

FILED FOR RECORD
ROCKWALL CO., TEXAS
03 MAY 20 PM 3:46
J.H.B. JONES SURVEY, ABSTRACT NO. 124
Y. DEPUTY

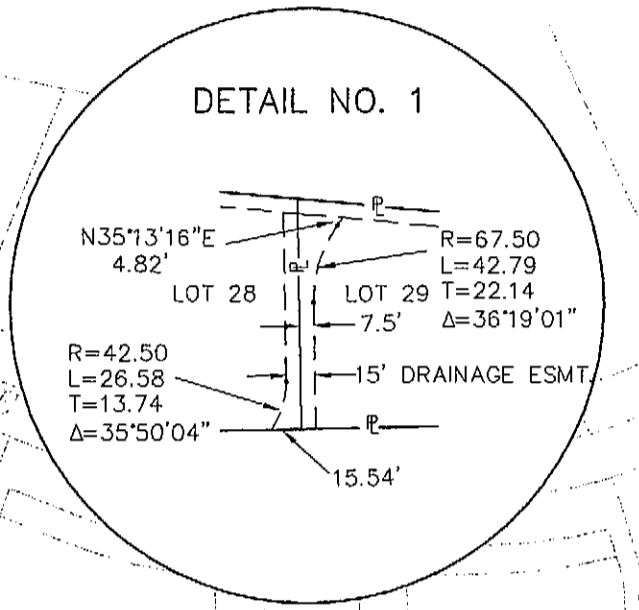
15,904 AC.
ROCKWALL ELEMENTARY SCHOOL NO. 9
CABINET E, SLIDE 161
P.R.R.C.T.

N. BUTLER SURVEY, ABSTRACT NO. 21
A. HANNA SURVEY, ABSTRACT NO. 98

J.H.B. JONES SURVEY, ABSTRACT NO. 124

LINE	LENGTH	BEARING
L1	11.42'	S89°10'21"W
L2	46.18'	N00°49'39"W
L3	28.99'	N79°37'53"E
L4	44.95'	N67°57'29"E
L5	42.45'	N87°39'24"E
L6	24.23'	S45°55'56"W

CURVE	LENGTH	RADIUS	CURVE TABLE		
			TANGENT	CH BRG	CH DIST
C1	80.29	50.00	51.79	S46°18'18"E	71.94
C2	136.81	500.00	68.83	N07°28'01"E	136.38
C3	34.26	250.00	17.16	S88°25'03"E	34.23
C4	349.33	668.50	178.75	S77°20'25"E	345.37
C5	78.57	50.00	50.03	N42°40'23"E	70.73
C6	418.37	265.00	267.12	N45°35'59"W	376.25
C7	348.15	225.00	219.78	N45°09'21"W	314.45
C8	18.98	700.00	9.49	N80°24'28"E	18.97
C9	171.90	500.00	86.81	N12°11'34"W	171.06
C10	163.85	225.00	85.75	N66°47'40"E	160.25
C11	168.75	225.00	88.57	S67°25'05"W	164.82
C12	110.00	275.00	55.75	N79°38'13"W	109.27



MONUMENTS BASED ON THE CITY OF ROCKWALL CONTROL

#	NORTHING	EASTING
1	N 7033213.5911	E 2591266.8992
2	N 7033214.6869	E 2591435.7956
3	N 7033227.6637	E 2591752.9078
4	N 7033394.5196	E 2591746.0795
5	N 7033405.2080	E 2592007.2601
6	N 7033432.1110	E 2592073.7072
7	N 7033489.6978	E 2592217.6860
8	N 7033471.6256	E 2592230.0410
9	N 7033546.5898	E 2592360.6482
10	N 7033524.9398	E 2592597.5757
11	N 7033364.6007	E 2592595.6608
12	N 7033363.6640	E 2592614.5006
13	N 7033337.8261	E 2592610.1319
14	N 7033328.5340	E 2592609.4413
15	N 7032625.1070	E 2592622.8984
16	N 7032622.4563	E 2592484.3416
17	N 7032620.9171	E 2592433.2732
18	N 7032570.9589	E 2592435.3176
19	N 7032372.7532	E 2592439.1095
20	N 7032360.2603	E 2592147.5603
21	N 7032383.8587	E 2592146.4840
22	N 7032368.5002	E 2591593.8698
23	N 7032382.0068	E 2591394.1572
24	N 7032439.9670	E 2591271.9184

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

ENGINEER/SURVEYOR
DOUPHRAE & ASSOCIATES, INC.
P.O. BOX 1336
ROCKWALL, TEXAS 75087
(972) 771-9004
E 303-304

FINAL PLAT
29.899 AC. - 104 LOTS
LAKEVIEW SUMMIT
PHASE 2
J.H.B. JONES SURVEY, ABSTRACT NO. 124
A. HANNA SURVEY, ABSTRACT NO. 98
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

DOUPHRAE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
P.O. BOX 1336 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF ROCKWALL
OWNER'S CERTIFICATE
(Public Dedication)

WHEREAS, JASON DUBOSE and MILLAGROS DUBOSE, BEING the Owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING all of Lot 1, Block Y, LAKEVIEW SUMMIT PHASE 2, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 303, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the south right-of-way line of Monterey Drive, a 50 foot right-of-way, and the east right-of-way line of Mission Drive, a 50 foot right-of-way, said point being at the northwest corner of said Lot 1, Block Y;

THENCE S. 84 deg. 29 min. 30 sec. E. along the south right-of-way line of Monterey Drive, a distance of 48.90 feet to a 1/2" iron rod found for corner;

THENCE in an easterly direction along a curve to the left having a central angle of 05 deg. 34 min. 53 sec., a radius of 275.00 feet, a tangent of 13.41 feet, a chord of S. 87 deg. 16 min. 58 sec. E., 26.78 feet, along said right-of-way line, an arc distance of 26.79 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the west right-of-way line of a 20 foot alley;

THENCE S. 00 deg. 17 min. 58 sec. E. along said alley, a distance of 158.07 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 1, Block Y, and being in the curving north right-of-way line of East Fork Drive;

THENCE in a northwesterly direction along a curve to the right having a central angle of 10 deg. 15 min. 40 sec., a radius of 636.00 feet, a tangent of 57.10 feet, a chord of N. 81 deg. 54 min. 34 sec. W., 113.75 feet, along said right-of-way line, an arc distance of 113.90 feet to an "X" found chiseled in concrete for corner in the east right-of-way line of Mission Drive;

THENCE N. 15 deg. 18 min. 20 sec. E. along said right-of-way line, a distance of 87.78 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along a curve to the left having a central angle of 07 deg. 04 min. 03 sec., a radius of 525.00 feet, a tangent of 32.42 feet, a chord of N. 11 deg. 46 min. 19 sec. E., 64.72 feet, along said right-of-way line, an arc distance of 64.76 feet to the POINT OF BEGINNING and containing 14,740 square feet or 0.34 acres of land.

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 LAKEVIEW SUMMIT PHASE 2, LOT 13, BLOCK Y, 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, 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 subdivision 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:

- 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.
- 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; 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.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exaction's made herein.

JASON DUBOSE
MILLAGROS DUBOSE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JASON DUBOSE 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 3rd day of Sept, 2010.

Elizabeth A. Morgan
Notary Public in and for the State of Texas

02-28-13
My Commission Expires:



NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

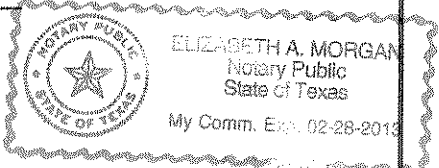
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MILLAGROS DUBOSE 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 3rd day of Sept, 2010.

Elizabeth A. Morgan
Notary Public in and for the State of Texas

02-28-13
My Commission Expires:

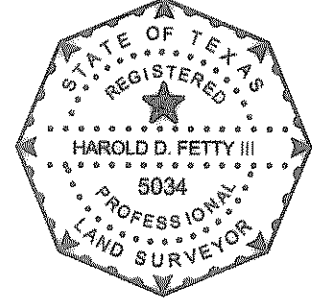


SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

07/27/10
Date
Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of LAKEVIEW SUMMIT, PHASE 2, LOT 13, BLOCK Y, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 27th day of August, 2010.

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.

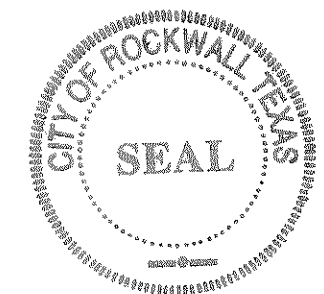
WITNESS OUR HANDS, this 3rd day of September, 2010.

William R. Cecil
Mayor, City of Rockwall

Kristy Johnson
City Secretary, City of Rockwall

Chuck Todd
City Engineer

9-27-2010
Date



REPLAT
LAKEVIEW SUMMIT PHASE 2
LOT 13, BLOCK Y
BEING A REPLAT OF LOT 1, BLOCK Y
LAKEVIEW SUMMIT PHASE 2
0.34 ACRES OR 14,740 S.F.
(1 LOT)
A.HANNA SURVEY, A-98
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JASON DUBOSE
MILLAGROS DUBOSE
751 MONTERREY DRIVE
ROCKWALL, TEXAS 75087

SYMBOL LEGEND	
TV	TELEPHONE CABLE
CG	CONCRETE GRASS
SL	SEWER LINE
EL	ELECTRIC LINE
W	WATER LINE
LP	LIGHT POLE
CP	CITY OF ROCKWALL
RF	RIGHT OF WAY
PP	POWER POLE
RF	RIGHT OF WAY
PP	POWER POLE
RF	RIGHT OF WAY
PP	POWER POLE
RF	RIGHT OF WAY
PP	POWER POLE
RF	RIGHT OF WAY
PP	POWER POLE

SURVEY DATE: JUNE 1, 2010
SCALE: 1" = 20'
CLIENT: DUBOSE
FILE # 20100273FP

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

H-114