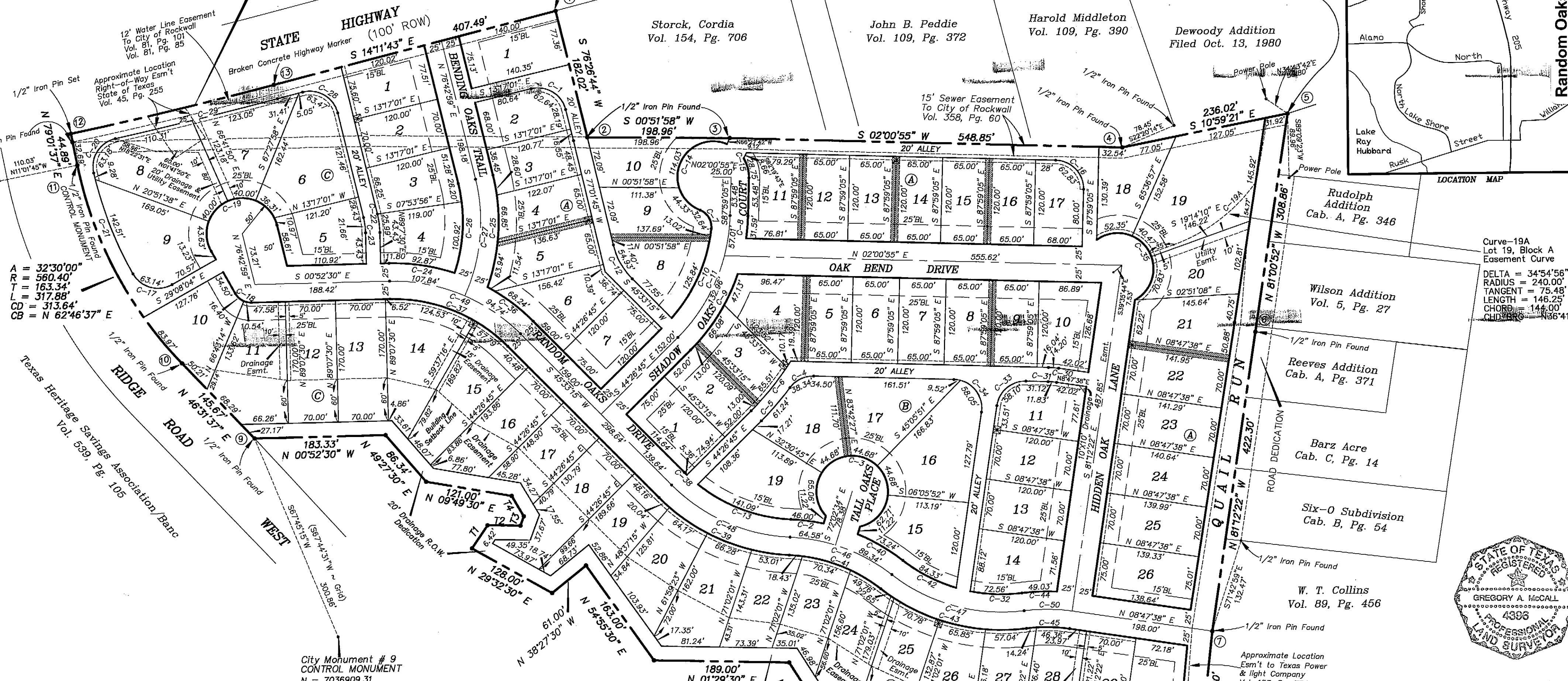
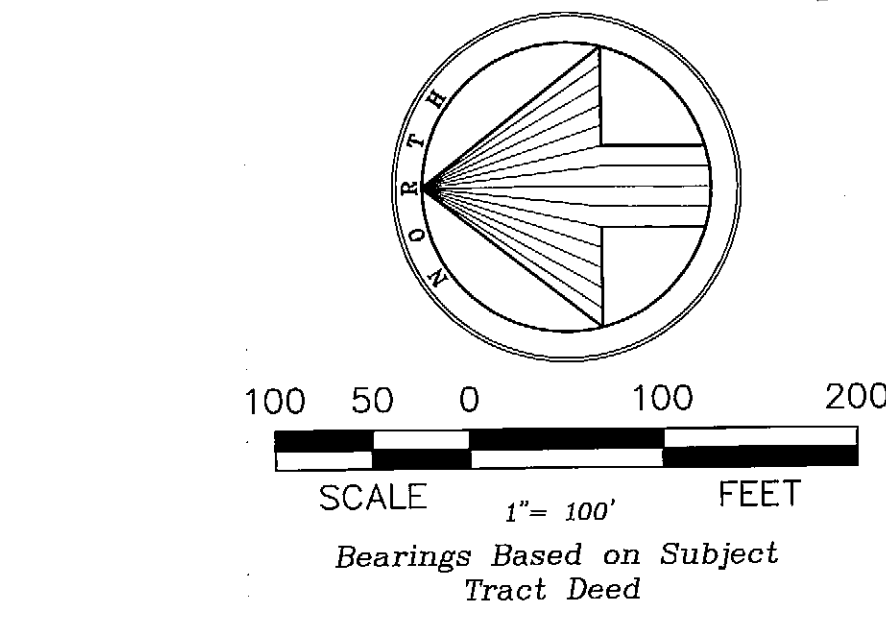


A = 02°58'51"  
 R = 5605.38'  
 T = 145.84'  
 L = 291.62'  
 CD = 291.58'  
 CB = S 12°59'16" E



A = 32°30'00"  
 R = 163.40'  
 T = 163.34'  
 L = 317.88'  
 CD = 313.64'  
 CB = N 62°46'37" E

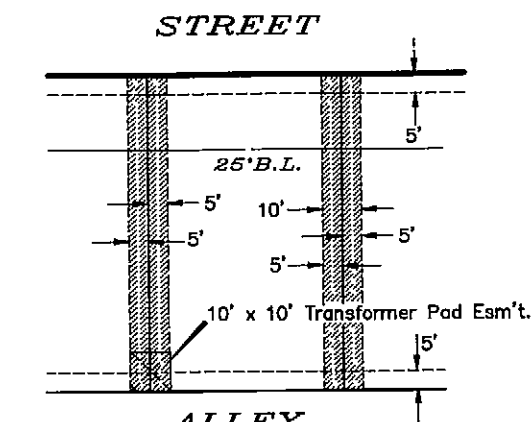


OWNER/DEVELOPER  
**ROCKWALL HOMEPLACE GROUP L.P.**  
 9330 LBJ Freeway ~ Suite 1190 ~ Dallas, Texas 75243  
 Phone # 644-1155

SURVEYOR/ENGINEER  
**TIPTON ENGINEERING, INC.**  
 6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043  
 Phone # 226-2967

PROPERTY LINE DATA

BEARING	LENGTH
T1 S 55°32'30" E	39.00'
T2 S 01°07'30" W	46.00'
T3 S 69°22'30" E	14.00'
T4 N 59°37'30" E	33.00'



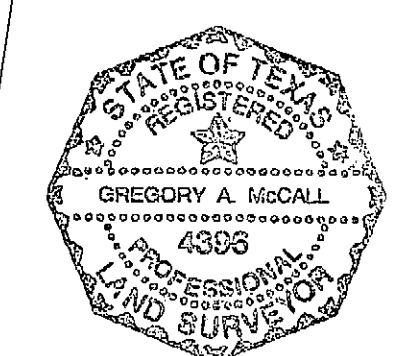
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 ROCKWALL CO., TEXAS  
 95 FEB 22 AM 9:13  
 PAULETTE BURKS  
 CO. CLERK  
 BY: \_\_\_\_\_ DEPUTY

TYP. T.U. ELECTRIC CO.  
 EASEMENTS

NOTE:  
 State Plane Coordinates as shown are based on control monuments set and data published for the City of Rockwall by Walker and Associates Surveying, Inc. Located at 329 S. Fannin, Tyler, Texas 75702

POINT	NORTHING	EASTING
1	7036596.46	2592921.29
2	7036553.77	2592744.35
3	7036354.82	2592741.39
4	7035806.31	2592722.20
5	7035574.63	2592767.24
6	7035622.80	2592462.16
7	7035687.27	2592044.82
8	7035720.70	2591751.72
9	7037023.27	2592327.07
10	7037123.52	2592432.76
11	7037267.05	2592711.62
12	7037275.60	2592755.69
13	7036991.49	2592821.28

NOTE: Coordinates based on surface distances



The Shores-Country Club Inc.  
 Vol. 547, Pg. 101

The Shores-Phase Two  
 Cab. C, Pg. 102

FINAL PLAT  
 OF  
**RANDOM OAKS AT THE SHORES**  
 OUT OF THE  
 SAMUELL KING SURVEY, ABSTRACT NO. 131  
 IN THE  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CURVE DATA

CRV NO	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CD BRG
C-1	40.00	89°43'45"	39.81'	62.64'	56.43'	S 31°34'51" W
C-2	275.00	09°35'05"	23.06'	46.00'	45.95'	S 07°56'56" W
C-3	50.00	300°00'00"	28.87'	261.80'	50.00'	S 17°57'26" W
C-4	40.00	54°55'00"	20.79'	38.34'	36.89'	S 25°26'35" E
C-5	415.00	08°27'19"	30.88'	61.24'	61.19'	N 48°40'25" W
C-6	395.00	12°51'48"	44.53'	88.68'	88.49'	N 50°52'39" W
C-7	25.00	74°48'39"	19.12'	32.64'	30.37'	S 59°28'39" W
C-8	275.00	06°34'53"	15.81'	31.59'	31.57'	N 84°41'38" W
C-9	275.00	26°17'43"	64.24'	126.21'	125.10'	N 57°35'37" W
C-10	225.00	35°21'36"	71.72'	138.86'	136.67'	N 65°26'14" W
C-11	250.00	43°32'20"	99.84'	189.97'	185.44'	N 66°12'55" W
C-12	100.00	31°28'30"	28.18'	54.33'	54.25'	N 61°17'30" E
C-13	225.00	35°55'38"	72.95'	141.08'	138.79'	N 21°07'12" E
C-14	50.00	181°27'59"	3906.93'	158.36'	99.99'	S 67°11'41" E
C-15	50.00	32°56'55"	14.79'	28.75'	28.36'	S 75°32'27" W
C-16	40.00	90°00'00"	40.00'	62.83'	56.57'	S 47°00'55" W
C-17	40.00	90°26'14"	40.31'	63.14'	56.78'	N 16°05'03" E
C-18	25.00	61°44'26"	14.94'	26.94'	25.65'	N 29°59'43" E
C-19	50.00	195°51'03"	359.16'	170.91'	99.04'	S 21°12'32" E
C-20	40.00	90°30'12"	40.35'	63.18'	56.82'	S 57°21'09" E
C-21	540.40	16°04'22"	76.30'	151.59'	151.10'	N 69°20'21" E
C-22	120.00	12°24'31"	13.05'	25.99'	25.94'	S 82°55'15" W
C-23	100.00	12°24'31"	10.87'	21.66'	21.61'	S 82°55'15" W
C-24	275.00	19°20'56"	46.88'	92.87'	92.43'	S 08°47'58" W
C-25	275.00	33°12'40"	82.01'	159.40'	157.18'	N 86°40'41" W
C-26	225.00	32°22'13"	65.31'	127.12'	125.43'	N 87°05'55" W
C-27	250.00	38°18'14"	86.82'	167.13'	164.04'	N 84°07'54" W
C-28	40.00	90°54'42"	40.64'	63.47'	57.02'	S 31°15'37" W
C-29	5625.38	02°22'39"	116.73'	233.42'	233.40'	N 13°17'22" W
C-30	120.00	06°46'43"	7.11'	14.20'	14.19'	S 05°24'16" W
C-31	100.00	06°46'43"	5.92'	11.83'	11.82'	S 05°24'16" W
C-32	225.00	18°28'38"	36.60'	72.56'	72.25'	N 02°36'02" E
C-33	40.00	83°13'17"	35.53'	58.10'	53.13'	S 39°35'44" E
C-34	40.00	96°46'43"	45.04'	67.56'	59.81'	S 50°24'17" W
C-35	50.00	187°51'28"	760.38'	163.64'	99.79'	S 59°09'43" W
C-36	275.00	16°37'14"	40.17'	79.49'	79.49'	S 37°14'57" W
C-37	225.00	46°25'45"	96.50'	182.32'	177.38'	S 22°20'22" W
C-38	225.00	01°21'50"	2.68'	5.36'	5.36'	N 44°52'20" E
C-39	275.00	42°23'51"	106.66'	203.49'	198.88'	N 24°21'19" E
C-40	275.00	15°15'32"	36.84'	73.24'	73.02'	S 30°48'09" W
C-41	225.00	35°16'32"	71.54'	138.53'	136.35'	S 20°47'39" W
C-42	225.00	21°28'25"	42.66'	84.33'	83.83'	N 27°41'42" E
C-43	275.00	45°04'12"	114.11'	210.79'	210.79'	N 15°53'49" E
C-44	275.00	10°12'58"	24.58'	49.03'	48.97'	S 01°31'48" E
C-45	225.00	15°25'55"	30.49'	60.42'	60.42'	S 01°04'41" W
C-46	250.00	35°16'31"	79.49'	153.92'	151.50'	S 20°47'39" W
C-47	250.00	45°04'12"	103.73'	196.65'	191.62'	N 15°53'49" E
C-48	250.00	42°23'51"	96.96'	184.99'	180.80'	N 24°21'19" E
C-49	250.00	46°25'45"	107.23'	202.58'	197.09'	S 22°20'22" W
C-50	250.00	15°25'55"	33.87'	67.33'	67.13'	S 01°04'41" W

THENCE, Along the said Ridge Road West Southerly line, the following;

N 46° 31' 37" E, a distance of 145.67 feet to a 1/2" iron pin found at corner;  
 Around a tangent curve to the Right having a central angle of 32° 30' 00", a radius of 560.40 feet and a chord bearing of N 62° 46' 37" E, an arc distance of 317.88 feet to a 1/2" iron pin found at corner, from which a 1/2" iron pin found bears N 11° 01' 45" W, a distance of 110.03 feet;

N 79° 01' 37" E, passing a 1/2" iron pin found at a distance of 32.69 feet and continuing 12.20 feet to make a total distance of 44.89 feet to a point on the Westerly line of State Highway No. 205, a 1/2" iron pin set at corner;

THENCE, Along said State Highway No. 205 Westerly line and around a non-tangent curve to the Left having a central angle of 02° 58' 51", a radius of 5605.38 feet and a chord bearing of S 12° 59' 16" E, an arc distance of 291.62 feet to a broken concrete right-of-way marker found at corner;

THENCE, S 14° 11' 43" E, continuing along said State Highway No. 205 Westerly line, a distance of 407.49 feet to the Northeast corner of a tract of land conveyed to Cordia M. Storck by the Warranty Deed recorded in Volume 185, page 230 (DRRCT), a 1/2" iron pin found at corner;

THENCE, S 76° 26' 44" W, along the Northerly line of said Cordia M. Storck tract, a distance of 182.02 feet to a boundary angle point of said subject tract located near the center of an abandoned dirt road, a 1/2" iron pin set at corner, from which a 1/2" iron pin found bears N 76° 26' 44" E, a distance of 15.73 feet;

THENCE, Along the Easterly line of said subject tract and near the center of said abandoned dirt road, as follows;

S 00° 51' 58" W, a distance of 198.96 feet to a 1/2" iron pin found at corner;

S 02° 00' 55" W, a distance of 548.85 feet to a 1/2" iron pin found at corner, from which a 1/2" iron pin found bears S 22° 20' 14" E, a distance of 78.45 feet;

S 10° 59' 21" E, a distance of 236.02 feet to a point located in the previously mentioned Quail Run Road, a 1/2" iron pin found at the Southeast corner of the subject tract from which a power pole bears N 34° 43' 42" E, a distance of 36.80 feet and another power pole bears S 81° 09' 23" W, a distance of 89.96 feet;

THENCE, Along the Southerly line of said subject tract and within the asphalt pavement of said Quail Run Road, the following;

N 81° 00' 52" W, a distance of 308.86 feet to a 1/2" iron pin found at corner, from which a 1/2" iron pin found at the Northwest corner of Lot 1 of the final plat of Rudolph Addition, an addition to the City of Rockwall recorded in Cabinet A, Page 346 (PRRCT) bears S 69° 50' 58" E, a distance of 130.91 feet;

N 81° 12' 22" W, a distance of 422.30 feet to a 1/2" iron pin found at corner, from which another 1/2" iron pin found at the Northwest corner of Lot 1, Block A of the final plat of Six-0 Subdivision, an addition to the City of Rockwall recorded in Cabinet B, Page 54 (PRRCT) bears S 71° 42' 59" E, a distance of 132.47 feet;

N 83° 28' 53" W, a distance of 295.00 feet to the PLACE OF BEGINNING with the subject tract containing 1,109,977 square feet or 25.4816 acres of land.

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROCKWALL HOMEPLACE GROUP L.P., being the owner, does hereby adopt this plat designating the hereinabove described property as RANDOM OAKS AT THE SHORES, an addition to the City of Rockwall, 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. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein. 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. 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. The developer and subdivision engineer shall bear total responsibility for storm drain improvements. 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.

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 Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the 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.

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

WITNESS MY HANDS, at Dallas, Texas, this 14<sup>th</sup> day of February, 1995.

ROCKWALL HOMEPLACE GROUP L.P.,  
 BY HOMEPLACE PROPERTIES, LTD., General Partner  
 BY BASS HOMES, INC., Partner

By: M. H. Bass  
 M. H. Bass, President

THE STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

BEFORE ME, the undersigned authority, on this day personally appeared M.H. BASS known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of BASS HOMES, INC., a Texas Corporation, and that he executed the same on behalf of Homeplace Properties, Ltd., the General Partner of Rockwall Homeplace Group, L.P., a Texas Limited Partnership, as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

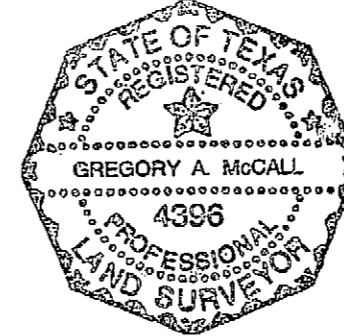
GIVEN UNDER MY HAND SEAL OF OFFICE, This 14<sup>th</sup> day of February, 1995.

My Commission Expires: March 16, 1996  
 CHARLENE EAGRET  
 MY COMMISSION EXPIRES  
 March 16, 1996  
 NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

I, GREGORY A. McCALL, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made February, 1995, under my direction and supervision, and further certify that all corners are shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Rockwall, Texas

Date: This the 13<sup>th</sup> day of February, 1995.



TIPTON ENGINEERING, INC.

Gregory A. McCall  
 GREGORY A. McCALL  
 Registered Professional Land Surveyor  
 No. 4396

THE STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Tipton Engineering, Inc., a Texas Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This 13<sup>th</sup> day of February, 1995.

My Commission Expires: March 16, 1996  
 CHARLENE EAGRET  
 MY COMMISSION EXPIRES  
 March 16, 1996  
 NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL

APPROVED

Arthur H. Ruff  
 Chairman, Planning & Zoning Commission

2-21-95  
 Date

I hereby certify that the above and foregoing plat of a Replat of Chandlers Landing Phase 15, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 14<sup>th</sup> day of December, 1994.

This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS BY HAND this 14<sup>th</sup> day of February, 1995.

Alma K. Williams  
 Mayor, City of Rockwall

Stacy R. Potts  
 City Secretary, City of Rockwall



FINAL PLAT

OF

RANDOM OAKS AT THE SHORES

OUT OF THE

SAMUELL KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

~ OWNER/DEVELOPER ~

ROCKWALL HOMEPLACE GROUP L.P.

9330 LBJ Freeway ~ Suite 1190 ~ Dallas, Texas 75243  
 Phone #644-1155

~ SURVEYOR/ENGINEER ~

TIPTON ENGINEERING, INC.

6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043  
 Phone #226-2967



Random Oaks at the Shores

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

OWNERS CERTIFICATE

4032.OWN

WHEREAS, ROCKWALL HOMEPLACE GROUP L.P., is the owner of a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, according to the Special Warranty Deed recorded in Volume 960, Page 247 of the Deed Records of Rockwall County, Texas (DRRCT), the subject tract being more particularly described as follows;

BEGINNING at a point in Quail Run Road and at the Southwest corner of said subject tract and the Southeast corner of a 20.514 acre tract of land conveyed to The Shores Country Club, Inc., by the deed recorded in Volume 547, Page 101 (DRRCT), said point further being S 65° 15' 32" E, a distance of 209.08 feet and S 83° 28' 53" E, a distance of 102.38 feet along said Quail Run Road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Cabinet C, Page 102 of the Plat Records of Rockwall County, Texas (PRRCT), a 1/2" iron pin found at corner;

THENCE, along a common property line being the Westerly line of said subject tract and the Easterly line of said The Shores Country Club, Inc., tract, said common property line further being along the meanders of a small branch, the following;

- N 05° 20' 52" E, a distance of 169.47 feet;
- S 81° 52' 30" E, a distance of 142.20 feet;
- N 07° 06' 30" W, a distance of 98.88 feet;
- N 34° 27' 30" W, a distance of 89.00 feet;
- N 48° 07' 30" E, a distance of 99.00 feet;
- N 08° 57' 30" W, a distance of 107.38 feet;
- N 57° 47' 30" E, a distance of 123.96 feet;
- N 01° 29' 30" E, a distance of 189.00 feet;
- N 54° 55' 30" E, a distance of 163.00 feet;
- N 38° 27' 30" W, a distance of 61.00 feet;
- N 29° 32' 30" E, a distance of 128.00 feet;
- S 55° 32' 30" E, a distance of 39.00 feet;
- S 01° 07' 30" W, a distance of 46.00 feet;
- S 69° 22' 30" E, a distance of 14.00 feet;
- N 59° 37' 30" E, a distance of 33.00 feet;
- N 09° 49' 30" E, a distance of 121.00 feet;
- N 49° 27' 30" E, a distance of 86.34 feet;

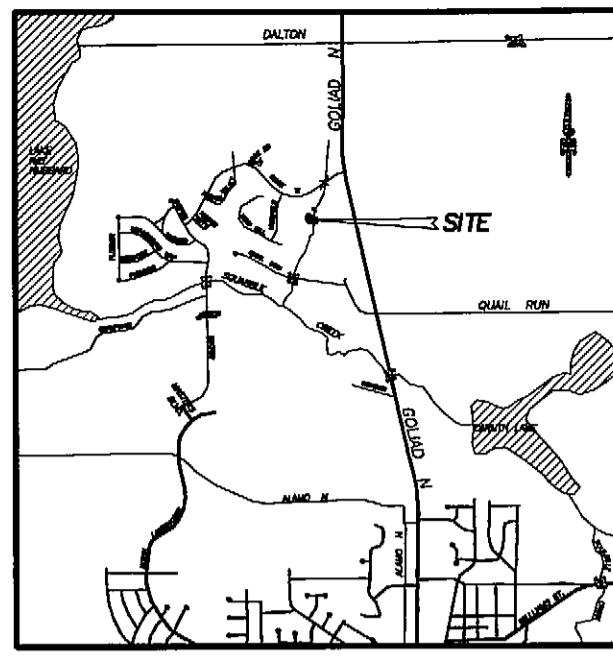
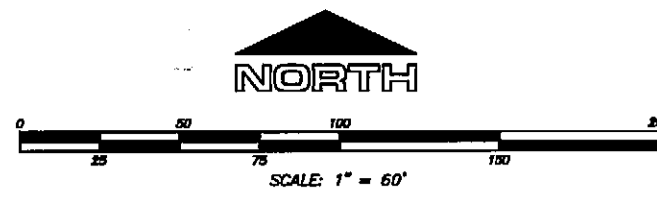
N 00° 52' 30" W, a distance of 183.33 feet to a point on the Southerly line of Ridge Road West, a 1/2" iron pin found at corner, from which city monument #9 bears S 67° 45' 15" W, a distance of 300.86 feet;

FILED FOR RECORD  
 ROCKWALL CO., TEXAS

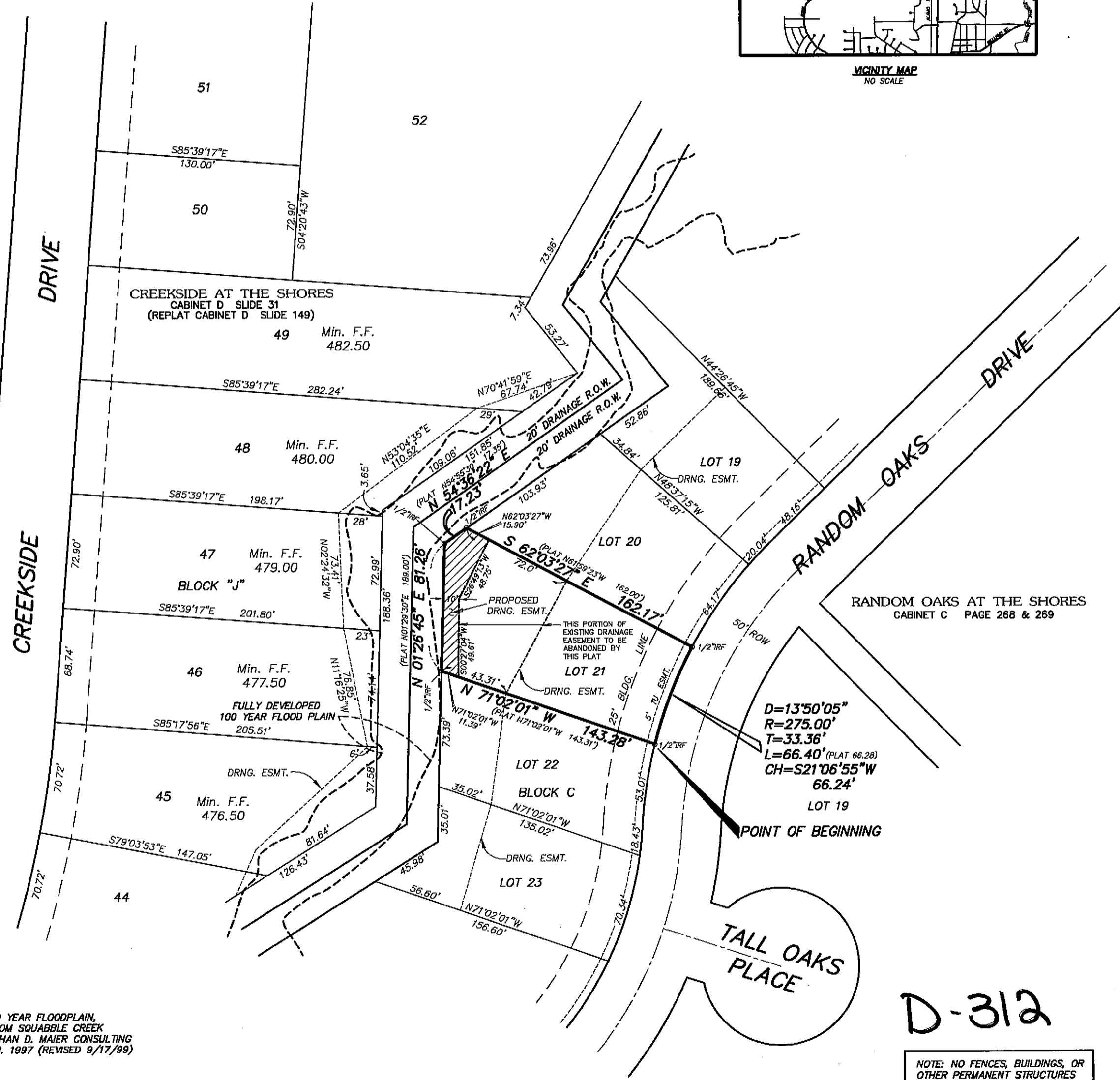
95 FEB 22 AM 9:03

PAULINE BURNS  
 CO. CLERK  
 BY: Sa DEPUTY

FILED FOR RECORDED  
 ROCKWALL, TEXAS  
 00 DEC -5 PM 2:16  
 COUNTY CLERK  
 DEPUTY



VICINITY MAP  
 NO SCALE



FULLY DEVELOPED 100 YEAR FLOODPLAIN,  
 AS SHOWN, TAKEN FROM SQUABBLE CREEK  
 FLOOD STUDY BY NATHAN D. MAIER CONSULTING  
 ENGINEERS DATED FEB. 1997 (REVISED 9/17/99)

BASIS OF BEARING: THE ESTABLISHED NORTH  
 PROPERTY LINE OF LOT 22, BLOCK C OF THE  
 RANDOM OAKS AT THE SHORES ADDITION AS  
 RECORDED IN CABINET C PAGE 268 & 269.

NOTE: NO FENCES, BUILDINGS, OR  
 OTHER PERMANENT STRUCTURES  
 SHALL BE CONSTRUCTED WITHIN  
 THE PROPOSED DRAINAGE ESMT.  
 ESTABLISHED BY THIS REPLAT.

D-312

OWNER'S CERTIFICATE

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 WHEREAS: William Gibson, is the owner of that certain tract of land located in the Samuel King Survey, Abstract No. 131, in the City of Rockwall, Rockwall County, Texas, said tract being Lot 21, Block C, of Random Oaks at the Shores, an addition to the City of Rockwall, recorded in Cabinet C, Pages 268 and 269, of the Plat Records of Rockwall County, Texas, subject tract being more particularly described as follows:

BEGINNING; at a 1/2 inch iron rod found, said iron rod being the southeast corner of said Lot 21, Block C, and the northeast corner of Lot 22, Block C, of said Random Oaks at the Shores;

THENCE: North 71°02'01" West, with the southerly line of Lot 21 and the northerly line of Lot 22, a distance of 143.28 feet to a 1/2 inch iron rod found, said iron rod being the southwest corner of Lot 21, and the northwest corner of Lot 22;

THENCE: North 01°26'45" East, with the westerly line of Lot 21 and the easterly line of a 20 foot Drainage right-of-way dedicated according to said Random Oaks at the Shores, a distance of 81.26 feet to a 1/2 inch iron rod found;

THENCE: North 54°36'22" East, continuing with the westerly line of Lot 21 and the easterly line of the 20 foot Drainage right-of-way, a distance of 17.23 feet to a 1/2 inch iron rod found, said iron rod being the northwest corner of Lot 21 and the southwest corner of Lot 20, Block C, of said Random Oaks at the Shores;

THENCE: South 62°03'27" East, with the northerly line of Lot 21, and the southerly line of Lot 20, a distance of 162.17 feet to a 1/2 inch iron rod found, said iron rod being the northeast corner of Lot 21 and the southeast corner of Lot 20, and also being located on the westerly right-of-way line of Random Oaks Drive (called 50 foot R.O.W.), said iron rod also being the beginning of a non-tangent curve to the left;

THENCE: with the said westerly line of Random Oaks Drive (street dedicated according to said Random Oaks at the Shores) and with said curve having a central angle of 13°50'05", a radius of 275.00 feet, a tangent length of 33.36 feet, a chord which bears South 21°06'55" West, a chord distance of 66.40 feet, for an arc distance of 66.40 feet to the end of said curve and the POINT OF BEGINNING of herein described tract, containing 12,359 square feet, or 0.2837 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
 COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as a REPLAT OF LOT 21, BLOCK C, OF RANDOM OAKS AT THE SHORES subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicated 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. I further certify that all other parties who have a mortgage or lien interest in LOT 21, BLOCK C, OF RANDOM OAKS AT THE SHORES subdivision have been notified and signed this plat.

I 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. I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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 or 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 the 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 the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 the 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 payment as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by the 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 a designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will conform with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that may have as a result of the dedication of exaction's made herein.

*William Gibson*  
 William Gibson

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William Gibson, 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 under my hand and seal of office this 27th day of November, 2000.

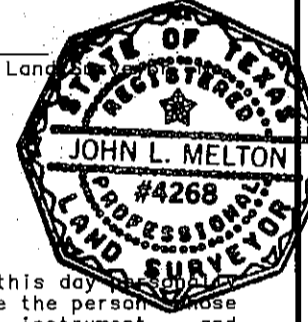
*Diana Snyder*  
 DIANA SNYDER  
 Notary Public  
 State of Texas  
 My Commission expires: 07/11/2008

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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT I, John L. Melton, 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.

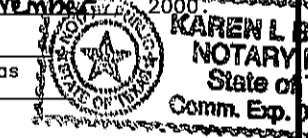
*John L. Melton*  
 John L. Melton, Registered Professional Land Surveyor  
 4268



STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared John L. Melton, 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 under my hand and seal of office this 17th day of November, 2000.

*Karen L. Bracher*  
 KAREN L. BRACHER  
 Notary Public in and for the State of Texas  
 My Commission expires: 9-29-2008

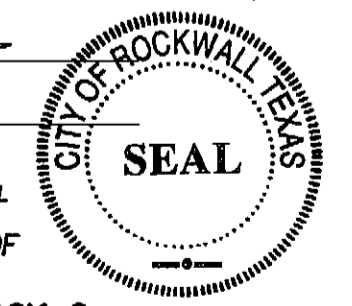


RECOMMENDED FOR FINAL APPROVAL:  
*Greg Caffery*  
 Planning and Zoning Commission  
 Date: 11/28/2000

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 16th day of Oct, 2000. This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, 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 27th day of December, 2000.

*Scott L. Self*  
 Mayor, City of Rockwall  
*Bela Dubravac*  
 City Secretary, City of Rockwall



1 LOT TOTAL  
 REPLAT OF  
 LOT 21, BLOCK C  
 OF  
 RANDOM OAKS AT THE SHORES  
 0.2837 ACRES OUT OF THE  
 SAMUEL KING SURVEY - ABSTRACT NO. 131  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

OWNER:  
 MR. BILL GIBSON  
 1259 RANDOM OAKS DRIVE  
 ROCKWALL, TEXAS 75087  
 PH. 1-800-880-6893

ENGINEER:  
 NATHAN D. MAIER CONSULTING  
 INC.  
 8080 PARK LANE  
 TWO NORTH PARK, SUITE 600  
 DALLAS, TEXAS 75231  
 PH. 214-739-4741

Random Oaks

SH



OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, FRANK W. DUNLOP, JR., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being Lot 26, Block C of RANDOM OAKS AT THE SHORES, an Addition to the City of ROCKWALL, ROCKWALL County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 268, Plat Records, ROCKWALL County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owners of the land shown on this plat, and designated herein as REPLAT RANDOM OAKS AT THE SHORES, LOT 26, BLOCK C an Addition 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 on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I 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.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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 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.

I further acknowledge that the dedications and/or exaction's 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

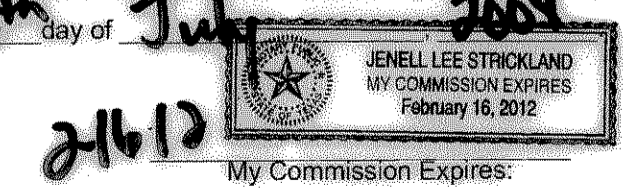
*Frank W. Dunlop, Jr.*  
FRANK W. DUNLOP, JR.

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared FRANK W. DUNLOP, JR. 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 this 25th day of July 2008

*Jenell Lee Strickland*  
Notary Public in and for the State of Texas



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.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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 D. Fetty, III*  
Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

*Ch. Bricker* 07-08-08  
Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of REPLAT RANDOM OAKS AT THE SHORES LOT 26, BLOCK C, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 21st day of July, 2008.

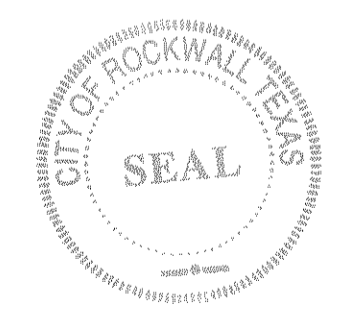
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 31st day of December, 2008.

*William R. Cecil* Mayor, City of Rockwall  
*Kristy Ashberry* City Secretary City of Rockwall

*Chuck Todd* 12-31-08  
City Engineer



REPLAT  
RANDOM OAKS AT THE SHORES  
LOT 26, BLOCK C

0.28 ACRES ( 1 LOT )

OWNER: CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FRANK W. DUNLOP, JR.  
1829 RANDOM OAKS  
ROCKWALL, TX 75087  
214-549-7230

R.S.C.I.  
ROCKWALL SURVEYING CO., INC. LAND SURVEYING  
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SHEET 2 OF 2

SURVEY DATE: JUNE 12, 2008  
SCALE: 1" = 30'  
CLIENT: DUNLOP  
FILE # 20080490-RP

G-372