

POINT OF BEGINNING

SUBDIVISION BOUNDARY BASED ON CITY OF ROCKWALL CONTROL

D-315

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

LEGEND

TYP. 10' X 10' TXU TRANSFORMER EASEMENT

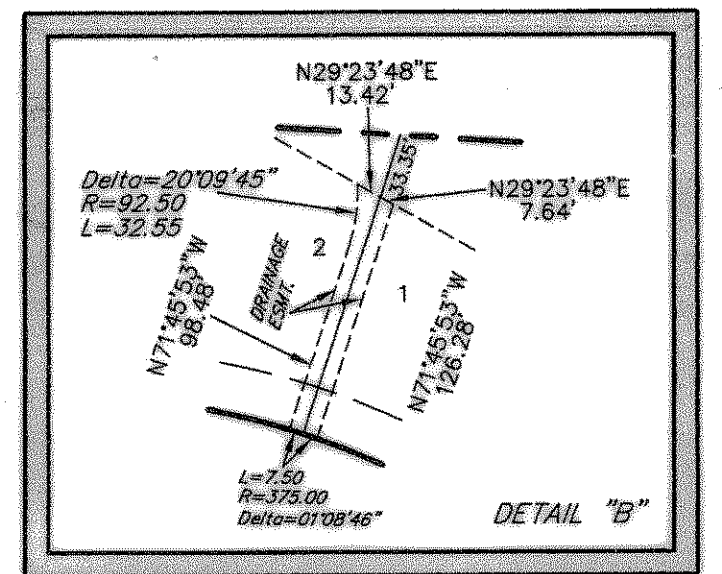
STATE HIGHWAY NO. 205

GREEN VALLEY SUBDIVISION  
CAB. A. SLIDE 206  
VOLUME 1039, PAGE 253

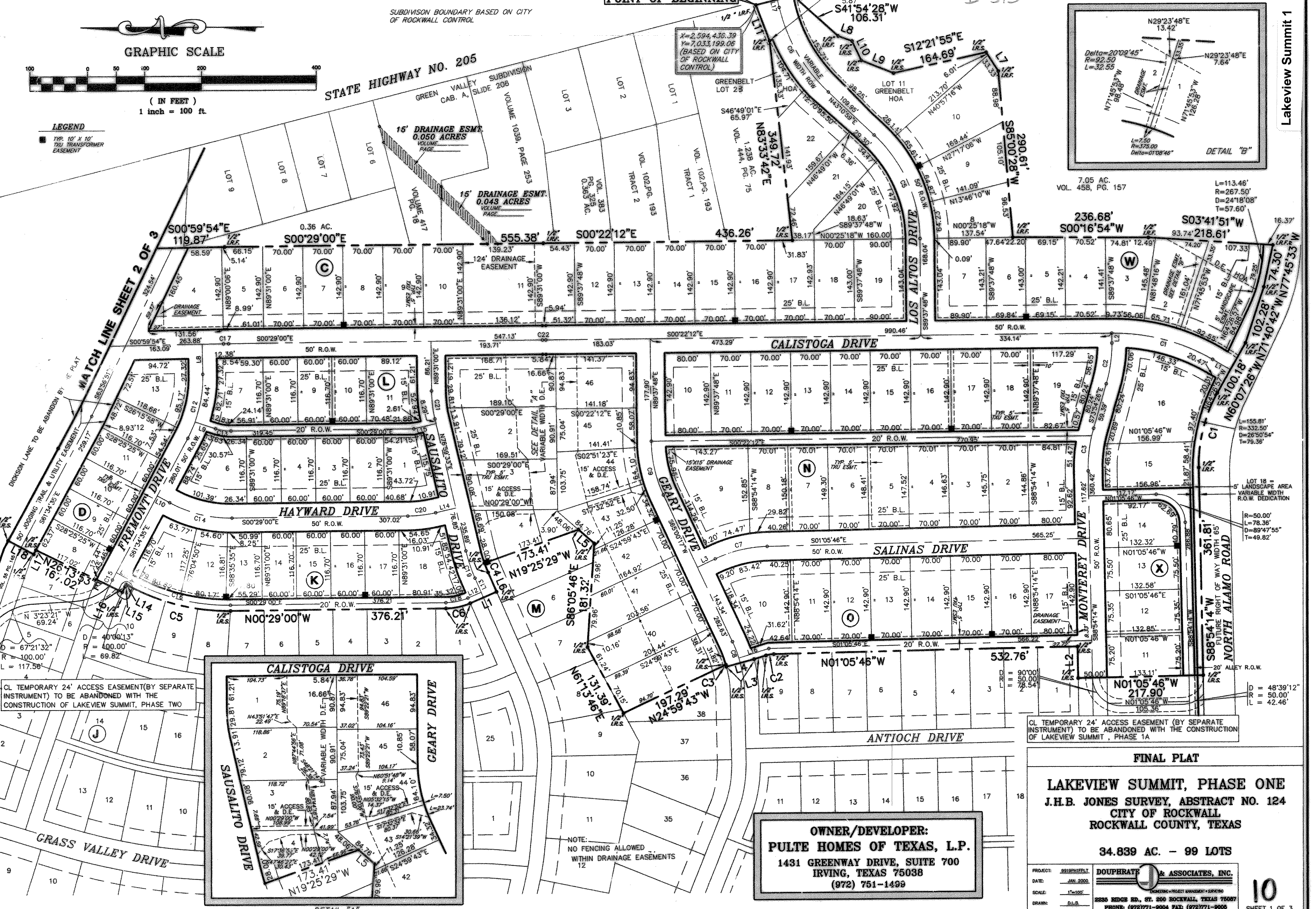
15' DRAINAGE ESMT.  
0.050 ACRES  
VOLUME PAGE

15' DRAINAGE ESMT.  
0.043 ACRES  
VOLUME PAGE

X=2,594,436.39  
Y=7,033,199.06  
(BASED ON CITY OF ROCKWALL CONTROL)

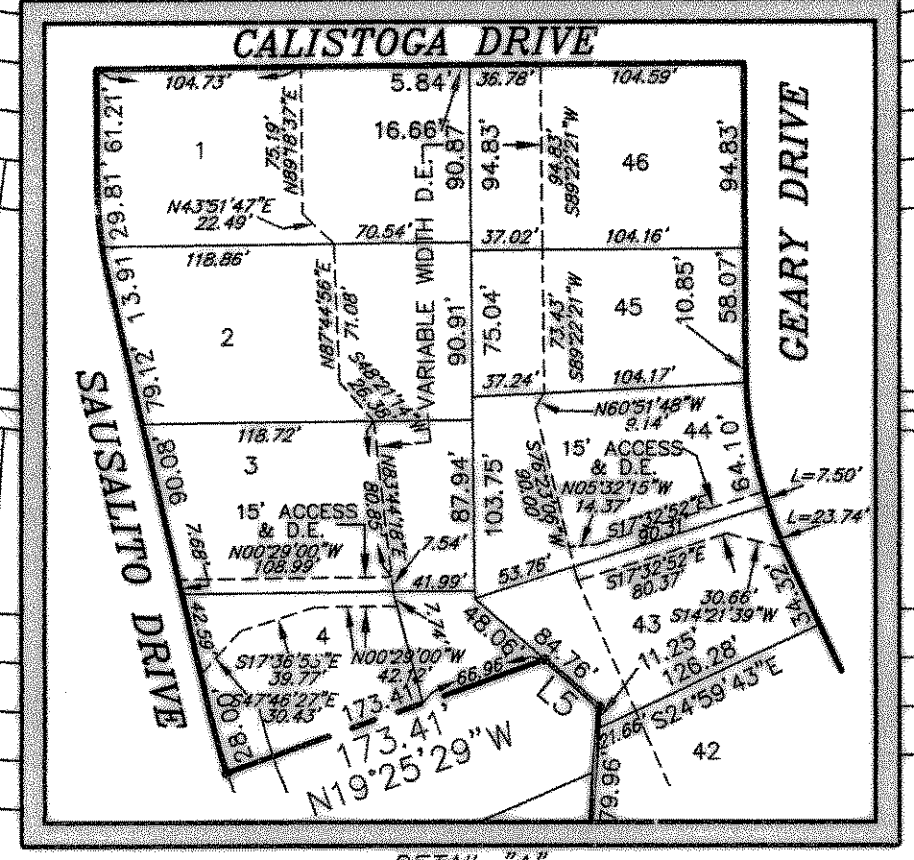


Lakeview Summit 1



CL TEMPORARY 24' ACCESS EASEMENT (BY SEPARATE INSTRUMENT) TO BE ABANDONED WITH THE CONSTRUCTION OF LAKEVIEW SUMMIT, PHASE TWO

CL TEMPORARY 24' ACCESS EASEMENT (BY SEPARATE INSTRUMENT) TO BE ABANDONED WITH THE CONSTRUCTION OF LAKEVIEW SUMMIT, PHASE 1A



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

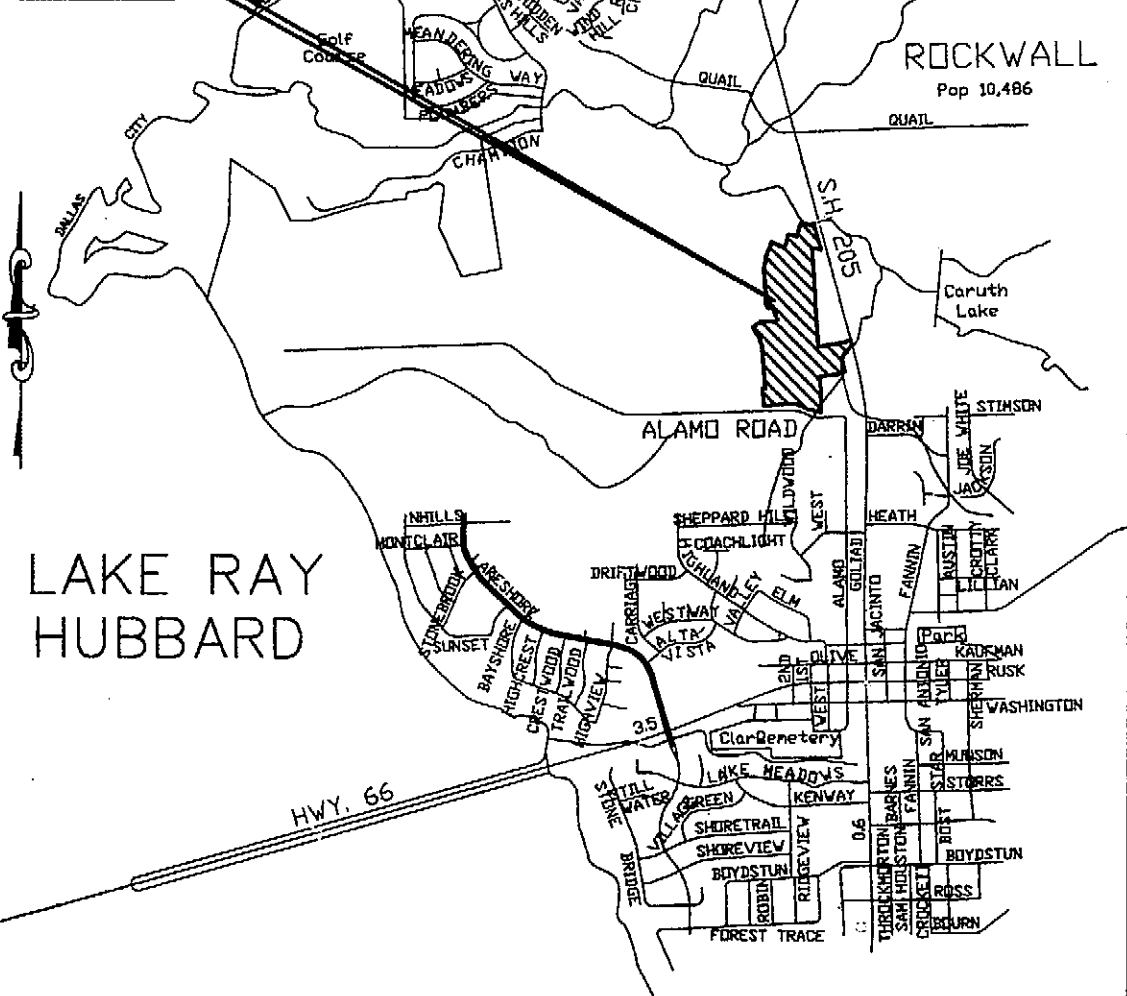
**FINAL PLAT**  
**LAKEVIEW SUMMIT, PHASE ONE**  
J.H.B. JONES SURVEY, ABSTRACT NO. 124  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

34.839 AC. - 99 LOTS  
PROJECT: 9918PH1PL1  
DATE: JAN. 2020  
SCALE: 1"=100'  
DRAWN: D.L.B.  
CHKD: W.L.D.  
**DOUPRAT & ASSOCIATES, INC.**  
ENGINEERING - PROJECT MANAGEMENT - SURVEYING  
2235 RIDGE RD., ST. 200 ROCKWALL, TEXAS 75087  
PHONE: (972) 771-9004 FAX: (972) 771-9005  
SHEET 1 OF 3

10



SITE



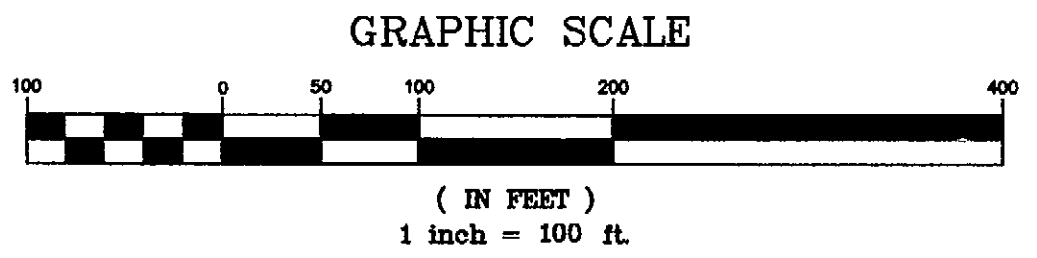
VICINITY MAP  
N.T.S.

BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CH BRG	CH DIST	DELTA
C1	135.14	250.00	69.27	N75°36'36"W	133.50	30°58'20"
C2	14.01	50.00	7.05	N09°07'28"W	13.97	16°03'25"
C3	3.55	200.00	1.78	N74°37'50"E	3.55	01°01'04"
C4	17.35	250.00	8.68	S68°35'13"W	17.35	03°58'37"
C5	186.67	370.00	95.37	N13°58'13"E	184.70	28°54'25"
C6	43.32	108.30	21.95	N11°56'33"W	43.03	22°55'06"
C7	111.97	325.00	56.55	N08°52'19"E	111.42	19°44'25"
C8	32.23	225.00	16.14	S75°21'40"E	32.20	8°12'23"
C9	164.00	283.00	84.37	S87°51'34"E	161.71	33°12'11"
C10	94.75	275.00	47.85	S08°52'19"W	94.28	19°44'25"
C12	115.54	225.00	59.07	S76°17'14"E	114.27	29°25'19"
C13	27.36	85.00	13.80	S08°44'12"W	27.24	18°26'24"
C17	8.76	975.00	4.38	N00°44'27"W	8.76	00°30'54"
C20	49.18	225.00	24.69	S06°44'44"E	49.08	12°31'27"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CH BRG	CH DIST	DELTA
C1	184.38	350.00	94.38	N14°43'18"E	182.26	30°11'00"
C2	71.83	250.00	36.17	S82°08'19"E	71.59	16°27'46"
C3	75.00	250.00	37.78	N82°30'06"W	74.72	17°11'19"
C4	75.88	270.00	38.19	N83°02'40"W	75.63	16°06'10"
C5	202.66	250.00	107.27	N66°24'24"E	197.15	46°26'49"
C6	173.92	300.00	89.48	S59°47'30"W	171.50	33°13'01"
C7	93.85	225.00	47.62	N13°02'44"W	93.17	23°53'58"
C8	39.80	225.00	19.95	N70°04'19"E	39.75	10°08'05"
C9	96.70	225.00	49.11	S77°19'02"W	95.96	24°37'31"
C10	144.88	250.00	74.54	S87°51'34"E	142.86	33°12'11"
C11	103.36	300.00	52.20	S08°52'19"W	102.85	19°44'25"
C12	115.54	225.00	59.07	S76°17'14"E	114.27	29°25'19"
C13	27.36	85.00	13.80	S08°44'12"W	27.24	18°26'24"
C14	114.00	225.00	58.25	S14°01'54"W	112.78	29°01'48"
C15	11.48	300.00	5.74	N62°40'21"W	11.48	02°11'33"
C16	181.63	360.00	92.79	S13°58'13"W	179.71	28°54'25"
C17	8.76	975.00	4.38	N00°44'27"W	8.76	00°30'54"
C18	39.32	98.30	19.93	S11°56'33"E	39.06	22°55'06"
C19	49.89	275.00	25.01	S71°47'43"W	49.82	10°23'39"
C20	49.18	225.00	24.69	S06°44'44"E	49.08	12°31'27"
C21	49.18	225.00	24.69	S83°15'16"W	49.08	12°31'27"
C22	5.89	2975.00	2.94	N00°25'36"W	5.89	00°06'48"

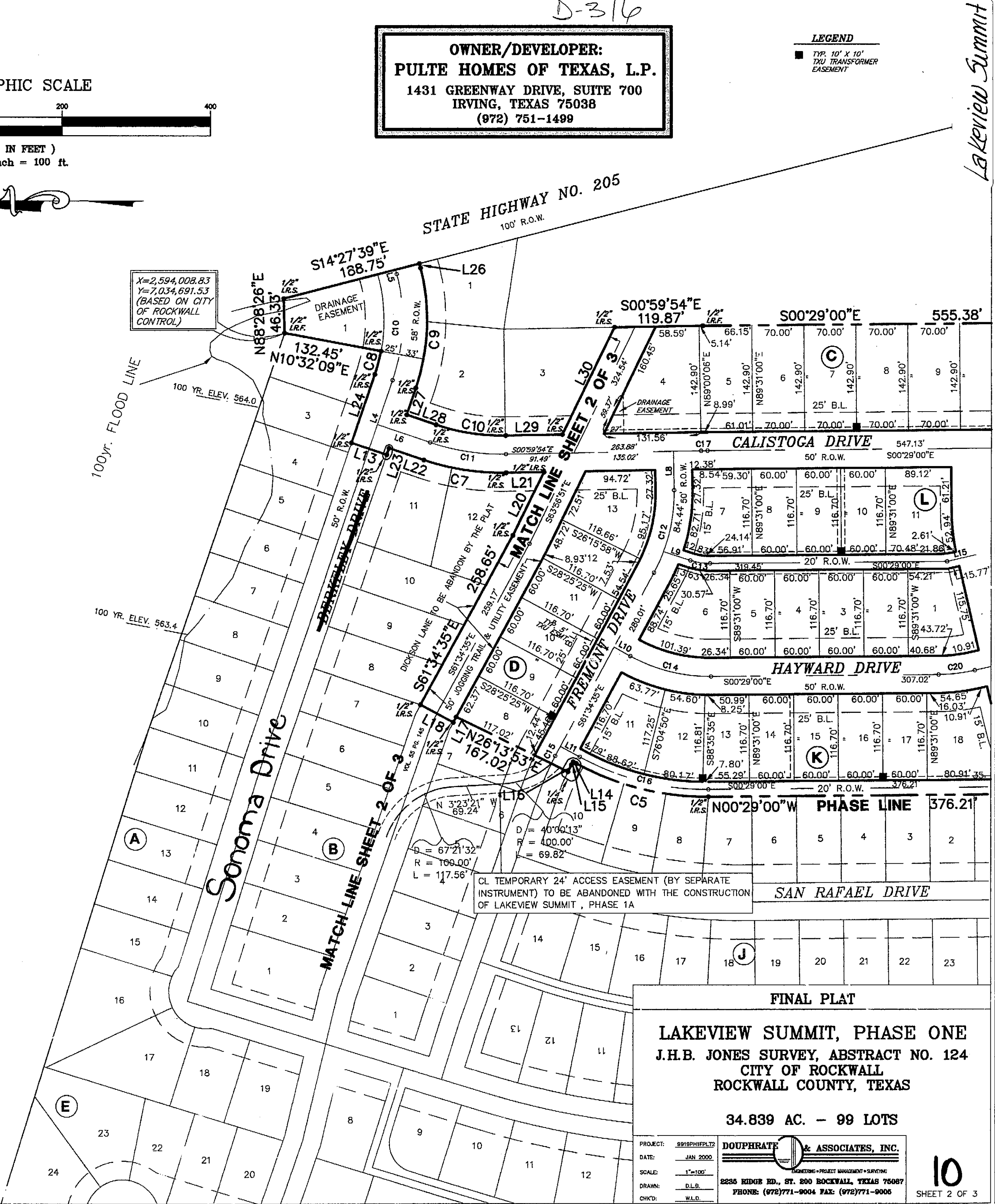
BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N23°24'06"W
L2	54.91'	N88°54'14"E
L3	21.75'	N17°09'11"W
L4	50.00'	N14°51'38"W
L5	36.70'	N41°01'43"E
L6	37.00'	S66°35'54"W
L7	39.33'	S56°59'00"W
L8	25.85'	S19°53'12"W
L9	60.40'	S21°44'28"W
L10	37.58'	S64°25'35"W
L11	67.17'	N69°09'31"E
L12	67.36'	S13°36'00"E
L13	50.00'	N18°44'32"E
L14	4.79'	N28°25'25"E
L15	4.56'	N61°34'35"W
L16	10.52'	N62°40'21"W
L17	8.39'	N61°34'35"W
L18	50.00'	N28°25'25"E
L20	94.67'	S63°56'51"E
L21	50.65'	N00°59'54"W
L22	49.72'	N18°44'32"E
L23	9.50'	N71°15'28"W
L24	97.36'	N71°15'28"W
L25	6.05'	N75°32'21"E
L26	6.05'	S75°32'21"W
L27	37.86'	N71°15'28"W
L28	41.72'	S18°44'32"W
L29	76.18'	S00°59'54"E
L30	160.45'	S63°56'51"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.08'	N29°48'48"E
L2	17.00'	N89°37'48"E
L3	34.20'	N24°59'43"W
L4	97.36'	S71°15'28"E
L5	6.05'	N75°32'21"E
L6	74.72'	N18°44'32"E
L8	52.32'	N89°00'06"E
L9	38.05'	N17°57'24"E
L10	25.00'	N28°32'48"E
L11	29.79'	N28°25'25"E
L12	25.00'	S23°24'06"E
L13	37.00'	S66°35'54"W
L14	35.91'	S13°00'27"E
L15	39.67'	S13°00'27"E
L16	55.01'	N17°09'11"W
L17	14.08'	S76°24'00"W



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

**LEGEND**  
 ■ 10' x 10' TXU TRANSFORMER EASEMENT



**FINAL PLAT**  
**LAKEVIEW SUMMIT, PHASE ONE**  
**J.H.B. JONES SURVEY, ABSTRACT NO. 124**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
 34.839 AC. - 99 LOTS  
 PROJECT: 8918PHPL12  
 DATE: JAN 2000  
 SCALE: 1"=100'  
 DRAWN: D.L.B.  
 CHK'D: W.L.D.  
**DOUPHRAPE & ASSOCIATES, INC.**  
 2235 RIDGE ED., ST. 200 ROCKWALL, TEXAS 75087  
 PHONE: (972)771-9004 FAX: (972)771-9006  
 SHEET 2 OF 3

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, PULTE HOMES OF TEXAS, L.P. IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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, AND ALL OF A CALLED 3.0354 ACRE TRACT AS RECORDED IN VOLUME 1000, PAGE 275 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 WESTERLY LINE OF STATE HIGHWAY NO. 205 (A 100' R.O.W.), SAID POINT BEING THE SOUTHEAST CORNER OF A CALLED 1.238 ACRE TRACT AS RECORDED IN VOLUME 444, PAGE 75, AND ALSO BEING THE NORTHEAST CORNER OF A CALLED 3.0354 ACRE TRACT AS RECORDED IN VOLUME 1000, PAGE 275, OF SAID DEED RECORDS;

THENCE, SOUTH 13°36'00" EAST, ALONG THE WEST LINE OF STATE HIGHWAY NO. 205, A DISTANCE OF 67.36 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE MOST NORTHERLY CORNER OF A CALLED 7.05 ACRE TRACT AS RECORDED IN VOLUME 458, PAGE 157, OF SAID DEED RECORDS;

THENCE, LEAVING THE WEST LINE OF STATE HIGHWAY NO. 205 AND ALONG THE NORTH AND WEST LINE OF SAID 7.05 ACRE TRACT, THE FOLLOWING:

SOUTH 41°54'28" WEST, A DISTANCE OF 106.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; SOUTH 19°53'12" WEST, A DISTANCE OF 25.85 FEET TO A 1/2" IRON ROD SET FOR CORNER; SOUTH 64°25'35" WEST, A DISTANCE OF 37.58 FEET TO A 1/2" IRON ROD SET FOR CORNER; SOUTH 21°44'28" WEST, A DISTANCE OF 60.40 FEET TO A 1/2" IRON ROD SET FOR CORNER; SOUTH 12°21'55" EAST, A DISTANCE OF 164.69 FEET TO A 1/2" IRON ROD SET FOR CORNER; SOUTH 56°58'00" WEST, A DISTANCE OF 39.33 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; SOUTH 85°00'28" WEST, A DISTANCE OF 290.61 FEET TO A 1/2" IRON ROD FOUND FOR CORNER ON THE EAST LINE OF SAID 76.655 ACRE TRACT;

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

SOUTH 00°16'54" WEST, A DISTANCE OF 236.68 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; SOUTH 03°41'51" WEST, A DISTANCE OF 218.61 FEET TO A 1/2" IRON ROD FOUND FOR CORNER ON THE NORTHERLY LINE OF NORTH ALAMO ROAD AT THE SOUTHEAST CORNER OF SAID 76.655 ACRE TRACT;

THENCE, ALONG THE NORTHERLY LINE OF NORTH ALAMO ROAD AND THE SOUTHERLY LINE OF SAID 76.655 ACRE TRACT, THE FOLLOWING:

NORTH 77°45'33" WEST, A DISTANCE OF 74.30 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; NORTH 71°40'42" WEST, A DISTANCE OF 102.28 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; NORTH 60°07'26" WEST, A DISTANCE OF 100.18 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30°58'20", A RADIUS OF 250.00 FEET, A CHORD DISTANCE OF 133.50 FEET THAT BEARS NORTH 75°36'36" WEST; AROUND SAID CURVE, AN ARC DISTANCE OF 135.14 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; SOUTH 88°54'14" WEST, A DISTANCE OF 361.81 FEET TO A 1/2" IRON ROD SET FOR CORNER;

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

NORTH 01°05'46" WEST, A DISTANCE OF 217.90 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 88°54'14" EAST, A DISTANCE OF 54.91 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 01°05'46" WEST, A DISTANCE OF 532.76 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°03'25" AND A RADIUS OF 50.00 FEET, A CHORD DISTANCE OF 13.97 FEET THAT BEARS NORTH 09°07'28" WEST; AROUND SAID CURVE, AN ARC DISTANCE OF 14.01 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 17°09'11" WEST, A DISTANCE OF 21.75 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 14°51'38" WEST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°01'04" AND A RADIUS OF 200.00 FEET, A CHORD DISTANCE OF 3.55 FEET THAT BEARS NORTH 74°37'50" EAST; AROUND SAID CURVE, AN ARC DISTANCE OF 3.55 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 24°59'43" WEST, A DISTANCE OF 197.29 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 61°13'46" EAST, A DISTANCE OF 131.39 FEET TO A 1/2" IRON ROD SET FOR CORNER; SOUTH 86°05'46" EAST, A DISTANCE OF 181.32 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 41°01'43" EAST, A DISTANCE OF 36.70 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 19°25'29" WEST, A DISTANCE OF 173.41 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°58'37" AND A RADIUS OF 250.00 FEET, A CHORD DISTANCE OF 17.35 FEET THAT BEARS SOUTH 68°35'13" WEST; AROUND SAID CURVE, AN ARC DISTANCE OF 17.35 FEET TO A 1/2" IRON ROD SET FOR CORNER; SOUTH 66°35'54" WEST, A DISTANCE OF 37.00 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 23°24'06" WEST, 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°55'06" AND A RADIUS OF 108.30 FEET, A CHORD DISTANCE OF 43.03 FEET THAT BEARS NORTH 11°56'33" WEST; AROUND SAID CURVE, AN ARC DISTANCE OF 43.32 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 00°29'00" WEST, A DISTANCE OF 376.21 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°54'25" AND A RADIUS OF 370.00 FEET, A CHORD DISTANCE OF 184.70 FEET THAT BEARS NORTH 13°58'13" EAST; AROUND SAID CURVE, AN ARC DISTANCE OF 186.67 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 28°25'25" EAST, A DISTANCE OF 4.79 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 61°34'35" WEST, A DISTANCE OF 4.56 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 62°40'21" WEST, A DISTANCE OF 10.52 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 26°13'53" EAST, A DISTANCE OF 167.02 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 61°34'35" WEST, A DISTANCE OF 8.39 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 28°25'25" EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET FOR CORNER; SOUTH 61°34'35" EAST, A DISTANCE OF 258.65 FEET TO A 1/2" IRON ROD SET FOR CORNER; SOUTH 63°56'51" EAST, A DISTANCE OF 94.67 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 00°59'54" WEST, A DISTANCE OF 50.65 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°44'25" AND A RADIUS OF 325.00 FEET, A CHORD DISTANCE OF 111.42 FEET THAT BEARS NORTH 08°52'19" EAST; AROUND SAID CURVE, AN ARC DISTANCE OF 111.97 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 18°44'32" EAST, A DISTANCE OF 49.72 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 71°15'28" WEST, A DISTANCE OF 9.50 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 18°44'32" EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET FOR CORNER; SOUTH 71°15'28" EAST, A DISTANCE OF 97.36 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 8°12'23" AND A RADIUS OF 225.00 FEET, A CHORD DISTANCE OF 32.20 FEET THAT BEARS SOUTH 75°21'40" EAST; AROUND SAID CURVE, AN ARC DISTANCE OF 32.23 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 10°32'09" EAST, A DISTANCE OF 132.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; NORTH 88°28'26" EAST, A DISTANCE OF 46.33 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF STATE HIGHWAY NO. 205;

THENCE, SOUTH 14°27'39" EAST, A DISTANCE OF 188.75 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, LEAVING THE WEST LINE OF STATE HIGHWAY NO. 205, THE FOLLOWING:

SOUTH 75°32'21" WEST, A DISTANCE OF 6.05 FEET TO A 1/2" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33°12'11" AND A RADIUS OF 283.00 FEET, A CHORD DISTANCE OF 161.71 FEET THAT BEARS NORTH 87°51'34" WEST; AROUND SAID CURVE, AN ARC DISTANCE OF 159.36 FEET TO A 1/2" IRON ROD SET FOR CORNER; NORTH 71°15'28" WEST, A DISTANCE OF 37.86 FEET TO A 1/2" IRON ROD SET FOR CORNER; SOUTH 18°44'32" WEST, A DISTANCE OF 41.72 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 275.00 FEET, A CHORD DISTANCE OF 94.28 FEET THAT BEARS SOUTH 08°52'19" WEST; AROUND SAID CURVE, AN ARC DISTANCE OF 94.75 FEET TO A 1/2" IRON ROD SET FOR CORNER; SOUTH 00°59'54" EAST, A DISTANCE OF 76.18 FEET TO A 1/2" IRON ROD SET FOR CORNER; SOUTH 63°56'51" EAST, A DISTANCE OF 160.45 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF SAID 76.655 ACRE TRACT;

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

SOUTH 00°59'54" EAST, A DISTANCE OF 119.87 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; SOUTH 00°29'00" EAST, A DISTANCE OF 555.38 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; SOUTH 00°22'12" EAST, A DISTANCE OF 436.26 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 1.238 ACRE TRACT AS RECORDED IN VOLUME 444, PAGE 75 OF SAID DEED RECORDS;

THENCE, NORTH 83°33'42" EAST, ALONG THE SOUTH LINE OF SAID 1.238 ACRE TRACT, A DISTANCE OF 349.72 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, NORTH 69°09'31" EAST, A DISTANCE OF 67.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.839 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 ONE, 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 ONE, 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.

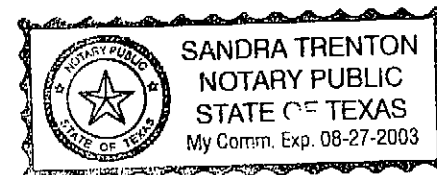
OWNER: Allen Jones by ALLEN JONES

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 12th day of SEPTEMBER, 2000

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



D-317

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
00 OCT 18 PM 2:14  
K. L. THE DUKES  
CO. CLERK

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

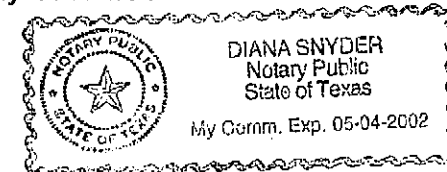
Before me, the undersigned authority, on this day personally appeared KENNETH E. BROWN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 13th day of October, 2000

Diana Snyder

Notary Public in and for the State of Texas

My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

R. Roth 10/13/00  
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

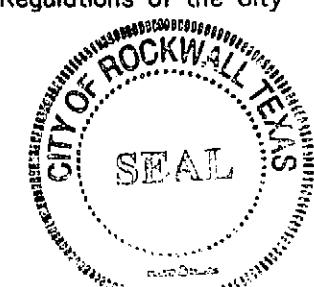
20 day of March, 2000

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 18th day of October, 2000

Belinda Page  
Mayor, City of Rockwall City Secretary City of Rockwall



County Judge

FINAL PLAT

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

34.839 AC. - 99 LOTS

PROJECT: 8818PH1EPL13 DOUPHRAFE & ASSOCIATES, INC.  
DATE: JAN 2000  
SCALE: 1"=100'  
DRAWN: D.L.B.  
CHK'D: W.L.D.  
2235 RIDGE RD., ST. 200 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

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SHEET 3 OF 3