

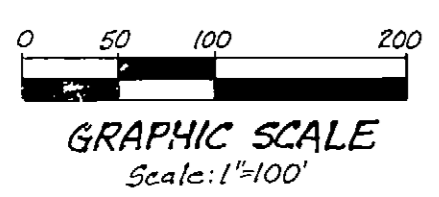
LOCATION MAP

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N75° 01' 09" W	22.38	1° 17' 56"	987.33	22.38	11.19
C2	S68° 11' 37" E	290.71	14° 57' 00"	1117.33	291.54	146.60
C3	N49° 13' 26" E	282.19	32° 46' 53"	500.00	286.07	147.07
C4	S60° 57' 08" E	299.28	27° 04' 01"	639.45	302.08	153.91
C5	S12° 58' 08" W	49.29	20° 16' 20"	140.00	49.53	25.03
C6	S14° 13' 29" W	183.88	22° 47' 01"	465.47	185.09	93.79
C7	N63° 54' 31" W	22.38	0° 57' 00"	1350.00	22.38	11.19
C8	S16° 20' 42" W	165.51	27° 01' 29"	354.18	167.06	85.11
C9	S17° 04' 44" W	138.04	28° 29' 31"	280.47	139.47	71.21
C10	S16° 20' 42" W	142.15	27° 01' 29"	304.18	143.47	73.10
C11	S17° 04' 44" W	162.65	28° 29' 31"	330.47	164.34	83.90
C12	N62° 04' 50" W	104.49	4° 36' 23"	1300.00	104.52	52.29
C13	N56° 28' 18" W	50.00	2° 12' 13"	1300.00	50.00	25.00
C14	N64° 52' 11" W	229.42	19° 00' 00"	695.00	230.47	118.30
C15	N59° 52' 36" W	212.17	9° 00' 50"	1350.00	212.38	106.41
C16	N64° 52' 11" W	212.91	19° 00' 00"	645.00	213.89	107.94
C17	S12° 58' 08" W	56.32	20° 16' 20"	160.00	56.61	28.60
C18	S14° 13' 29" W	175.98	22° 47' 01"	445.47	177.14	89.76
C19	N48° 43' 54" E	90.66	31° 47' 51"	165.47	91.83	47.13
C20	N20° 11' 24" E	72.55	28° 52' 51"	145.47	73.33	37.46
C21	N27° 29' 04" W	28.50	66° 28' 05"	26.00	30.16	17.04
C22	N58° 20' 19" W	41.71	7° 21' 27"	325.00	41.73	20.90
C23	N65° 34' 35" W	142.03	21° 49' 59"	375.00	142.90	72.33
C24	S16° 20' 42" W	153.83	27° 01' 29"	329.18	155.26	79.10
C25	S17° 04' 44" W	150.34	28° 29' 31"	305.47	151.90	77.56
C26	N59° 52' 36" W	208.24	9° 00' 50"	1325.00	208.45	104.44
C27	N61° 31' 46" W	131.95	5° 42' 30"	1325.00	132.01	66.06
C28	N57° 01' 21" W	76.43	3° 18' 20"	1325.00	76.44	38.23
C29	N64° 52' 11" W	221.16	19° 00' 00"	670.00	222.18	112.12

C-102
C-103

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Note: 1. All property corners, point of curvatures and point of tangency are 1/2" iron rod set unless otherwise noted on plans.
2. No houses in this addition will be allowed to have garage doors that open facing the street.

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

SCALE	DATE	JOB NO.
1"=100'	8-13-90	9089

THE SHORES - PHASE TWO

THOMAS DEAN SURVEY ~ ABSTRACT NO. 69
SAMUEL KING SURVEY ~ ABSTRACT NO. 131

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Shores Country Club, Inc. ~ Owner ~ Jeff Barnes Tel. No. 214-238-0401
111 West Spring Valley Road - Richardson, Texas 75083 - 0160

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS: The Shores Country Club, Inc. is the owner of a tract of land situated in the Thomas Dean Survey, Abstract No. 69, and the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being a part of that 20.514 acre tract of land described as Tract 11 in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in a public road at the Southwest corner of said 20.514 acre tract and the most Easterly Southeast corner of The Shores Phase One, an addition to the City of Rockwall, recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;
THENCE: Along the most Easterly lines of said Addition as follows: North 15° 37' 49" East a distance of 203.28 feet to a 1/2" iron rod found for a corner on a curve to the left, having a central angle of 1° 17' 56", a radius of 987.33 feet, and a chord that bears North 75° 01' 09" West a distance of 22.38 feet; Along said curve an arc distance of 22.38 feet to a 1/2" iron rod found for a corner; North 14° 19' 53" East a distance of 130.00 feet to a 1/2" iron rod found for a corner on a curve to the right, having a central angle of 14° 57' 00", a radius of 1117.33 feet, and a chord that bears South 68° 11' 37" East a distance of 290.71 feet; Along said curve an arc distance of 291.54 feet to a 1/2" iron rod found for a point of tangency; South 60° 43' 07" East a distance of 79.67 feet to a 1/2" iron rod found for a corner; North 2° 49' 58" East a distance of 380.04 feet to a 1/2" iron rod found at the beginning of a curve to the right, having a central angle of 32° 46' 53", a radius of 500.00 feet, and a chord that bears North 19° 13' 26" East a distance of 282.19 feet; Along said curve an arc distance of 286.07 feet to a 1/2" iron rod found for a corner on the Southerly line of Ridge Road West, an 80 foot right-of-way and on an intersecting curve to the left, having a central angle of 27° 04' 01", a radius of 639.45 feet, and a chord that bears South 60° 57' 08" East a distance of 299.28 feet;
THENCE: Along the Southerly line of Ridge Road West an arc distance of 302.08 feet to a 1/2" iron rod set for a corner;
THENCE: Leaving the Southerly line of Ridge Road West and traversing said 20.514 acre tract as follows: South 23° 06' 18" West a distance of 113.88 feet to a 1/2" iron rod set at the beginning of a curve to the left, having a central angle of 20° 16' 20", a radius of 140.00 feet, and a chord that bears South 12° 58' 08" West a distance of 49.28 feet; Along said curve an arc distance of 49.53 feet to a 1/2" iron rod set for a point of tangency; South 2° 49' 58" West a distance of 363.22 feet to a 1/2" iron rod set at the beginning of a curve to the right, having a central angle of 22° 47' 01", a radius of 465.47 feet, and a chord that bears South 14° 13' 29" West a distance of 183.88 feet; Along said curve an arc distance of 185.09 feet to a 1/2" iron rod set for a point of tangency; South 25° 36' 59" West a distance of 113.33 feet to a 1/2" iron rod set for a corner; South 64° 23' 01" East a distance of 43.64 feet to a 1/2" iron rod set for a corner; South 25° 36' 59" West a distance of 50.00 feet to a 1/2" iron rod set for a corner; North 64° 23' 01" West a distance of 7.50 feet to a 1/2" iron rod set for a corner; and South 25° 36' 59" West a distance of 145.00 feet to a 1/2" iron rod set for a corner in a public road and on the South line of said 20.514 acre tract;
THENCE: With said public road and the South lines of said 20.514 acre tract as follows: North 64° 23' 01" West a distance of 111.48 feet to a 1/2" iron rod found for a corner; North 62° 01' 03" West a distance of 209.91 feet to a 1/2" iron rod found for a corner; North 54° 39' 36" West a distance of 245.77 feet to a 1/2" iron rod found for a corner; and North 76° 29' 35" West a distance of 74.14 feet to the Point of Beginning and containing 9.837 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT The Shores Country Club, Inc. is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as The Shores Phase Two, an Addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets 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 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, and storm sewers, 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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at Dallas, Texas, this the 10th day of December, 1990.

THE SHORES COUNTRY CLUB, INC.

By: Arthur G. Barnes

STATE OF TEXAS
COUNTY OF Dallas

This instrument was acknowledged before me on the 10th day of December, 1990, by Arthur G. Barnes, the Vice President of The Shores Country Club, Inc., on behalf of said Corporation.

David Main
Notary Public



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold L. Evans
Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 7 day of December, 1990, by Harold L. Evans.

Sam Whitten
Notary Public

RECOMMENDED FOR FINAL APPROVAL

Date: _____

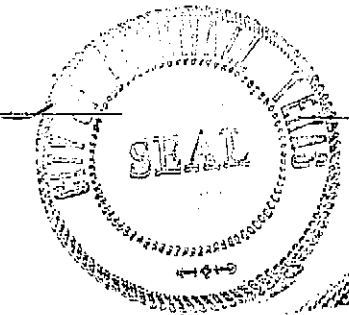
APPROVED

Thomas E. Quinn
Chairman, Planning & Zoning Commission

Date: 11/15/90

I hereby certify that the above and foregoing plat of The Shores Phase Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of October, 1990.

James J. ...
Mayor, City of Rockwall



Mary D. Nichols
City Secretary, City of Rockwall

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HAROLD L. EVANS CONSULTING ENGINEER		
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Shores 2