO HOUSE, DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME AS THE DEVELOPER HAS COMPLIED WITH ALL REQUIREMENTS OF THE PLATTING ORDINANCE 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, DRAINAGE STRUCTURES, AND STORM SEWERS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.

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 PERMITTED THEREOF, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY OF WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

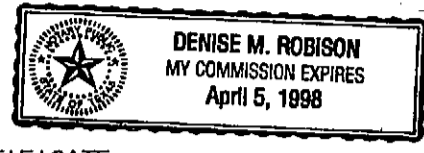
WITNESS BY HAND AT Dallas, TEXAS, THIS THE 5th DAY OF September, 1995.

HILLCREST SHORES, LTD.  
Rex Robertson  
RÉX ROBERTSON

STATE OF TEXAS  
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5th DAY OF September, 1995, BY REX ROBERTSON OF HILLCREST SHORES, LTD., ON BEHALF OF SAID CORPORATION.

Denise M. Robison  
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, ULYS LANE, III, 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.

Ulys Lane III  
ULYS LANE, III, R.P.L.S.  
TEXAS REGISTRATION No. 2411

STATE OF TEXAS  
COUNTY OF DALLAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22 DAY OF SEPTEMBER, 1995, BY ULYS LANE, III.

John L. Henderson  
NOTARY PUBLIC



RECOMMENDED FOR FINAL APPROVAL

DATE: \_\_\_\_\_  
APPROVED  
Pat Friend DATE: 11/3/95 CHAIRMAN,  
PLANNING & ZONING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HILLCREST SHORES, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1995.

Gene H. Moore  
MAYOR, CITY OF ROCKWALL

Shirley R. Robison  
CITY SECRETARY, CITY OF ROCKWALL

FILED FOR RECORD  
ROCKWALL CO., TEXAS

95 NOV -7 PM 1:50

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REPLAT  
**LOT 44, BLOCK "D"**  
**HILLCREST SHORES**  
**PHASE II**

BEING A REPLAT OF LOT 44, BLOCK "D", HILLCREST SHORES, PHASE II, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS SHOWN BY THE PLAT RECORDED IN CABINET "C", PAGE 276, 277 & 278, PLAT RECORDS OF COLLIN COUNTY, TEXAS.

OWNER  
HILLCREST SHORES, LTD.  
14755 PRESTON ROAD  
SUITE 830  
DALLAS, TEXAS 75240  
(214) 392-3800  
Vol. 829, Pg. 237  
D.R.R.C.T.

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700  
3908 SOUTH FREWAY FORT WORTH, TEXAS 76110 (817)926-0212

SHEET 1 OF 1

DATE: 08-18-95  
FILE: REPLATIA  
W.A. No. 93065

Cab. C, Pg. 296

Hillcrest Shores 2