

U.S. HOME CORPORATION
VOL. 2024, PG. 251
D.R.R.C.T.

COPPER HILL CORPORATION
VOL. 878, PG. 248
D.R.R.C.T.

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

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

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

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

CHAPMAN ADDITION
CAB. A, SL. 298
P.R.R.C.T.

WINKLER ADDITION
CAB. A, SL. 266
P.R.R.C.T.

STEPHEN W. BRADISH, TRUSTEE
VOL. 940, PG. 265
D.R.R.C.T.

LINE	BEARING	LENGTH
T1	N22°52'00"E	26.00'
T2	S67°08'00"E	26.00'
T3	N22°52'00"E	27.67'
T4	N22°08'00"W	40.43'
T5	S31°15'26"E	16.77'
T6	S54°18'31"E	46.58'
T7	N35°35'55"E	26.00'
T8	S54°18'31"E	32.23'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	17°09'26"	594.27'	177.96'	89.65'	S30°42'43"E 177.2'
C2	85°46'10"	45.00'	67.36'	41.79'	S82°10'32"E 61.2'
C3	29°46'13"	1192.55'	619.64'	316.98'	S69°49'29"W 612.6'
C4	13°02'21"	250.00'	56.89'	28.57'	S06°13'24"E 56.7'
C5	37°12'00"	250.00'	162.32'	84.13'	N18°18'13"W 159.4'
C6	138°01'48"	50.00'	120.45'	130.36'	S82°27'50"E 93.3'
C7	300°00'00"	50.00'	261.80'	28.87'	N67°52'00"E 50.0'
C8	87°56'59"	40.00'	61.40'	38.59'	S75°13'55"E 55.5'
C9	69°00'17"	40.00'	48.17'	27.49'	N34°47'55"E 45.3'
C10	26°19'51"	159.24'	73.18'	37.25'	N12°52'09"W 72.5'
C11	16°44'25"	1337.55'	390.79'	196.80'	S62°08'05"W 389.4'
C12	90°00'00"	40.00'	62.83'	40.00'	N67°08'00"W 56.57'
C13	87°56'59"	40.00'	61.40'	38.59'	N12°43'04"E 55.55'
C14	9°07'25"	457.42'	72.84'	36.50'	S26°41'43"E 72.76'

ROCKWALL MONUMENTATION TABLE NAD 83 (GPM) - TEXAS STATE PLANE, NORTH CENTRAL ZONE			
1	N 7037666.679 E 2591181.798	5	N 7037743.206 E 2589948.174
2	N 7037968.483 E 2590489.307	6	N 7037809.482 E 2589862.691
3	N 7037729.961 E 2590012.522	7	N 7037837.119 E 2589833.886
4	N 7037744.912 E 2589999.238	8	N 7037923.248 E 2589761.235
9	N 7038109.855 E 2589646.556	10	N 7038258.775 E 2589583.362
11	N 7038483.624 E 2590113.271	12	N 7038702.578 E 2590412.232
13	N 7038620.443 E 2590505.833	14	N 7038494.353 E 2590563.705
15	N 7038122.253 E 2590567.359	16	N 7038105.631 E 2590461.299

LEGEND

- BL = BUILDING LINE
- HOA = HOMEOWNER'S ASSOCIATION
- SSE = SANITARY SEWER EASEMENT
- SVE = SIDEWALK AND VISIBILITY EASEMENT
- FME = FENCE MAINTENANCE EASEMENT TO HOA
- 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:

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

56 RESIDENTIAL LOTS

**FINAL PLAT
SHORES NORTH PHASE 3A**

12.653 ACRES OUT OF THE
THOMAS DEAN SURVEY ~ ABSTRACT NO. 69
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

MAY, 2001 SCALE: 1" = 100'

ENGINEER

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

OWNER

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

OWNER

STANDARD PACIFIC OF TEXAS, INC.
5225 MacArthur Boulevard Suite 580
Irving, Texas 75038 972-550-0426

Shores North 3A



$\Delta=17^{\circ}09'26''$
 $R=734.27'$
 $L=219.88'$
 $T=110.77'$
 $Ch=219.06'$
 $ChB=N30^{\circ}42'43''W$

$\Delta=12^{\circ}03'41''$
 $R=190.00'$
 $L=40.00'$
 $T=20.07'$
 $Ch=39.92'$
 $ChB=N45^{\circ}19'17''W$

$\Delta=79^{\circ}24'11''$
 $R=40.00'$
 $L=55.43'$
 $T=33.21'$
 $Ch=51.10'$
 $ChB=S88^{\circ}56'47''W$

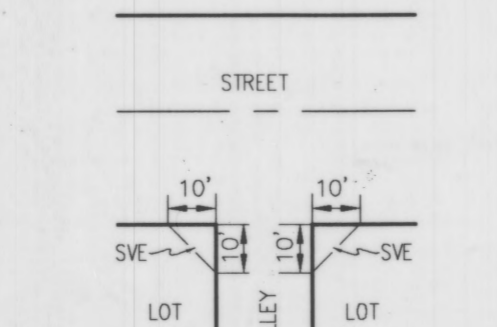
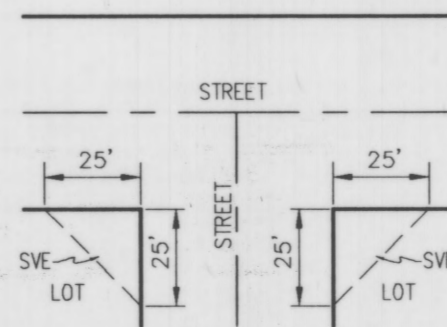
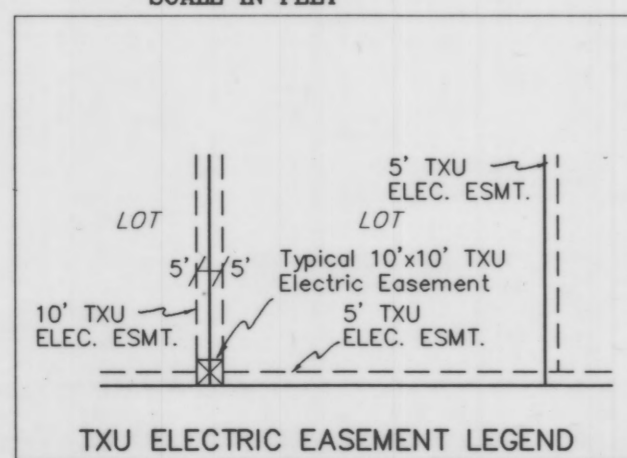
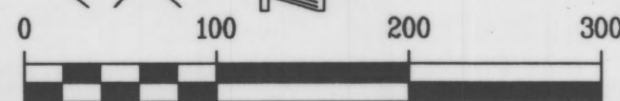
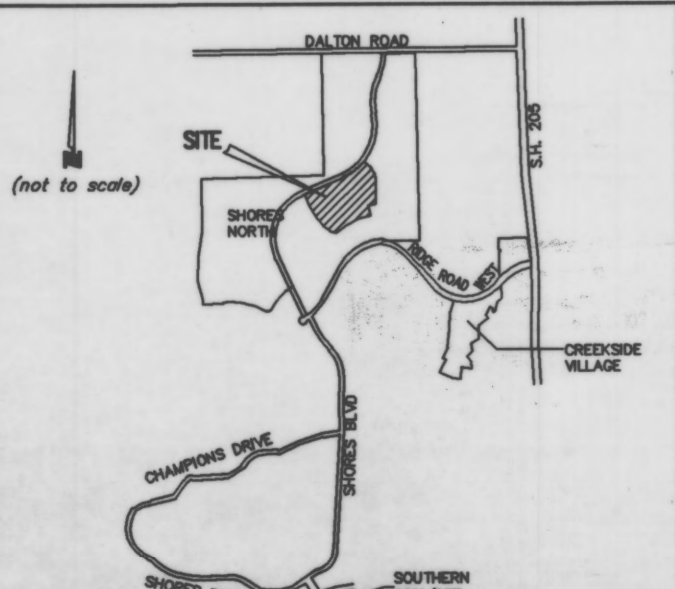
$\Delta=26^{\circ}26'59''$
 $R=810.00'$
 $L=373.92'$
 $T=190.35'$
 $Ch=370.61'$
 $ChB=N54^{\circ}38'30''E$

$\Delta=48^{\circ}10'19''$
 $R=170.00'$
 $L=142.93'$
 $T=75.99'$
 $Ch=138.76'$
 $ChB=S23^{\circ}47'23''E$

$\Delta=5^{\circ}16'15''$
 $R=1167.55'$
 $L=107.40'$
 $T=53.74'$
 $Ch=107.37'$
 $ChB=S81^{\circ}57'17''W$

$\Delta=30^{\circ}04'28''$
 $R=1027.55'$
 $L=539.36'$
 $T=276.05'$
 $Ch=533.19'$
 $ChB=S64^{\circ}16'56''W$

VICINITY MAP



STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, Engle Homes/Texas, Inc., Standard Pacific of Texas, Inc. are the owners of a tract of land situated 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., a Texas limited partnership, recorded in Volume 1755, Page 118, Deed Records, Rockwall County, Texas and being more particularly described as follows: COMMENCING at a 1/2 inch iron rod found at the Southeast corner of the said 121.267 acre tract and being on the Northerly line of Lot 5 in Block M of The Shores, Phase One, an Addition to the City of Rockwall as recorded in Slide A, Page 299 of the Plat Records of Rockwall County, Texas:
THENCE North 65 deg. 35 min. 30 sec. West, a distance of 755.49 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner at the POINT OF BEGINNING of the tract herein described, said point being in a curve to the left having a central angle of 30 deg. 04 min. 28 sec., a radius of 1027.55 feet and a chord bearing and distance of South 64 deg. 16 min. 56 sec. West, 533.19 feet;
THENCE Southwesterly, along said curve to the left, an arc distance of 539.36 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE North 40 deg. 45 min. 18 sec. West, 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 right having a central angle of 79 deg. 24 min. 11 sec., a radius of 40.00 feet and a chord bearing and distance of South 88 deg. 56 min. 47 sec. West, 51.10 feet;
THENCE Southwesterly, along said curve to the right, a distance of 55.43 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE North 51 deg. 21 min. 07 sec. West, 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 right having a central angle of 12 deg. 03 min. 41 sec., a radius of 190.00 feet and a chord bearing and distance of North 45 deg. 19 min. 17 sec. West, 39.92 feet;
THENCE Northwesterly, along said curve to the right, an arc distance of 40.00 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE North 39 deg. 17 min. 27 sec. West, 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 right having a central angle of 17 deg. 09 min. 26 sec., a radius of 734.27 feet and a chord bearing and distance of North 30 deg. 42 min. 43 sec. West, 219.06 feet;
THENCE Northwesterly, along said curve to the right, an arc distance of 219.88 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE North 22 deg. 08 min. 00 sec. West, a distance of 161.79 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in the Southeast line of Shores Boulevard, a 60 foot wide public right-of-way;
THENCE North 67 deg. 52 min. 00 sec. East, along said Southeast line, a distance of 575.71 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 26 deg. 26 min. 59 sec., a radius of 810.00 feet and a chord bearing and distance of North 54 deg. 38 min. 30 sec. East, 370.61 feet;
THENCE Northeasterly, along said curve to the left and said Southeast line, an arc distance of 373.92 feet;
THENCE South 47 deg. 52 min. 32 sec. East, a distance of 124.54 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 48 deg. 10 min. 19 sec., a radius of 170.00 feet and a chord bearing and distance of South 23 deg. 47 min. 23 sec. East, 138.76 feet;
THENCE Southeasterly, along said curve to the right, an arc distance of 142.93 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE South 00 deg. 17 min. 47 sec. West, a distance of 372.16 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner in a curve to the left having a central angle of 05 deg. 16 min. 15 sec., a radius of 1167.55 feet and a chord bearing of South 81 deg. 57 min. 17 sec. West, 107.37 feet;
THENCE Southwesterly, along said curve to the left, an arc distance of 107.40 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" set for corner;
THENCE South 10 deg. 40 min. 51 sec. East, a distance of 140.00 feet to the POINT OF BEGINNING and containing 12.653 acres (551,201 square feet) of land.

FILED FOR RECORD
ROCKWALL CO., TEXAS
01 MAY 15 PM 2:12
PAULETTE BURKS
CO. CLERK
BY: _____ DEPUTY

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.

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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 3A, 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 3A 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.

ENGLE HOMES/TEXAS, INC.
a Florida corporation
By: [Signature]
Name: RICHARD D. ALBERQUE
Title: DIVISION PRESIDENT

STATE OF TEXAS §
COUNTY OF Dallas §

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
[Signature]
Notary Public in and for the State of Texas
My Commission Expires _____

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

STATE OF TEXAS §
COUNTY OF Dallas §

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
[Signature]
Notary Public in and for the State of Texas
My Commission Expires _____



SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

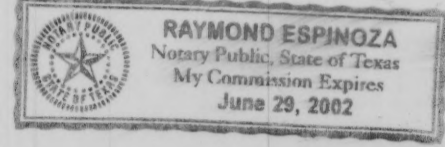
THAT I, V.L. MATOCHA, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



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

STATE OF TEXAS §
COUNTY OF COLLIN §

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.



[Signature]
Notary Public in and for the State of Texas
My Commission Expires: 6-29-02

RECOMMENDED FOR FINAL APPROVAL

[Signature] 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 June, 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 Austin, 2001.

[Signature] [Signature]
Mayor, City of Rockwall City Secretary, City of Rockwall



56 RESIDENTIAL LOTS
FINAL PLAT
SHORES NORTH PHASE 3A
12.653 ACRES OUT OF THE
THOMAS DEAN SURVEY ~ ABSTRACT NO. 69
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
MAY, 2001 SCALE: 1" = 100'

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

OWNER OWNER
ENGLE HOMES/TEXAS, INC. STANDARD PACIFIC OF TEXAS, INC.
11498 Luna Road Suite 101 5525 MacArthur Boulevard Suite 580
Dallas, Texas 75234 972-831-9803 Irving, Texas 75038 972-550-0426

CABINET E, SLIDE 31-32 W.O. 99013

Shores North 3A

SH