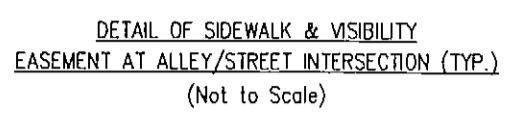
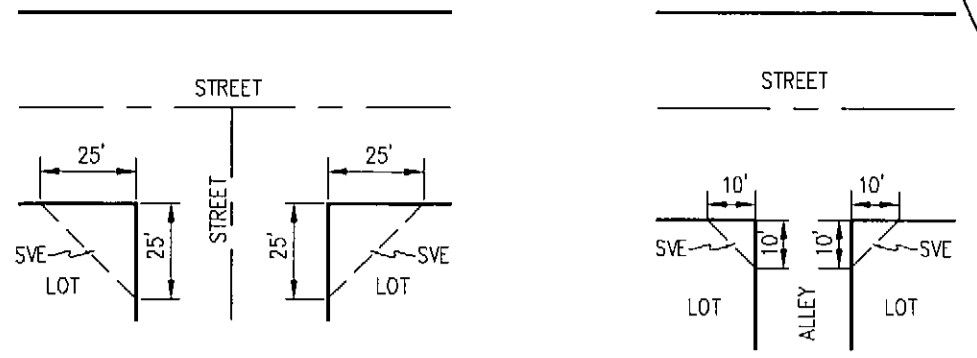
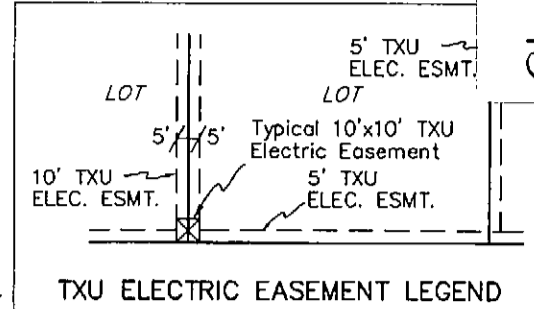
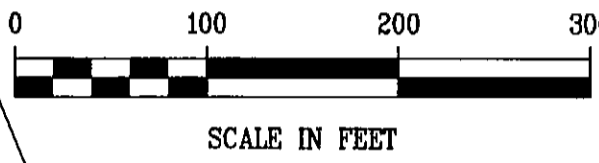


1	N 7036602.483 E 2589558.607	6	N 7037923.248 E 2589761.235	11	N 7037729.961 E 2590012.522	16	N 7037306 E 2590065
2	N 7037348.730 E 2589207.113	7	N 7037837.119 E 2589833.886	12	N 7037610.941 E 2589898.460	17	N 7036839 E 2589810
3	N 7038244.148 E 2589548.912	8	N 7037809.482 E 2589862.691	13	N 7037531.274 E 2590001.214		
4	N 7038258.775 E 2589583.362	9	N 7037743.206 E 2589948.174	14	N 7037555.432 E 2590021.771		
5	N 7038109.855 E 2589646.556	10	N 7037744.912 E 2589999.238	15	N 7037436.389 E 2590156.756		



STANDARD PACIFIC OF TEXAS, INC.
VOL. 2002, PG. 5
D.R.R.C.T.

$\Delta=17^{\circ}09'26''$
 $R=734.27'$
 $L=219.88'$
 $T=110.77'$
 $ChB=S30^{\circ}42'43''E$
 $Ch=219.06'$



ENGLER HOMES/TEXAS, INC.
VOL. 2000, PG. 295
D.R.R.C.T.

$\Delta=12^{\circ}45'14''$
 $R=717.55'$
 $L=159.73'$
 $T=80.19'$
 $ChB=S35^{\circ}53'33''W$
 $Ch=159.40'$

$\Delta=9^{\circ}12'10''$
 $R=1027.55'$
 $L=165.05'$
 $T=82.70'$
 $ChB=S44^{\circ}38'37''W$

$\Delta=36^{\circ}07'23''$
 $R=558.16'$
 $L=351.90'$
 $T=182.02'$
 $ChB=S47^{\circ}34'38''W$
 $Ch=346.10'$

$\Delta=92^{\circ}13'41''$
 $R=665.00'$
 $L=1070.44'$
 $T=691.37'$
 $ChB=N21^{\circ}45'09''E$
 $Ch=958.56'$

HILLWOOD SHORES, L.P.
VOL. 1755, PG. 118
D.R.R.C.T.

HILLWOOD SHORES, L.P.
VOL. 1755, PG. 118
D.R.R.C.T.

SHORES BOULEVARD
CAB. E, SL. 11

THE SHORES, PHASE ONE
CAB. A, SL. 299
P.R.R.C.T.

SANITARY SEWER EASEMENT DETAIL
SCALE: 1"=10'

SANITARY SEWER EASEMENT DETAIL
SCALE: 1"=20'

DRAINAGE EASEMENT DETAIL
SCALE: 1"=20'

LINE	BEARING	LENGTH
T1	S62°58'57"W	20.00'
T2	S02°52'49"E	34.76'
T3	N37°01'08"W	18.92'
T4	N35°13'27"W	27.72'
T5	N62°50'16"E	20.00'
T6	N39°17'27"E	41.29'
T7	N85°06'45"E	32.38'
T8	S04°53'15"E	26.00'
T9	N85°06'45"E	44.18'
T10	S03°38'52"W	21.00'
T11	N86°23'08"W	34.68'
T12	S65°38'19"W	45.12'
T13	N84°21'41"W	42.38'
T14	S35°38'19"W	42.38'
T15	N80°10'08"W	30.43'
T16	S26°20'46"W	26.00'
T17	S58°03'51"W	94.51'
T18	N47°34'52"E	100.34'
T19	S12°08'41"E	97.80'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	12°03'41"	190.00'	20.07'	40.00'	S45°19'17"E 39.92'
C2	79°24'11"	40.00'	33.21'	55.43'	N88°56'47"E 51.10'
C3	2°01'32"	897.55'	15.87'	31.73'	S41°15'24"W 31.73'
C4	36°07'23"	275.00'	89.68'	173.38'	N47°34'38"E 170.52'
C5	12°45'14"	872.55'	97.52'	194.23'	N35°53'33"E 193.83'
C6	71°27'13"	40.00'	28.77'	49.88'	S11°21'56"W 46.71'
C7	10°40'15"	350.00'	32.69'	65.18'	S34°51'04"W 65.09'
C8	16°50'30"	300.00'	44.41'	88.18'	N37°56'11"E 87.87'
C9	249°49'24"	50.00'	71.64'	218.01'	S68°44'06"E 82.00'
C10	27°06'07"	50.00'	12.05'	23.65'	N87°11'55"W 23.43'
C11	51°48'08"	40.00'	19.42'	36.16'	S03°36'52"W 34.95'
C12	12°03'41"	350.00'	36.98'	73.68'	S45°19'17"E 73.54'
C13	12°21'00"	894.27'	96.75'	192.76'	S33°06'57"E 192.38'
C14	10°04'42"	350.00'	30.86'	61.56'	S31°58'48"E 61.49'
C15	90°00'00"	40.00'	40.00'	62.83'	S07°58'52"W 56.57'
C16	10°04'42"	185.00'	16.31'	32.54'	S31°58'48"E 32.50'
C17	68°48'23"	40.00'	27.39'	48.04'	S04°53'15"E 45.20'
C18	36°48'20"	250.00'	83.18'	160.59'	N47°55'06"E 157.85'
C19	64°46'07"	45.00'	28.54'	50.87'	N02°52'07"W 48.20'
C20	81°47'07"	1204.27'	86.70'	173.09'	N31°08'07"W 172.95'
C21	138°41'18"	50.00'	132.63'	121.03'	N02°57'31"W 93.57'
C22	64°46'07"	20.00'	12.68'	22.61'	N02°52'07"W 21.42'
C23	290°45'04"	50.00'	34.52'	253.73'	S32°56'03"W 56.82'
C24	95°16'33"	40.00'	43.86'	66.52'	N03°42'51"W 59.11'

LEGEND

- BL = BUILDING LINE
- DE = DRAINAGE EASEMENT
- FME = FENCE MAINTENANCE EASEMENT TO HOA
- HOA = HOMEOWNER'S ASSOCIATION
- SSE = SANITARY SEWER EASEMENT
- SVE = SIDEWALK AND VISIBILITY EASEMENT
- TXU = TXU ELECTRIC EASEMENT
- VE = VISIBILITY EASEMENT
- ⊗ = 10'X10' (Typical) TXU ELECTRIC TRANSFORMER EASEMENT
- ⊙ = 1/2" IRON ROD FOUND (OR AS NOTED)
- = 1/2" IRON ROD SET W/ PLASTIC CAP STAMPED "DAA"

- NOTE:
- ALL SVE'S AT STREET INTERSECTIONS ARE 25'x25' UNLESS NOTED OTHERWISE.
 - ALL SVE'S AT ALLEY/STREET INTERSECTIONS ARE 10'x10' UNLESS NOTED OTHERWISE.
 - BASIS OF BEARING DERIVED FROM DEED TO SHORES INVESTORS, L.P., RECORDED IN VOL. 1755, PG. 118, D.R.R.C.T.
 - ALL LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "DAA".
 - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.

82 LOTS TOTAL
LOTS 24X, 55X, BLOCK H
(LANDSCAPE AREAS)
AND
80 RESIDENTIAL LOTS

FINAL PLAT
SHORES NORTH PHASE 2A
21.450 ACRES OUT OF THE
THOMAS DEAN SURVEY ~ ABSTRACT NO. 69
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
MAY, 2001 SCALE: 1" = 100'

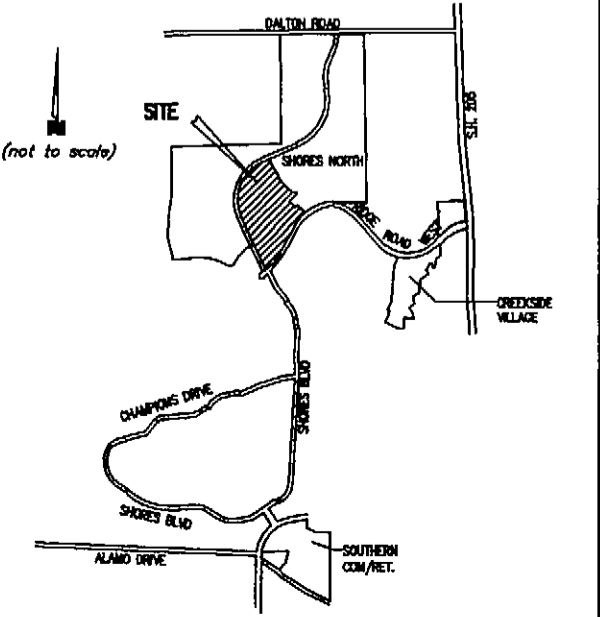
OWNER
ENGLER HOMES/TEXAS, INC.
11498 Luna Road Suite 101
Dallas, Texas 75234 972-831-9803

ENGINEER
DOWDEY, ANDERSON AND ASSOCIATES, INC.
5225 Village Creek Drive Suite 200
Plano, Texas 75093 972-931-0694

OWNER
STANDARD PACIFIC OF TEXAS, INC.
5525 MacArthur Boulevard Suite 580
Irving, Texas 75038 972-550-0426

OWNER
ROCKWALL I LIMITED PARTNERSHIP
1745 S. Alma School Rd. Suite 160
Mesa, Az. 85210 480-820-0977

VICINITY MAP



WHEREAS, Rockwall I, L.P., Engle Homes/Texas, Inc., Standard Pacific of Texas, Inc. are the owners of a tract of land located in the Thomas Dean Survey, Abstract No. 69, Rockwall, Rockwall County, Texas and being a part of a called 121.267 acre tract of land described as Tract 3 in Deed to Hillwood Shores, L.P., recorded in Volume 1755, Page 118, Deed Records, Rockwall County, Texas and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found for corner in the East line of Shores Boulevard (a 60 foot wide public right-of-way), said point being North 24 deg. 21 min. 41 sec. West, a distance of 20.00 feet from the Northwest corner of Lot 1 in Block F of The Shores, Phase One, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 299, Plat Records, Rockwall County, Texas;
THENCE North 24 deg. 21 min. 41 sec. West, along the said East line of Shores Boulevard, a distance of 824.98 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 92 deg. 13 min. 41 sec., a radius of 665.00 feet and a chord bearing and distance of North 21 deg. 45 min. 09 sec. East, 958.56 feet;
THENCE Northerly, along said curve to the right and said East line, an arc distance of 1070.44 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE North 67 deg. 52 min. 00 sec. East, along said East line, a distance of 37.43 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE South 22 deg. 08 min. 00 sec. East, a distance of 161.79 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 17 deg. 09 min. 26 sec., a radius of 734.27 feet and a chord bearing and distance of South 30 deg. 42 min. 43 sec. East, 219.06 feet;
THENCE along said curve to the left, an arc distance of 219.88 feet to 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE South 39 deg. 17 min. 27 sec East, a distance of 112.69 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 12 deg. 03 min. 41 sec., a radius of 190.00 feet and a chord bearing and distance of South 45 deg. 19 min. 17 sec. East, 39.92 feet;
THENCE Southeasterly, along said curve to the left, an arc distance of 40.00 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE South 51 deg. 21 min. 07 sec. East, a distance of 108.18 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 79 deg. 24 min. 11 sec., a radius of 40.00 feet and a chord bearing and distance of North 88 deg. 56 min. 47 sec. East, 51.10 feet;
THENCE Easterly, along said curve to the left, an arc distance of 55.43 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE South 40 deg. 45 min. 18 sec. East, a distance of 20.00 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in a non-tangent curve to the left having a central angle of 09 deg. 12 min. 10 sec., a radius of 1027.55 feet and a chord bearing and distance of South 44 deg. 38 min. 37 sec. West, 164.87 feet;
THENCE Southwesterly, along said curve to the left, an arc distance of 165.05 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE South 51 deg. 21 min. 07 sec East, a distance of 130.04 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in a non-tangent curve to the right having a central angle of 02 deg. 01 min. 32 sec., a radius of 897.55 feet and a chord bearing and distance of North 41 deg. 15 min. 24 sec. East, 31.73 feet;
THENCE Northeasterly, along said curve to the right 31.73 feet to the end of said curve, a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE South 47 deg. 43 min. 50 sec. East, a distance of 180.00 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in the North line of The Shores, Phase One Addition, said point being in a non-tangent curve to the left having a central angle of 12 deg. 45 min. 14 sec., a radius of 717.55 feet and a chord bearing and distance of South 35 deg. 53 min. 33 sec. West, 159.40 feet;
THENCE Southwesterly, along said curve to the left and the North line of the said Addition, an arc distance of 159.73 feet to a 1/2 inch iron rod found for corner;
THENCE South 29 deg. 30 min. 56 sec. West, continuing along the North line of said Addition, a distance of 531.27 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right having a central angle of 36 deg. 07 min. 23 sec., a radius of 558.16 feet and a chord bearing and distance of South 47 deg. 34 min. 38 sec. West, 346.10 feet;
THENCE Southwesterly, along said curve to the right and continuing along the North line of said Addition, an arc distance of 351.90 feet to the POINT OF BEGINNING and containing 21.450 acres (934,380 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WE the undersigned owners of the land shown on this plat, and designated herein as SHORES NORTH PHASE 2A, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in SHORES NORTH PHASE 2A 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 fences can be built within the 10'x10' Sidewalk and Visibility Easements at all alley intersections.
- 7. No retaining walls exceeding 2.0' in height shall be built within the 10'x10' Sidewalk and Visibility Easements at all alley intersections.
- 8. 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 exactions 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.

ROCKWALL I LIMITED PARTNERSHIP
a Texas Limited Partnership
By: John Cork
its General Partner
Name: John Cork
Title: President

BEFORE ME, the undersigned, a Notary Public in and for the State of Arizona, on this day personally appeared John Cork, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the said Coronado West, Inc., an Arizona corporation, General Partner of Rockwall I Limited Partnership, a Texas Limited Partnership and that he had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of May, 2001.

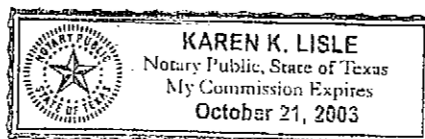


John D. Hammer
Notary Public in and for the State of Arizona
My Commission Expires 1-13-2004

STANDARD PACIFIC OF TEXAS, INC.
a Delaware Corporation
By: Michael W. Brady
Name: Michael W. Brady
Title: President

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael W. Brady, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the said Standard Pacific of Texas, Inc., a Delaware corporation, and that he had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14 day of May, 2001



Karen K. Lisle
Notary Public in and for the State of Texas
My Commission Expires

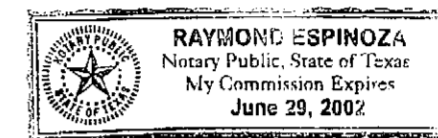
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, V.L. MATOCHA, a Registered Professional Land Surveyor, 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.



V.L. Matocha
V.L. MATOCHA
R.P.L.S. 1816

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared V.L. Matocha, 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 considerations therein expressed, and in the capacity therein stated.



Raymond Espinoza
Notary Public in and for the State of Texas
My Commission Expires: 6-29-02

RECOMMENDED FOR FINAL APPROVAL

David Thompson 14 May 01
Planning And Zoning Commission Date

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 16 day of Jan, 2001.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, 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 15th day of May, 2001.

David Thompson Mayor, City of Rockwall
Cheryl Austin City Secretary, City of Rockwall



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.

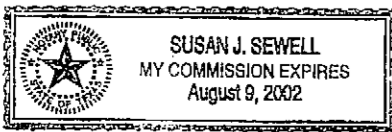
82 LOTS TOTAL
LOTS 24X, 55X, BLOCK H
(LANDSCAPE AREAS)
AND
80 RESIDENTIAL LOTS

FINAL PLAT
SHORES NORTH PHASE 2A
21.450 ACRES OUT OF THE
THOMAS DEAN SURVEY ~ ABSTRACT NO. 69
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
MAY, 2001 SCALE: 1" = 100'

OWNER ENGINEER
ENGLE HOMES/TEXAS, INC. DOWDEY, ANDERSON AND ASSOCIATES, INC.
11498 Luna Road Suite 101 5225 Village Creek Drive Suite 200
Dallas, Texas 75234 972-831-9803 Plano, Texas 75093 972-931-0694
OWNER OWNER
STANDARD PACIFIC OF TEXAS, INC. ROCKWALL I LIMITED PARTNERSHIP
5525 MacArthur Boulevard Suite 580 1745 S. Alma School Rd. Suite 160
Irving, Texas 75038 972-550-0426 Mesa, Az. 85210 480-820-0977

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Richard D. Albuquerque, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the said Engle Homes/Texas, Inc., a Florida corporation, and that he had executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of May, 2001.



Susan J. Sewell
Notary Public in and for the State of Texas
My Commission Expires