

POINT OF BEGINNING

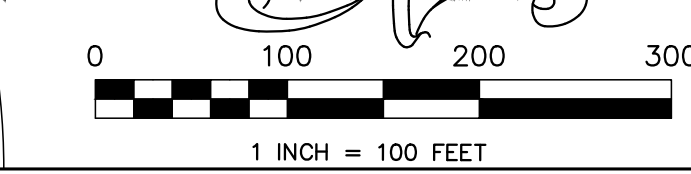
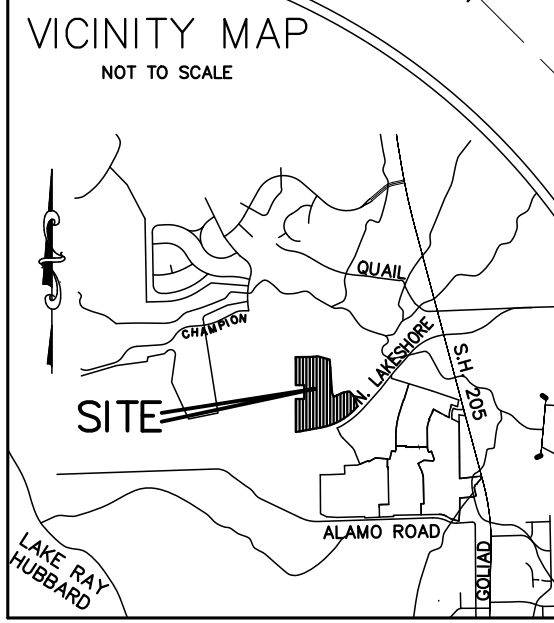
LOT 21 LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

NORTHING 7034627.9769  
EASTING 2590238.5915  
AS TIED TO CITY OF ROCKWALL  
GPS MONUMENTS RO05 & RO08



**SURVEYOR NOTES:**  
1. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
2. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.  
3. THE BASIS OF BEARING FOR THIS PLAT IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

**LEGEND**  
◇ = STREET NAME CHANGE (TYP.) = TYPICAL  
A.E. = ACCESS EASEMENT  
B.L. = BUILDING LINE  
D.E. = DRAINAGE EASEMENT  
U.E. = UTILITY EASEMENT  
W.E. = WATER LINE EASEMENT  
L.B. = LANDSCAPE BUFFER  
T.B.M.B.H. = TO BE MAINTAINED BY H.O.A.

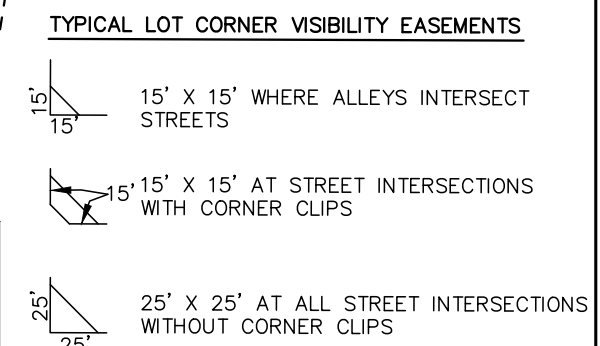


**NOTE:**  
NO REAR ENTRY ON THE FOLLOWING LOTS:  
1-9, BLOCK A  
17-21, BLOCK A  
45-52, BLOCK A  
1-8, BLOCK B

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

**AMENDING PLAT**  
**LAKEVIEW SUMMIT, PHASE IV**  
93 LOTS - 38.056 AC.  
CABINET I, SLIDE 221, P.R.R.C.T.  
SITUATED IN THE  
J.H.B. JONES SURVEY, ABSTRACT NO. 124  
NATHAN BUTLER SURVEY, ABSTRACT NO. 21  
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

**OWNER/DEVELOPER** D.R. HORTON - TEXAS, LTD. DOUPHRADE & ASSOCIATES, INC. MADDIX SURVEYING & MAPPING INC  
4306 MILLER RD. STE. A 2235 RIDGE ROAD STE 200 P.O. BOX 2109  
ROWLETT, TEXAS 75088 ROCKWALL, TEXAS FORNEY, TEXAS 75126  
214-607-4244 (972) 771-9004 (972) 564-4416  
**ENGINEER**  
**SURVEYOR**



15' SAN. SEWER EASEMENT VOL. 2167, PG. 167

PARK LAND DEDICATION TO THE CITY OF ROCKWALL WITH LAKEVIEW SUMMIT PHASE 3, CAB. F, SLIDE 267-270, DIRECT

APPROX. LOCATION OF 100 YEAR FLOOD LINE

NORTHING 7034569.3575  
EASTING 2591044.0672  
AS TIED TO CITY OF ROCKWALL  
GPS MONUMENTS RO05 & RO08

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, D.R. HORTON - TEXAS, LTD., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the J.H.B. Jones Survey, Abstract No. 124 and the Nathan Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, and being all of Lakeview Summit, Phase IV Replat as recorded in Cabinet I, Slide 221, Plat Records Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with cap stamped "D.A.I." found on the northerly right of way line of North Lakeshore Drive (a 100' right of way) and at the southeast corner of The Fairway Pointe at the Shores, an addition to the City of Rockwall as recorded in Cabinet D, Slide 9 of the Plat Records of Rockwall County, Texas, said point also being on the southwest corner of said Lakeview Summit, Phase IV;

THENCE, leaving the northerly right of way line of North Lakeshore Drive and along the westerly line of said Lakeview Summit, Phase IV, the following courses and distances:

North 00 degrees 12 minutes 37 seconds West, a distance of 775.30 feet to 1/2 inch iron rod with cap stamped "D.A.I." found at the southwest corner of the Butler Cemetery (unrecorded);

North 89 degrees 57 minutes 35 seconds East, a distance of 200.06 feet to a 1/2 inch iron rod found at the southeast corner of said Butler Cemetery;

North 00 degrees 02 minutes 27 seconds West, a distance of 326.70 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found at the northeast corner of said Butler Cemetery;

South 89 degrees 58 minutes 33 seconds West, a distance of 199.70 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found at the northwest corner of said Butler Cemetery and also being on the easterly line of The Shores, Phase III, an addition to the City of Rockwall as recorded in Cabinet C, Slide 99 of said Plat Records;

THENCE North 00 degrees 00 minutes 03 seconds West, along the common line of said The Shores, Phase III with the westerly line of said Lakeview Summit, Phase IV, a distance of 523.11 feet to a 1/2 inch iron rod found for corner;

THENCE North 02 degrees 19 minutes 00 seconds West, continuing along the common line of said The Shores, Phase III with the westerly line of said Lakeview Summit, Phase IV, a distance of 135.23 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for the northwest corner of said Lakeview Summit, Phase IV;

THENCE leaving the common line of said The Shores, Phase III with the westerly line of said Lakeview Summit, Phase IV and along the northerly and easterly line of said Lakeview Summit, Phase IV the following courses and distances:

North 89 degrees 20 minutes 14 seconds East, a distance of 353.02 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

North 85 degrees 31 minutes 37 seconds East, a distance of 176.30 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 74 degrees 33 minutes 21 seconds East, a distance of 287.09 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 03 degrees 50 minutes 27 seconds East, a distance of 514.23 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 04 degrees 30 minutes 33 seconds East, a distance of 267.66 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 19 degrees 49 minutes 23 seconds East, a distance of 102.53 feet to a 1/2 inch iron rod found for corner

North 65 degrees 23 minutes 46 seconds East, a distance of 238.70 feet to a 1/2 inch iron rod found for corner;

North 78 degrees 35 minutes 27 seconds East, a distance of 154.79 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 45 degrees 22 minutes 49 seconds East, a distance of 121.83 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 28 degrees 25 minutes 00 seconds East, a distance of 73.44 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 19 degrees 44 minutes 31 seconds East, a distance of 214.56 feet to a 1/2 inch iron rod found for corner on the aforementioned northerly right of way line of North Lakeshore Drive and at the beginning of a curve to the right;

THENCE along said northerly right of way line of North Lakeshore Drive, the following courses and distances:

Along said curve to the right having a central angle of 39 degrees 46 minutes 37 seconds, a radius of 1450.00 feet, a chord distance of 986.55 feet that bears South 59 degrees 44 minutes 34 seconds West, around said curve an arc distance of 1006.65 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 79 degrees 37 minutes 53 seconds West, a distance of 475.59 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

Along said curve to the right having a central angle of 01 degree 33 minutes 11 seconds, a radius of 650.00 feet, a chord distance of 17.62 feet that bears South 80 degrees 24 minutes 28 seconds West, around said curve an arc distance of 17.62 feet to a 1/2 inch iron rod found for corner

South 81 degrees 11 minutes 04 seconds West, a distance of 114.45 feet to the POINT OF BEGINNING and containing 1,657,733 square feet or 38.056 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We, D.R. HORTON-TEXAS, LTD., the owners of the land shown on this plat, and designated herein as the AMENDED PLAT OF LAKEVIEW SUMMIT PHASE IV ADDITION, 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 on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the AMENDED PLAT OF LAKEVIEW SUMMIT PHASE IV ADDITION, 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 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 exaction's made herein are proportional to the impact of the Addition 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.

OWNER: D.R. HORTON - TEXAS, LTD.

David L. Booth, Assistant V.P. Date

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared David L. Booth, 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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2016.

BRIAN J. MADDOX, R.P.L.S. NO. 5430

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_

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 eighty (180) 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.

Director of Planning City Engineer

Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains LOT CURVE TABLE and CENTERLINE CURVE TABLE data.

Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains CENTERLINE CURVE TABLE and BOUNDARY CURVE TABLE data.

Table with columns: LINE, BEARING, DISTANCE. Contains LOT LINE TABLE and CENTERLINE TABLE data.

Table with columns: LINE, BEARING, DISTANCE. Contains CENTERLINE TABLE and BOUNDARY LINE TABLE data.

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

AMENDING PLAT LAKEVIEW SUMMIT, PHASE IV 93 LOTS - 38.056 AC. CABINET I, SLIDE 221, P.R.R.C.T.

SITUATED IN THE J.H.B. JONES SURVEY, ABSTRACT NO. 124 NATHAN BUTLER SURVEY, ABSTRACT NO. 21 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER ENGINEER SURVEYOR

D.R. HORTON - TEXAS, LTD. DOUPHRATE & ASSOCIATES, INC. MADDOX SURVEYING & MAPPING INC 4306 MILLER RD. STE. A 2235 RIDGE ROAD STE 200 P.O. BOX 2109 ROWLETT, TEXAS 75088 ROCKWALL, TEXAS FORNEY, TEXAS 75126 214-607-4244 (972) 771-9004 (972) 564-4416 1"=100' 08-05-2016 SHEET 2 OF 2 (P2015-007)