

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 the 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.

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS Rockwall Joint Venture is the owner of a tract of land in the City and County of Rockwall, State of Texas, said tract being described as follows:
BEING a tract of land out of the J.H.B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, and being a part of a tract land conveyed from W. F. Barrow, Jr. to R. S. Folsom by deed recorded in Volume 102, Page 403, Deed Records, Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a point for a corner at the Northeast corner of Northshore Phase One, an addition to the City of Rockwall, recorded in Volume Page 44, Plat Records, Rockwall County, Texas;
THENCE: West a distance of 190.05 feet to a point for a corner;
THENCE: South 1° 15' 00" West a distance of 3.55 feet to a point for a corner;
THENCE: West a distance of 318.51 feet to a point for a corner in a creek;
THENCE: With the meanders of said creek as follows: North 7° 56' 35" East 71.22 feet; North 5° 05' 54" West 24.15 feet; North 12° 57' 41" 96.16 feet; North 12° 03' 47" East 157.67 feet; North 6° 03' 38" West 19.04 feet; North 10° 26' 40" East 240.76 feet; North 30° 32' 14" East 29.09 feet; North 58° 47' 24" East 37.96 feet; North 35° 49' 30" East 52.90 feet; North 13° 02' 13" East 48.40 feet; North 23° 53' 29" West 28.27 feet; North 50° 33' 35" East 23.42 feet; North 86° 19' 11" East 45.09 feet; North 56° 11' 21" East 27.96 feet; North 78° 46' 37" East 45.69 feet; North 59° 44' 39" East 47.46 feet; South 60° 01' 31" East 32.64 feet; North 87° 38' 24" East 50.14 feet; North 39° 04' 38" East 34.33 feet; North 12° 06' 01" East 22.97 feet; North 44° 16' 19" East 11.42 feet; North 27° 01' 35" East 55.48 feet; North 22° 00' 57" West 53.00 feet to a point for a corner;
THENCE: North 89° 26' 49" East a distance of 308.45 feet to a point for a corner at the most Easterly Northeast corner of said above Folsom tract;
THENCE: South 1° 20' 39" West with the East line of said Folsom tract a distance of 522.74 feet to a point for a corner;
THENCE: South 0° 03' 43" West with the East line of said Folsom tract a distance of 209.37 feet to an iron rod for a corner;
THENCE: South 89° 42' 05" West a distance of 254.06 feet to a point for a corner;
THENCE: South 1° 15' 00" West a distance of 232.75 feet to the Point of Beginning and Containing 12.45 Acres of Land.

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 Three, 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 29th day of DECEMBER, 1978.

OWNER:

Rockwall Joint Venture

Denny Holman
Denny Holman

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 Denny Holman, 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

29th day of December, 1978

Harold L. Evans
Notary Public in and for Dallas County, Texas
Commission expires May 10, 1979

ENGINEER'S 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
Harold L. Evans, Registered Professional Engineer

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 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 herein expressed.

GIVEN under my hand and seal of office this

27 day of December, 1978

Danny E. Oster
Notary Public in and for Dallas County, Texas
Commission expires Feb. 23, 1979

Recommended for Final Approval:

Gene E. Hubert
City Administrator

Date Jan 25, 1979

Approved:

Wayne Rogers
Chairman, Planning & Zoning Commission

Date Jan 25, 1979

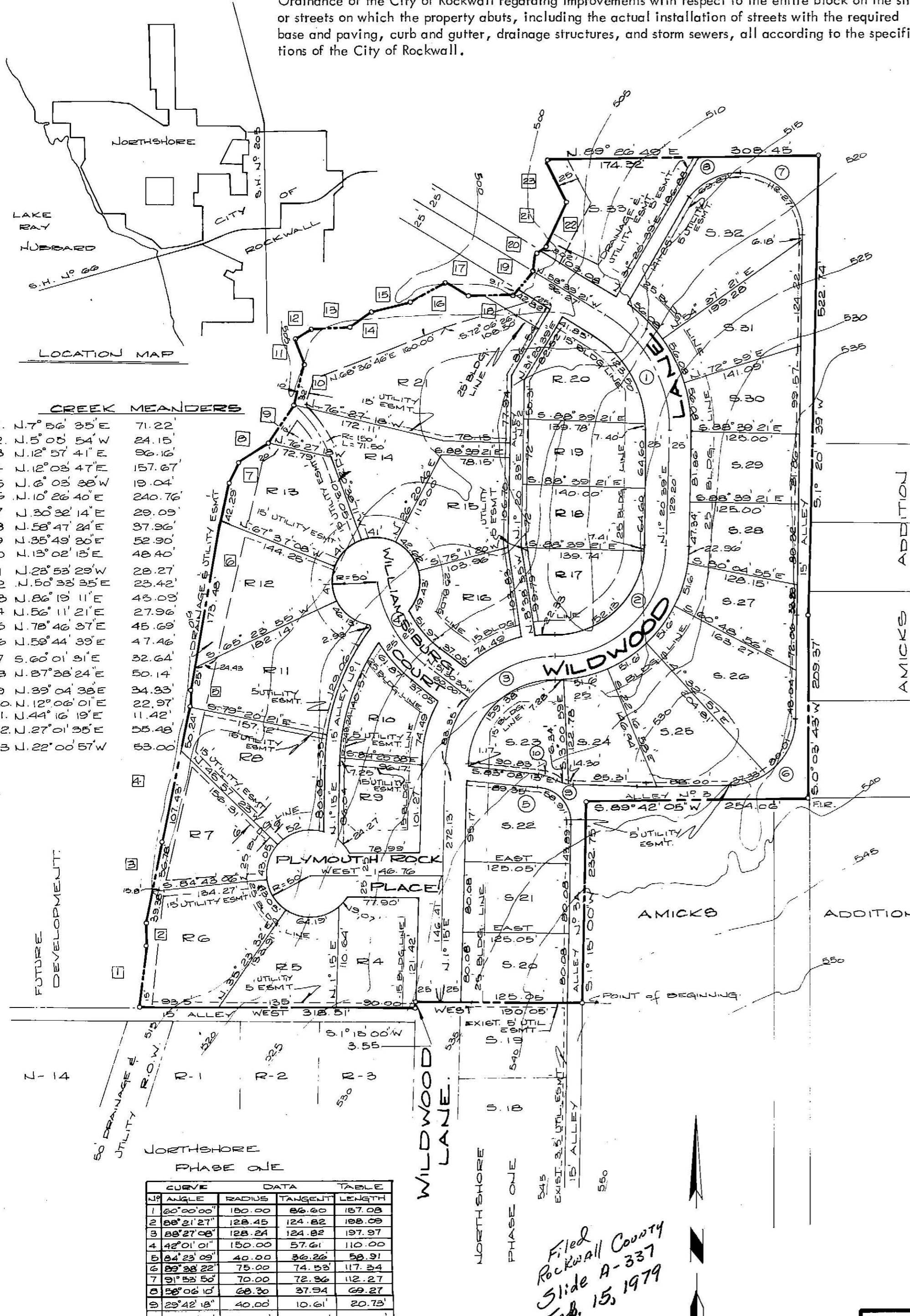
I hereby certify that the above and foregoing plat of Northshore, Phase Three, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 5th day of February, 1979.

Said addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS my hand this 5th day of February, 1979.

Harry F. Myers
Harry F. Myers, Mayor

Gene E. Hubert
City Secretary, City of Rockwall, Texas



CREEK MEANDERS

1	N. 7° 56' 35" E	71.22
2	N. 5° 05' 54" W	24.15
3	N. 12° 57' 41" E	96.16
4	N. 12° 03' 47" E	157.67
5	N. 6° 03' 38" W	19.04
6	N. 10° 26' 40" E	240.76
7	N. 30° 32' 14" E	29.09
8	N. 58° 47' 24" E	37.96
9	N. 35° 49' 30" E	52.90
10	N. 13° 02' 13" E	48.40
11	N. 23° 53' 29" W	28.27
12	N. 50° 33' 35" E	23.42
13	N. 86° 19' 11" E	45.09
14	N. 56° 11' 21" E	27.96
15	N. 78° 46' 37" E	45.69
16	N. 59° 44' 39" E	47.46
17	S. 60° 01' 31" E	32.64
18	N. 87° 38' 24" E	50.14
19	N. 39° 04' 38" E	34.33
20	N. 12° 06' 01" E	22.97
21	N. 44° 16' 19" E	11.42
22	N. 27° 01' 35" E	55.48
23	N. 22° 00' 57" W	53.00

CURVE DATA TABLE				
JO ANGLE	RADIUS	TANGENT	LENGTH	
1	60° 00' 00"	180.00	84.60	187.08
2	68° 21' 27"	128.45	124.82	188.09
3	68° 27' 08"	128.24	124.82	197.97
4	42° 01' 01"	150.00	57.61	110.00
5	24° 23' 09"	40.00	36.26	59.91
6	23° 28' 22"	75.00	74.58	117.34
7	21° 53' 50"	70.00	72.96	112.27
8	25° 06' 10"	68.30	37.94	68.27
9	23° 42' 18"	40.00	10.61	20.73
10	22° 32' 55"	55.00	10.96	21.64

Filed
Rockwall County
Slide A-337
Feb. 15, 1979

FILE PLAT				NORTH SHORE	
PHASE THREE				ROCKWALL TEXAS. 12	
DESIGN	DRAWN	SCALE	DATE	328-8133 HAROLD L. EVANS. CONSULTING ENGINEER. DALLAS.	
DEO	D. MATHEY	1"=100'	12-11-78		