

LEGAL DESCRIPTION

BEING, A TRACT OF LAND SITUATED IN THE J.H.B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 237.167 ACRE TRACT AS CONVEYED TO PULTE HOMES OF TEXAS, L.P., AS RECORDED IN VOLUME 01778, PAGE 00075 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF PHASE 1-A OF LAKEVIEW SUMMIT, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET D, SLIDES 377-380, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, AND ALSO BEING ON THE MOST NORTHERLY NORTHEAST LINE OF SAID 237.167 ACRE TRACT;

THENCE, LEAVING THE MOST NORTHERLY NORTHEAST LINE OF SAID 237.167 ACRE TRACT AND ALONG THE WESTERLY LINE OF LAKEVIEW SUMMIT, PHASE 1-A, THE FOLLOWING:

SOUTH 17°12'14" WEST, A DISTANCE OF 337.00 FEET TO A 1/2" IRON ROD FOUND;
NORTH 70°58'49" WEST, A DISTANCE OF 7.59 FEET TO A 1/2" IRON ROD FOUND;
SOUTH 19°01'11" WEST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND;
SOUTH 17°12'14" WEST, A DISTANCE OF 226.51 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°41'14" AND A RADIUS OF 1545.00 FEET, A CHORD DISTANCE OF 475.05 FEET THAT BEARS SOUTH 08°21'37" WEST;
AROUND SAID CURVE, AN ARC DISTANCE OF 476.94 FEET TO A 1/2" IRON ROD FOUND AT THE END OF SAID CURVE;
SOUTH 00°29'00" EAST, A DISTANCE OF 231.73 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13°28'41" AND A RADIUS OF 50.00 FEET, A CHORD DISTANCE OF 11.73 FEET THAT BEARS SOUTH 06°15'20" WEST;
AROUND SAID CURVE, AN ARC DISTANCE OF 11.76 FEET TO A 1/2" IRON ROD FOUND AT THE END OF SAID CURVE;
SOUTH 12°59'41" WEST, A DISTANCE OF 49.07 FEET TO A 1/2" IRON ROD FOUND;
NORTH 77°00'19" WEST, A DISTANCE OF 73.32 FEET TO A 1/2" IRON ROD FOUND;
SOUTH 12°59'41" WEST, A DISTANCE OF 168.53 FEET TO A 1/2" IRON ROD FOUND;
NORTH 84°46'44" WEST, AT 46.38 FEET PASSING THE WESTERLY LINE OF LAKEVIEW SUMMIT, PHASE 1-A, IN ALL A TOTAL DISTANCE OF 284.29 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 60°08'44" WEST, A DISTANCE OF 150.59 FEET TO A POINT FOR CORNER;

THENCE, NORTH 34°21'30" WEST, A DISTANCE OF 21.89 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 67°57'29" WEST, A DISTANCE OF 155.07 FEET TO A 1/2" IRON ROD FOUND ON THE NORTHEAST LINE OF PETALUMA DRIVE (A 60' R.O.W.);

THENCE, CONTINUING ALONG THE NORTHEAST LINE OF PETALUMA DRIVE, THE FOLLOWING:

NORTH 22°02'31" WEST, PASSING AT 0.66 FEET THE MOST EASTERLY CORNER OF ROCKWALL ELEMENTARY SCHOOL NO. 9 ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET E, SLIDE 161, OF SAID PLAT RECORDS, IN ALL A TOTAL DISTANCE OF 275.04 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°55'06" AND A RADIUS OF 275.00 FEET, A CHORD DISTANCE OF 109.27 FEET THAT BEARS NORTH 33°30'04" WEST;
AROUND SAID CURVE, AN ARC DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD FOUND;
NORTH 44°57'37" WEST, A DISTANCE OF 258.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°42'53" AND A RADIUS OF 225.00 FEET, A CHORD DISTANCE OF 77.04 FEET THAT BEARS NORTH 35°06'11" WEST;
AROUND SAID CURVE, AN ARC DISTANCE OF 77.42 FEET TO A 1/2" IRON ROD FOUND;
NORTH 25°14'44" WEST, A DISTANCE OF 37.59 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID SCHOOL ADDITION AND BEING ON THE NORTHEAST LINE OF THE EXISTING NORTH LAKESHORE DRIVE (A 100' R.O.W.) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 0°38'06" AND A RADIUS OF 1550.00 FEET, A CHORD DISTANCE OF 17.18 FEET THAT BEARS NORTH 62°54'19" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 17.18 FEET TO A 1/2" IRON ROD SET;

THENCE, NORTH 27°24'44" WEST, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°44'01" AND A RADIUS OF 1450.00 FEET, A CHORD DISTANCE OF 571.56 FEET THAT BEARS NORTH 51°13'16" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 575.32 FEET TO A 1/2" IRON ROD SET;

THENCE, NORTH 39°51'16" EAST, A DISTANCE OF 925.18 FEET TO A 1/2" IRON ROD SET ON THE NORTHERLY LINE OF SAID PULTE TRACT;

THENCE, ALONG THE NORTHERLY LINE OF SAID PULTE TRACT, THE FOLLOWING:

SOUTH 00°29'43" EAST, A DISTANCE OF 102.14 FEET TO A 1/2" IRON ROD FOUND
SOUTH 72°47'46" EAST, A DISTANCE OF 362.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.125 ACRES OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as FINAL PLAT OF LAKEVIEW SUMMIT PHASE 3 ADDITION, an addition to the City of Rockwall, Rockwall County, 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 on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in FINAL PLAT OF LAKEVIEW SUMMIT PHASE 3 ADDITION, have been notified and signed this plat.

I 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. I 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 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 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.

I further acknowledge that the dedications and/or exaction's 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

OWNER: PULTE HOMES OF TEXAS L.P. by Justin Bond

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Justin Bond 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 consideration therein stated.

Given upon my hand and seal of office this 27th day of July, 2005

Notary Public in and for the State of Texas

My Commission Expires: 9/22/2007

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _____ 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 consideration therein stated.

Given upon my hand and seal of office this _____ Day of _____, 2005

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, KENNETH E. BROWN, 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.

KENNETH E. BROWN, R.P.L.S. NO. 2062



STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN 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 consideration therein stated.

Given upon my hand and seal of office this 29 day of July, 2003

Notary Public in and for the State of Texas

My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

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

18th day of July, 2005

This approval shall be invalid unless the approved 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 Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 8th day of August, 2005

Mayor, City of Rockwall

City Secretary City of Rockwall

City Engineer

OWNER/DEVELOPER

ENGINEER/SURVEYOR

PULTE HOMES OF TEXAS, L.P.
1234 LAKESHORE DRIVE, STE 750A
COPPELL, TEXAS 75038
(972) 304-2800

DOUPHRADE & ASSOCIATES, INC.
2235 RIDGE ROAD, STE 200
ROCKWALL, TEXAS 75087
(972) 771-9004

FINAL PLAT

LAKEVIEW SUMMIT, PHASE 3

29.125 AC. - 84 LOTS

J.H.B. JONES SURVEY, ABSTRACT NO. 124

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PROJECT: 9919-3FRL73

DATE: 10/02

SCALE: 1"=100'

DRAWN: D.L.B.

CHK'D: W.L.D.

DOUPHRADE & ASSOCIATES, INC.

P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972) 771-9004 FAX: (972) 771-9005