

STATE OF TEXAS
COUNTY OF ROCKWALL
COUNTY OF ROCKWALL
Whereas, Rockwall Joint Venture is the owner of a 48.03 acre tract or parcel of land situated in the City and County of Rockwall, Texas, a part being out of the B. F. Boydston Survey, Abstract No. 14, said part being a portion of the same 85,873 acre tract of land conveyed to H. L. Williams by deed recorded in Volume 51, Page 377, and a part being out of two tracts of land in the J. H. B. Jones Survey, Abstract No. 124, one tract being conveyed from Dickinson to R.S. Folsom by deed recorded in Volume 100, Page 677, and one tract being conveyed from W.F. Barrow, Jr., to R.S. Folsom by deed recorded in Vol. 102, Page 403, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at an iron pin for a corner, said point being the most Northwesterly corner of Highland Hills Addition to the City of Rockwall recorded in Volume 2, Page 25, Plat Records, Rockwall County, Texas;
THENCE: Following said addition line; South 0° 47' 24" East, 330.0 feet; North 89° 22' 23" East, 170.67 feet; South, 55.14 feet; South 34° 48' West, 216.98 feet; North 22° 23' East, 170.67 feet; South 34° 48' West, 125.0 feet; North 55° 12' West, 28.83 feet; South 89° 22' 23" West, 161.47 feet; South 589.65 feet; East, 258.62 feet; to the beginning of a curve to the left having a radius of 121.23 and a central angle of 6° 49' 46", along the arc of said curve an arc length of 14.45 feet; South 19° 19' 37" East, 190.0 feet to the beginning of a curve to the right having a central angle of 5° 49' 49" and a Radius of 311.23 feet, along the arc of said curve an arc distance of 31.67 feet; and South 15° 20' 12" East a distance of 154.20 feet to the most Southerly Southwest corner of said addition;
THENCE: South 88° 18' 06" West a distance of 370.87 feet; THENCE: South 52° 00' West a distance of 299.22 feet to the Northeast R.O.W. of North Lakeshore Drive;
THENCE: Along said R.O.W. line a curve to the left having a central angle of 45° 04' 36" and a Radius of 721.9 feet, an arc distance of 568.01 feet; THENCE: North 0° 36' 02" West a distance of 309.09 feet; THENCE: North 89° 47' 28" East a distance of 15.0 feet; THENCE: North 0° 28' 17" East a distance of 826.08 feet; THENCE: East a distance of 181.51 feet; THENCE: South a distance of 68.09 feet; THENCE: East a distance of 517.89 feet to the beginning of a curve to the right having a central angle of 18° 45' 17" and a Radius of 330.0 feet; THENCE: Along the arc of said curve an arc distance of 108.02 feet; THENCE: North a distance of 549.56 feet; THENCE: East a distance of 1595.56 feet; THENCE: North 1° 15' 00" East a distance of 3.55 feet; THENCE: East a distance of 190.05 feet; THENCE: South 1° 15' 0" West a distance of 307.86 feet; THENCE: South 89° 30' 54" East a distance of 174.64 feet; THENCE: South 0° 07' 18" East a distance of 757.52 feet; THENCE: South 89° 44' 06" West a distance of 575.32 feet; THENCE: North 0° 15' 55" West a distance of 82.04 feet; THENCE: North 0° 15' 22" West a distance of 571.11 feet; THENCE: South 89° 05' 32" West a distance of 486.75 feet; THENCE: South 89° 05' 32" West a distance of 700.44 to the Place of Beginning and containing 48.03 acres, more or less.

NO.	ANGLE	RADIUS	TANGENT	LENGTH
3	38°00'00"	20000	66.87	132.64
4	19°19'37"	286.23	48.72	96.85
5	58°10'24"	514.98	286.48	522.86
6	18°33'48"	365.87	50.00	99.38
7	16°26'51"	876.90	142.66	282.84
8	56°33'55"	190.00	80.71	148.09
9	55°12'00"	300.00	156.84	289.02
10	42°40'00"	179.23	70.00	133.47
11	32°06'24"	207.47	59.70	116.26
12	32°05'52"	200.00	57.53	112.04
13	32°06'24"	207.47	59.70	116.26
14	89°51'24"	50.00	49.88	78.41
15	45°05'29"	316.56	131.42	249.13
16	80°30'20"	200.00	169.31	281.02
17	34°02'31"	199.52	61.08	118.54

48.03 Acres

ENGINEERS CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, 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.

Harold L. Evans, Registered Professional Engineer

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned Notary Public, in and for said County and State, on this day personally appeared Harold L. Evans, 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.

Given under my hand and seal of office, this 30 day of May, A.D., 1974

Notary Public in and for Dallas County, Texas
Commission expires June 1, 1975



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That, Rockwall Joint Venture being owner does hereby adopt this plat designating the hereinabove described property as Northshore Phase One, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, 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 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 systems without the necessity of, at any time, procuring the permission of anyone.

Witness my hand at Dallas, Texas, this 30 day of May, 1974.
OWNERS:

Rockwall Joint Venture
Ray Ratcliff, Manager

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared Ray Ratcliff, 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 herein expressed.

Given under my hand and seal of office, this 25 day of May, A.D., 1974
Notary Public in and for Dallas County, Texas
Commission expires

APPROVED:
This plat approved for filing by the City Council, City of Rockwall, this 30 day of May, 1974.

Harry Myers, Mayor

Attest:
Galen Williams, City Secretary

FILE	PLAT	NORTH SHORE	
ROCKWALL	TEXAS	PHASE ONE	
DESIGN HLE	DRAWN MGH	SCALE 1"=100'	DATE 4 / 74
DALLAS Harold Evans Consulting Engineer		328-04	



A = 45°04'55"
R = 721.90'
T = 299.62'
L = 568.01'

A = 6°49'46"
R = 121.23'
T = 7.23'
L = 14.45'

A = 5°49'49"
R = 311.23'
T = 15.85'
L = 31.67'

A = 52°00'00"
R = 370.87'
T = 299.22'

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