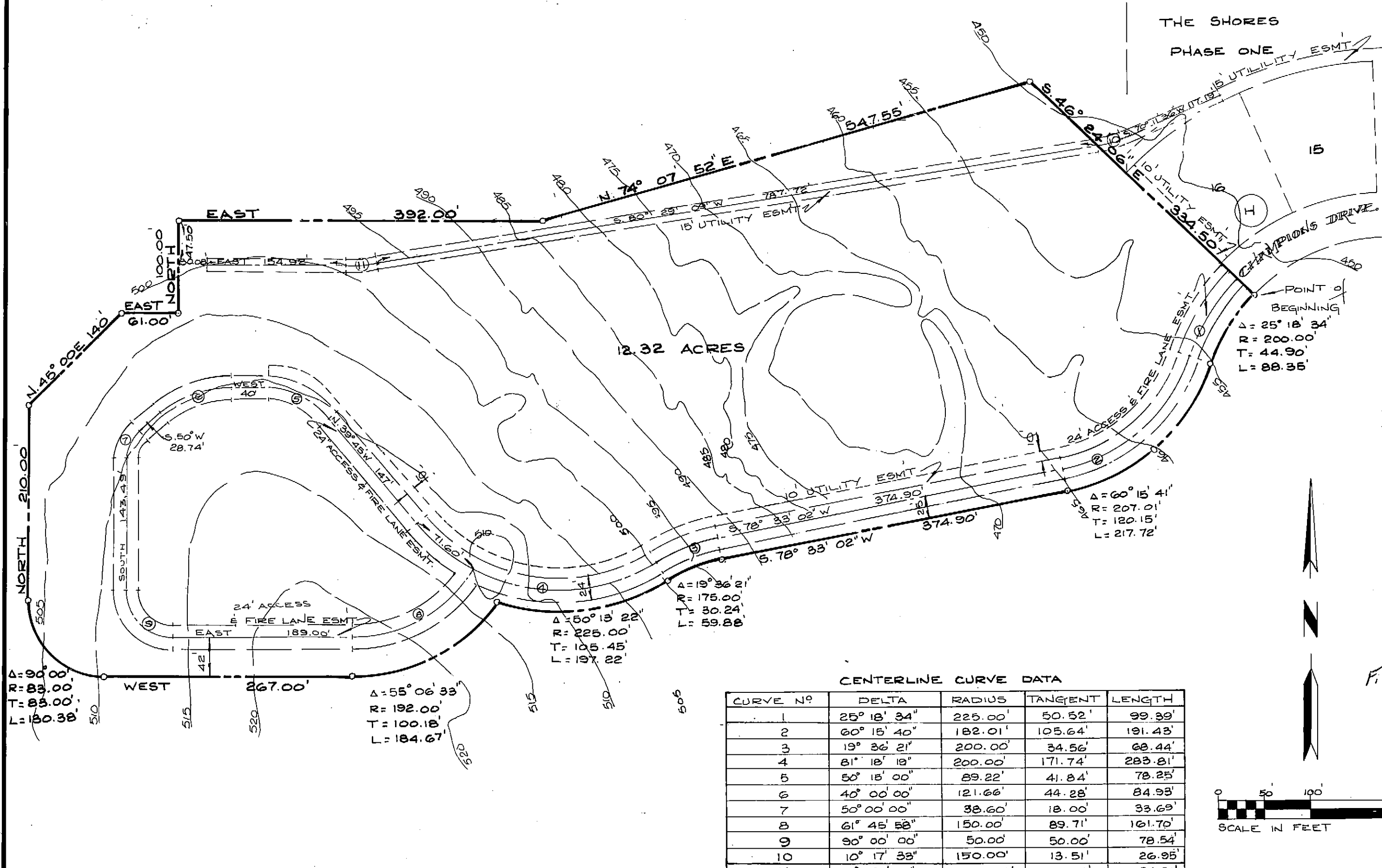
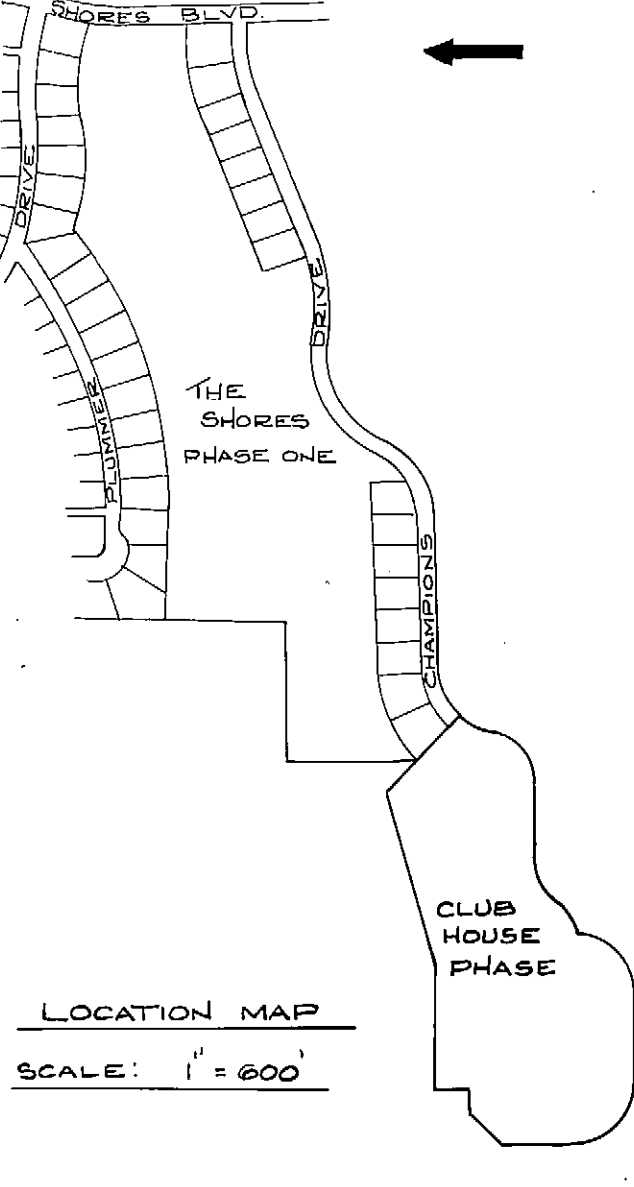


OWNERS CERTIFICATE

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 Nathan Butler Survey, Abstract No. 21, 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, Deed Records, Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a point for a corner at the most Southerly South corner of The Shores, Phase One, an addition to the City of Rockwall, recorded in Slide A, Pages 299-302 of the Plat Records of Rockwall County, Texas, said point also being on the South right-of-way of Champions Drive; said point also being on a circular curve to the Left having a central angle of $25^{\circ}18'34''$ and a radius of 200.00 feet;
 THENCE: Around said curve an arc distance of 88.35 feet to the point of reverse curvature of a circular curve to the Right having a central angle of $60^{\circ}15'41''$ and a radius of 207.01 feet;
 THENCE: Around said curve an arc distance of 217.72 feet to the point of tangency of said curve;
 THENCE: $S.78^{\circ}33'02''W.$ a distance of 374.90' to the point of curvature of a circular curve to the Left having a central angle of $19^{\circ}36'21''$ and a radius of 175.00 feet;
 THENCE: Around said curve an arc distance of 59.88 feet to the point of reverse curvature of a circular curve to the Right having a central angle of $50^{\circ}13'22''$ and a radius of 225.00 feet;
 THENCE: Around said curve an arc distance of 197.22 feet to a point on a curve to the Right having a central angle of $55^{\circ}06'33''$ and a radius of 192.00 feet;
 THENCE: Around said curve an arc distance of 184.67 feet to the point of tangency of said curve;
 THENCE: West a distance of 267.00 feet to the point of curvature of a circular curve to the Right having a central angle of $90^{\circ}00'$ and a radius of 83.00 feet;
 THENCE: Around said curve an arc distance of 130.38 feet to the point of tangency of said curve;
 THENCE: North a distance of 210.00 feet to a point for a corner;
 THENCE: North $45^{\circ}00'$ East a distance of 140.00 feet to a point for a corner;
 THENCE: East a distance of 61.00 feet to a point for a corner;
 THENCE: North a distance of 100.00 feet to a point for a corner;
 THENCE: East a distance of 392.00 feet to a point for a corner;
 THENCE: North $74^{\circ}07'52''$ East a distance of 547.55 feet to a point for a corner;
 THENCE: South $46^{\circ}24'06''$ East a distance of 334.50 feet to the Point of Beginning and Containing 12.32 Acres of Land.



CENTERLINE CURVE DATA

CURVE NO	DELTA	RADIUS	TANGENT	LENGTH
1	$25^{\circ}18'34''$	225.00'	50.52'	99.89'
2	$60^{\circ}15'40''$	182.01'	105.64'	191.43'
3	$19^{\circ}36'21''$	200.00'	34.56'	68.44'
4	$61^{\circ}18'19''$	200.00'	171.74'	283.81'
5	$50^{\circ}15'00''$	89.22'	41.84'	78.25'
6	$40^{\circ}00'00''$	121.66'	44.28'	84.93'
7	$50^{\circ}00'00''$	38.60'	18.00'	33.69'
8	$61^{\circ}45'58''$	150.00'	89.71'	101.70'
9	$90^{\circ}00'00''$	50.00'	50.00'	78.54'
10	$10^{\circ}17'33''$	150.00'	13.51'	26.95'
11	$9^{\circ}30'51''$	150.00'	12.48'	24.91'

NOW THEREFORE 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 Club House Phase and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving rights to Saddlebrook Valley No. 1 Joint Venture, its successors and assigns, and further, reserve its private easement for itself, its successors, and assigns, at all times hereafter for ingress, egress to and from the hereindescribed tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Saddlebrook Valley No. 1 Joint Venture, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for the mutual use and accommodation of all public utilities and governmental agencies desiring to use or using same. buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All public utilities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone. Saddlebrook Valley No. 1 Joint Venture, its successors and assigns, will be responsible for maintenance of all private streets and drives. 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.

WITNESS our hands at Dallas, Texas, this 7th day of July, 1978.

SADDLEBROOK VALLEY NO. 1 JOINT VENTURE
By Charles C. Yang
By Betty Quinn

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 Charles C. Yang, 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.

Notary Public in and for Dallas County, Texas
Commission expires May 13, 1979
GIVEN under my hand and seal of office this 7th day of July, A.D., 1978.

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 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.

Notary Public in and for Dallas County, Texas
Commission expires May 13, 1979
GIVEN under my hand and seal of office this 7th day of July, A.D., 1978.

ENGINEERS CERTIFICATE
NOW THEREFORE ALL MEN BY THESE PRESENTS: That I, Harold L. Evans, do hereby certify that I prepared this plat as a true and accurate survey of 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.

Notary Public in and for Dallas County, Texas
Commission expires Feb. 23, 1979
GIVEN under my hand and seal of office this 5 day of July, A.D., 1978.

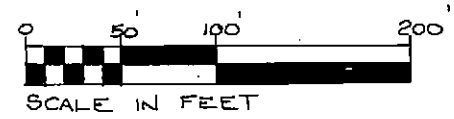
Recommended for Final Approval:
City Administrator
Approved: Chairman, Planning & Zoning Commission

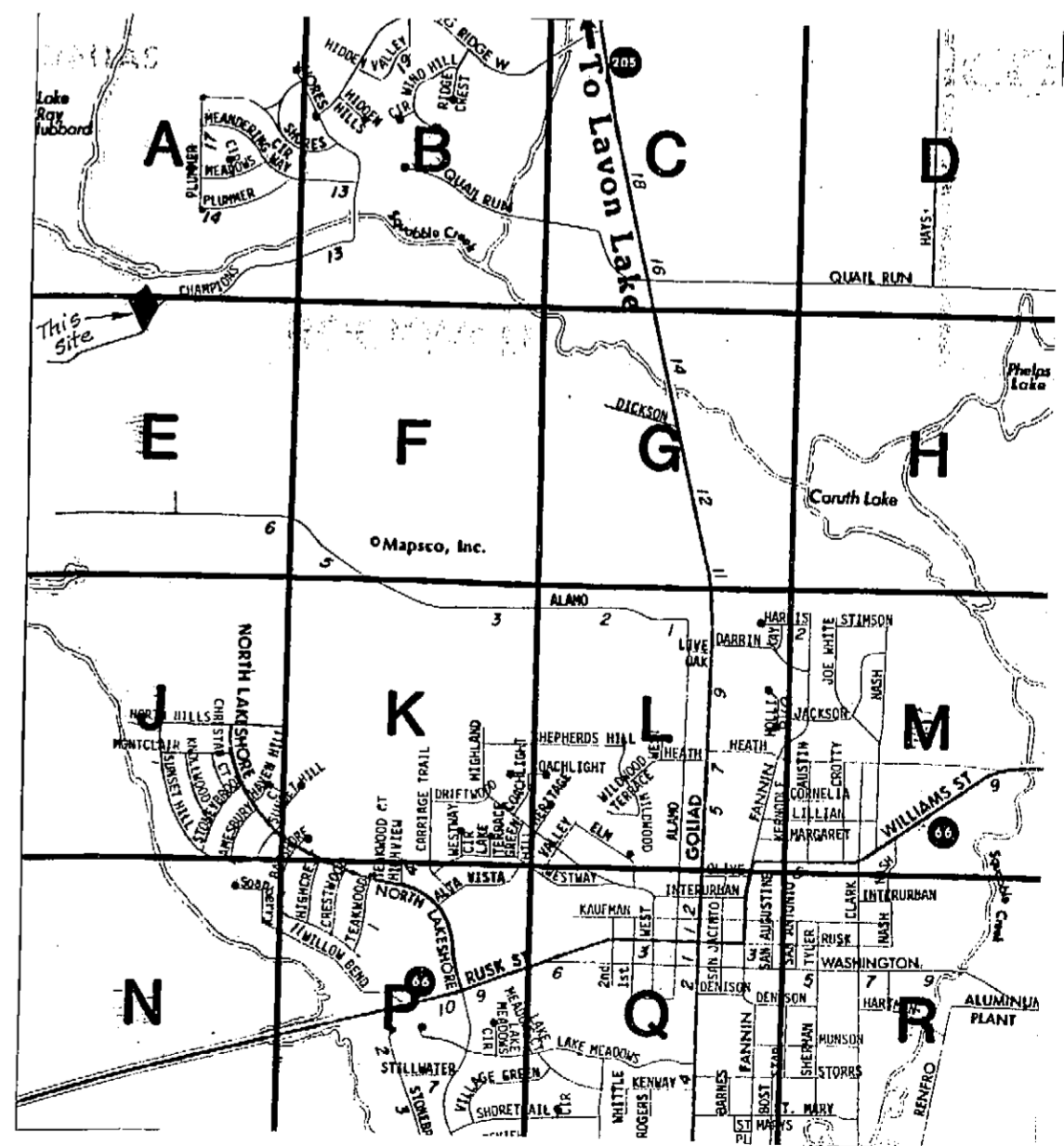
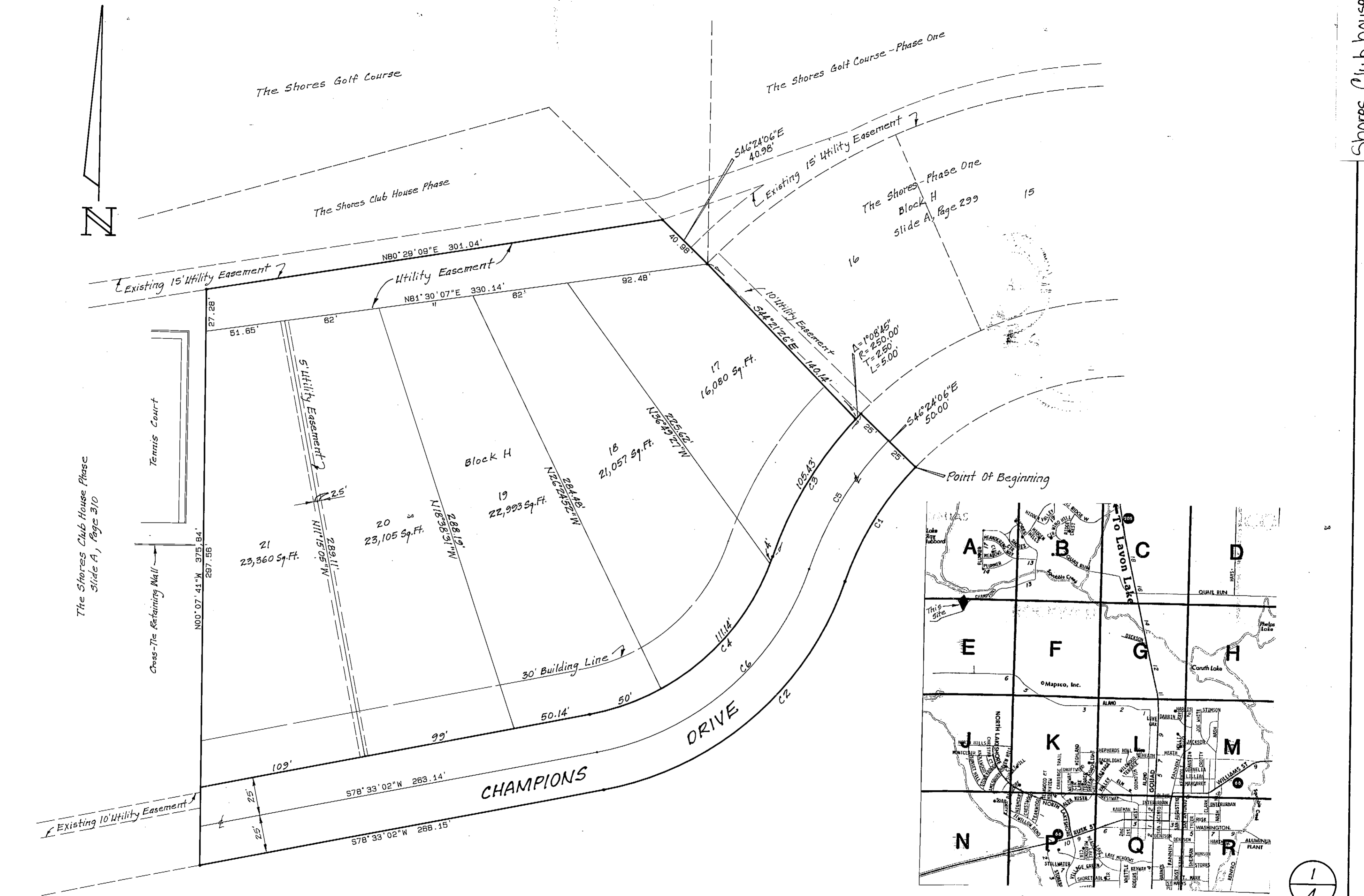
I hereby certify that the above and foregoing plat of The Shores Club House, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 10th day of July, 1978.

WITNESS our hands this 10th day of July, 1978.
Mayor
City Secretary, City of Rockwall

FILE REPLAT
THE SHORES
CLUB HOUSE PHASE
ROCKWALL COUNTY, TEXAS
SCALE: 1" = 100'
DATE: 5-19-78
328-B133 HAROLD L. EVANS, CONSULTING ENGINEER, DALLAS

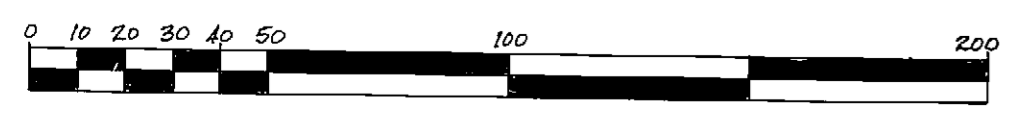
Filed: Aug 25, 1978
Slide A-312
Rockwall County





LOCATION MAP SCALE: 1"=2000'

1/4



GRAPHIC SCALE

CURVE DATA						
NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S30°56'37"W	87.63	25°18'34"	200.00	88.35	44.91
C2	S48°25'10"W	207.83	60°45'41"	207.01	217.72	120.15
C3	S30°56'37"W	109.54	25°18'34"	250.00	110.43	56.13
C4	S48°25'10"W	157.63	60°45'41"	157.01	165.14	91.13
C5	S30°56'37"W	98.58	25°18'34"	225.00	99.39	50.52
C6	S48°25'10"W	182.73	60°45'41"	182.01	191.43	105.64

HAROLD L. EVANS
CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

THE CLUB HOUSE TRACT - A REPLAT OF PART
OF THE SHORES CLUB HOUSE PHASE
NATHAN BUTLER SURVEY, ABSTRACT NO. 21
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE	DATE	JOB NO.
1"=40'	2-17-89	88149

SHORES RECREATIONAL INC. - OWNER
 1213 WEST AVENUE A. GARLAND, TEXAS 75042

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

RECOMMENDED FOR FINAL APPROVAL

WHEREAS, Shores Recreational, Inc. is the owner of a tract of land situated in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas, and being a part of The Shores Club House Phase, an addition to the City of Rockwall, recorded in Slide A, Page 310, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod at the Southwest corner of Champions Drive, a 50-foot right-of-way, as dedicated by Plat of The Shores, an addition to the City of Rockwall, recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas, and at the Southeast corner of said Club House Phase, said iron rod being on a circular curve to the left, having a central angle of 25° 18' 34", a radius of 200.00 feet, and a chord that bears South 30° 56' 37" West a distance of 87.63 feet;

THENCE: Along said curve and with the South line of said Club House Phase an arc distance of 88.35 feet to an iron rod found at the point of reverse curve of a circular curve to the right, having an angle of 60° 15' 41", a radius of 207.01 feet, and a chord that bears South 48° 25' 10" West a distance of 207.83 feet;

THENCE: Along said curve and with said South line an arc distance of 217.72 feet to an iron rod found for a corner;

THENCE: South 78° 33' 02" West a distance of 268.15 feet continuing with said South line to an iron rod for a corner;

THENCE: North 0° 07' 41" West a distance of 375.84 feet to an iron rod on the South line of a 15-foot wide utility easement;

THENCE: North 80° 29' 09" East a distance of 301.04 feet to an iron rod on the Northeast line of said Club House Phase;

THENCE: South 46° 24' 06" East a distance of 230.98 feet with said Northeast line to the Point of Beginning and Containing 144,033 Square Feet or 3.3065 Acres of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Shores Recreational, Inc. being owner does hereby adopt this plat designating the hereinabove described property as The Club House Tract, a Re-plat of part of The Shores Club House Phase, 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. 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 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 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 property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, storm sewers, water, sanitary sewer 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, not shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 93-54.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1989.

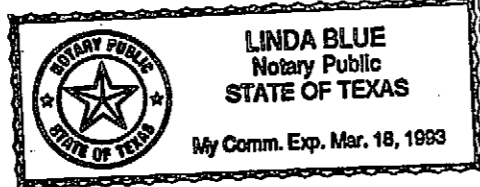
SHORES RECREATIONAL, INC.

Joe Holt
JOE HOLT

STATE OF TEXAS
COUNTY OF Dallas

This instrument was acknowledged before me on the 6th day of April, 1989, by Joe Holt, the President of Shores Recreational, Inc., on behalf of said corporation.

Linda Blue
Notary Public
My Commission Expires 3-18-93



SURVEYORS 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, P. E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 5 day of April, 1989, by Harold L. Evans.

John Whitten
Notary Public
My Commission Expires _____



William E. ...
CITY MANAGER

Thomas E. ...
Chairman, Planning and Zoning Commission

DATE _____
DATE _____

APPROVED

I hereby certify that the above and foregoing plat of The Club House Tract, a Replat of part of The Shores Club House Phase, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 20th day of March, 1989.

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 Platting Ordinance of the City of Rockwall.

WITNESS OUR HANDS this 30th day of March, 1989.

Jack Miller
Mayor, City of Rockwall



Spencer ...
City Secretary, City of Rockwall

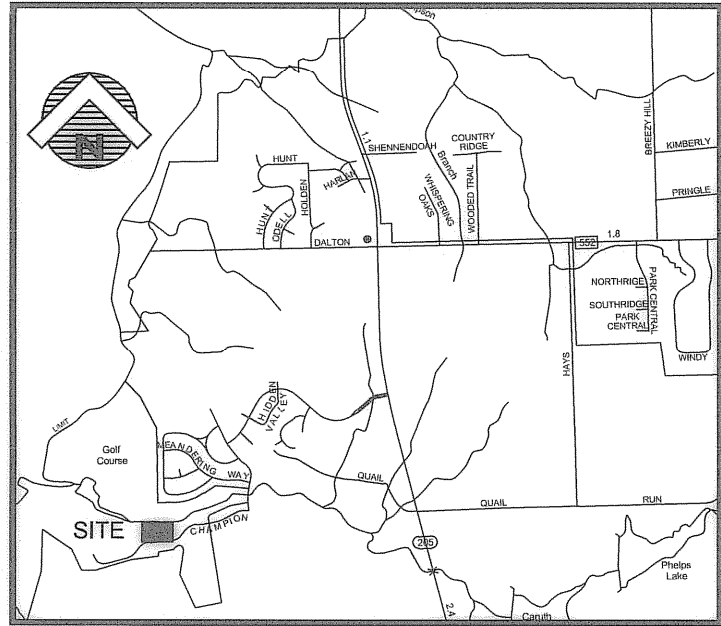
Shores Clubhouse

2
4

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
	2-17-89	88149

THE CLUB HOUSE TRACT-A REPLAT OF PART
OF THE SHORES CLUB HOUSE PHASE
NATHAN BUTLER SURVEY, ABSTRACT NO. 21
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
SHORES RECREATIONAL INC. ~ OWNER
1213 WEST AVENUE A, GARLAND, TEXAS 75047 TEL. 272-5524



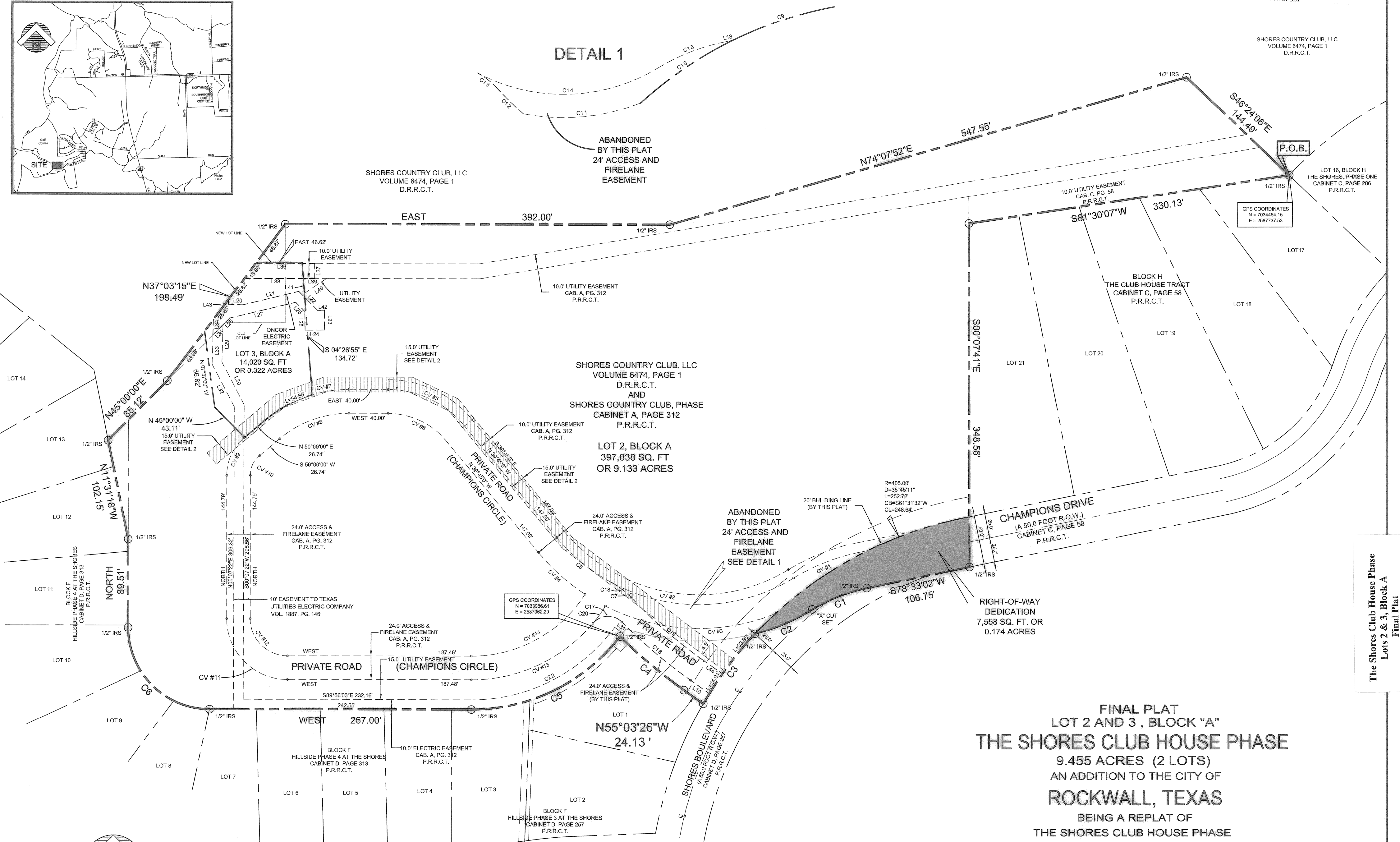
DETAIL 1

ABANDONED
BY THIS PLAT
24' ACCESS AND
FIRELANE
EASEMENT

SHORES COUNTRY CLUB, LLC
VOLUME 6474, PAGE 1
D.R.R.C.T.

LOT 16, BLOCK H
THE SHORES, PHASE ONE
CABINET C, PAGE 286
P.R.R.C.T.

GPS COORDINATES
N = 7034484.15
E = 2587737.53



SHORES COUNTRY CLUB, LLC
VOLUME 6474, PAGE 1
D.R.R.C.T.
AND
SHORES COUNTRY CLUB, PHASE
CABINET A, PAGE 312
P.R.R.C.T.

LOT 2, BLOCK A
397,838 SQ. FT
OR 9.133 ACRES

LOT 3, BLOCK A
14,020 SQ. FT
OR 0.322 ACRES

CHAMPIONS DRIVE
(A 50.0 FOOT R.O.W.)
CABINET C, PAGE 58
P.R.R.C.T.

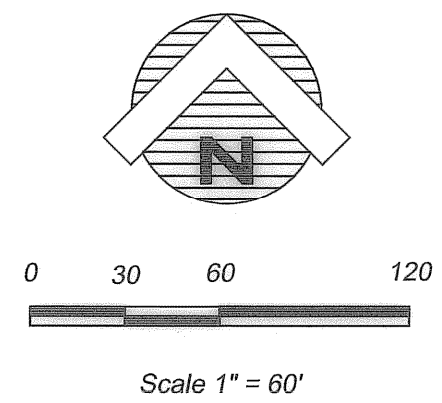
RIGHT-OF-WAY
DEDICATION
7,558 SQ. FT. OR
0.174 ACRES

FINAL PLAT
LOT 2 AND 3, BLOCK "A"
THE SHORES CLUB HOUSE PHASE
9.455 ACRES (2 LOTS)
AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS
BEING A REPLAT OF
THE SHORES CLUB HOUSE PHASE
CABINET A, PAGE 312
PLAT RECORDS, ROCKWALL COUNTY, TEXAS
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT NO. 21

ENGINEER
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
(972) 717-5151 FAX (972) 717-2176
TBPE FIRM NO. F-303
CONTACT: ROBERT A. HOWMAN

SURVEYOR
SURVEY GROUP
400 S. INDUSTRIAL BLVD., SUITE 102
EULESS, TEXAS 75040
(817) 354-1445 FAX (817) 354-1451
CONTACT: WILLIAM P. PRICE, RPLS

OWNER
ROCKWALL GOLF AND
ATHLETIC CLUB
2600 CHAMPIONS DRIVE
ROCKWALL, TEXAS 75062
(972) 771-0000
CONTACT: JAMES HAVEN



The Shores Club House Phase
Lots 2 & 3, Block A
Final Plat

151

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Rockwall Golf and Athletic Club, LLC is the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Being a 9.455 acre tract of land situated in the Nathan Butler Survey, Abstract No. 21 in the City of Rockwall, Rockwall County, Texas, being a portion of that certain tract of land conveyed to Shores Country Club, LLC by deed as recorded in Volume 6474, Page 1, Deed Records, Rockwall County, Texas and being a portion of The Shores Club House Phase, Replat, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet A, Page 312, Plat Records, Rockwall County, Texas;

BEGINNING at a 1/2 inch iron rod found for corner, said point being at the northeast corner of Lot 17, Bloc H, The Club House Tract Addition, Replat, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 58, Plat Records, Rockwall County, Texas, same point being the northwest corner of Lot 16, Block H, The Shores Addition, Phase One, and addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Slide 286, Plat Records, Rockwall County, Texas, said point also being the most easterly southeast corner of said 9.455 acre tract of land being described;

THENCE South 81 degrees 30 minutes 07 seconds West, along the common line of said The Club House Tract Addition and said 9.455 acre tract of land being described, a distance of 330.13 feet to a 1/2 inch iron rod set for corner, said point being the northwest corner of Lot 21, Block H, The Club House Tract Addition, Replat, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 58, Plat Records, Rockwall County, Texas, same point being at an el corner of said 9.455 acre tract of land being described;

THENCE South 00 degrees 07 minutes 41 seconds East, along the common line of said Lot 21, Block H and said 9.455 acre tract of land being described, a distance of 348.56 feet to a 1/2 inch iron rod set for corner, said point being the most southerly southeast corner of said 9.455 acre tract of land being described, same point being in the south line of said Champions Drive (a 50.0 foot right-of-way);

THENCE South 78 degrees 33 minutes 02 seconds West, along the south line of said 9.455 acre tract of land being described, a distance of 106.75 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a curve to the left having a radius of 175.00 feet a delta angle of 19 degrees 36 minutes 21 seconds, and a chord bearing and distance of South 68 degrees 44 minutes 51 seconds West, 59.59 feet;

THENCE in a southwesterly direction along said curve to the left and along said south line of said 9.455 acre tract of land being described, an arc distance of 59.88 feet to an "X" cut set for corner, said point being at the centerline of Shores Boulevard (a 50.0 foot right-of-way), said point being the beginning of a reverse curve to the right having a radius of 225.00 feet, a delta angle of 16 degrees 14 minutes 02 seconds, and a chord bearing and distance of South 67 degrees 03 minutes 56 seconds West, 63.54 feet;

THENCE in a southwesterly direction along said curve to the right, an arc distance of 63.75 feet to a 1/2 inch iron rod set for corner, said point being in the north line of said Shores Boulevard, said point being the beginning of a curve to the left having a radius of 405.00 feet a delta angle of 12 degrees 31 minutes 28 seconds, and a chord bearing and distance of South 36 degrees 30 minutes 29 seconds West, 88.35 feet;

THENCE in a southwesterly direction along said curve to the left and along said north line of said Shores Boulevard, an arc distance of 88.53 feet to 1/2 inch iron rod set for corner, said point being the most southerly southwest corner of said 9.455 acre tract of land being described, said point being the east corner of Lot 1, Block F, Hillside Phase 3 at The Shores Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 257, Plat Records, Rockwall County, Texas;

THENCE North 55 degrees 03 minutes 26 seconds West, departing the north line of said Shores Boulevard and along the common line of said Lot 1 and said 9.455 acre tract of land being described, a distance of 24.13 feet to a 1/2 inch iron rod set for corner, said point being the beginning of a curve to the right having a radius of 510.00 feet a delta angle of 09 degrees 30 minutes 50 seconds, and a chord bearing and distance of North 50 degrees 18 minutes 01 seconds West, 84.59 feet;

THENCE in a northwesterly direction along said curve to the right and continuing along said common line of said Lot 1 and said 9.455 acre tract of land being described, an arc distance of 84.68 feet to 1/2 inch iron rod set for corner, said point being the northeast corner of said Lot 1, Block F, same point being the beginning of a non-tangent curve to the right having a radius of 192.00 feet, a delta angle of 52 degrees 05 minutes 10 seconds, and a chord bearing and distance of South 63 degrees 57 minutes 25 seconds West, 168.59 feet;

THENCE in a southwesterly direction and along said curve to the right and along the common line of said 9.455 acre tract of land being described and said Hillside Phase 4 at The Shores Addition, an arc distance of 174.54 feet to a 1/2 inch iron rod set for corner;

THENCE South 90 degrees 00 minutes 00 seconds West, continuing along the common line of said 9.455 acre tract of land being described and said Hillside Phase 4 at The Shores Addition, a distance of 267.00 feet to a 1/2 inch iron rod set for corner, said point being in the north line of Lot 7, Block F, Hillside Phase 4 at The Shores Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 257, Plat Records, Rockwall County, Texas, same point being the beginning of a curve to the right having a radius of 83.00 feet a delta angle of 90 degrees 00 minutes 00 seconds, and a chord bearing and distance of North 45 degrees 00 minutes 00 seconds West, 117.38 feet;

THENCE in a northwesterly direction and along said curve to the right and continuing along the common line of said 9.455 acre tract of land being described and said Hillside Phase 4 at The Shores Addition, an arc distance of 130.38 feet to a 1/2 inch iron rod set for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, continuing along the common line of said 9.455 acre tract of land being described and said Hillside Phase 4 at The Shores Addition, a distance of 89.51 feet to a 1/2 inch iron rod set for corner;

THENCE North 11 degrees 31 minutes 18 seconds West, continuing along the common line of said 9.455 acre tract of land being described and said Hillside Phase 4 at The Shores Addition, a distance of 102.15 feet to a 1/2 inch iron rod set for corner, said point being the most westerly northwest corner of said The Shores Club House Phase;

THENCE North 45 degrees 00 minutes 00 seconds East, departing the east line of said Hillside Phase 4 at The Shores Addition and along the north line of said The Shores Club House Phase, a distance of 85.12 feet to a 1/2 inch iron rod set for corner;

THENCE North 37 degrees 03 minutes 15 seconds East, a distance of 199.49 feet to a 1/2 inch iron rod set for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, along the north line of said The Shores Club House Phase, a distance of 392.00 feet to a 1/2 inch iron rod set for corner;

THENCE North 74 degrees 07 minutes 52 seconds East, continuing along the north line of said The Shores Club House Phase, a distance of 547.55 feet to a 1/2 inch iron rod set for corner, said point being the northeast corner of said The Shores Club House Phase;

THENCE South 46 degrees 24 minutes 06 seconds East, continuing along the north line of said The Shores Club House Phase, a distance of 144.49 feet to the POINT OF BEGINNING and containing 411,858 square feet or 9.455 acre of computed land

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We Rockwall Golf and Athletic Club, LLC the undersigned owner of the land shown on this plat, and designated herein as the THE SHORES CLUB HOUSE, PHASE 2 ADDITION, REPLAT subdivision 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 THE SHORES CLUB HOUSE, PHASE 2 ADDITION, REPLAT 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 of 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.

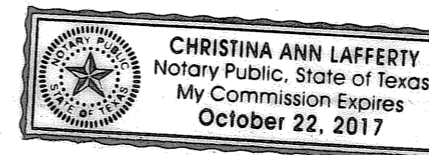
We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We our successors and assigns hereby waive any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

W. Kit Thomson
Owners

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared W. Kit Thomson 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 4th day of June, 2014
Christina Ann Lafferty
Notary Public in and for the State of Texas
My Commission Expires: 10/22/17



Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____, 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 _____ Day of _____,
Notary Public in and for the State of Texas
My Commission Expires: _____

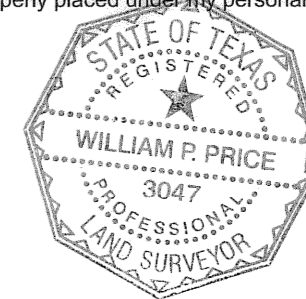
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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, William P. Price, 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.

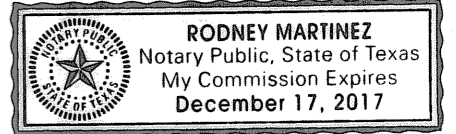
William P. Price
Registered Public Surveyor No.3047



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William P. Price, 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 21st Day of May, 2014.
Rodney Martinez
Notary Public In and for the State of Texas
My Commission Expires: 12-17-17



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission
Date 12/10/2013

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 December, 2013.

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 on hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 2nd day of July, 2014.
Paul Sweet Mayor, City of Rockwall
Kristy Ashberry City Secretary
Amy Williams City Engineer

NOTES:

- P.R.R.C.T. - PLAT RECORDS ROCKWALL COUNTY TEXAS
D.R.R.C.T. - DEED RECORDS ROCKWALL COUNTY TEXAS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
1. IRF - Iron Rod Found
2. IRFC - Iron Rod Found Capped
3. IRS - Iron Rod Set
4. C.M. - Controlling Monument
6. Basis of Bearing - The Basis of Bearing of this survey is N 90°00'00" East, as shown hereon, based on the north line of The Shores Club House Phase, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet A, Page 312, Plat Records, Rockwall County, Texas.



FINAL PLAT
LOT 2 AND 3, BLOCK "A"
THE SHORES CLUB HOUSE PHASE
9.455 ACRES (2 LOTS)
AN ADDITION TO THE CITY OF
ROCKWALL, TEXAS
BEING A REPLAT OF
THE SHORES CLUB HOUSE PHASE
CABINET A, PAGE 312
PLAT RECORDS, ROCKWALL COUNTY, TEXAS
SITUATED IN THE
NATHAN BUTLER SURVEY, ABSTRACT NO. 21

ENGINEER
GLENN ENGINEERING CORP.
105 DECKER COURT, SUITE 910
IRVING, TEXAS 75062
(972) 717-5151 FAX (972) 717-2176
TBPE FIRM NO. F-303
CONTACT: ROBERT A. HOWMAN

SURVEYOR
SURVEY GROUP
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EULESS, TEXAS 76040
(817) 354-1445 FAX (817) 354-1451
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ROCKWALL GOLF AND ATHLETIC CLUB
2600 CHAMPIONS DRIVE
ROCKWALL, TEXAS 75062
(972) 771-0000
CONTACT: JAMES HAVEN

The Shores Club House Phase
Lots 2 & 3, Block A
Final Plat

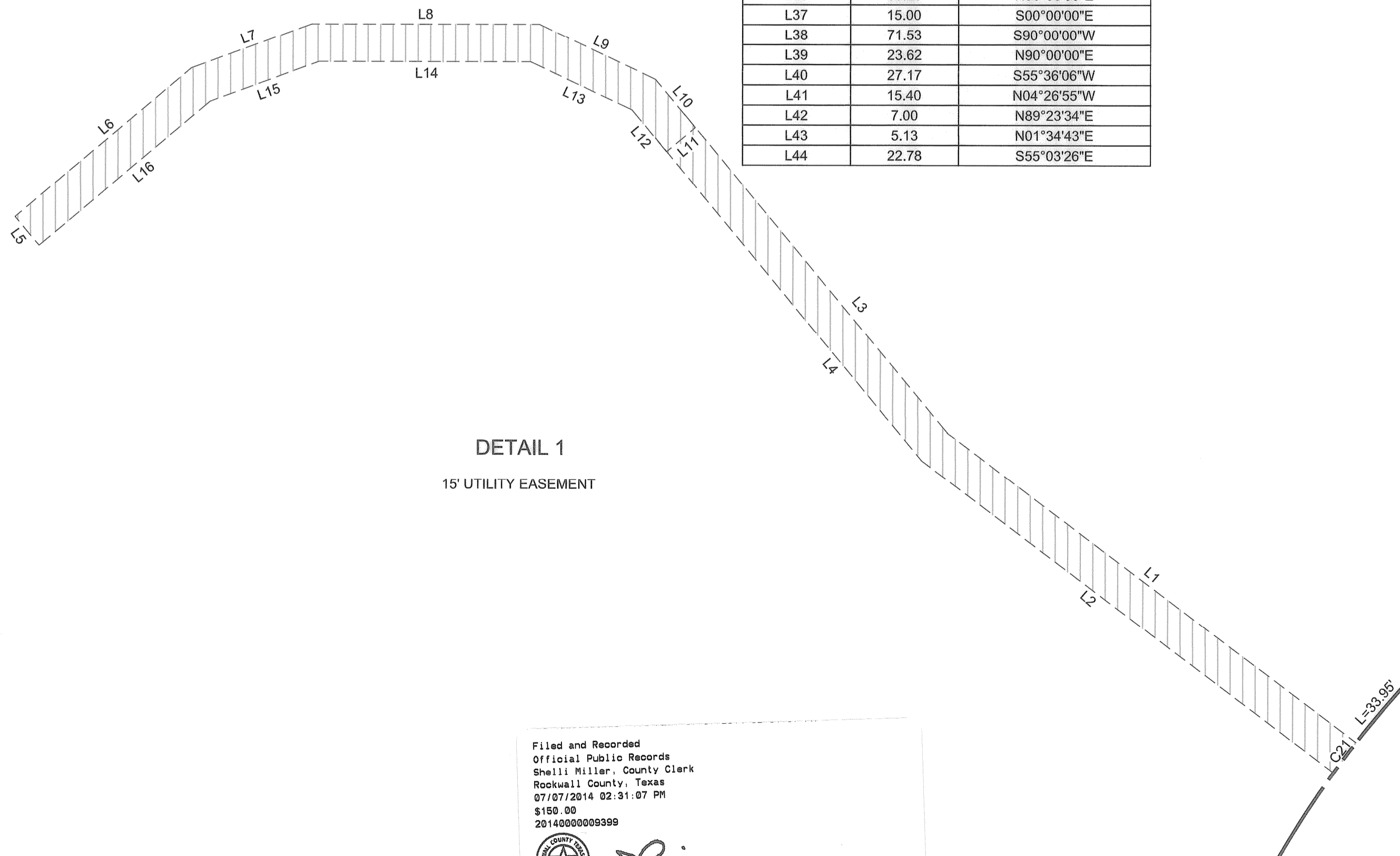
ISD

CURVE TABLE					
C=	R=	L=	D=	CB=	CL=
C1	R=175.00'	L=59.88'	D=19°36'21"	CB=S68°44'51"W	CL=59.59
C2	R=225.00'	L=63.75'	D=16°14'02"	CB=S67°03'56"W	CL=63.54
C3	R=405.00'	L=88.53'	D=12°31'28"	CB=S36°30'29"W	CL=88.35
C4	R=510.00'	L=84.69'	D=9°30'51"	CB=N50°18'01"W	CL=84.59
C5	R=192.00'	L=174.54'	D=52°05'10"	CB=S63°57'25"W	CL=168.59
C6	R=83.00'	L=130.38'	D=90°00'00"	CB=N45°00'00"W	CL=117.38
C7	R=188.00'	L=15.00'	D=4°34'22"	CB=S69°13'52"E	CL=15.00
C8	R=188.00'	L=73.56'	D=22°25'02"	CB=S50°57'14"E	CL=73.09
C9	R=405.00'	L=109.10'	D=15°26'05"	CB=S71°41'04"W	CL=108.77
C10	R=405.00'	L=113.94'	D=16°07'11"	CB=S55°54'26"W	CL=113.57
C11	R=212.00'	L=121.82'	D=32°55'25"	CB=S84°38'35"W	CL=120.15
C12	R=474.00'	L=38.30'	D=4°37'45"	CB=N45°31'42"W	CL=38.29
C13	R=75.00'	L=24.80'	D=18°56'54"	CB=N52°41'17"W	CL=24.69
C14	R=188.00'	L=193.23'	D=58°53'21"	CB=N88°23'36"E	CL=184.83
C15	R=212.00'	L=72.54'	D=19°36'21"	CB=N68°44'52"E	CL=72.19
C16	R=498.00'	L=91.62'	D=10°32'29"	CB=N49°47'12"W	CL=91.49
C17	R=20.00'	L=33.31'	D=95°25'36"	CB=S87°46'14"W	CL=29.59
C18	R=75.00'	L=24.80'	D=18°56'54"	CB=S52°41'17"E	CL=24.69
C19	R=474.00'	L=97.98'	D=11°50'36"	CB=S49°08'08"E	CL=97.80
C20	R=162.00'	L=21.44'	D=7°35'04"	CB=N36°15'54"E	CL=21.43
C21	R=405.00'	L=15.00'	D=02°07'20"	CB=N36°54'22"W	CL=15.00
C22	R=182.00'	L=170.18'	D=53°34'29"	CB=N63°16'42"E	CL=164.05

LINE TABLE		
LINE	LENGTH	BEARING
L1	204.57	S53°05'38"E
L2	206.32	N53°05'38"W
L3	164.98	S39°45'00"E
L4	166.74	N39°45'00"W
L5	15.00	N40°00'00"W
L6	91.94	N50°00'00"E
L7	51.53	N70°00'00"E
L8	90.68	N90°00'00"E
L9	51.33	S64°52'30"E
L10	25.04	S39°45'00"E
L11	15.00	S50°15'00"W
L12	21.69	N39°45'00"W
L13	44.65	N64°52'30"W
L14	84.69	S90°00'00"W
L15	46.24	S70°00'00"W
L16	89.30	S0°00'00"W
L17	28.12	N20°46'08"E
L18	8.77	S78°33'02"W
L19	23.33	S55°03'26"E
L20	14.95	S88°25'17"E
L21	58.30	N76°32'07"E
L22	27.18	S44°53'25"E
L23	20.00	S00°36'26"E
L24	20.00	S89°23'34"W
L25	19.01	N00°36'26"W
L26	13.20	N44°53'25"W
L27	69.19	S76°32'07"W
L28	9.62	S45°03'57"W
L29	37.76	S01°34'44"W
L30	48.78	S27°32'34"E
L31	10.00	S54°16'53"E
L32	48.91	N27°32'34"W
L33	29.61	N01°34'43"E
L34	15.54	N01°34'43"E
L35	14.53	N45°03'57"E
L36	60.20	N90°00'00"E
L37	15.00	S00°00'00"E
L38	71.53	S90°00'00"W
L39	23.62	N90°00'00"E
L40	27.17	S55°36'06"W
L41	15.40	N04°26'55"W
L42	7.00	N89°23'34"E
L43	5.13	N01°34'43"E
L44	22.78	S55°03'26"E



PRIVATE ROAD CURVE TABLE

CV #	Delta	Radius	Length	Chord	Ch Brg
CV #1	19°36'21"	212.00'	72.54'	72.19'	N 68°44'52" E
CV #4	17°13'32"	212.00'	63.74'	63.50'	S 48°21'30" E
CV #7	40°00'00"	133.66'	93.31'	91.43'	N 70°00'00" E
CV #10	50°00'00"	26.60'	23.21'	22.48'	N 25°00'00" E
CV #13	57°31'38"	162.00'	162.65'	155.91'	S 61d14'11" W
CV #2	81°18'21"	188.00'	266.78'	245.95'	S 80°23'55" E
CV #5	50°15'00"	101.22'	88.77'	85.95'	S 64°52'30" E
CV #8	40°00'00"	109.66'	76.56'	75.01'	N 70°00'00" E
CV #11	90°00'00"	62.00'	97.39'	87.69'	N 45°0'0" W
CV #14	57°03'30"	138.00'	137.43'	131.82'	S 61°28'15" W
CV #3	48°20'57"	212.00'	178.90'	173.64'	N 87°38'39" W
CV #6	50°15'00"	77.22'	67.72'	65.57'	S 64°52'30" E
CV #9	50°00'00"	50.60'	44.16'	42.77'	N 25°00'00" E
CV #12	90°00'00"	38.00'	59.69'	53.74'	N 45°00'00" W



DETAIL 1
15' UTILITY EASEMENT

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
07/07/2014 02:31:07 PM
\$150.00
2014000009399

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