

C U R V E D A T A

CRV NO	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CD BRG
C-1	40.00	89°43'45"	39.81'	62.64'	56.43'	S 31°34'51" W
C-2	275.00	09°35'05"	23.06'	46.00'	45.95'	S 07°56'56" W
C-3	50.00	300°00'00"	28.87'	261.80'	50.00'	S 17°57'26" W
C-4	40.00	94°55'00"	20.79'	38.34'	36.89'	S 25°26'35" E
C-5	415.00	08°27'19"	30.68'	61.24'	61.19'	N 48°40'25" W
C-6	395.00	12°51'48"	44.53'	88.68'	88.49'	N 50°52'39" W
C-7	25.00	74°48'39"	19.12'	32.64'	30.37'	S 59°28'39" W
C-8	275.00	08°34'53"	15.81'	31.59'	31.57'	N 84°41'38" W
C-9	275.00	26°17'43"	64.24'	126.21'	125.10'	N 57°35'37" W
C-10	225.00	35°21'36"	71.72'	138.86'	136.67'	N 65°26'14" W
C-11	250.00	43°32'20"	99.84'	189.97'	185.44'	N 66°12'55" W
C-12	100.00	91°28'30"	28.18'	54.93'	54.25'	N 61°17'50" E
C-13	225.00	35°55'38"	72.95'	141.08'	138.79'	N 21°07'12" E
C-14	50.00	181°27'59"	39.06 93'	158.36'	99.99'	S 67°11'41" E
C-15	50.00	32°56'55"	14.79'	28.75'	28.36'	S 75°32'27" W
C-16	40.00	90°00'00"	40.00'	62.83'	56.57'	S 47°00'55" W
C-17	40.00	90°26'14"	40.31'	63.14'	56.78'	N 16°05'03" E
C-18	25.00	61°44'26"	14.94'	26.94'	25.65'	N 29°59'43" E
C-19	50.00	195°51'03"	359.16'	170.91'	99.04'	S 21°12'32" E
C-20	40.00	90°30'12"	40.35'	63.18'	56.82'	S 57°21'09" E
C-21	540.40	16°04'22"	76.30'	151.59'	151.10'	N 69°20'21" E
C-22	120.00	12°24'31"	13.05'	25.99'	25.94'	S 82°55'15" W
C-23	100.00	12°24'31"	10.67'	21.66'	21.61'	S 82°55'15" W
C-24	275.00	19°20'56"	46.88'	92.87'	92.43'	S 08°47'58" W
C-25	275.00	33°12'40"	82.01'	159.40'	157.18'	N 86°40'41" W
C-26	225.00	32°22'13"	65.31'	127.12'	125.43'	N 87°05'55" W
C-27	250.00	38°18'14"	86.82'	167.13'	164.04'	N 84°07'54" W
C-28	40.00	90°54'42"	40.64'	63.47'	57.02'	S 31°15'38" W
C-29	5625.38	02°22'39"	116.73'	233.42'	233.40'	N 13°17'22" W
C-30	120.00	06°46'43"	7.11'	14.20'	14.19'	S 05°24'16" W
C-31	100.00	06°46'43"	5.92'	11.63'	11.82'	S 05°24'16" W
C-32	225.00	18°28'38"	36.60'	72.56'	72.25'	N 02°36'02" E
C-33	40.00	83°31'37"	35.53'	58.10'	53.13'	S 39°35'44" E
C-34	40.00	96°46'43"	45.04'	67.56'	59.81'	S 50°24'17" W
C-35	50.00	187°31'28"	760.38'	163.64'	99.78'	S 58°09'43" W
C-36	275.00	16°37'14"	40.17'	79.77'	79.49'	S 37°14'37" W
C-37	225.00	46°25'45"	96.50'	182.32'	177.38'	S 22°20'22" W
C-38	225.00	21°21'50"	2.68'	5.36'	4.36'	N 44°52'20" E
C-39	275.00	42°23'51"	106.66'	203.49'	198.88'	N 24°21'19" E
C-40	275.00	15°15'32"	36.84'	73.24'	73.02'	S 30°48'09" W
C-41	225.00	35°16'32"	71.54'	138.53'	136.35'	S 20°47'39" W
C-42	225.00	21°28'25"	42.66'	84.33'	83.83'	N 27°41'42" E
C-43	275.00	45°04'12"	114.11'	216.32'	210.79'	N 15°53'49" E
C-44	275.00	10°12'58"	24.58'	49.03'	48.97'	S 01°31'48" E
C-45	225.00	15°25'55"	60.60'	120.42'	119.42'	S 01°04'41" W
C-46	250.00	35°16'31"	79.49'	153.92'	151.50'	S 20°47'39" W
C-47	250.00	45°04'12"	103.73'	196.65'	191.62'	N 15°53'49" E
C-48	250.00	42°23'51"	96.96'	184.99'	180.80'	N 24°21'19" E
C-49	250.00	46°25'45"	107.23'	202.58'	197.09'	S 22°20'22" W
C-50	250.00	15°25'55"	33.87'	67.33'	67.13'	S 01°04'41" W

STATE OF TEXAS X

COUNTY OF ROCKWALL X

OWNERS CERTIFICATE

4032.OWN

WHEREAS, ROCKWALL HOMEPLACE GROUP L.P., is the owner of a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, according to the Special Warranty Deed recorded in Volume 960, Page 247 of the Deed Records of Rockwall County, Texas (DRRCT), the subject tract being more particularly described as follows;

BEGINNING at a point in Quail Run Road and at the Southwest corner of said subject tract and the Southeast corner of a 20.514 acre tract of land conveyed to The Shores Country Club, Inc., by the deed recorded in Volume 547, Page 101 (DRRCT), said point further being S 65° 15' 32" E, a distance of 209.08 feet and S 83° 28' 53" E, a distance of 102.38 feet along said Quail Run Road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Cabinet C, Page 102 of the Plat Records of Rockwall County, Texas (PRRCT), a 1/2" iron pin found at corner;

THENCE, along a common property line being the Westerly line of said subject tract and the Easterly line of said The Shores Country Club, Inc., tract, said common property line further being along the meanders of a small branch, the following;

S 05° 20' 52" E, a distance of 169.47 feet;

S 81° 52' 30" E, a distance of 142.20 feet;

N 07° 06' 30" W, a distance of 98.88 feet;

N 34° 27' 30" W, a distance of 89.00 feet;

N 48° 07' 30" E, a distance of 99.00 feet;

N 08° 57' 30" W, a distance of 107.38 feet;

N 57° 47' 30" E, a distance of 123.96 feet;

N 01° 29' 30" E, a distance of 189.00 feet;

N 54° 55' 30" E, a distance of 163.00 feet;

N 38° 27' 30" W, a distance of 61.00 feet;

N 29° 32' 30" E, a distance of 128.00 feet;

S 55° 32' 30" E, a distance of 39.00 feet;

S 01° 07' 30" W, a distance of 46.00 feet;

S 69° 22' 30" E, a distance of 14.00 feet;

N 59° 37' 30" E, a distance of 33.00 feet;

N 09° 49' 30" E, a distance of 121.00 feet;

N 49° 27' 30" E, a distance of 86.34 feet;

N 00° 52' 30" W, a distance of 183.33 feet to a point on the Southerly line of Ridge Road West, a 1/2" iron pin found at corner, from which city monument #9 bears S 67° 45' 15" W, a distance of 300.86 feet;

THENCE, Along the said Ridge Road West Southerly line, the following;

N 46° 31' 37" E, a distance of 145.67 feet to a 1/2" iron pin found at corner;

Around a tangent curve to the Right having a central angle of 32° 30' 00", a radius of 560.40 feet and a chord bearing of N 62° 46' 37" E, an arc distance of 317.88 feet to a 1/2" iron pin found at corner, from which a 1/2" iron pin found bears N 11° 01' 45" W, a distance of 110.03 feet;

N 79° 01' 37" E, passing a 1/2" iron pin found at a distance of 32.69 feet and continuing 12.20 feet to make a total distance of 44.89 feet to a point on the Westerly line of State Highway No. 205, a 1/2" iron pin set at corner;

THENCE, Along said State Highway No. 205 Westerly line and around a non-tangent curve to the Left having a central angle of 02° 58' 51", a radius of 5605.38 feet and a chord bearing of S 12° 59' 16" E, an arc distance of 291.62 feet to a broken concrete right-of-way marker found at corner;

THENCE, S 14° 11' 43" E, continuing along said State Highway No. 205 Westerly line, a distance of 407.49 feet to the Northeast corner of a tract of land conveyed to Cordia M. Storck by the Warranty Deed recorded in Volume 185, page 230 (DRRCT), a 1/2" iron pin found at corner;

THENCE, S 76° 26' 44" W, along the Northerly line of said Cordia M. Storck tract, a distance of 182.02 feet to a boundary angle point of said subject tract located near the center of an abandoned dirt road, a 1/2" iron pin set at corner, from which a 1/2" iron pin found bears N 76° 26' 44" E, a distance of 15.73 feet;

THENCE, Along the Easterly line of said subject tract and near the center of said abandoned dirt road, as follows;

S 00° 51' 58" W, a distance of 198.96 feet to a 1/2" iron pin found at corner;

S 02° 00' 55" W, a distance of 548.85 feet to a 1/2" iron pin found at corner, from which a 1/2" iron pin found bears S 22° 20' 14" E, a distance of 78.45 feet;

S 10° 59' 21" E, a distance of 236.02 feet to a point located in the previously mentioned Quail Run Road, a 1/2" iron pin found at the Southeast corner of the subject tract from which a power pole bears N 34° 41' 42" E, a distance of 36.80 feet and another power pole bears S 81° 09' 23" W, a distance of 89.96 feet;

THENCE, Along the Southerly line of said subject tract and within the asphalt pavement of said Quail Run Road, the following;

N 81° 00' 52" W, a distance of 308.86 feet to a 1/2" iron pin found at corner, from which a 1/2" iron pin found at the Northwest corner of Lot 1 of the final plat of Rudolph Addition, an addition to the City of Rockwall recorded in Cabinet A, Page 346 (PRRCT) bears S 69° 50' 58" E, a distance of 130.91 feet;

N 81° 12' 22" W, a distance of 422.30 feet to a 1/2" iron pin found at corner, from which another 1/2" iron pin found at the Northwest corner of Lot 1, Block A of the final plat of Six-O Subdivision, an addition to the City of Rockwall recorded in Cabinet B, Page 54 (PRRCT) bears S 71° 42' 59" E, a distance of 132.47 feet;

N 83° 28' 53" W, a distance of 295.00 feet to the PLACE OF BEGINNING with the subject tract containing 1,109,977 square feet or 25.4816 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROCKWALL HOMEPLACE GROUP L.P., being the owner, does hereby adopt this plat designating the hereinabove described property as RANDOM OAKS AT THE SHORES, an addition to the City of Rockwall, Rockwall County, Texas and does hereby dedicate to the public use forever the streets and alleys 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. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein. 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. 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. The developer and subdivision engineer shall bear total responsibility for storm drain improvements. 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.

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 Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the 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.

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.

WITNESS MY HANDS, at Dallas, Texas, this 14th day of February, 1995.

ROCKWALL HOMEPLACE GROUP L.P.
BY HOMEPAGE PROPERTIES, LTD., General Partner
BY BASS HOMES, INC., Partner

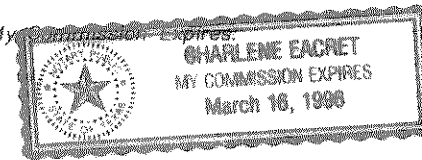
By: M. Bass
M. Bass, President

THE STATE OF TEXAS X

COUNTY OF ROCKWALL X

BEFORE ME, the undersigned authority, on this day personally appeared M.H. BASS known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of BASS HOMES, INC., a Texas Corporation, and that he executed the same on behalf of Homelace Properties, Ltd., the General Partner of Rockwall Homelace Group, L.P., a Texas Limited Partnership, as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This 14th day of February, 1995.



NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

I, GREGORY A. McCall, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made February, 1995, under my direction and supervision, and further certify that all corners are shown thereon, and that said plat has been prepared in accordance with the plating rules and regulations of the City of Rockwall, Texas

Date: This the 13th day of February, 1995.

TIPTON ENGINEERING, INC.

Gregory A. McCall
GREGORY A. McCALL
Registered Professional Land Surveyor
No. 4396

THE STATE OF TEXAS X

COUNTY OF ROCKWALL X

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Tipton Engineering, Inc., a Texas Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This 13th day of February, 1995.

My Commission Expires:

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL

APPROVED

Arthur H. Ruff
Chairman, Planning & Zoning Commission

2-21-95
Date

I hereby certify that the above and foregoing plat of a Replat of Chandlers Landing Phase 15, an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 14th day of December, 1995.

This approval shall be invalid unless the approval Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Rockwall.

WITNESS BY HAND this 14th day of February, 1995.

Mayor, City of Rockwall

City Secretary, City of Rockwall

FINAL PLAT

OF

RANDOM OAKS AT THE SHORES

OUT OF THE

SAMUELL KING SURVEY, ABSTRACT NO. 131

IN THE

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

~ OWNER/DEVELOPER ~

ROCKWALL HOMEPLACE GROUP L.P.

9330 LBJ Freeway ~ Suite 1190 ~ Dallas, Texas 75243

Phone #644-1155

~ SURVEYOR/ENGINEER ~

TIPTON ENGINEERING, INC.

6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

Phone #226-2967

02/13/95 (db) \4032OWN

SHEET 2 of 2

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