

THE SHORES COUNTRY CLUB, INC.
VOL. 647 PG. 199

Dedicated to Shores
Country Club, Inc.
for Access purposes

THE CLUB HOUSE TRACT
CAB. "C" SLIDE 68

LINE TABLE		
LINE	BEARING	LENGTH
T1	S29°06'29"W	24.90'
T2	S61°17'31"E	22.87'
T3	S24°20'16"E	19.29'
T4	N24°20'16"W	6.89'
T5	S56°10'08"E	14.74'
T6	N69°54'26"W	29.11'
T7	N68°14'04"E	36.26'
T8	S34°35'10"E	6.11'
T9	S34°35'10"E	6.11'
T10	S34°35'10"E	34.15'
T11	N70°20'39"E	11.03'
T12	N70°20'39"E	11.03'
T13	S78°41'01"E	33.03'
T14	N46°39'43"E	49.94'
T15	S54°30'19"E	45.68'
T22	S55°56'49"E	19.16'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BRG.	CHORD
C1	15°59'52"	130.00'	18.30'	36.30'	S16°20'20"E	36.18
C2	18°24'39"	450.00'	72.93'	144.60'	S33°32'35"E	143.98
C3	33°21'17"	110.00'	32.95'	64.04'	S59°25'34"E	63.14
C4	03°40'43"	410.00'	13.17'	26.32'	S77°56'34"E	26.32
C5	03°40'43"	430.00'	13.81'	27.61'	N77°56'34"W	27.60
C6	03°54'44"	130.00'	4.44'	8.88'	N74°08'51"W	8.87
C7	14°52'26"	250.00'	32.63'	64.90'	N64°45'16"W	64.72
C8	01°27'05"	300.00'	3.80'	7.60'	S58°02'35"E	7.60
C9	01°26'45"	410.00'	5.17'	10.35'	S65°37'59"E	10.35
C10	01°49'35"	460.00'	7.33'	14.66'	S65°49'24"E	14.66
C11	25°06'48"	720.00'	160.37'	315.58'	N55°18'19"W	313.06
C12	04°37'11"	425.00'	17.14'	34.27'	S63°17'05"W	34.26
C13	05°25'35"	355.00'	16.82'	33.62'	N39°05'37"W	33.61
C14	42°10'29"	550.00'	212.09'	404.85'	N20°43'10"W	395.77
C15	03°26'11"	950.00'	28.50'	56.98'	S84°57'03"W	56.97
C16	54°58'02"	192.00'	99.88'	184.20'	N61°37'37"E	177.21
C17	50°13'19"	225.00'	105.45'	197.22'	N83°08'30"E	190.97
C18	19°34'36"	175.00'	30.19'	59.79'	N67°49'08"E	59.50
C19	16°28'08"	207.01'	29.96'	59.50'	N69°22'22"E	59.30
C21	11°56'42"	250.00'	26.15'	52.12'	S18°21'55"E	52.03
C22	18°24'39"	615.00'	99.67'	197.62'	S33°32'35"E	196.77
C23	14°34'08"	275.00'	35.15'	69.93'	N50°01'59"W	69.74
C24	22°09'41"	435.00'	85.19'	168.25'	S53°49'46"E	167.21
C25	18°24'39"	925.00'	149.91'	297.23'	S33°32'35"E	295.95
C26	12°41'44"	500.00'	55.62'	110.79'	S17°59'24"E	110.56
C27	22°56'39"	150.00'	30.44'	60.07'	N23°06'51"W	59.67
C28	96°10'30"	380.00'	423.33'	637.86'	S05°20'20"W	565.57
C29	05°42'02"	400.00'	19.92'	39.80'	S84°03'21"W	39.78
C30	05°23'49"	925.00'	43.60'	87.13'	N83°54'15"E	87.10
C31	18°55'58"	400.00'	66.70'	132.18'	N56°07'42"E	131.57
C33	09°30'53"	510.00'	42.44'	84.69'	S51°11'23"E	84.59
C36	94°59'10"	40.00'	43.64'	66.31'	S01°30'08"W	58.98
C37	31°06'13"	150.00'	41.74'	81.43'	N29°32'25"W	80.43
C38	21°20'57"	90.00'	16.96'	33.54'	S59°40'11"W	33.34
C39	21°20'57"	110.00'	20.73'	40.99'	S59°40'11"W	40.75
C40	08°43'28"	350.00'	26.70'	53.29'	S63°52'20"W	53.24
C41	90°00'00"	40.00'	40.00'	62.83'	S20°39'44"W	56.57

ROCKWALL MONUMENTATION TABLE					
1	N 7033068.23 E 2587723.72	14	N 7033910.12 E 2586894.17	27	N 7033759.44 E 2586051.61
2	N 7033246.43 E 2587466.38	15	N 7033910.43 E 2586914.59	28	N 7033753.94 E 2586077.34
3	N 7033316.38 E 2587401.74	16	N 7033994.61 E 2587070.50	29	N 7033734.26 E 2586073.79
4	N 7033275.66 E 2587357.69	17	N 7034017.39 E 2587260.07	30	N 7033740.03 E 2586046.81
5	N 7033271.23 E 2587361.78	18	N 7034039.84 E 2587315.17	31	N 7033742.46 E 2586038.27
6	N 7033194.03 E 2587224.36	19	N 7034120.29 E 2587681.53	32	N 7033628.23 E 2586001.56
7	N 7033298.96 E 2587166.16	20	N 7034141.17 E 2587737.02	33	N 7033655.84 E 2587943.04
8	N 7033283.56 E 2587135.56	21	N 7034106.45 E 2587747.19	34	N 7033613.77 E 2587916.04
9	N 7033329.09 E 2587114.91	22	N 7034086.91 E 2587756.03	35	N 7033609.74 E 2587922.48
10	N 7033355.17 E 2587093.72	23	N 7034070.77 E 2587785.27	36	N 7033559.50 E 2587830.63
11	N 7033725.30 E 2586963.78	24	N 7034039.70 E 2587799.32	37	N 7033363.77 E 2587821.21
12	N 7033720.29 E 2586897.04	25	N 7033919.70 E 2587878.85	38	N 7033318.50 E 2587800.00
13	N 7033380.12 E 2586894.47	26	N 7033791.58 E 2587997.27	39	N 7033312.49 E 2587813.37

CORRECTIONS:
 LOT 3, BLOCK F - REVISED EAST PROPERTY LINE
 DIMENSION FROM 143.56' TO 142.82'
 REVISED NORTH PROPERTY LINE BEARING FROM
 N89°07'29"E TO N89°06'38"E
 LOT 1X, BLOCK F - REVISED NORTH PROPERTY LINE
 DIMENSION FROM 126.73' TO 124.47'
 REVISED EAST PROPERTY LINE DIMENSION FROM
 83.07' TO 81.77'

65 LOTS TOTAL
**CORRECTION PLAT OF THE REPLAT OF
 HILLSIDE PHASE 3 AT THE SHORES**

17.396 ACRES OUT OF THE
 NATHAN BUTLER SURVEY ~ ABSTRACT NO. 21
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OCTOBER, 2000 SCALE: 1" = 100'

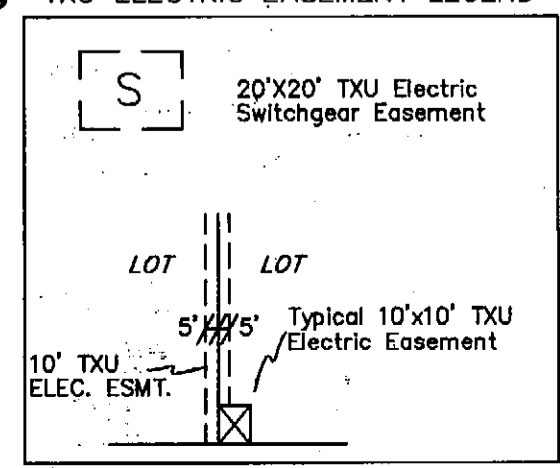
OWNER/DEVELOPER
 HILLWOOD SHORES, L.P.
 17480 DALLAS PARKWAY, Suite 200
 Dallas, Texas 75287 972-713-2000

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

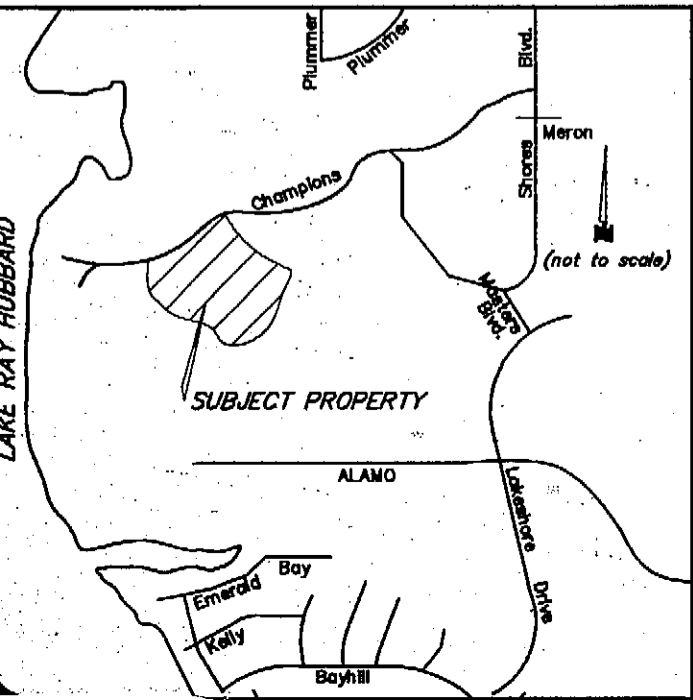
OWNER
 GOODMAN FAMILY OF BUILDERS, L.P.
 5808 W. PLANO PARKWAY
 Plano, Texas 75093 469-737-1400

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
 V.S.E. - VISIBILITY SIGHT EASEMENT

VICINITY MAP



Hillside 3

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OWNERS CERTIFICATE AND DEDICATION

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 HILLSIDE PHASE 3 AT THE SHORES, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate for the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in HILLSIDE PHASE 3 AT 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 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 for 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, 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 expressed and in the capacity therein stated.

Given upon my hand and seal of office the 20 day of October 2000.

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



STANDARD PACIFIC OF TEXAS, INC., a Delaware Corporation

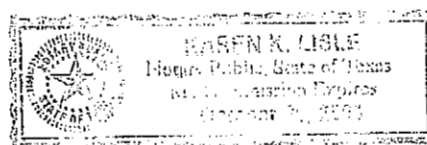
Michael W. Brady, President

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 expressed and in the capacity therein stated.

Given upon my hand and seal of office the 2 day of November 2000.

Jarene L. Lisle, Notary Public in and for the State of Texas



GOODMAN FAMILY OF BUILDERS L.P., a Texas Limited Partnership

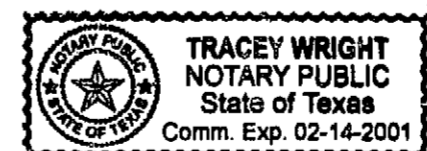
Bobby Ray, President

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 expressed and in the capacity therein stated.

Given upon my hand and seal of office the 24th day of October 2000.

Tracey Wright, Notary Public in and for the State of Texas



DREES CUSTOM HOMES, L.P., a Texas Limited Partnership

Ronald S. Davis

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 expressed and in the capacity therein stated.

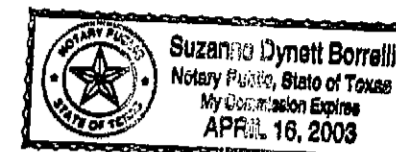
Given upon my hand and seal of office the 31st day of October 2000.

Suzanne Lynett Borrelli, Notary Public in and for the State of Texas

Ronald S. Davis

4-16-03

My Commission Expires

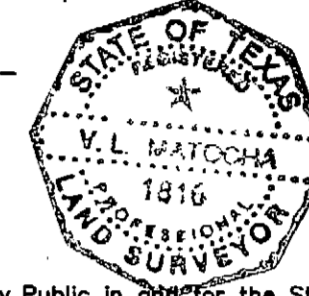


SURVEYOR'S CERTIFICATE

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, R.P.L.S. 1816

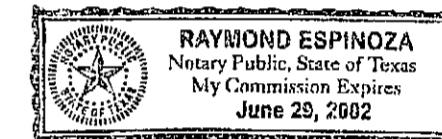


STATE OF TEXAS
COUNTY OF COLLIN

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.

Notary Public in and for the State of Texas

6-28-02, My Commission Expires



RECOMMENDED FOR FINAL APPROVAL

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 21 day of Feb 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 14th day of November 2000.

Scott L. Self, Mayor, City of Rockwall; Belinda Pen, City Secretary, City of Rockwall



CORRECTION PLAT OF THE REPEAT OF HILLSIDE PHASE 3 AT THE SHORES

17.396 ACRES OUT OF THE NATHAN BUTLER SURVEY ~ ABSTRACT NO. 21 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS OCTOBER, 2000 SCALE: 1" = 100'

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

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

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

Hillside 3

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STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, HILLWOOD SHORES, L.P., STANDARD PACIFIC OF TEXAS, INC., GOODMAN FAMILY OF BUILDERS, L.P., and 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, said tract being part of that land 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 at the intersection of the easterly line of Shores Boulevard (a 80 foot right-of-way) with the westerly line of Hillway Drive (a 50 foot right-of-way), said point also being in a curve to the right running in a northwesterly direction and having a central angle of 25°06'48" a radius of 720.00 feet and a chord bearing of N. 55°18'19" W.; THENCE along said curve, and along the said easterly line of Shores Boulevard, 315.58 feet to the end of said curve, a 1/2" iron rod found for corner; THENCE N. 42°44'55" W., 95.26 feet continuing along the said easterly line of Shores Boulevard to a 1/2" iron rod found for corner; THENCE S. 47°15'05" W., 60.00 feet leaving the said easterly line of Shores Boulevard to a 1/2" iron rod found for corner, said point being on the westerly line of said Boulevard; THENCE S. 42°44'55" E., 6.03 feet along the said westerly line of Shores Boulevard to a 1/2" iron rod found for corner; THENCE S. 60°39'55" W., 157.65 feet leaving the said westerly line of Shores Boulevard to a 1/2" iron rod set for corner; THENCE N. 29°01'31" W., 120.01 feet to a 1/2" iron rod set for corner, said point being in a non-tangent curve to the right running in a southerly direction and having a central angle of 04°37'11" a radius of 425.00 feet and a chord bearing of S. 63°17'05" W.; THENCE along said curve 34.27 feet to the end of said curve, a 1/2" iron rod set for corner; THENCE N. 24°24'19" W., 50.00 feet to a 1/2" iron rod set for corner, said point being in a non-tangent curve to the left running in a northerly direction and having a central angle of 05°25'35" a radius of 355.00 feet and a chord bearing of N. 39°05'37" W.; THENCE along said curve 33.62 feet to the end of said curve, a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 42°10'29" a radius of 550.00 feet and a chord bearing of N. 20°43'10" W.; THENCE along said curve 404.85 feet to the end of said curve, a 1/2" iron rod set for corner, said point being in a non-tangent curve to the right running in a westerly direction and having a central angle of 03°26'11" a radius of 950.00 feet and a chord bearing of S. 84°57'03" W.; THENCE along said curve 56.98 feet to the end of said curve, a 1/2" iron rod set for corner; THENCE N. 00°52'31" W., 189.88 feet to a 1/2" iron rod set for corner; THENCE N. 89°06'38" E., 20.43 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 54°58'02" a radius of 192.00 feet and a chord bearing of N. 61°37'37" E.; THENCE along said curve 184.20 feet to the end of said curve, a 1/2" iron rod set for corner, said point being in a non-tangent curve to the left running in an easterly direction and having a central angle of 50°13'19" a radius of 225.00 feet and a chord bearing of N. 83°08'30" E.; THENCE along said curve 197.22 feet to the end of said curve, a 1/2" iron rod set for corner, said point being the beginning of a curve to the right having a central angle of 19°34'36" a radius of 175.00 feet and a chord bearing of N. 67°49'08" E.; THENCE along said curve 59.79 feet to the end of said curve, a 1/2" iron rod set for corner; THENCE N. 77°36'26" E., 375.16 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 16°28'08" a radius of 207.01 feet and a chord bearing of N. 69°22'22" E.; THENCE along said curve 59.50 feet to the end of said curve, a 1/2" iron rod set for corner, said point being in a non-tangent curve to the left running in a southerly direction and having a central angle of 15°59'52" a radius of 130.00 feet and a chord bearing of S. 16°20'20" E.; THENCE along said curve 36.30 feet to the end of said curve, a 1/2" iron rod set for corner; THENCE S. 24°20'16" E., 21.45 feet to a 1/2" iron rod set for corner; THENCE S. 61°06'45" E., 33.41 feet to a 1/2" iron rod set for corner; THENCE S. 24°20'16" E., 34.11 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 18°24'39" a radius of 450.00 feet and a chord bearing of S. 33°32'35" E.; THENCE along said curve 144.60 feet to the end of said curve, a 1/2" iron rod set for corner; THENCE S. 42°44'55" E., 174.51 feet to a 1/2" iron rod set for corner, said point being the beginning of a curve to the left having a central angle of 33°21'17" a radius of 110.00 feet and a chord bearing of S. 59°25'34" E.; THENCE along said curve 64.04 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 left having a central angle of 03°40'43" a radius of 410.00 feet and a chord bearing of S. 77°56'34" E.; THENCE along said curve 26.32 feet to the end of said curve, a 1/2" iron rod set for corner; THENCE S. 10°13'05" W., 20.00 feet to a 1/2" iron rod set for corner, said point being in a non-tangent curve to the right running in a northwesterly direction and having a central angle of 03°40'43" a radius of 430.00 feet and a chord bearing of N. 77°56'34" E.; THENCE along said curve 27.61 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 03°54'44" a radius of 130.00 feet and a chord bearing of N. 74°08'51" W.; THENCE along said curve 8.88 feet to the end of said curve, a 1/2" iron rod set for corner; THENCE S. 17°48'31" W., 120.00 feet to a 1/2" iron rod set for corner, said point being in a non-tangent curve to the right running in a northwesterly direction and having a central angle of 14°52'26" a radius of 250.00 feet and a chord bearing of N. 64°45'16" W.; THENCE along said curve 64.90 feet to the end of said curve, a 1/2" iron rod set for corner; THENCE S. 32°40'57" W., 50.00 feet to a 1/2" iron rod set for corner, said point being in a non-tangent curve to the left running in a southeasterly direction and having a central angle of 01°27'05" a radius of 300.00 feet and a chord bearing of S. 58°02'35" E.; THENCE along said curve 7.60 feet to the end of said curve, a 1/2" iron rod set for corner; THENCE S. 20°08'54" W., 266.62 feet to a 1/2" iron rod set for corner, said point being in a non-tangent curve to the left running in a northwesterly direction and having a central angle of 01°26'45" a radius of 410.00 feet and a chord bearing of N. 65°37'59" W.; THENCE along said curve 10.35 feet to the end of said curve, a 1/2" iron rod set for corner; THENCE S. 25°05'24" W., 50.00 feet to a 1/2" iron rod set for corner, said point being in a non-tangent curve to the left running in a southeasterly direction and having a central angle of 01°49'35" a radius of 460.00 feet and a chord bearing of S. 65°49'24" E.; THENCE along said curve 14.66 feet to the end of said curve, a 1/2" iron rod set for corner; THENCE S. 20°08'54" W., 280.25 feet to the Point of Beginning and containing 17.396 acres (757,780 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.