

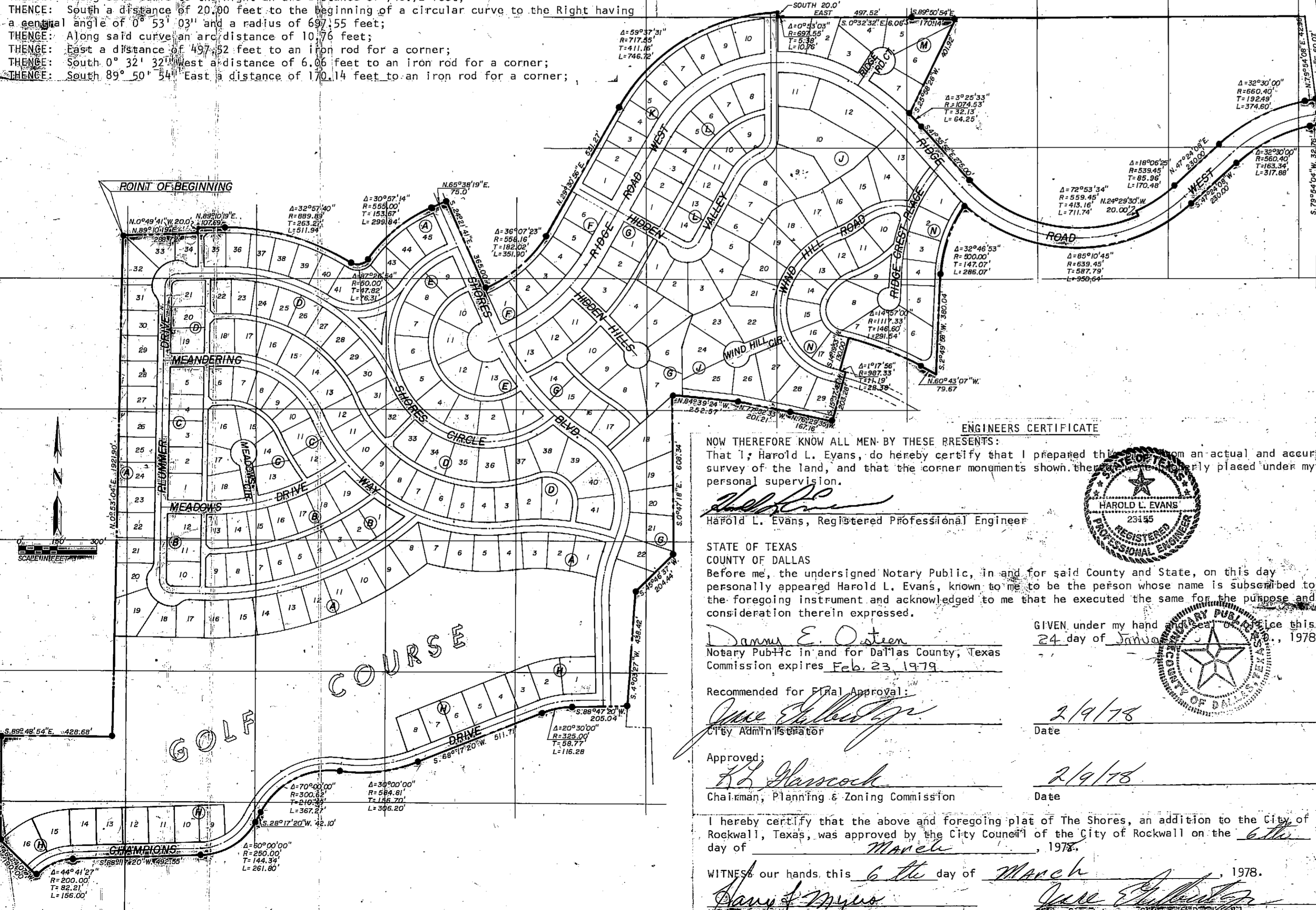
OWNERS CERTIFICATE

WHEREAS, Saddlebrook Valley No. 1 Joint Venture is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land located in the Samuel King Survey, Abstract No. 131; the Thomas Dean Survey, Abstract No. 69; the Nathan Butler Survey, Abstract No. 21; and the Archibald Hanna Survey, Abstract No. 98, said tract further being part of a 439.7 acre tract of land conveyed to Saddlebrook Valley No. 1 Joint Venture by deed recorded in Volume 113, Page 425, and part of a tract of land conveyed to the Bank of Mesquite by deed recorded in Volume 118, Page 215, Deed Records, Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at an iron rod on the City of Dallas Take Line of Lake Ray Hubbard, said iron rod bears South 0° 53' 04" West 15.08 feet from a City of Dallas concrete monument stamped CC56-1;
THENCE: North 89° 10' 19" East a distance of 288.72 feet to an iron rod for a corner;
THENCE: North 0° 49' 43" West a distance of 20.00 feet to an iron rod for a corner;
THENCE: North 89° 10' 19" East a distance of 107.69 feet to the point of curvature of a circular curve to the Right having a central angle of 32° 57' 40" and a radius of 889.89 feet;
THENCE: Along said curve an arc distance of 511.94 feet to the beginning of a curve to the Left, said curve having a central angle of 87° 26' 54" and a radius of 50.00 feet;
THENCE: Along said curve to the Left an arc distance of 76.31 feet to the beginning of a curve to the Right, said curve to the Right having a central angle of 30° 57' 14" and a radius of 555.00 feet;
THENCE: Along said curve to the Right an arc distance of 299.84 feet;
THENCE: North 65° 38' 19" East a distance of 75.00 feet to an iron rod for a corner;
THENCE: South 24° 21' 41" East a distance of 365.00 feet to the beginning of a circular curve to the Left having a central angle of 36° 07' 23" and a radius of 558.16 feet;
THENCE: Along said curve an arc distance of 351.90 feet;
THENCE: North 29° 38' 56" East a distance of 531.27 feet to the point of curvature of a circular curve to the Right having a central angle of 59° 37' 31" and a radius of 717.55 feet;
THENCE: Along said curve to the Right an arc distance of 746.72 feet;
THENCE: South a distance of 20.00 feet to the beginning of a circular curve to the Right having a central angle of 0° 53' 03" and a radius of 697.55 feet;
THENCE: Along said curve an arc distance of 10.76 feet;
THENCE: East a distance of 497.52 feet to an iron rod for a corner;
THENCE: South 0° 32' 32" West a distance of 6.06 feet to an iron rod for a corner;
THENCE: South 89° 50' 54" East a distance of 170.14 feet to an iron rod for a corner;

THENCE: South 25° 58' 28" West a distance of 401.92 feet to a point on the Northerly line of a proposed road right-of-way, said point being on a curve to the Right having a central angle of 3° 25' 33" and a radius of 1074.53 feet;
THENCE: Along said curve an arc distance of 64.25 feet;
THENCE: With said proposed right-of-way South 41° 35' 52" East a distance of 275.00 feet to the beginning of a circular curve to the Left having a central angle of 72° 53' 24" and a radius of 559.45 feet; along said curve an arc length of 711.74 feet; North 24° 29' 30" West from the point of tangency of said curve a distance of 20.00 feet to the beginning of a circular curve to the Left having a central angle of 18° 06' 25" and a radius of 539.45 feet; along said curve an arc length of 170.48 feet; North 47° 24' 08" East a distance of 230.00 feet to the beginning of a circular curve to the Right having a central angle of 32° 30' 00" and a radius of 660.40 feet; along said curve an arc length of 374.60 feet; North 79° 54' 08" East a distance of 42.96 feet to an iron rod on the West line of State Highway 205 for a corner;
THENCE: With said line of Highway 205 South 7° 16' 10" East a distance of 60.07 feet and South 0° 09' 54" West a distance of 40.65 feet to a point on the Southerly line of said proposed right-of-way;
THENCE: With the Southerly line of said proposed right-of-way South 79° 54' 04" West a distance of 32.76 feet to the beginning of a circular curve to the Left having a central angle of 32° 30' 00" and a radius of 560.40 feet; along said curve an arc length of 317.88 feet; South 47° 24' 08" West a distance of 230.00 feet to the beginning of a circular curve to the Right having a central angle of 85° 10' 45" and a radius of 639.45 feet; and along said curve an arc length of 950.64 feet to a point located at the beginning of a curve to the Left, said curve having a central angle of 32° 46' 53" and a radius of 500.00 feet;
THENCE: Leaving the proposed right-of-way and along said curve to the Left an arc distance of 286.07 feet;
THENCE: South 2° 49' 58" West a distance of 380.04 feet to an iron rod for a corner;
THENCE: North 60° 43' 07" West a distance of 79.67 feet to the beginning of a circular curve to the Left having a central angle of 14° 57' 00" and a radius of 1117.33 feet;
THENCE: Along said curve an arc length of 291.54 feet;
THENCE: South 14° 19' 53" West a distance of 130.00 feet to the beginning of a circular curve to the Right having a central angle of 1° 17' 56" and a radius of 987.33 feet, and an arc length of 22.38 feet;
THENCE: Along said curve an arc length of 22.38 feet;



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
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.

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

Recommended for Final Approval:
Joe E. Berger
City Administrator

Approved:
Bob Glascock
Chairman, Planning & Zoning Commission

I hereby certify that the above and foregoing plat of The Shores, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 6th day of March, 1978.

WITNESS our hands this 6th day of March, 1978.
Sam J. Myers Mayor
Joe E. Berger City Secretary



Shores

THENCE: South 15° 37' 49" West a distance of 203.28 feet to an iron rod for a corner in a public road;
THENCE: Following said public road North 76° 29' 35" West a distance of 167.16 feet and North 77° 52' 33" West a distance of 201.21 feet;
THENCE: Leaving said public road North 84° 39' 24" West a distance of 252.57 feet to an iron rod for a corner;
THENCE: South 0° 47' 18" East a distance of 608.34 feet to a point for a corner;
THENCE: South 45° 46' 37" West a distance of 204.44 feet to a point for a corner;
THENCE: South 4° 03' 27" West a distance of 438.42 feet to a point for a corner;
THENCE: South 88° 47' 20" West along the projected South line of a proposed right-of-way and passing at 58.33 feet the East line of a proposed right-of-way a distance of 205.04 feet to a point of curvature of a circular curve to the Left having a central angle of 20° 30' 00" and a radius of 325.00 feet;
THENCE: Along said curve an arc length of 116.28 feet;
THENCE: Along the South line of said right-of-way South 68° 17' 20" West a distance of 511.7 feet to the beginning of a circular curve to the Right having a central angle of 30° 00' 00" and a radius of 584.81 feet; along said curve an arc length of 306.20 feet to the beginning of a curve to the Left having a central angle of 70° 00' 00" and a radius of 300.62 feet; along said curve an arc length of 367.27 feet; South 28° 17' 20" West a distance of 42.10 feet to the beginning of a circular curve to the Right having a central angle of 60° 00' 00" and a radius of 250.00 feet; along said curve an arc length of 261.80 feet; South 88° 17' 20" West a distance of 492.55 feet to the beginning of a circular curve to the Left having a central angle of 44° 41' 27" and a radius of 200.00 feet; along said curve an arc length of 156.00 feet;
THENCE: Leaving said South right-of-way line North 46° 24' 07" West passing at 50 feet the North line of said proposed right-of-way a total distance of 190.00 feet to an iron rod for a corner;
THENCE: North a distance of 399.02 feet to an iron rod on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: Following said Take Line; South 89° 48' 54" East a distance of 428.68 feet, and North 0° 53' 04" East a distance of 1921.90 feet to the Point of Beginning and Containing 143.25 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: That Saddlebrook Valley No. 1 Joint Venture being owner does hereby adopt this plat designating the hereinabove described property as The Shores, 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 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 grades 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 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.

WITNESS our hands at _____, Texas, this 25 day of January, 1978

SADDLEBROOK VALLEY NO. 1 JOINT VENTURE
By *Frank C. Wu* By *Betty Quinn*

STATE OF TEXAS
COUNTY OF Dallas
Before me, the undersigned Notary Public, in and for the said County and State, personally appeared *Betty Quinn*, 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.
Shilah Carter
Notary Public in and for Dallas County, Texas
Commission expires May 13, 1979



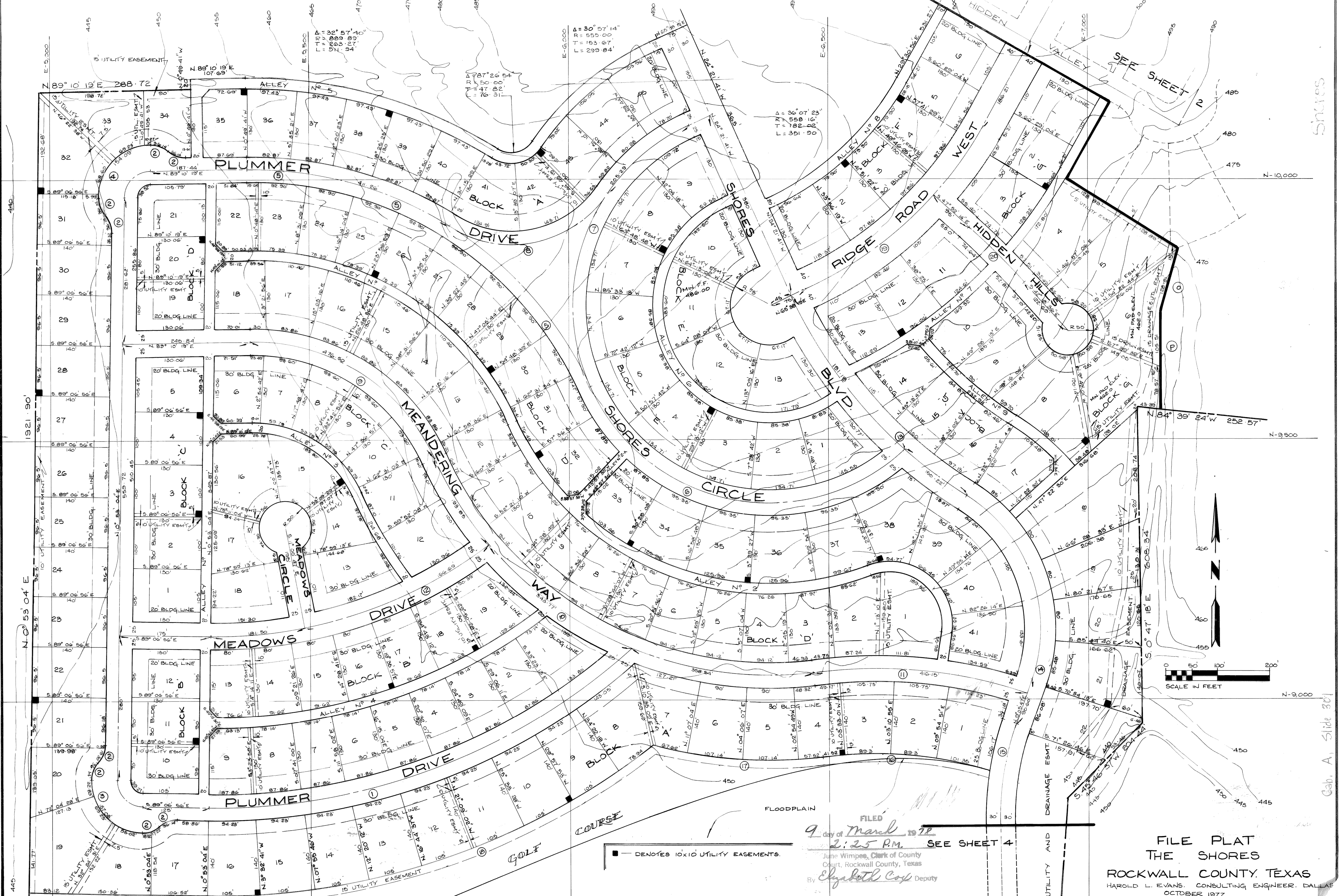
STATE OF TEXAS
COUNTY OF Dallas
Before me, the undersigned Notary Public, in and for the said County and State, on this day personally appeared *Frank C. Wu*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration herein expressed.
Shilah Carter
Notary Public in and for Dallas County, Texas
Commission expires May 13, 1979



FILED
19 day of March, 1978
at 2:25 P.M.
June Wimpes, Clerk of County
Court, Rockwall County, Texas
By *June Wimpes*

FILE PLAT
THE SHORES
PHASE ONE

ROCKWALL COUNTY, TEXAS
prepared by
HAROLD L. EVANS CONSULTING ENGINEER
DALLAS



$\Delta = 90^{\circ} 57' 14''$
 $R = 555.00$
 $T = 153.67$
 $L = 299.84'$

$\Delta = 36^{\circ} 07' 23''$
 $R = 558.16$
 $T = 182.80$
 $L = 351.90$

■ — DENOTES 10x10 UTILITY EASEMENTS.

FILED
 9 day of March 1972
 2:25 P.M. SEE SHEET 4
 June Wimpee, Clerk of County
 Court, Rockwall County, Texas
 By Elizabeth Cox Deputy

FILE PLAT
 THE SHORES
 ROCKWALL COUNTY, TEXAS
 HAROLD L. EVANS, CONSULTING ENGINEER, DALLAS
 OCTOBER 1977
 REVISED DATE: JANUARY 24th 1978
 PAGE 3

Cab. A, Slide 301

Shores

CENTERLINE CURVE DATA

| Curve No. | Delta | Radius | Tangent | Length |
|-----------|------------|----------|---------|---------|
| 1 | 42°42'00" | 1200.08' | 469.10' | 894.37' |
| 2 | 42°24'48" | 50.00' | 18.90' | 36.14' |
| 3 | 90°00'00" | 100.00' | 100.00' | 157.08' |
| 4 | 88°17'15" | 100.00' | 97.05' | 154.09' |
| 5 | 66°28'00" | 714.89' | 468.41' | 829.32' |
| 6 | 108°35'21" | 380.00' | 528.72' | 720.19' |
| 7 | 90°00'00" | 380.00' | 380.00' | 596.90' |
| 8 | 87°26'55" | 225.00' | 215.20' | 343.41' |
| 9 | 66°28'00" | 384.89' | 252.18' | 446.50' |
| 10 | 72°19'06" | 710.00' | 518.87' | 896.16' |
| 11 | 25°46'11" | 925.00' | 211.66' | 416.15' |
| 12 | 38°00'38" | 870.08' | 299.68' | 577.22' |
| 13 | 33°32'33" | 890.00' | 513.62' | 521.03' |
| 14 | 77°00'00" | 300.00' | 238.63' | 403.17' |
| 15 | 20°18'26" | 558.37' | 100.00' | 197.90' |
| 16 | 25°46'37" | 760.00' | 173.90' | 341.92' |
| 17 | 22°13'31" | 875.00' | 171.87' | 339.42' |
| 18 | 38°34'13" | 1365.08' | 477.65' | 918.94' |
| 19 | 36°07'23" | 748.16' | 243.98' | 471.69' |
| 20 | 5°33'38" | 1544.38' | 75.00' | 149.88' |
| 21 | 92°23'12" | 527.55' | 550.00' | 850.66' |
| 22 | 16°30'00" | 1034.53' | 150.00' | 297.92' |
| 23 | 91°00'00" | 599.45' | 610.00' | 952.07' |
| 24 | 32°30'00" | 560.40' | 163.34' | 317.88' |
| 25 | 39°16'41" | 675.00' | 240.87' | 462.73' |
| 26 | 49°15'04" | 218.16' | 100.00' | 187.53' |
| 27 | 19°45'32" | 287.10' | 50.00' | 99.01' |
| 28 | 45°13'45" | 360.09' | 150.00' | 284.26' |
| 29 | 101°03'29" | 251.39' | 305.27' | 443.39' |
| 30 | 2°45'03" | 962.33' | 23.11' | 46.20' |
| 31 | 66°01'12" | 75.00' | 48.72' | 86.42' |
| 32 | 36°30'22" | 197.55' | 65.15' | 125.87' |
| 33 | 20°30'00" | 350.00' | 63.29' | 125.23' |
| 34 | 30°00'00" | 559.81' | 150.00' | 293.11' |
| 35 | 70°00'00" | 325.62' | 228.00' | 397.80' |
| 36 | 60°00'00" | 225.00' | 129.90' | 235.62' |
| 37 | 70°00'00" | 225.00' | 157.55' | 274.89' |

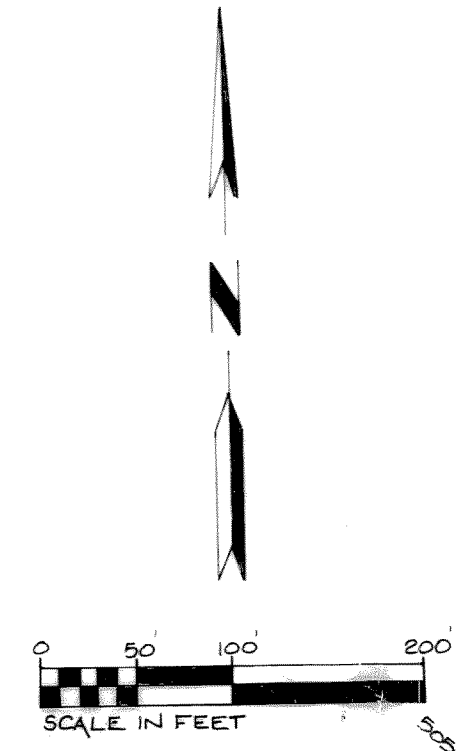
CREEK MEANDERS

- S. 47°48'06"W.
- S. 45°53'31"W.
- S. 58°49'40"W.
- S. 72°26'37"W.
- S. 56°28'45"W.
- S. 33°16'58"W.
- S. 46°41'33"W.
- S. 1°06'37"W.
- S. 35°54'41"W.
- S. 23°56'15"W.
- S. 58°09'55"W.
- S. 66°19'19"W.
- S. 16°38'56"W.
- S. 0°32'00"W.

FILED
9 March 1978
 @ 2:25 PM.
 June Wimpey, Clerk of County
 Court, Rockwall County, Texas
 By *Elizabeth Cox* Deputy

FILE PLAT
 THE SHORES
 ROCKWALL COUNTY, TEXAS

HAROLD L. EVANS CONSULTING ENGINEER, DALLAS.
 OCTOBER 1977



■ DENOTES 10'x10' UTILITY EASEMENT.

IDENTICAL POINTS

Δ = 32° 30' 00"
 R = 660.40'
 T = 192.49'
 L = 374.60'

Δ = 32° 30' 00"
 R = 560.40'
 T = 163.34'
 L = 317.88'

Δ = 18° 06' 25"
 R = 539.45'
 T = 85.96'
 L = 170.48'

Δ = 76° 00' 00"
 R = 1074.50'
 T = 32.13'
 L = 64.25'

Δ = 32° 46' 52"
 R = 500'
 T = 147.07'
 L = 286.07'

Δ = 14° 57' 00"
 R = 117.33'
 T = 146.60'
 L = 291.54'

Δ = 10° 17' 56"
 R = 987.33'
 T = 11.19'
 L = 22.38'

N-3500

N-10000

N-10,500

N-11,000

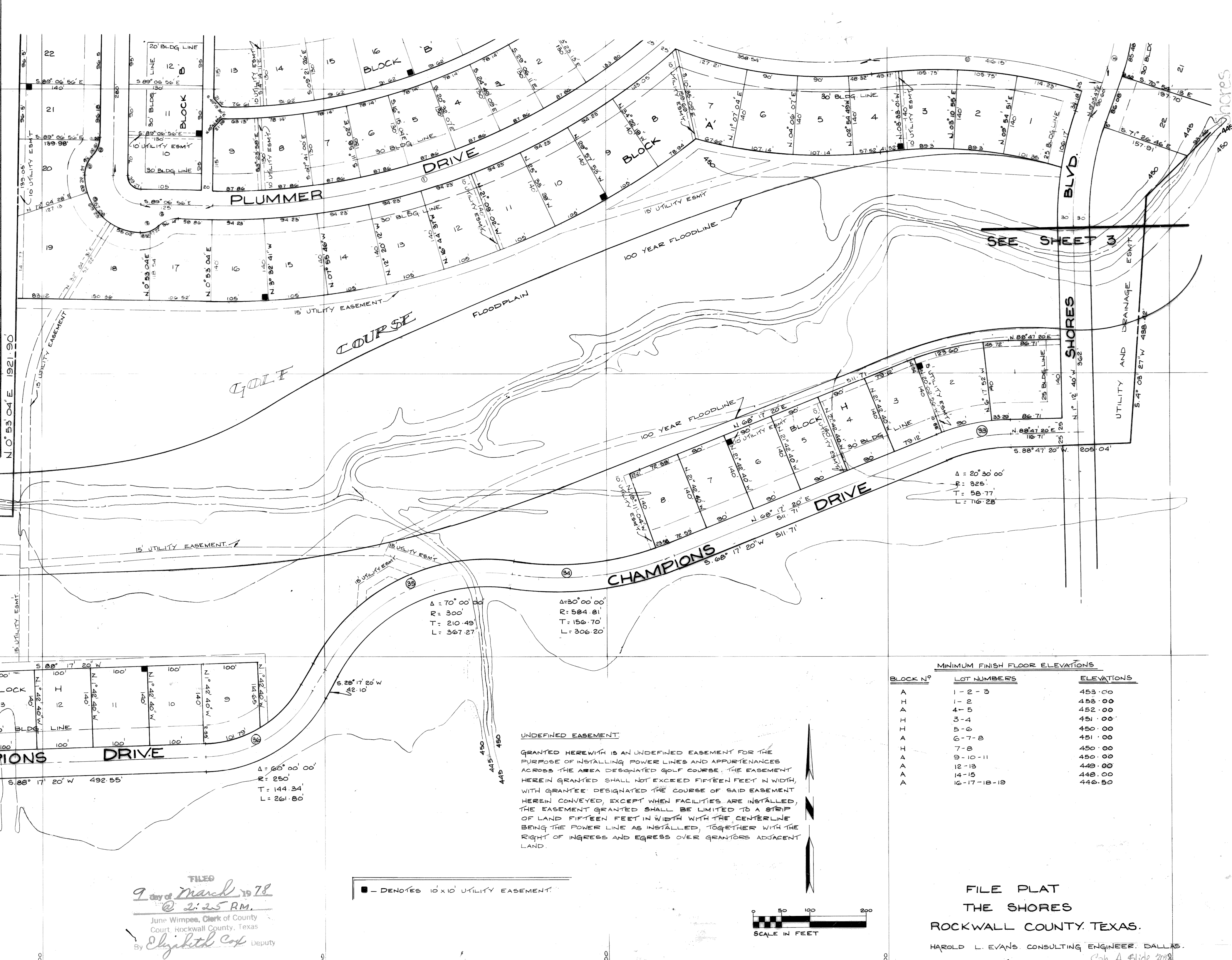
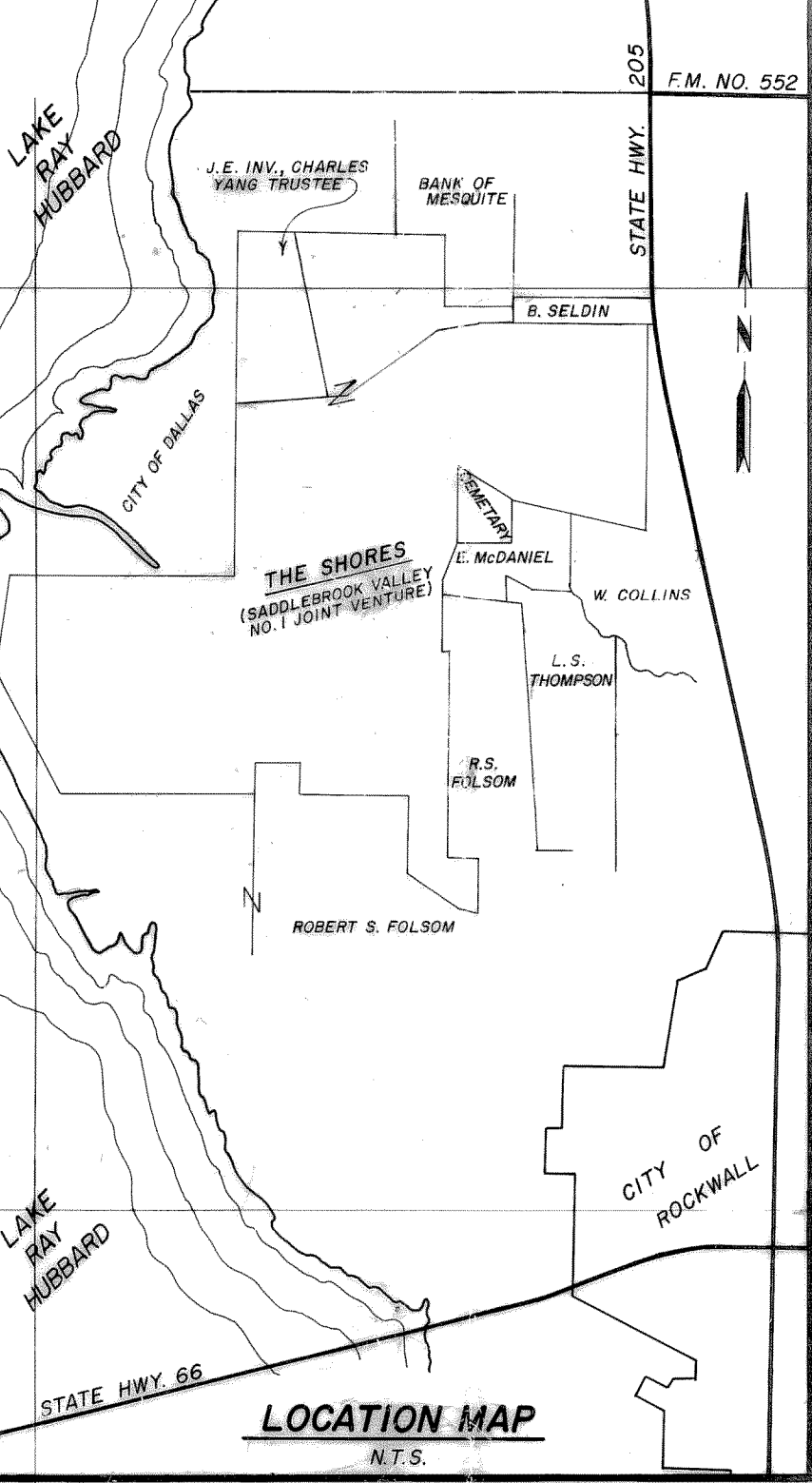
E-7,000

E-7,500

E-8,000

E-8,500

E-9,000



$\Delta = 20^{\circ} 30' 00''$
 $P = 325'$
 $T = 58.77'$
 $L = 116.28'$

$\Delta = 70^{\circ} 00' 00''$
 $R = 300'$
 $T = 210.49'$
 $L = 367.27'$

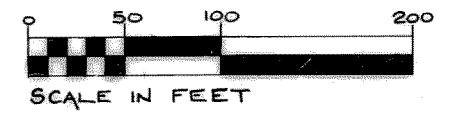
$\Delta = 50^{\circ} 00' 00''$
 $R = 504.81'$
 $T = 156.70'$
 $L = 306.20'$

$\Delta = 60^{\circ} 00' 00''$
 $R = 250'$
 $T = 144.34'$
 $L = 261.80'$

$\Delta = 44^{\circ} 41' 27''$
 $R = 200'$
 $T = 88.21'$
 $L = 156'$

UNDEFINED EASEMENT
 GRANTED HERewith IS AN UNDEFINED EASEMENT FOR THE PURPOSE OF INSTALLING POWER LINES AND APPURTENANCES ACROSS THE AREA DESIGNATED GOLF COURSE. THE EASEMENT HEREIN GRANTED SHALL NOT EXCEED FIFTEEN FEET IN WIDTH, WITH GRANTEE DESIGNATED THE COURSE OF SAID EASEMENT HEREIN CONVEYED, EXCEPT WHEN FACILITIES ARE INSTALLED, THE EASEMENT GRANTED SHALL BE LIMITED TO A STRIP OF LAND FIFTEEN FEET IN WIDTH WITH THE CENTERLINE BEING THE POWER LINE AS INSTALLED, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND.

■ - DENOTES 10' x 10' UTILITY EASEMENT



| BLOCK NO | LOT NUMBERS | ELEVATIONS |
|----------|-------------|------------|
| A | 1-2-3 | 453.00 |
| H | 1-2 | 458.00 |
| A | 4-5 | 452.00 |
| H | 3-4 | 451.00 |
| H | 5-6 | 450.00 |
| A | 6-7-8 | 451.00 |
| H | 7-8 | 450.00 |
| A | 9-10-11 | 450.00 |
| A | 12-13 | 449.00 |
| A | 14-15 | 448.00 |
| A | 16-17-18-19 | 446.50 |

FILED
 9 day of March 1978
 @ 2:25 P.M.
 June Wimpey, Clerk of County
 Court, Rockwall County, Texas
 By Elizabeth Cox Deputy

FILE PLAT
 THE SHORES
 ROCKWALL COUNTY, TEXAS.

HAROLD L. EVANS, CONSULTING ENGINEER, DALLAS.


OCTOBER 1977

Cap. A. Slide 3018

STATE OF TEXAS:
COUNTY OF ROCKWALL:

WHEREAS, I, Harold L. Evans, made the calculations on the original plat of said addition and subsequently discovered dimension errors on the alley between Lot 32 and Lot 33, Block D of said plat.

This plat is filed only for the purpose of correcting a scribner's error on the original plat of The Shores, Phase One, as recorded in Slide A at Page 299-302 of the Plat Records of Rockwall County, Texas.

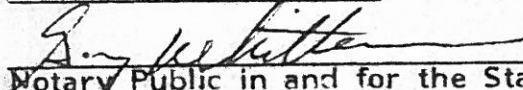

Harold L. Evans, P.E.

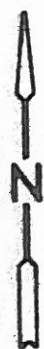
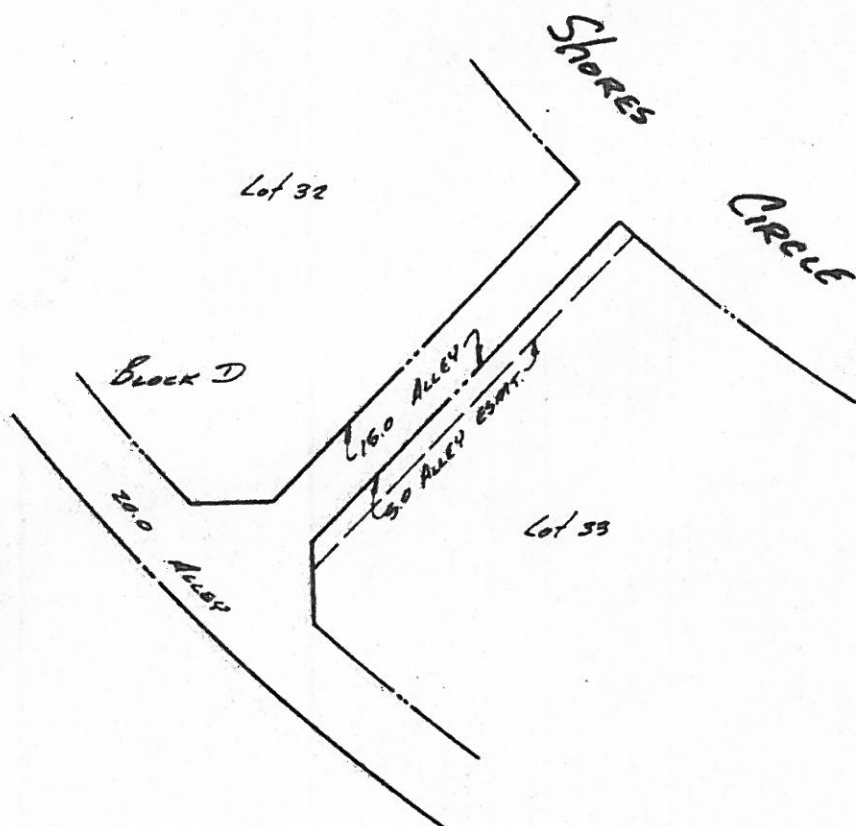


STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEFORE ME, the undersigned authority, in and for said State of Texas, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 19 day of March, A.D., 1984.


Notary Public in and for the State of Texas
Commission expires 5-26-85



THE SHORES PHASE ONE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SCALE: 1"=50' DATE: 3-10-84
HAROLD L. EVANS Consulting Engineer
2331 Gus Thomasson DALLAS, TEXAS