

LEGAL DESCRIPTION
TRACT 1

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 76.655 ACRE TRACT AS RECORDED IN VOLUME 947, PAGE 46, 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 SET ON THE NORTHERLY LINE OF SAID 76.655 ACRE TRACT, SAID POINT BEING NORTH 71°15'28" WEST, A DISTANCE OF 53.96 FEET FROM THE NORTHEAST CORNER OF SAME AND THE WESTERLY LINE OF STATE HIGHWAY NO. 205 (A 100' R.O.W.);

THENCE, LEAVING THE NORTHERLY LINE OF SAID 76.655 ACRE TRACT, THE FOLLOWING:

SOUTH 10°32'09" WEST, A DISTANCE OF 132.45 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°12'23", A RADIUS OF 225.00, A CHORD DISTANCE OF 32.20 FEET THAT BEARS NORTH 75°21'40" WEST;

AROUND SAID CURVE, AN ARC DISTANCE OF 32.23 FEET TO A 1/2" IRON ROD SET FOR CORNER;

NORTH 71°15'28" WEST, A DISTANCE OF 97.36 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 18°44'32" WEST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 71°15'28" EAST, A DISTANCE OF 9.50 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 18°44'32" WEST, A DISTANCE OF 49.72 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°44'25" AND A RADIUS OF 325.00 FEET, A CHORD DISTANCE OF 111.42 FEET THAT BEARS SOUTH 08°52'19" WEST;

AROUND SAID CURVE, AN ARC DISTANCE OF 111.97 FEET TO A 1/2" IRON ROD SET FOR CORNER;

SOUTH 00°59'54" EAST, A DISTANCE OF 50.65 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 61°34'35" WEST, A DISTANCE OF 250.65 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 28°25'25" WEST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 61°34'35" EAST, A DISTANCE OF 8.39 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 26°13'53" WEST, A DISTANCE OF 167.02 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 62°40'21" EAST, A DISTANCE OF 10.52 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 61°34'35" EAST, A DISTANCE OF 4.56 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 28°25'25" WEST, A DISTANCE OF 4.79 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°54'25" AND A RADIUS OF 370.00 FEET, A CHORD DISTANCE OF 184.70 FEET THAT BEARS SOUTH 13°58'13" WEST;

AROUND SAID CURVE, AN ARC DISTANCE OF 186.67 FEET TO A 1/2" IRON ROD SET FOR CORNER;

SOUTH 00°29'00" EAST, A DISTANCE OF 376.21 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°55'06" AND A RADIUS OF 108.30 FEET, A CHORD DISTANCE OF 43.03 FEET THAT BEARS SOUTH 11°56'33" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 43.32 FEET TO A 1/2" IRON ROD SET FOR CORNER;

SOUTH 23°24'06" EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 66°35'54" EAST, A DISTANCE OF 37.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03°58'37" AND A RADIUS OF 250.00 FEET, A CHORD DISTANCE OF 17.35 FEET THAT BEARS NORTH 68°35'13" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 17.35 FEET TO A 1/2" IRON ROD SET FOR CORNER;

SOUTH 19°25'29" EAST, A DISTANCE OF 173.41 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 41°01'43" WEST, A DISTANCE OF 36.70 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 86°08'46" WEST, A DISTANCE OF 181.32 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 61°13'46" WEST, A DISTANCE OF 131.39 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 24°59'43" EAST, A DISTANCE OF 197.29 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 74°37'50" WEST, A DISTANCE OF 3.55 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 14°51'38" EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°07'53" AND A RADIUS OF 92.83 FEET, A CHORD DISTANCE OF 35.63 FEET THAT BEARS SOUTH 14°00'54" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 35.86 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 01°05'46" EAST, A DISTANCE OF 532.76 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 88°54'14" WEST, A DISTANCE OF 54.91 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 01°05'46" EAST, A DISTANCE OF 217.80 FEET TO A 1/2" IRON ROD SET ON THE NORTHERLY LINE OF NORTH ALAMO ROAD (A VARIABLE WIDTH R.O.W.);

THENCE, ALONG THE NORTHERLY LINE OF NORTH ALAMO ROAD, THE FOLLOWING:

SOUTH 88°54'14" WEST, A DISTANCE OF 547.49 FEET TO A 3/8" IRON ROD FOUND FOR CORNER;
SOUTH 00°48'01" EAST, A DISTANCE OF 24.26 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
SOUTH 87°32'47" WEST, A DISTANCE OF 280.14 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, LEAVING THE NORTHERLY LINE OF NORTH ALAMO ROAD, THE FOLLOWING:

NORTH 01°05'46" WEST, A DISTANCE OF 198.24 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 02°20'36" WEST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 87°39'24" EAST, A DISTANCE OF 1.09 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 88°54'14" EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 88°40'53" EAST, A DISTANCE OF 138.58 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 01°05'46" WEST, A DISTANCE OF 703.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10°41'34" AND A RADIUS OF 50.00 FEET, A CHORD DISTANCE OF 9.32 THAT BEARS NORTH 04°15'02" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 9.33 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 09°35'49" EAST, A DISTANCE OF 26.20 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 87°09'13" WEST, A DISTANCE OF 18.86 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 00°41'03" EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 00°41'03" EAST, A DISTANCE OF 110.35 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 84°46'44" EAST, A DISTANCE OF 46.38 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 12°59'41" EAST, A DISTANCE OF 118.53 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 12°59'41" EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 77°00'19" EAST, A DISTANCE OF 73.32 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 12°59'41" EAST, A DISTANCE OF 49.07 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°28'41" AND A RADIUS OF 50.00 FEET, A CHORD DISTANCE OF 11.73 FEET THAT BEARS NORTH 06°15'20" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 11.76 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 00°29'00" WEST, A DISTANCE OF 231.73 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°41'14" AND A RADIUS OF 1545.00 FEET, A CHORD DISTANCE OF 475.05 FEET THAT BEARS NORTH 08°21'37" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 476.94 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 17°12'14" EAST, A DISTANCE OF 160.34 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 17°12'14" EAST, A DISTANCE OF 66.17 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 19°01'11" EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;
SOUTH 70°58'49" EAST, A DISTANCE OF 7.59 FEET TO A 1/2" IRON ROD SET FOR CORNER;
NORTH 17°12'14" EAST, A DISTANCE OF 337.00 FEET TO A 1/2" IRON ROD SET ON THE NORTHERLY LINE OF SAID 76.655 ACRE TRACT;

THENCE, ALONG THE NORTHERLY LINE OF SAID 76.655 ACRE TRACT, THE FOLLOWING:

SOUTH 72°47'46" EAST, A DISTANCE OF 472.49 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;
SOUTH 71°15'28" EAST, A DISTANCE OF 564.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.429 ACRES OF LAND.

LEGAL DESCRIPTION
TRACT 2

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 76.655 ACRE TRACT AS RECORDED IN VOLUME 947, PAGE 46, 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 SET ON THE WESTERLY LINE OF STATE HIGHWAY NO. 205 (A 100' R.O.W.), SAID POINT BEING SOUTH 14°27'39" EAST, A DISTANCE OF 169.57 FEET FROM THE NORTHEAST CORNER OF SAID 76.655 ACRE TRACT;

THENCE, SOUTH 14°27'39" EAST, ALONG THE WESTERLY LINE OF SAID HIGHWAY, A DISTANCE OF 135.81 FEET TO A 1" IRON ROD FOUND FOR CORNER;

THENCE, NORTH 81°28'41" WEST, LEAVING THE WESTERLY LINE OF SAID HIGHWAY, A DISTANCE OF 123.66 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 00°59'54" EAST, A DISTANCE OF 149.44 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, NORTH 63°56'51" WEST, A DISTANCE OF 160.45 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, NORTH 00°59'54" WEST, A DISTANCE OF 76.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°44'25" AND A RADIUS OF 275.00 FEET, A CHORD DISTANCE OF 94.28 FEET THAT BEARS NORTH 08°52'19" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 94.75 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, NORTH 18°44'32" EAST, A DISTANCE OF 41.72 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, SOUTH 71°15'28" EAST, A DISTANCE OF 37.86 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°12'11" AND A RADIUS OF 283.00 FEET, A CHORD DISTANCE OF 161.71 FEET THAT BEARS SOUTH 87°51'34" EAST;

AROUND SAID CURVE, AN ARC DISTANCE OF 164.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, NORTH 75°32'21" EAST, A DISTANCE OF 6.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.005 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 LAKEVIEW SUMMIT, PHASE 1-A, subdivision in 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 LAKEVIEW SUMMIT, PHASE 1-A, 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:

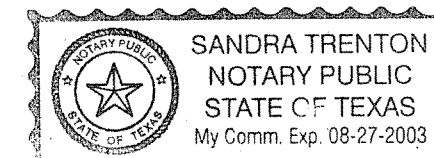
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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 along 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.
- No fences, buildings or other improvements in drainage easements without City approval.
- 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 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.

Todd Miller
OWNER: PULTE HOMES OF TEXAS, L.P. by *Todd Miller*

STATE OF TEXAS
COUNTY OF ROCKWALL
Before me, the undersigned authority, on this day personally appeared *Todd Miller* 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 22nd day of NOVEMBER, 2000

Sandra Trenton
Notary Public in and for the State of Texas My Commission Expires: 8/27/03



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.

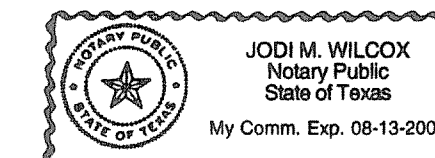
Kenneth E. Brown
KENNETH E. BROWN, R.P.L.S. NO. 2062



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 24th day of October, 2000

Jodi M. Wilcox
Notary Public in and for the State of Texas My Commission Expires: 8-13-2003



RECOMMENDED FOR FINAL APPROVAL

[Signature] 2-2-2001
Planning and Zoning Commission Date

APPROVED

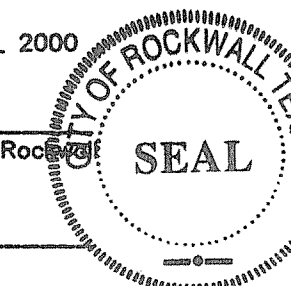
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of October, 2000

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 5th day of January, 2001

Scott L. Self *Belinda Page*
Mayor, City of Rockwall City Secretary City of Rockwall



County Judge

FILED FOR RECORD
ROCKWALL, TEXAS
01 FEB 22 PM 4:11
DELLAITE BURKS
CLERK
BY: _____ DEPUTY

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
1431 GREENWAY DRIVE, SUITE 700
IRVING, TEXAS 75038
(972) 751-1499

FINAL PLAT

LAKEVIEW SUMMIT, PHASE 1-A
J.H.B. JONES SURVEY, ABSTRACT NO. 124
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

43.434 AC. - 157 LOTS

PROJECT: 9919-1A/PL17 DOUPHRATE & ASSOCIATES, INC.
DATE: AUG 2000
SCALE: 1"=100'
DRAWN: D.L.B. 2886 RIDGE RD., ST. 800 ROCKWALL, TEXAS 75087
CHECK: W.L.D. PHONE: (972)771-0004 FAX: (972)771-0006

Lakeview Summit