

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 0072 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 ON THE NORTHERLY LINE OF N. ALAMO ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 237.167 ACRE TRACT;

THENCE, NORTH 00°22'18" WEST, LEAVING THE NORTHERLY LINE OF SAID N. ALAMO ROAD AND ALONG THE MOST SOUTHERLY SOUTHWEST LINE OF SAID 237.167 ACRE TRACT, A DISTANCE OF 773.64 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, LEAVING THE SOUTHERLY SOUTHWEST LINE OF SAID 237.167 ACRE TRACT, THE FOLLOWING:

NORTH 89°37'42" EAST, A DISTANCE OF 168.90 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
 NORTH 87°39'24" EAST, A DISTANCE OF 317.38 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
 NORTH 02°20'36" WEST, A DISTANCE OF 167.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
 NORTH 87°39'24" EAST, A DISTANCE OF 261.40 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
 NORTH 67°57'29" EAST, A DISTANCE OF 71.69 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
 SOUTH 22°02'31" EAST, A DISTANCE OF 0.66 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
 NORTH 67°57'29" EAST, A DISTANCE OF 155.07 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
 SOUTH 34°21'30" EAST, A DISTANCE OF 21.89 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
 NORTH 60°08'44" EAST, A DISTANCE OF 150.59 FEET TO A 1/2" IRON ROD SET FOR CORNER;  
 SOUTH 84°46'44" EAST, A DISTANCE OF 237.91 FEET TO A 1/2" IRON ROD SET FOR CORNER ON THE WESTERLY LINE OF LAKEVIEW SUMMIT, PHASE 1-A, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET D, SLIDE 379, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS;

THENCE, ALONG THE WESTERLY LINE OF LAKEVIEW SUMMIT, PHASE 1-A, THE FOLLOWING:

SOUTH 00°41'03" WEST, A DISTANCE OF 160.35 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 4°19'27" AND A RADIUS OF 250.00 FEET, A CHORD DISTANCE OF 18.86 FEET THAT BEARS SOUTH 87°09'13" EAST; AROUND SAID CURVE, AN ARC DISTANCE OF 18.87 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;  
 SOUTH 09°35'49" WEST, A DISTANCE OF 26.20 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°41'34" AND A RADIUS OF 50.00 FEET, A CHORD DISTANCE OF 9.32 FEET THAT BEARS SOUTH 04°15'02" WEST; AROUND SAID CURVE, AN ARC DISTANCE OF 9.33 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;  
 SOUTH 01°05'46" EAST, A DISTANCE OF 703.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;  
 SOUTH 88°54'14" WEST, A DISTANCE OF 138.58 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;  
 SOUTH 88°17'13" WEST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;  
 SOUTH 87°39'24" WEST, A DISTANCE OF 1.09 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;  
 SOUTH 02°20'36" EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;  
 SOUTH 01°05'46" EAST, A DISTANCE OF 198.24 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; ON THE NORTHERLY LINE OF N. ALAMO ROAD;

THENCE, ALONG THE NORTHERLY LINE OF N. ALAMO ROAD, THE FOLLOWING:

SOUTH 87°32'47" WEST, A DISTANCE OF 291.82 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;  
 NORTH 02°36'41" WEST, A DISTANCE OF 23.62 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;  
 SOUTH 88°24'29" WEST, A DISTANCE OF 552.83 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;  
 NORTH 86°07'51" WEST, A DISTANCE OF 200.17 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;  
 NORTH 64°37'54" WEST, A DISTANCE OF 135.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.899 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 2, subdivision 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 LAKEVIEW SUMMIT, PHASE 2, 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:

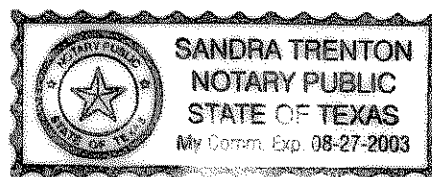
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere 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 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.
- 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.

OWNER: PULTE HOMES OF TEXAS, L.P. by ALLEN JONES

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 Before me, the undersigned authority, on this day personally appeared ALLEN JONES 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 23rd day of MAY, 2002

Sandra Trenton  
 Notary Public in and for the State of Texas  
 My Commission Expires: 8/27/2003



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

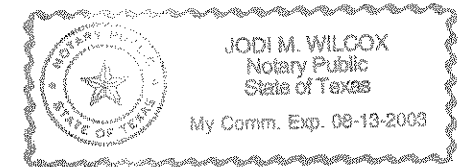


STATE OF TEXAS  
 COUNTY OF ROCKWALL

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 21st day of May, 2002

Jodi M. Wilcox  
 Notary Public in and for the State of Texas  
 My Commission Expires: 8-18-2003



RECOMMENDED FOR FINAL APPROVAL

Comm. Lindsey 11 June 2002  
 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

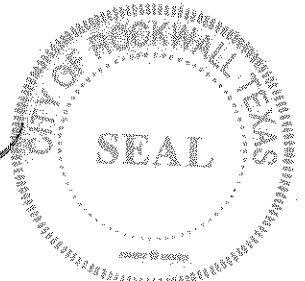
4th day of March, 2002

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 15th day of May, 2002

Mayor, City of Rockwall  
 City Secretary City of Rockwall



Chuck Todd  
 City Engineer 5-15-03

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

FINAL PLAT

LAKEVIEW SUMMIT, PHASE 2  
 J.H.B. JONES SURVEY, ABSTRACT NO. 124  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

29.899 AC.-104 LOTS

PROJECT: 9919-2VERB  
 DATE: MAR 2002  
 SCALE: 1"=100'  
 DRAWN: D.L.B.  
 CHK'D: W.L.D.

DOUPHRAE & ASSOCIATES, INC.  
 ENGINEERING - PROJECT MANAGEMENT - SURVEYING  
 2235 RIDGE RD., ST. 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9005