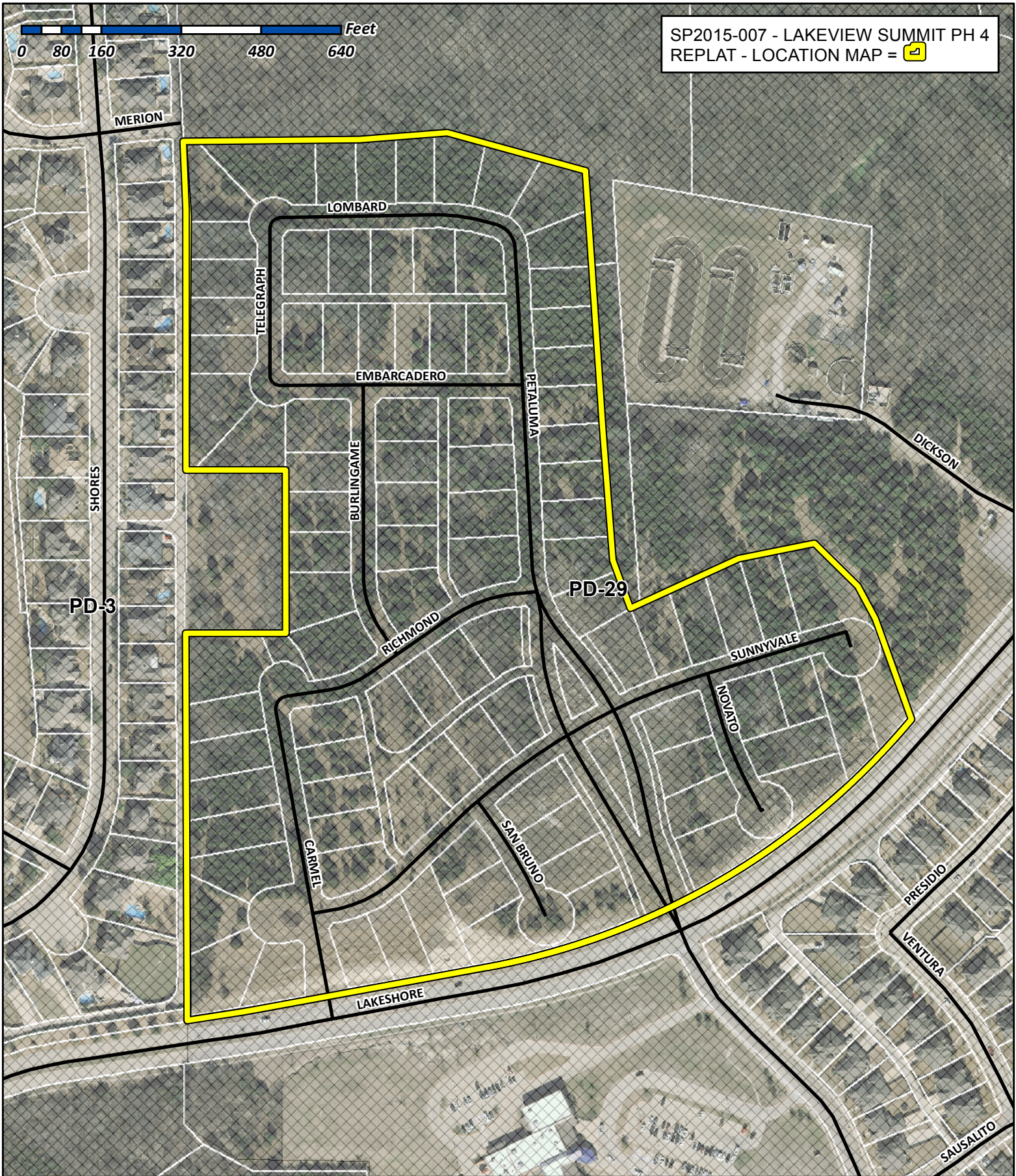


0 80 160 320 480 640 Feet

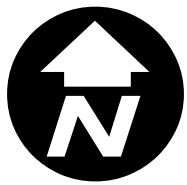
SP2015-007 - LAKEVIEW SUMMIT PH 4
REPLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

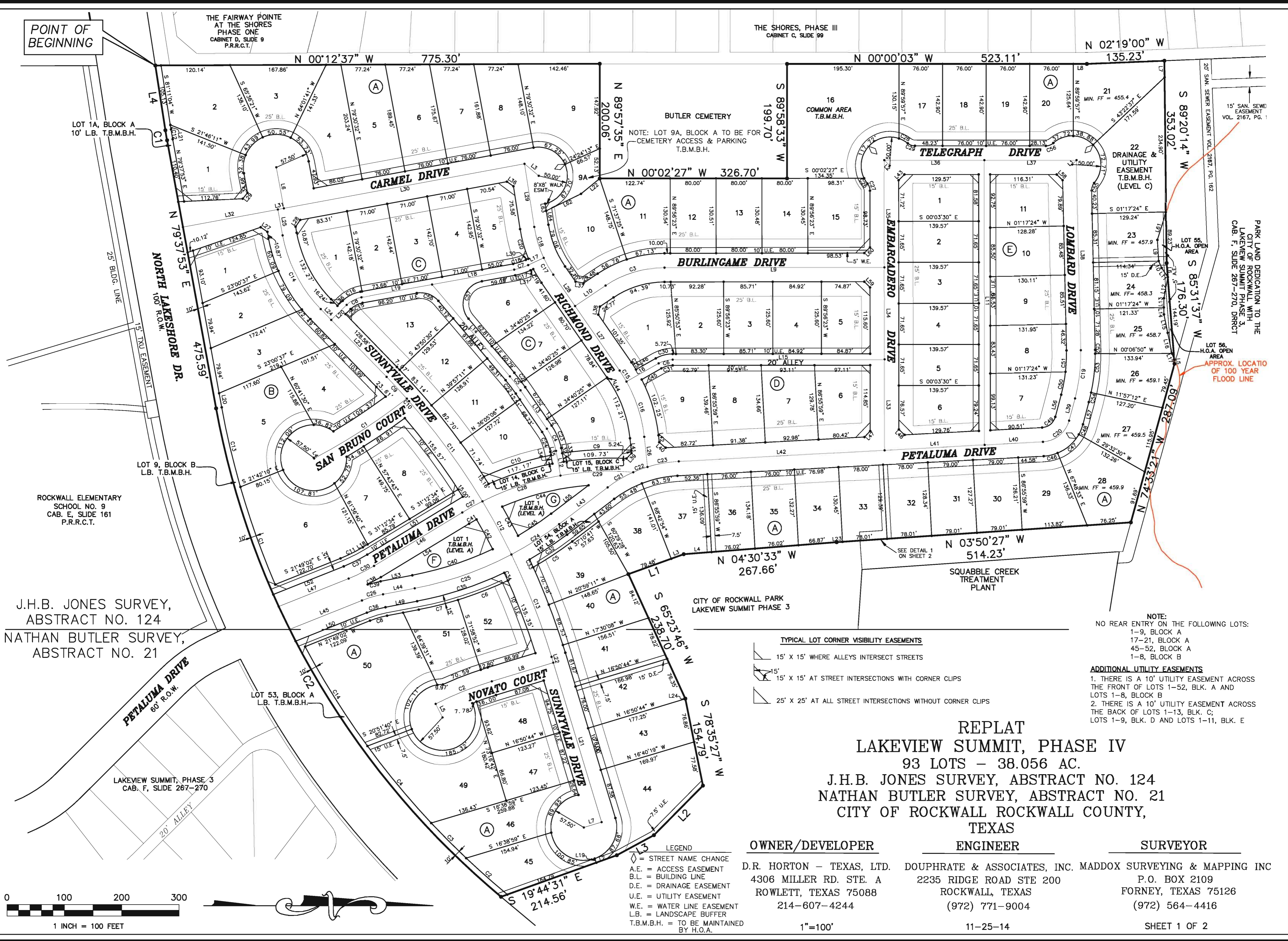
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



POINT OF BEGINNING

THE FAIRWAY POINTE AT THE SHORES PHASE ONE CABINET D, SLIDE 9 P.R.R.C.T.

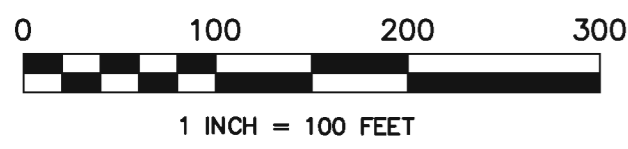
THE SHORES, PHASE III CABINET C, SLIDE 99



J.H.B. JONES SURVEY, ABSTRACT NO. 124
NATHAN BUTLER SURVEY, ABSTRACT NO. 21

REPLAT LAKEVIEW SUMMIT, PHASE IV 93 LOTS - 38.056 AC. 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. 4306 MILLER RD. STE. A ROWLETT, TEXAS 75088 214-607-4244	ENGINEER DOUPHRAE & ASSOCIATES, INC. 2235 RIDGE ROAD STE 200 ROCKWALL, TEXAS (972) 771-9004	SURVEYOR MADDOX SURVEYING & MAPPING INC P.O. BOX 2109 FORNEY, TEXAS 75126 (972) 564-4416
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LEGEND
 ◊ = STREET NAME CHANGE
 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

ADDITIONAL UTILITY EASEMENTS
 1. THERE IS A 10' UTILITY EASEMENT ACROSS THE FRONT OF LOTS 1-52, BLK. A AND LOTS 1-8, BLOCK B
 2. THERE IS A 10' UTILITY EASEMENT ACROSS THE BACK OF LOTS 1-13, BLK. C; LOTS 1-9, BLK. D AND LOTS 11-11, BLK. E

TYPICAL LOT CORNER VISIBILITY EASEMENTS

- 15' X 15' WHERE ALLEYS INTERSECT STREETS
- 15' X 15' AT STREET INTERSECTIONS WITH CORNER CLIPS
- 25' X 25' AT ALL STREET INTERSECTIONS WITHOUT CORNER CLIPS

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

APPROX. LOCATIO OF 100 YEAR FLOOD LINE

Legal Description

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 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 further being all of Lakeview Summit, Phase IV as recorded in Cabinet C, Slide 129, Plat Records Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point on the northerly right of way line of North Lakeshore Drive (a 100' right of way) at the southeast corner of The Fairway Points 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, and also being on the westerly line of said Pulte Homes of Texas, L.P. tract;

THENCE, leaving the northerly right of way line of North Lakeshore Drive and along the westerly line of said Pulte Homes of Texas, L.P. tract, the following:

North 00 degrees 12 minutes 37 seconds West, a distance of 25.76 feet to a point 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 point at the southeast corner of said Butler Cemetery;

North 00 degrees 02 minutes 27 seconds West, a distance of 326.70 feet to a point at the northeast corner of said Butler Cemetery;

South 89 degrees 58 minutes 33 seconds West, a distance of 199.70 feet to a point 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 Pulte Homes of Texas, L.P. tract, a distance of 523.11 feet to a point;

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 Pulte Homes of Texas, L.P. tract, a distance of 135.23 feet to a point for corner;

THENCE leaving the common line of said The Shores, Phase III with the westerly line of said Pulte Homes of Texas, L.P. tract and over and across said Pulte Homes of Texas, L.P. tract, the following:

North 88 degrees 20 minutes 14 seconds East, a distance of 353.02 feet to a point;
North 85 degrees 31 minutes 37 seconds East, a distance of 176.30 feet to a point;
South 74 degrees 33 minutes 21 seconds East, a distance of 287.09 feet to a point;
South 03 degrees 50 minutes 27 seconds East, a distance of 514.23 feet to a point;
South 04 degrees 30 minutes 33 seconds East, a distance of 267.66 feet to a point;
South 19 degrees 49 minutes 23 seconds East, a distance of 102.53 feet to a point;
North 65 degrees 23 minutes 46 seconds East, a distance of 238.70 feet to a point;
North 78 degrees 35 minutes 27 seconds East, a distance of 154.79 feet to a point;
South 45 degrees 22 minutes 49 seconds East, a distance of 121.83 feet to a point;
South 28 degrees 25 minutes 00 seconds East, a distance of 73.44 feet to a point;
South 19 degrees 44 minutes 31 seconds East, a distance of 214.56 feet to a point on the existing northerly right of way line of North Lakeshore Drive;

THENCE along the existing northerly right of way line of North Lakeshore Drive, the following:

Along a 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 886.55 feet that bears South 59 degrees 44 minutes 34 seconds West, around said curve an arc distance of 1006.65 feet to a point;

South 79 degrees 37 minutes 53 seconds West, a distance of 475.59 feet to a point;

Along a curve to the right having a central angle of 1 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 point;

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

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 _____, 2014.

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

STATE OF TEXAS

COUNTY OF KAUFMAN
Before me, the undersigned authority, on this day personally appeared BRIAN J. MADDOX 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 _____, 2014

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 _____ day of _____, 2014

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.

WITNESS OUR HANDS, this _____ day of _____, 2014

Mayor, City of Rockwall City Secretary City of Rockwall

City Engineer

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owner of the land shown on this plat, and designated herein as REPLAT PLAT OF LAKEVIEW SUMMIT PHASE IV 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 REPLAT 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. 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.

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

By: David L. Booth, Assistant V.P.

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 _____, 2014

Notary Public in and for the State of Texas My Commission Expires: _____

Signature of Party with Mortgage or Lien Interest

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 _____, 2014

Notary Public in and for the State of Texas My Commission Expires: _____

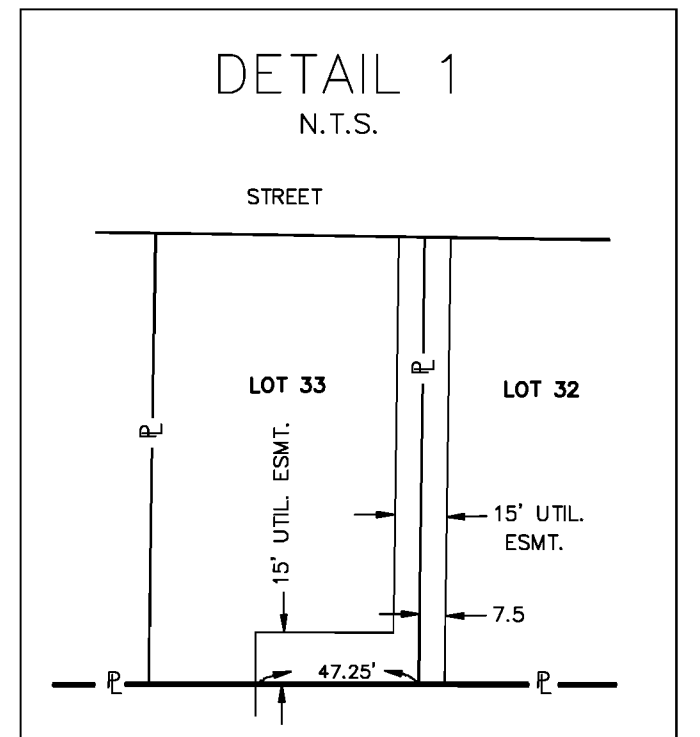
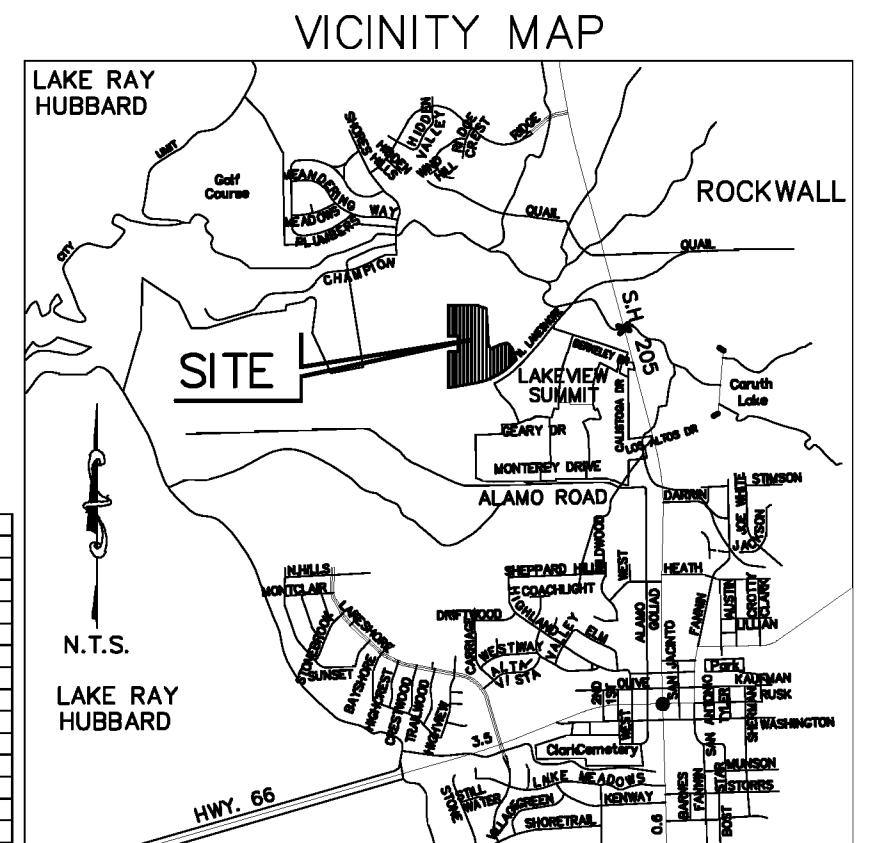
Table with 6 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains 30 rows of curve data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 47 rows of lot line data.

Table with 6 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains 2 rows of boundary curve data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 4 rows of boundary line data.

Table with 6 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains 58 rows of lot curve data.



REPLAT
LAKEVIEW SUMMIT, PHASE IV
93 LOTS - 38.056 AC.
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. 4306 MILLER RD. STE. A ROWLETT, TEXAS 75088 214-607-4244
ENGINEER: DOUPHRATE & ASSOCIATES, INC. 2235 RIDGE ROAD STE 200 ROCKWALL, TEXAS (972) 771-9004
SURVEYOR: MADDOX SURVEYING & MAPPING INC. P.O. BOX 2109 FORNEY, TEXAS 75126 (972) 564-4416