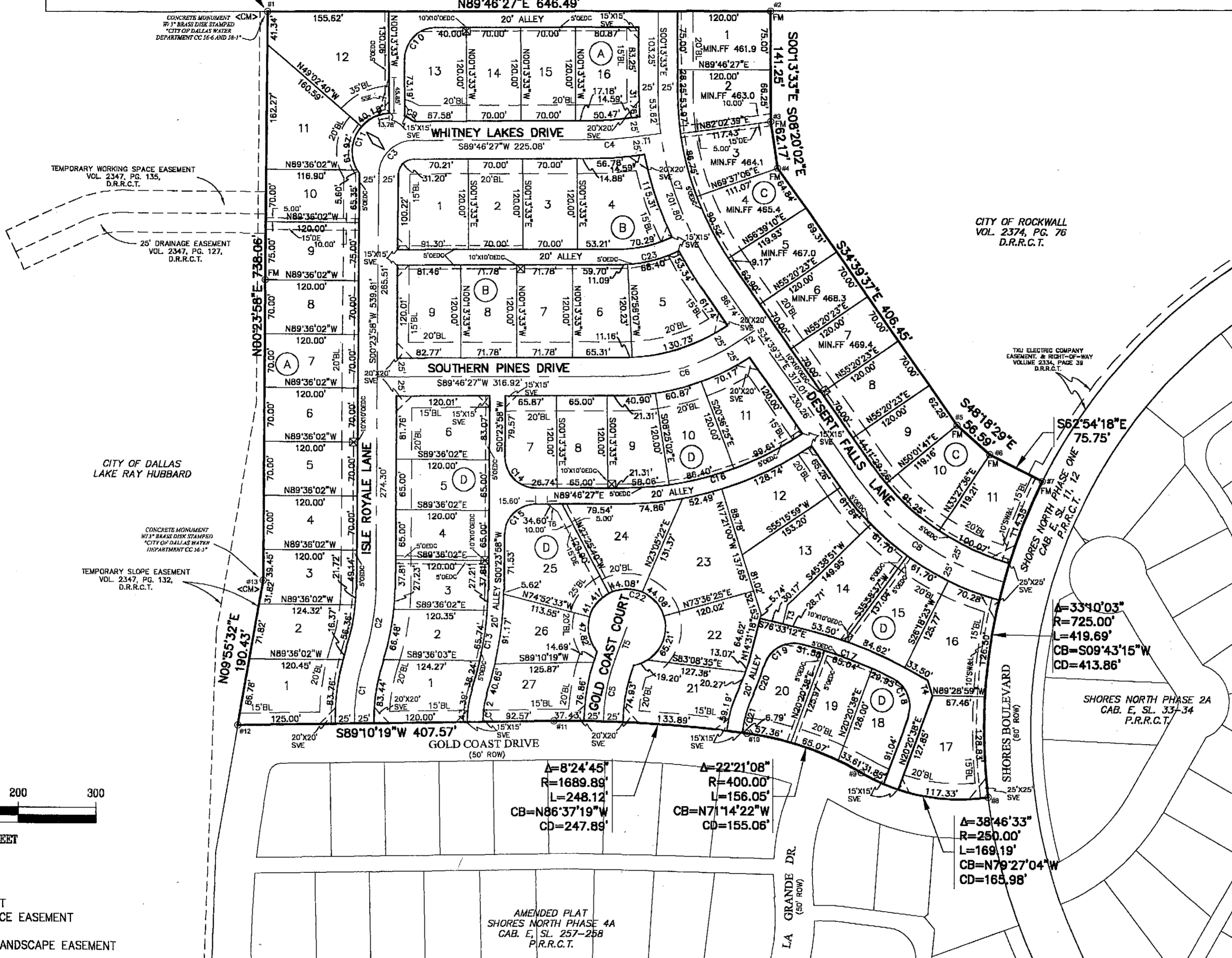


Shores North 4B
63 Lots, 17.8 Acres

POINT OF BEGINNING



LINE TABLE

LINE	LENGTH	BEARING
T1	38.89'	N82°32'42"E
T2	25.00'	N55°20'23"E
T3	25.40'	N13°26'48"E
T4	21.01'	N18°04'28"W
T5	43.48'	N20°19'32"E
T6	16.23'	S52°35'24"E

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TAN	CHORD
C1	19°07'25"	91.79'	275.00'	46.32'	S08°44'02"W 91.36'
C2	17°53'47"	85.90'	275.00'	43.30'	N09°20'51"E 85.55'
C3	89°22'29"	70.19'	45.00'	44.51'	S45°05'12"W 63.29'
C4	71°3'45"	53.62'	425.00'	26.85'	N86°09'35"E 53.59'
C5	18°59'39"	82.88'	250.00'	41.82'	S10°49'42"W 82.50'
C6	34°26'04"	156.92'	261.10'	80.91'	N72°33'25"E 154.57'
C7	34°26'04"	255.42'	425.00'	131.70'	S17°26'35"E 251.60'
C8	39°58'34"	237.62'	340.57'	123.88'	S54°38'54"E 232.83'
C9	16°17'20"	14.21'	50.00'	7.18'	N61°30'01"W 14.17'
C10	90°00'00"	62.83'	40.00'	40.00'	S44°46'27"W 58.57'
C11	123°28'00"	107.74'	50.00'	92.99'	S25°15'46"W 88.08'
C12	19°07'25"	36.71'	110.00'	18.53'	S08°44'02"W 36.54'
C13	17°53'47"	131.19'	420.00'	66.13'	N09°20'51"E 130.65'
C14	90°37'31"	63.27'	40.00'	40.44'	S44°54'48"E 58.88'
C15	89°22'29"	62.40'	40.00'	39.57'	S45°05'12"W 56.26'
C16	34°26'04"	244.07'	406.10'	125.84'	N72°33'25"E 240.41'
C17	13°47'38"	126.55'	525.67'	63.58'	N69°39'23"W 126.26'
C18	83°08'12"	58.02'	40.00'	35.45'	N21°12'28"W 53.06'
C19	88°55'30"	62.08'	40.00'	39.26'	S58°59'03"W 56.04'
C20	11°56'16"	37.50'	180.00'	18.82'	N20°29'27"E 37.44'
C21	19°22'11"	52.40'	155.00'	26.45'	S16°46'29"W 52.15'
C22	300°00'00"	261.80'	50.00'	28.87'	N69°40'29"W 50.00'
C23	26°22'10"	79.49'	172.72'	40.46'	S76°35'22"W 78.79'

FINAL PLAT
SHORES NORTH PHASE 4B
63 RESIDENTIAL LOTS

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

OWNER
HILLWOOD SHORES, L.P.
Three Lincoln Centre, 5430 LBJ Freeway, Suite 800
Dallas, Texas 75240 (972) 201-2800

ENGINEER
DOWDEY, ANDERSON AND ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200, Plano, Texas 75093
(972) 931-0694 Fax (972) 931-9538

ROCKWALL MONUMENTATION TABLE
NAD 83 (HSP19) - TEXAS STATE PLANE, NORTH CENTRAL ZONE

1	2	3	4	5	6	7	8	9	10	11	12	13
N 7038535.096	N 7038547.344	N 7038406.126	N 7038344.786	N 7038013.993	N 7037978.998	N 7037943.515	N 7037534.644	N 7037562.579	N 7037610.234	N 7037621.128	N 7037606.126	N 7037707.143
E 2588149.292	E 2588794.581	E 2588797.280	E 2588607.491	E 2588943.301	E 2589086.116	E 2588164.058	E 2589090.314	E 2588926.717	E 2588779.184	E 2588631.563	E 2588124.218	E 2588164.216

NOTE:

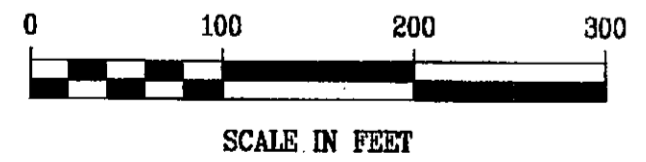
- BASIS OF BEARING DERIVED FROM AMENDED PLAT SHORES NORTH PHASE 4A CAB. E, SL. 257-258 P.R.R.C.T.
- ALL LOT CORNERS ARE MONUMENTED WITH A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- NO WALLS OR TREES IN VISIBILITY EASEMENTS.
- NO FENCES OR TREE REMOVAL WITHIN THE DRAINAGE R.O.W. OR EASEMENT.

LEGEND

BL = BUILDING LINE
DE = DRAINAGE EASEMENT
FME = FENCE MAINTENANCE EASEMENT
IRF = IRON ROD FOUND
SW&L = SIDEWALK AND 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" (EXCEPT WHERE NOTED OTHERWISE)
⊙ FM = CITY OF ROCKWALL "FLOODWAY MARKER", A 3 1/4" ALUMINUM DISK SET IN CONCRETE FOR CORNER.



OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, HILLWOOD SHORES, L.P., a Texas limited partnership is the owner of a tract of land located in the Thomas Dean Survey, Abstract 69, Rockwall, Rockwall County, Texas and being a part of a called 121.267 acre tract of land described as Tract 3 and a called 31.973 acre tract of land described as Tract 4 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 concrete monument with a 3 inch diameter brass disk stamped "City of Dallas Water Department CC 56-6 and CC 58-1" found at the Northwest corner of said Tract 4 in the South line of a called 67.296 acre tract of land described in Deed to Copper Hill Corporation, recorded in Volume 878, Page 248, Deed Records, Rockwall County, Texas;

THENCE North 89 deg. 46 min. 27 sec. East, along the North line of said Tract 4 and the South line of the said Copper Hill tract, a distance of 646.49 feet to a 3 1/4" aluminum disk set in concrete for corner at the Northwest corner of a tract of land described in Deed to the City of Rockwall, recorded in Volume 2374, Page 76, Deed Records, Rockwall County, Texas;

THENCE Southeasterly, along the West line of said City of Rockwall tract, the following five (5) courses and distances: South 00 deg. 13 min. 33 sec. East, a distance of 141.25 feet to a 3 1/4" aluminum disk set in concrete for corner;

THENCE South 08 deg. 20 min. 02 sec. East, a distance of 62.17 feet to a 3 1/4" aluminum disk set in concrete for corner;

THENCE South 34 deg. 39 min. 37 sec. East, a distance of 406.45 feet to a 3 1/4" aluminum disk set in concrete for corner;

THENCE South 48 deg. 18 min. 29 sec. East, a distance of 56.59 feet to a 3 1/4" aluminum disk set in concrete for corner;

THENCE South 62 deg. 54 min. 18 sec. East, a distance of 75.75 feet to a 3 1/4" aluminum disk set in concrete for corner in the Northwest 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 according to the Plat thereof recorded in Cabinet E, Slides 11 & 12, Plat Records, Rockwall County, Texas, said point being in a non-tangent curve to the left having a central angle of 33 deg. 10 min. 03 sec., a radius of 725.00 feet and a chord bearing and distance of South 09 deg. 43 min. 15 sec. West, 413.86 feet;

THENCE Southerly, along said curve to the left and said Northwest line, an arc distance of 419.69 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 38 deg. 46 min. 33 sec., a radius of 250.00 feet and a chord bearing and distance of North 79 deg. 27 min. 04 sec. West, 165.98 feet;

THENCE Northwesterly, along said curve to the right, an arc distance of 169.19 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" found for corner at the beginning of a reverse curve to the left having a central angle of 22 deg. 21 min. 08 sec., a radius of 400.00 feet and a chord bearing and distance of North 71 deg. 14 min. 22 sec. West, 155.06 feet;

THENCE Westerly, along said reverse curve to the left, an arc distance of 156.05 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" found for corner at the beginning of a compound curve to the left having a central angle of 08 deg. 24 min. 45 sec., a radius of 1689.89 feet and a chord bearing and distance of North 86 deg. 37 min. 19 sec. West, 247.89 feet;

THENCE Westerly, along said compound curve to the left, an arc distance of 248.12 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" found for corner;

THENCE South 89 deg. 10 min. 19 sec. West, a distance of 407.57 feet to a 1/2 inch iron rod with a plastic cap stamped "DAA" found for corner in the West line of said Tract 4 and the East line of the City of Dallas Take Line of Lake Ray Hubbard;

THENCE North 09 deg. 55 min. 32 sec. East, along the said West line of Tract 4 and said City of Dallas Tract line, a distance of 190.43 feet to a concrete monument with a 3 inch diameter brass disk stamped "City of Dallas Water Department CC 56-5" found for corner;

THENCE North 00 deg. 23 min. 58 sec. East, continuing along said West line of Tract 4 and said City of Dallas Tract line, a distance of 738.06 feet to the POINT OF BEGINNING and containing 779,676 square feet or 17.899 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 4B, 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 4B 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.

HILLWOOD SHORES, L.P., a Texas limited partnership

By: RLD Shores, LLC, a Texas limited liability company,
its general partner

By: Hillwood RLD, L.P.,
a Texas limited partnership,
its manager

By: Hillwood Operating, L.P.,
a Texas limited partnership,
its general partner

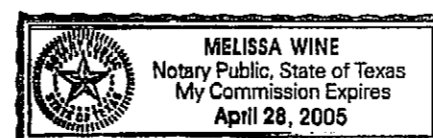
By: Hillwood Development Corporation,
a Texas corporation, its general partner

By: [Signature]
Name: Fred J. Balda
Title: E.V.P.

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on 1-20, 2004 by Fred J. Balda, E.V.P. of Hillwood Development Corporation, a Texas Corporation, on behalf of said corporation, in its capacity as general partner of Hillwood Operating, L.P., a Texas limited partnership, on behalf of said limited partnership, in its capacity as general partner of Hillwood RLD, L.P., a Texas limited partnership, on behalf of said limited partnership, in its capacity as manager of RLD Shores, LLC, a Texas limited liability company, on behalf of said limited liability company, in its capacity as general partner of Hillwood Shores, L.P., a Texas limited partnership, on behalf of said limited partnership.

[Signature]
Notary Public in and for the State of Texas
My Commission Expires 4-28-05



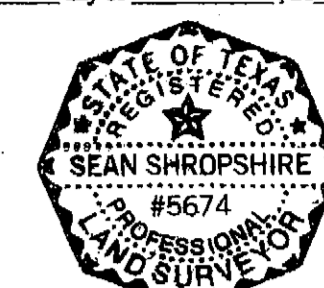
SURVEYOR'S CERTIFICATE

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 _____, 2004.

[Signature]
Sean Shropshire
Registered Professional Land Surveyor
No. 5674

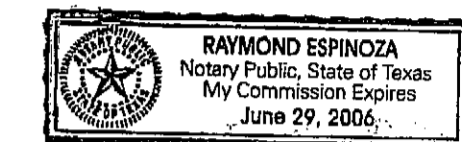


STATE OF TEXAS §
COUNTY OF COLLIN §

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

[Signature]
Notary Public in and for the State of Texas
My commission expires: 6-28-06



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 6th day of February, 2004

[Signature] Mayor, City of Rockwall
[Signature] 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 4B**

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

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Shores North 4B
63 Lots, 17.8 Acres

