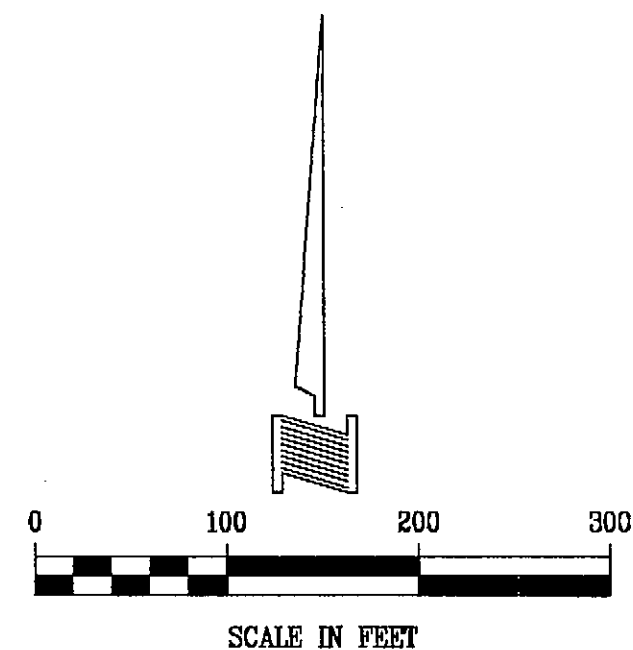


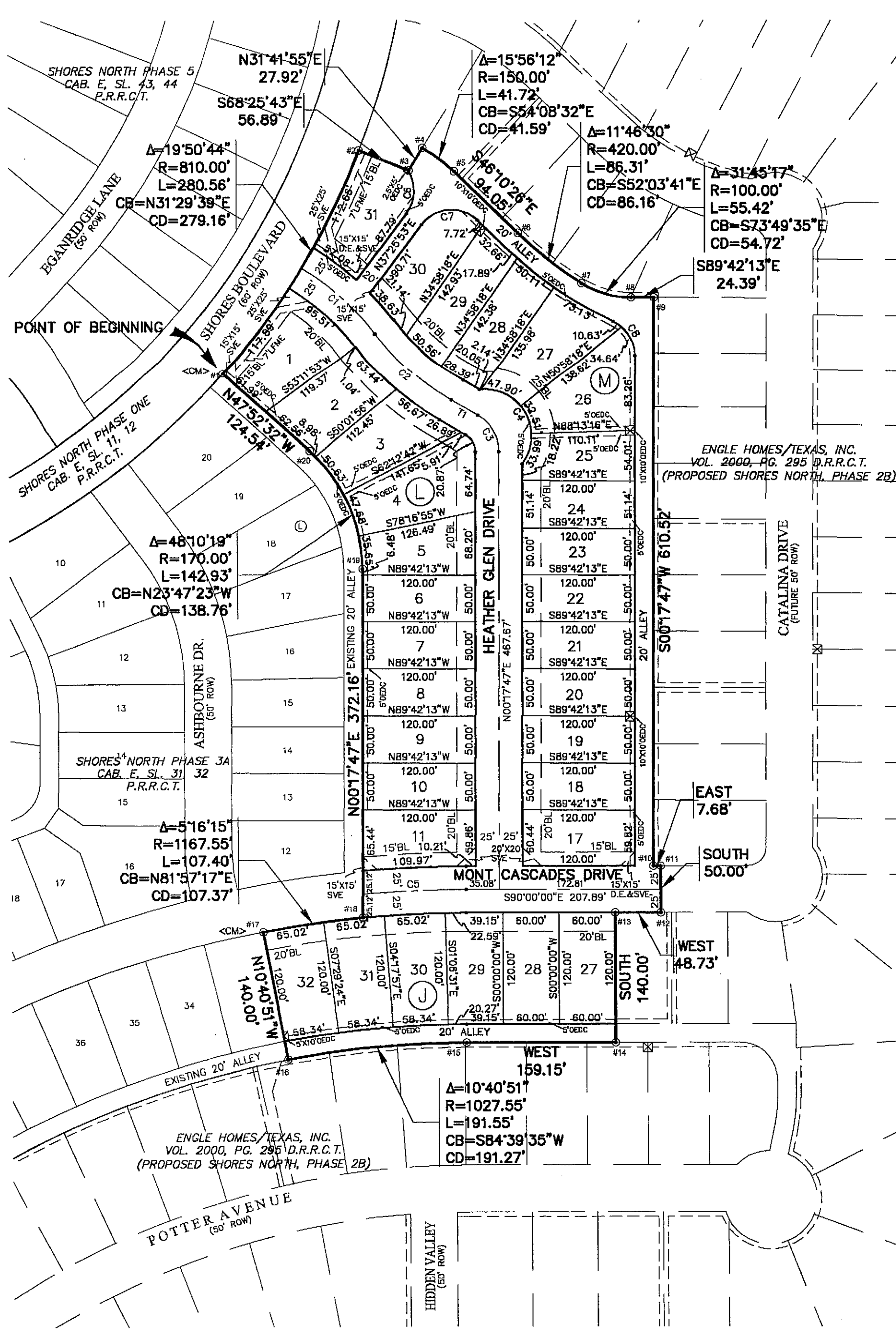
VICINITY MAP

| LINE | LENGTH | BEARING | | | | | |
|------|--------------------------------|---------|--------------------------------|----|--------------------------------|----|--------------------------------|
| 1 | N 7038702.577 E 2590412.232 | 6 | N 7038858.656 E 2590724.856 | 11 | N 7038182.209 E 2590994.425 | 16 | N 7037958.482 E 2590489.307 |
| 2 | N 7038942.748 E 2590554.466 | 7 | N 7038806.708 E 2590793.585 | 12 | N 7038132.221 E 2590985.175 | 17 | N 7038105.630 E 2590461.299 |
| 3 | N 7038922.627 E 2590607.667 | 8 | N 7038782.260 E 2590848.381 | 13 | N 7038131.490 E 2590939.446 | 18 | N 7038122.252 E 2590567.358 |
| 4 | N 7038846.601 E 2590821.977 | 9 | N 7038782.606 E 2590870.747 | 14 | N 7037991.623 E 2590839.547 | 19 | N 7038494.362 E 2590563.765 |
| 5 | N 7038922.753 E 2590656.045 | 10 | N 7038182.094 E 2590876.747 | 15 | N 7037989.135 E 2590879.435 | 20 | N 7038620.442 E 2590505.633 |



LEGEND

- BL = BUILDING LINE
- DE = DRAINAGE EASEMENT
- LFME = LANDSCAPE & FENCE MAINTENANCE EASEMENT
- IRF = IRON ROD FOUND
- LE = LANDSCAPE EASEMENT
- ROW = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- SVE = SIDEWALK AND VISIBILITY EASEMENT (SEE DETAIL SHT. 2/2)
- OEDC = ONCOR ELECTRIC DELIVERY COMPANY EASEMENT
- UE = UTILITY EASEMENT
- VE = VISIBILITY EASEMENT
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- <CM> = CONTROL MONUMENT
- ◇ = DENOTES STREET NAME CHANGE
- ⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA"



- NOTE:
1. BASIS OF BEARINGS DERIVED FROM THE PLAT OF SHORES NORTH PHASE 3A RECORDED IN CABINET E, SLIDES 31, 32, P.R.R.C.T.
 2. ALL LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 3. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 4. NO WALLS OR TREES IN VISIBILITY EASEMENTS.
 5. NO FENCES OR TREE REMOVAL WITHIN THE DRAINAGE R.O.W. OR EASEMENT.

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| T1 | 32.80' | N59°30'11"W |

| CURVE | DELTA | LENGTH | RADIUS | TAN | CHORD |
|-------|------------|---------|----------|---------|-------------------|
| C1 | 22°02'47" | 105.82' | 275.00' | 53.57' | N47°35'14"W 105.1 |
| C2 | 22°56'20" | 110.10' | 275.00' | 55.80' | S48°02'00"E 109.3 |
| C3 | 59°47'57" | 46.97' | 45.00' | 25.88' | N29°36'12"W 44.8 |
| C4 | 133°32'21" | 116.53' | 50.00' | 116.49' | N29°36'12"W 91.8 |
| C5 | 5°17'24" | 110.11' | 1192.55' | 55.09' | S87°21'18"W 110.0 |
| C6 | 68°38'55" | 47.93' | 40.00' | 27.31' | N03°06'25"E 45.1 |
| C7 | 96°23'41" | 67.30' | 40.00' | 44.73' | S85°37'43"W 59.6 |
| C8 | 64°50'50" | 45.27' | 40.00' | 25.41' | N32°07'38"W 42.8 |

FINAL PLAT
SHORES NORTH PHASE 3B

32 RESIDENTIAL LOTS
7.049 ACRES OUT OF THE
THOMAS DEAN SURVEY ~ ABSTRACT NO. 69
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
JANUARY 5, 2004 SCALE: 1" = 100'

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

ENGINEER
DOWDEY, ANDERSON AND ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200, Plano, Texas 75093
(972) 931-0894 Fax (972) 931-9538

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, STANDARD PACIFIC OF TEXAS, INC., a Delaware corporation is the owner of a tract of land located in the Thomas Dean Survey, Abstract 69, Rockwall County, Texas and being a part of a 19.410 acre tract of land described in Deed to Standard Pacific of Texas, Inc., recorded in Volume 2002, Page 5, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the Southeast line of Shores Boulevard, a 60 foot wide public right-of-way, as established by Plat of SHORES NORTH PHASE ONE, an Addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet E, Slides 11 & 12, Plat Records, Rockwall County, Texas, said point being the Northeast corner of SHORES NORTH PHASE 3A, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet E, Slides 31 & 32, Plat Records, Rockwall County, Texas, said point also being the beginning of a non-tangent curve to the left having a central angle of 19 deg. 50 min. 44 sec., a radius of 810.00 feet and a chord bearing and distance of North 31 deg. 29 min. 39 sec. East, 279.16 feet;

THENCE Northeasterly, along said curve to the left and said Southeast line, an arc distance of 280.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the most Westerly Northwest corner of a tract of land described in Deed to Engle Homes/Texas, Inc., recorded in Volume 2000, Page 295, Deed Records, Rockwall County, Texas;

THENCE along the common lines of said Standard Pacific of Texas, Inc. tract and said Engle Homes/Texas, Inc. tract the following fourteen (14) courses and distances: South 68 deg. 25 min. 43 sec. East, a distance of 56.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 31 deg. 41 min. 55 sec. East, a distance of 27.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a non-tangent curve to the right having a central angle of 15 deg. 56 min. 12 sec., a radius of 150.00 feet, and a chord bearing and distance of South 54 deg. 08 min. 32 sec. East, 41.59 feet;

THENCE Southeasterly, along said curve to the right, an arc distance of 41.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE South 46 deg. 10 min. 26 sec. East, a distance of 94.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the left having a central angle of 11 deg. 46 min. 30 sec., a radius of 420.00 feet and a chord bearing and distance of South 52 deg. 03 min. 41 sec. East, 86.16 feet;

THENCE Southeasterly, along said curve to the left, an arc distance of 86.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the point of compound curvature to the left having a central angle of 31 deg. 45 min. 17 sec., a radius of 100.00 feet and a chord bearing and distance of South 73 deg. 49 min. 35 sec. East, 54.72 feet;

THENCE Southeasterly, along said compound curve to the left, an arc distance of 55.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE South 89 deg. 42 min. 13 sec. East, a distance of 24.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE South 00 deg. 17 min. 47 sec. West, a distance of 610.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the North line of Mont Cascades Drive, a 50 foot wide public right-of-way;

THENCE East, along said North line, a distance of 7.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE South, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the said South line of Mont Cascades Drive;

THENCE West, along said South line, a distance of 48.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE South, a distance of 140.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE West, a distance of 159.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the left having a central angle of 10 deg. 40 min. 51 sec., a radius of 1,027.55 feet and a chord bearing and distance of South 84 deg. 39 min. 35 sec. West, 191.27 feet;

THENCE Westerly, along said curve to the left, an arc distance of 191.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the Southeast corner of said SHORES NORTH PHASE 3A;

THENCE Northerly, along the East lines of said SHORES NORTH PHASE 3A, the following five (5) courses and distances: North 10 deg. 40 min. 51 sec. West, a distance of 140.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the said South line of Mont Cascades Drive, at the beginning of a non-tangent curve to the right having a central angle of 05 deg. 16 min. 15 sec., a radius of 1,167.55 feet, and a chord bearing and distance of North 81 deg. 57 min. 17 sec. East, 107.37 feet;

THENCE Easterly, along said South line and said curve to the right, an arc distance of 107.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 00 deg. 17 min. 47 sec. East, a distance of 372.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the beginning of a curve to the left having a central angle of 48 deg. 10 min. 19 sec., a radius of 170.00 feet and a chord bearing and distance of North 23 deg. 47 min. 23 sec. West, 138.76 feet;

THENCE Northwesterly, along said curve to the left, an arc distance of 142.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE North 47 deg. 52 min. 32 sec. West, a distance of 124.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner at the POINT OF BEGINNING and containing 307,068 square feet or 7.049 acres of land.

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 3B, 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 3B 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 any owner.
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.

STANDARD PACIFIC OF TEXAS, INC.
a Delaware corporation

By: Michael W. Brady
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 Standard Pacific of Texas, Inc., a Delaware corporation, for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of January, 2004



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

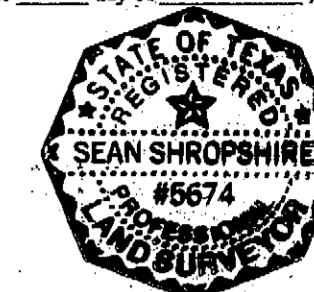
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, SEAN SHROPSHIRE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Rockwall, Rockwall County, Texas.

WITNESS MY HAND AT PLANO, TEXAS this the _____ day of _____, 20____.

Sean Shropshire
Registered Professional Land Surveyor
No. 5674

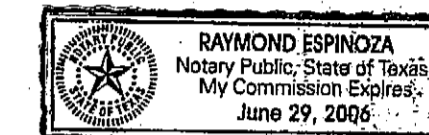


STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Sean Shropshire, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9 day of Jan, 2004

Raymond Espinoza
Notary Public in and for the State of Texas
My Commission Expires: 6-29-06



RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning And Zoning Commission Date _____

APPROVED

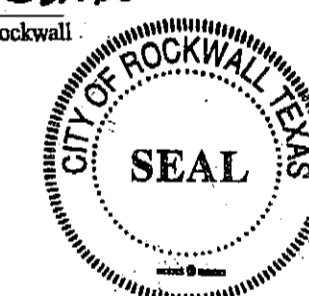
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 10th day of December, 2003

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 16th day of February, 2004

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

Chuck Todd 2-6-04
City Engineer, 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.

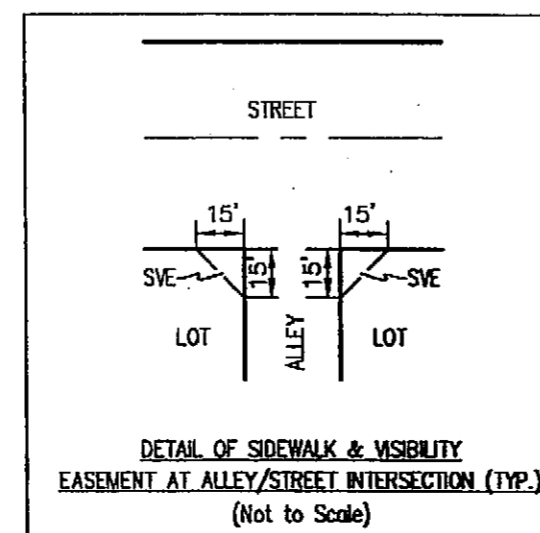
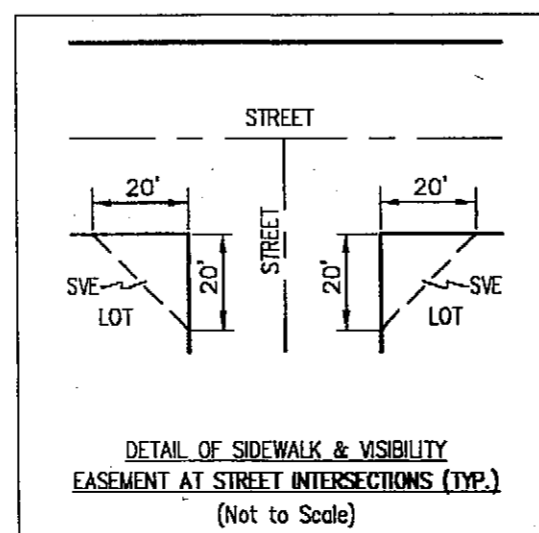
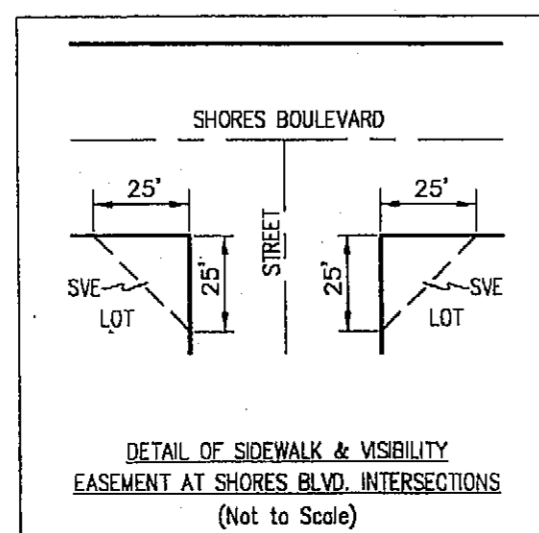
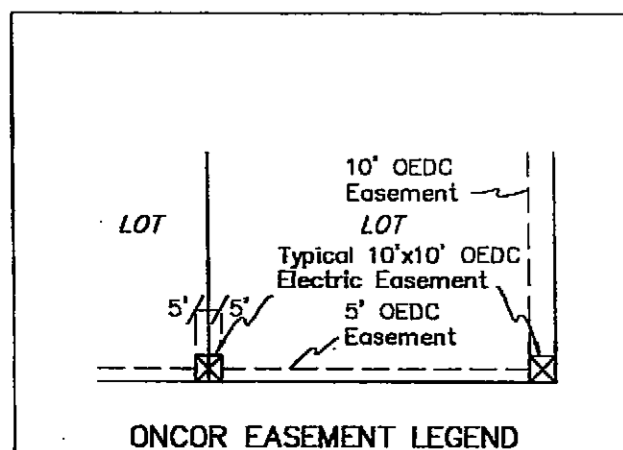
FINAL PLAT
SHORES NORTH PHASE 3B

32 RESIDENTIAL LOTS
7.049 ACRES OUT OF THE
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CITY OF ROCKWALL
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JANUARY 5, 2004 SCALE: 1" = 100'

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(972) 931-0694 Fax (972) 931-9538



Shores North 3B
32 Lots, 7.0 Acres