

POINT OF BEGINNING

R=650.00'
L=17.62'
Δ=1°33'11"
CD=17.62'
CB=S80°24'28"W

LOT 1A, BLOCK 10' LANDSCAPE BUFFER TO BE MAINTAINED BY H.O.A.

ROCKWALL ELEMENTARY SCHOOL NO. 9 CAB. E, SLIDE 161 P.R.R.C.T.

LOT 11, BLOCK 10' LANDSCAPE BUFFER TO BE MAINTAINED BY H.O.A.

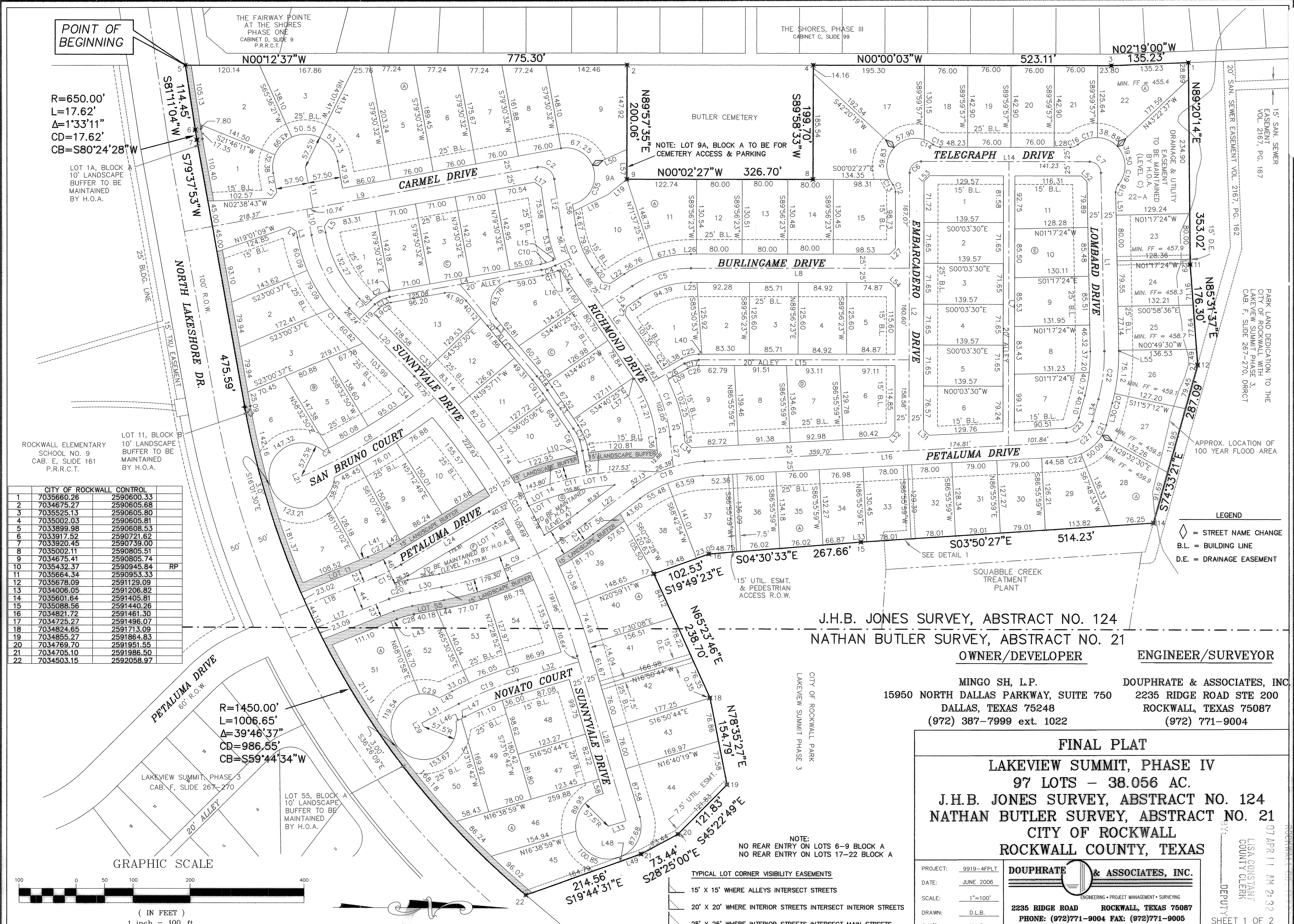
CITY OF ROCKWALL CONTROL		
1	7035660.26	2590600.33
2	7034675.27	2590605.68
3	7035525.13	2590605.80
4	7035002.03	2590605.81
5	7033899.98	2590608.53
6	7033917.52	2590721.62
7	7033920.45	2590739.00
8	7035002.11	2590805.51
9	7034675.41	2590805.74
10	7035432.37	2590945.84
11	7035664.34	2590953.33
12	7035678.09	2591129.09
13	7034006.05	2591206.82
14	7035601.64	2591405.81
15	7035088.56	2591440.26
16	7034821.72	2591461.30
17	7034725.27	2591496.07
18	7034824.65	2591713.09
19	7034855.27	2591864.83
20	7034769.70	2591951.55
21	7034705.10	2591986.50
22	7034503.15	2592058.97

R=1450.00'
L=1006.65'
Δ=39°46'37"
CD=986.55'
CB=S59°44'34"W

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



NOTE: LOT 9A, BLOCK A TO BE FOR CEMETERY ACCESS & PARKING

APPROX. LOCATION OF 100 YEAR FLOOD AREA

LEGEND
 ◇ = STREET NAME CHANGE
 B.L. = BUILDING LINE
 D.E. = DRAINAGE EASEMENT

J.H.B. JONES SURVEY, ABSTRACT NO. 124
 NATHAN BUTLER SURVEY, ABSTRACT NO. 21
 OWNER/DEVELOPER ENGINEER/SURVEYOR

MINGO SH, L.P. DOUPHRADE & ASSOCIATES, INC.
 15950 NORTH DALLAS PARKWAY, SUITE 750 2235 RIDGE ROAD STE 200
 DALLAS, TEXAS 75248 ROCKWALL, TEXAS 75087
 (972) 387-7999 ext. 1022 (972) 771-9004

FINAL PLAT
 LAKEVIEW SUMMIT, PHASE IV
 97 LOTS - 38.056 AC.
 J.H.B. JONES SURVEY, ABSTRACT NO. 124
 NATHAN BUTLER SURVEY, ABSTRACT NO. 21
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PROJECT:	9919-4FPLT	DOUPHRADE & ASSOCIATES, INC. ENGINEERING • PROJECT MANAGEMENT • SURVEYING
DATE:	JUNE 2006	
SCALE:	1"=100'	2235 RIDGE ROAD ROCKWALL, TEXAS 75087
DRAWN:	D.L.B.	PHONE: (972)771-9004 FAX: (972)771-9005
CHK'D:	W.L.D.	

NOTE:
 NO REAR ENTRY ON LOTS 6-9 BLOCK A
 NO REAR ENTRY ON LOTS 17-22 BLOCK A

TYPICAL LOT CORNER VISIBILITY EASEMENTS
 15' X 15' WHERE ALLEYS INTERSECT STREETS
 20' X 20' WHERE INTERIOR STREETS INTERSECT INTERIOR STREETS
 25' X 25' WHERE INTERIOR STREETS INTERSECT MAIN STREETS

07 APR 11 AM 2:32
 LISA CONSTANT
 COUNTY CLERK
 DEPUTY
 SHEET 1 OF 2

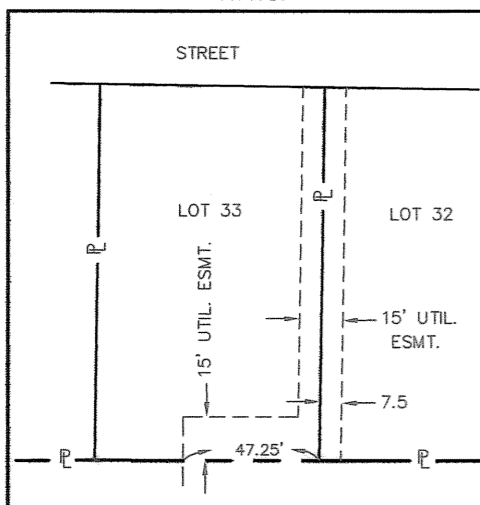
LOT LINE CHART table with columns: LINE, LENGTH, BEARING. Rows L1 to L58.

CENTERLINE OF STREET LINE CHART table with columns: LINE, LENGTH, BEARING. Rows L1 to L34.

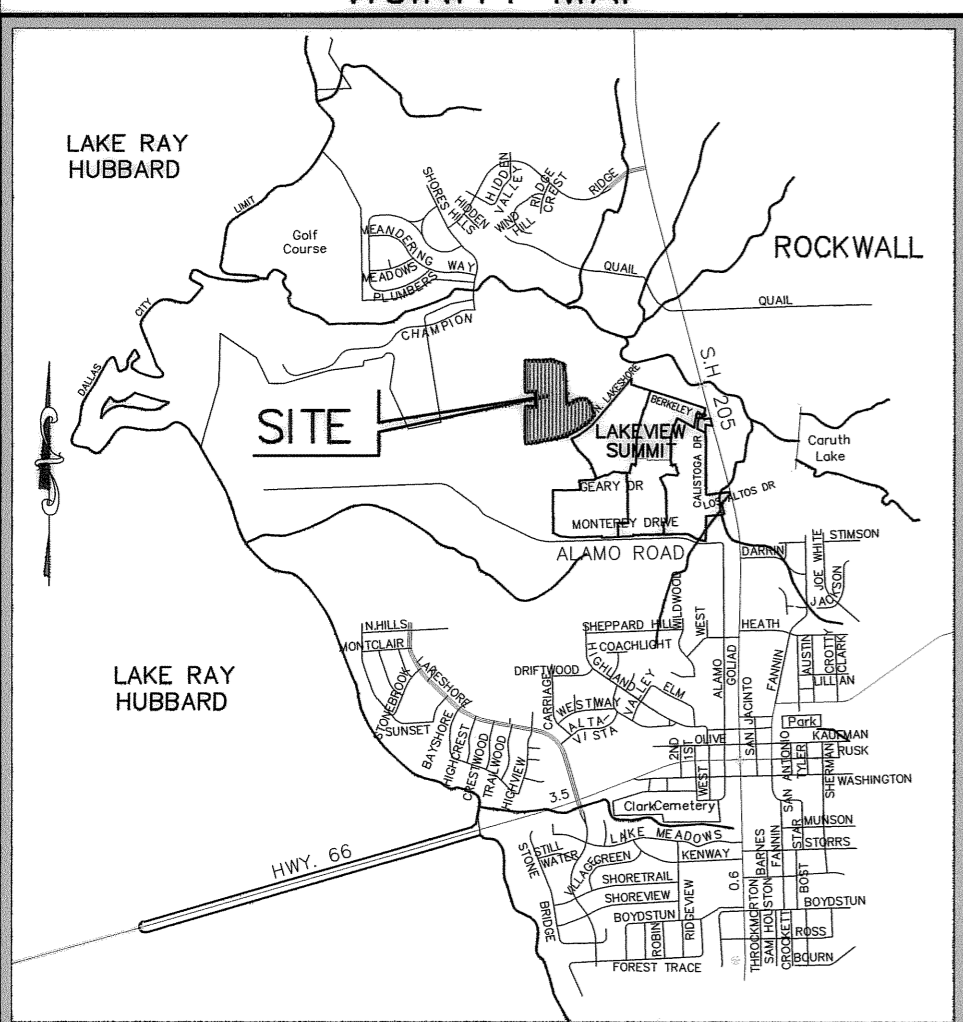
Legal Description

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 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 Pointe at the Shores, an addition to the City of Rockwall 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 775.30 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 89 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 986.55 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, more or less.

DETAIL 1 N.T.S.



VICINITY MAP



LOT CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CD, CB. Rows C1 to C35.

CENTERLINE OF STREET CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CD, CB. Rows C1 to C22.

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 FINAL 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 FINAL PLAT OF LAKEVIEW SUMMIT PHASE IV ADDITION, 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...
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...

OWNER: MINGO SH L.P. by MINGO LH, LLC by MICHAEL HOLIGAN, CHAIRMAN

STATE OF TEXAS COUNTY OF ROCKWALL Before me, the undersigned authority, on this day personally appeared MICHAEL HOLIGAN 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 19th day of MARCH, 2007

Cynthia L. Cottrell Notary Public, State of Texas My Commission Expires 6-23-07

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Mike Emerson 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 20th day of March, 2007

Sarah Tullios Notary Public in and for the State of Texas My Commission Expires: 8/22/2010

SARAH LEA TULLIOS Notary Public, State of Texas My Commission Expires August 29, 2010

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 Notary Public, State of Texas My Commission Expires: October 14, 2010



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 16th day of March, 2007

Debra L. Brown Notary Public in and for the State of Texas My Commission Expires: 10-14-10

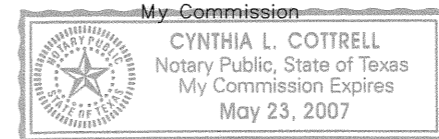
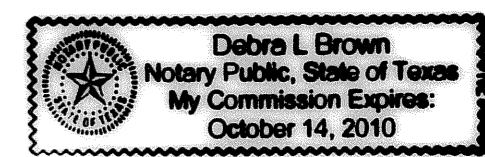
RECOMMENDED FOR FINAL APPROVAL Greg Burgamy Planning and Zoning Commission 3-27-07

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 15th day of May, 2006

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.

WITNESSE OUR HANDS this 29th day of March, 2007 Willie R. Cess, Mayor, City of Rockwall; Bobby Brooks, City Secretary of Rockwall; Chuck Todd, City Engineer 3-26-07



OWNER/DEVELOPER MINGO SH, LP ENGINEER/SURVEYOR DOUPHRATE & ASSOCIATES, INC.

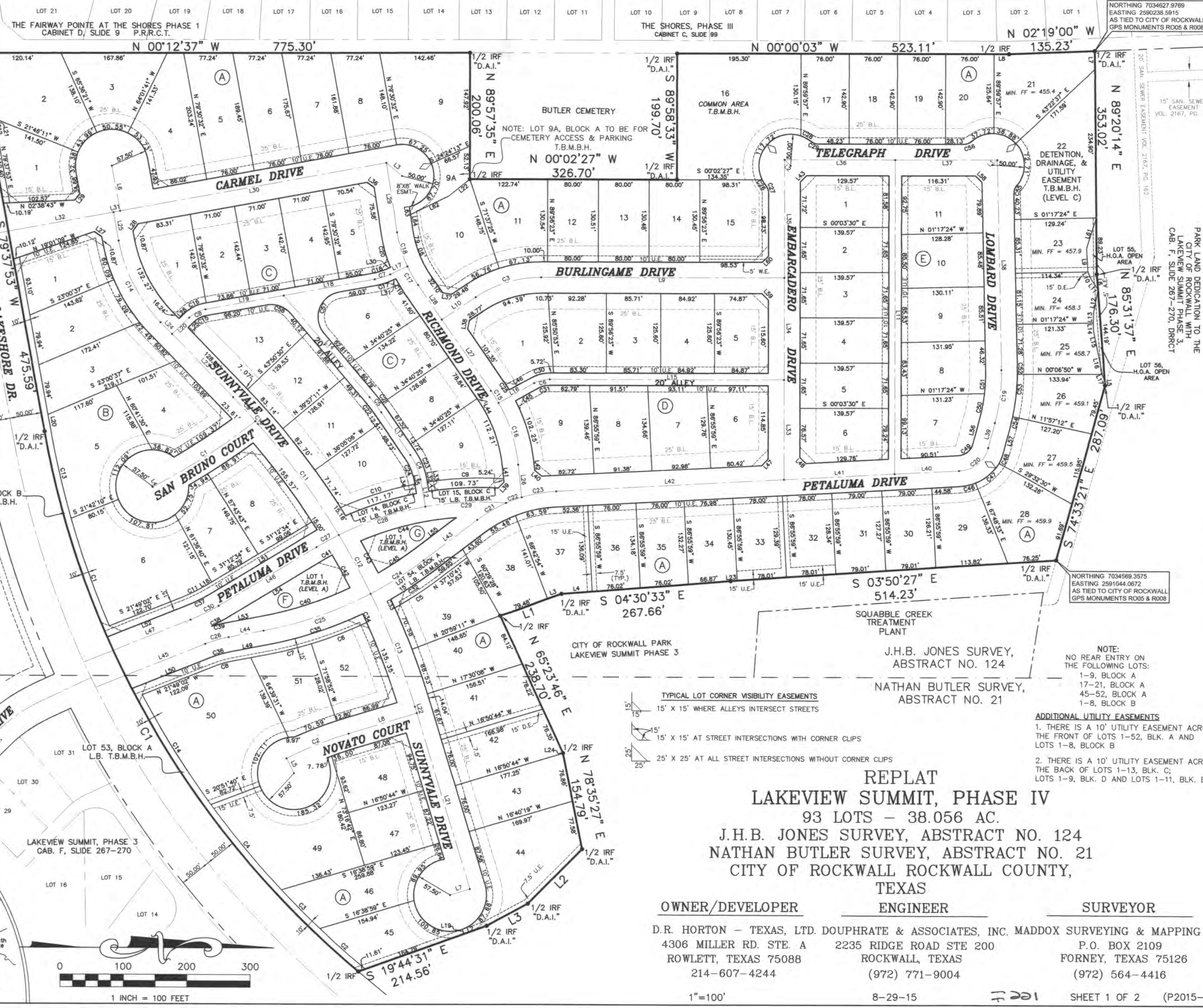
15950 NORTH DALLAS PARKWAY, SUITE 750 DALLAS, TEXAS 75248 (972) 387-7999 ext. 1022

2235 RIDGE ROAD STE 200 ROCKWALL, TEXAS 75087 (972) 771-9004

FINAL PLAT LAKEVIEW SUMMIT, PHASE IV 97 LOTS - 38.056 AC. J.H.B. JONES SURVEY, ABSTRACT NO. 124 NATHAN BUTLER SURVEY, ABSTRACT NO. 21 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

PROJECT: 9919-4FPLT DATE: JUNE 2006 SCALE: D.L.B. DRAWN: W.L.D. DOUPHRATE & ASSOCIATES, INC. 2235 RIDGE ROAD ROCKWALL, TEXAS 75087 PHONE: (972)771-9004 FAX: (972)771-9005 SHEET 2 OF 2

POINT OF BEGINNING



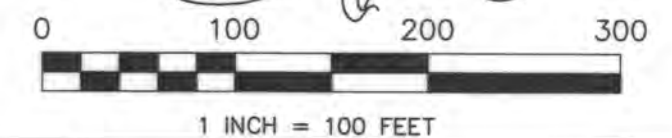
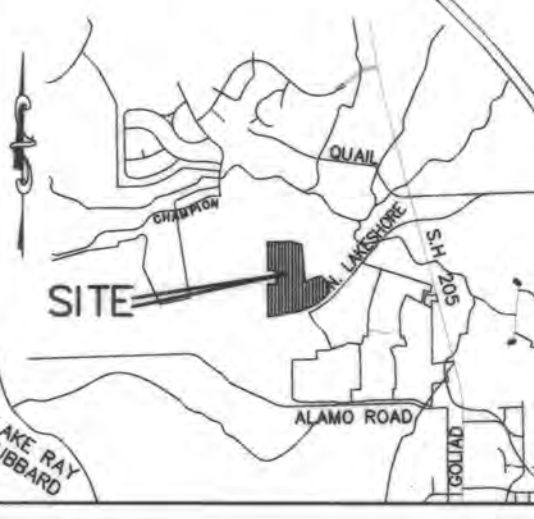
NORTHING 7034627.9769
EASTING 2590238.5915
AS TIED TO CITY OF ROCKWALL
GPS MONUMENTS RO05 & RO08

NORTHING 7034568.3575
EASTING 2591044.9972
AS TIED TO CITY OF ROCKWALL
GPS MONUMENTS RO05 & RO08

2015000015995 1/2 PLAT 09/21/2015 02:17:41 PM

- LEGEND**
- ◇ = STREET NAME CHANGE (TYP.) = TYPICAL
 - 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.

VICINITY MAP
NOT TO SCALE



1 INCH = 100 FEET

- 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

- 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 1-11, BLK. E

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	ENGINEER	SURVEYOR
D.R. HORTON - TEXAS, LTD. 4306 MILLER RD. STE. A ROWLETT, TEXAS 75088 214-607-4244	DOUPHRADE & ASSOCIATES, INC. 2235 RIDGE ROAD STE 200 ROCKWALL, TEXAS (972) 771-9004	MADDOX SURVEYING & MAPPING INC P.O. BOX 2109 FORNEY, TEXAS 75126 (972) 564-4416
1"=100'	8-29-15	SHEET 1 OF 2 (P2015-007)

Lakeview Summit, Phase IV
93 Lots 38.056 AC.
Replat

OWNERS CERTIFICATE

STATE OF TEXAS]
COUNTY OF ROCKWALL]

WHEREAS, D.R. HORTON - TEXAS, LTD., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

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 G, Slide 129, Plat Records Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with cap stamped "D.A.I." found on the northerly right of way line of North Lakeshore Drive (a 100' right of way) and 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, said point also being on the southwest corner of said Lakeview Summit, Phase IV;

THENCE, leaving the northerly right of way line of North Lakeshore Drive and along the westerly line of said Lakeview Summit, Phase IV, the following courses and distances:

North 00 degrees 12 minutes 37 seconds West, a distance of 775.30 feet to 1/2 inch iron rod with cap stamped "D.A.I." found 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 1/2 inch iron rod found at the southeast corner of said Butler Cemetery;

North 00 degrees 02 minutes 27 seconds West, a distance of 326.70 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found at the northeast corner of said Butler Cemetery;

South 89 degrees 58 minutes 33 seconds West, a distance of 199.70 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found 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 Lakeview Summit, Phase IV, a distance of 523.11 feet to a 1/2 inch iron rod found for corner;

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 Lakeview Summit, Phase IV, a distance of 135.23 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for the northwest corner of said Lakeview Summit, Phase IV;

THENCE leaving the common line of said The Shores, Phase III with the westerly line of said Lakeview Summit, Phase IV and along the northerly and easterly line of said Lakeview Summit, Phase IV the following courses and distances:

North 89 degrees 20 minutes 14 seconds East, a distance of 353.02 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

North 85 degrees 31 minutes 37 seconds East, a distance of 176.30 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 74 degrees 33 minutes 21 seconds East, a distance of 287.09 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 03 degrees 50 minutes 27 seconds East, a distance of 514.23 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 04 degrees 30 minutes 33 seconds East, a distance of 267.66 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 19 degrees 49 minutes 23 seconds East, a distance of 102.53 feet to a 1/2 inch iron rod found for corner

North 65 degrees 23 minutes 46 seconds East, a distance of 238.70 feet to a 1/2 inch iron rod found for corner;

North 78 degrees 35 minutes 27 seconds East, a distance of 154.79 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 45 degrees 22 minutes 49 seconds East, a distance of 121.83 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 28 degrees 25 minutes 00 seconds East, a distance of 73.44 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 19 degrees 44 minutes 31 seconds East, a distance of 214.56 feet to a 1/2 inch iron rod found for corner on the aforementioned northerly right of way line of North Lakeshore Drive and at the beginning of a curve to the right;

THENCE along said northerly right of way line of North Lakeshore Drive, the following courses and distances:

Along said 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 986.55 feet that bears South 59 degrees 44 minutes 34 seconds West, around said curve an arc distance of 1006.65 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 79 degrees 37 minutes 53 seconds West, a distance of 475.59 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

Along said curve to the right having a central angle of 01 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 1/2 inch iron rod found for corner

South 81 degrees 11 minutes 04 seconds West, a distance of 114.45 feet to the POINT OF BEGINNING and containing 1,657,733 square feet or 38.056 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS]
COUNTY OF ROCKWALL]

We, D.R. HORTON-TEXAS, LTD., the owners of the land shown on this plat, and designated herein as REPLAT OF LAKEVIEW SUMMIT PHASE IV ADDITION, 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, 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. We 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; 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 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.

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

OWNER: D.R. HORTON - TEXAS, LTD.
David L. Booth, Assistant V.P.
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 4th day of September 2015.

Karen Lee Williams
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Karen Lee Williams, 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 2015.

Notary Public in and for the State of Texas

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 2ND DAY OF September 2015.

Brian J. Maddox, R.P.L.S. NO. 5430

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, BRIAN J. MADDOX, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2nd DAY OF September 2015.

Allison M. Stewart
Notary Public, State of Texas
My Commission Expires April 01, 2016

RECOMMENDED FOR FINAL APPROVAL
Chairman, Planning & Zoning Commission
City Engineer, City of Rockwall
City Secretary, City of Rockwall

Filed and Recorded
Official Public Records
Shell Miller, County Clerk
Rockwall County, Texas
09/21/2015 02:17:41 PM
\$100.00
20150000015996



Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains curve data for C1 through C58.

CENTERLINE CURVE TABLE
Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains curve data for C1 through C30.

BOUNDARY CURVE TABLE
Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains curve data for C1 and C2.

BOUNDARY LINE TABLE
Table with columns: LINE, BEARING, DISTANCE. Contains line data for L1 through L4.

LOT LINE TABLE
Table with columns: LINE, BEARING, DISTANCE. Contains lot line data for L1 through L64.

CENTERLINE LINE TABLE
Table with columns: LINE, BEARING, DISTANCE. Contains centerline line data for L1 through L64.

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.
ENGINEER: DOUPHRAE & ASSOCIATES, INC.
SURVEYOR: MADDOX SURVEYING & MAPPING INC

Laqueview Summit, Phase IV
93 Lots 38.056 AC.
Replat

POINT OF BEGINNING

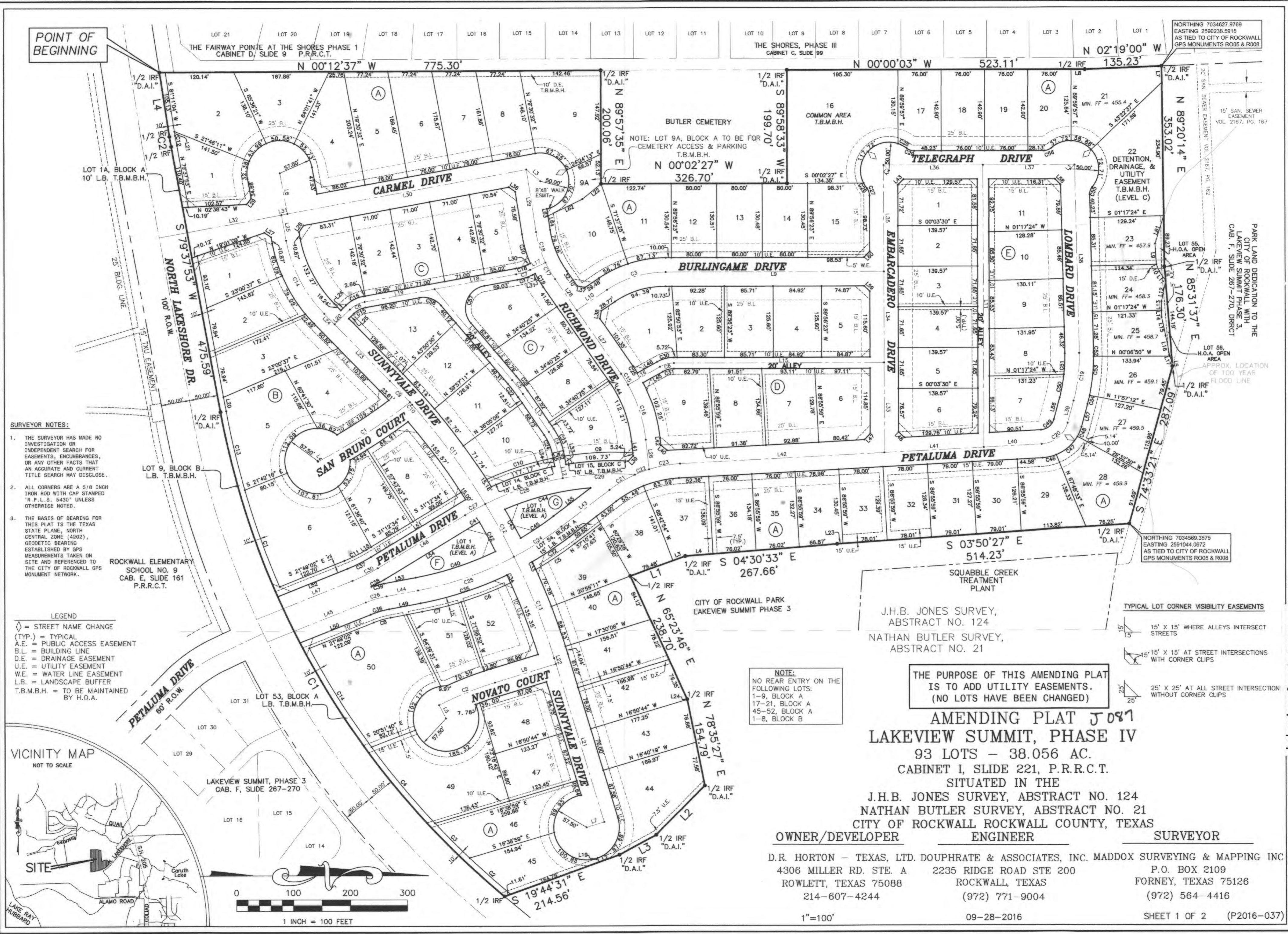
LOT 21 LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

THE FAIRWAY POINTE AT THE SHORES PHASE 1 CABINET D, SLIDE 9 P.R.R.C.T.

THE SHORES, PHASE III CABINET C, SLIDE 99

N 02°19'00" W

NORTHING 7034627.9769
EASTING 2590236.5915
AS TIED TO CITY OF ROCKWALL GPS MONUMENTS R005 & R008

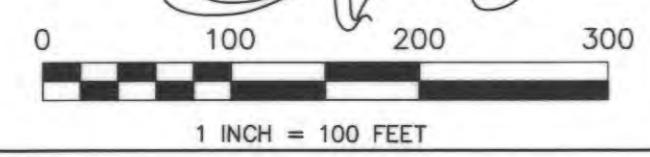
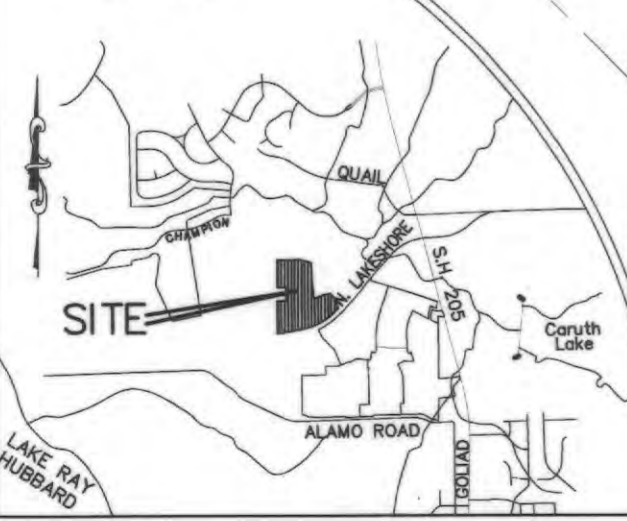


SURVEYOR NOTES:

1. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "R.P.L.S. 5430" UNLESS OTHERWISE NOTED.
3. THE BASIS OF BEARING FOR THIS PLAT IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON SITE AND REFERENCED TO THE CITY OF ROCKWALL GPS MONUMENT NETWORK.

- LEGEND**
- ◇ = STREET NAME CHANGE (TYP.) = TYPICAL
 - A.E. = PUBLIC 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.

VICINITY MAP
NOT TO SCALE



NOTE:
NO REAR ENTRY ON THE FOLLOWING LOTS:
1-9, BLOCK A
17-21, BLOCK A
45-52, BLOCK A
1-8, BLOCK B

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)

AMENDING PLAT J 081
LAKEVIEW SUMMIT, PHASE IV
93 LOTS - 38.056 AC.

CABINET I, SLIDE 221, P.R.R.C.T.

SITUATED IN THE
J.H.B. JONES SURVEY, ABSTRACT NO. 124
NATHAN BUTLER SURVEY, ABSTRACT NO. 21
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER ENGINEER SURVEYOR

D.R. HORTON - TEXAS, LTD. DOUPHRADE & ASSOCIATES, INC. MADDOX SURVEYING & MAPPING INC
4306 MILLER RD. STE. A 2235 RIDGE ROAD STE 200 P.O. BOX 2109
ROWLETT, TEXAS 75088 ROCKWALL, TEXAS FORNEY, TEXAS 75126
214-607-4244 (972) 771-9004 (972) 564-4416

1"=100' 09-28-2016 SHEET 1 OF 2 (P2016-037)

Lakeview Summit PH IV
93 lots
Amending Plat

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS, D.R. HORTON - TEXAS, LTD., being the owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

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 all of Lakeview Summit, Phase IV Replat as recorded in Cabinet I, Slide 221, Plat Records Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with cap stamped "D.A.I." found on the northerly right of way line of North Lakeshore Drive (a 100' right of way) and at the southeast corner of The Fairway Pointe 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, said point also being on the southwest corner of said Lakeview Summit, Phase IV;

THENCE, leaving the northerly right of way line of North Lakeshore Drive and along the westerly line of said Lakeview Summit, Phase IV, the following courses and distances:

North 00 degrees 12 minutes 37 seconds West, a distance of 775.30 feet to 1/2 inch iron rod with cap stamped "D.A.I." found 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 1/2 inch iron rod found at the southeast corner of said Butler Cemetery;

North 00 degrees 02 minutes 27 seconds West, a distance of 326.70 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found at the northeast corner of said Butler Cemetery;

South 89 degrees 58 minutes 33 seconds West, a distance of 199.70 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found 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 Lakeview Summit, Phase IV, a distance of 523.11 feet to a 1/2 inch iron rod found for corner;

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 Lakeview Summit, Phase IV, a distance of 135.23 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for the northwest corner of said Lakeview Summit, Phase IV;

THENCE leaving the common line of said The Shores, Phase III with the westerly line of said Lakeview Summit, Phase IV and along the northerly and easterly line of said Lakeview Summit, Phase IV the following courses and distances:

North 89 degrees 20 minutes 14 seconds East, a distance of 353.02 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

North 85 degrees 31 minutes 37 seconds East, a distance of 176.30 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 74 degrees 33 minutes 21 seconds East, a distance of 287.09 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 03 degrees 50 minutes 27 seconds East, a distance of 514.23 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 04 degrees 30 minutes 33 seconds East, a distance of 267.66 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 19 degrees 49 minutes 23 seconds East, a distance of 102.53 feet to a 1/2 inch iron rod found for corner

North 65 degrees 23 minutes 46 seconds East, a distance of 238.70 feet to a 1/2 inch iron rod found for corner;

North 78 degrees 35 minutes 27 seconds East, a distance of 154.79 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 45 degrees 22 minutes 49 seconds East, a distance of 121.83 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 28 degrees 25 minutes 00 seconds East, a distance of 73.44 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 19 degrees 44 minutes 31 seconds East, a distance of 214.56 feet to a 1/2 inch iron rod found for corner on the aforementioned northerly right of way line of North Lakeshore Drive and at the beginning of a curve to the right;

THENCE along said northerly right of way line of North Lakeshore Drive, the following courses and distances:

Along said 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 986.55 feet that bears South 59 degrees 44 minutes 34 seconds West, around said curve an arc distance of 1006.65 feet to a 1/2 inch iron rod with cap stamped "D.A.I." found for corner;

South 79 degrees 37 minutes 53 seconds West, a distance of 475.59 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;

Along said curve to the right having a central angle of 01 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 1/2 inch iron rod found for corner

South 81 degrees 11 minutes 04 seconds West, a distance of 114.45 feet to the POINT OF BEGINNING and containing 1,657,733 square feet or 38.056 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We, D.R. HORTON-TEXAS, LTD., the owners of the land shown on this plat, and designated herein as the AMENDED PLAT OF LAKEVIEW SUMMIT PHASE IV ADDITION, 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, 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 the AMENDED PLAT 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. We 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; 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.

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

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

Signature of David L. Booth, Assistant V.P., dated 12-15-16

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 15th day of December, 2016.

Signature of Karen Lee Williams, Notary Public in and for the State of Texas



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 15th DAY OF December, 2016.

Signature of Brian J. Maddox, R.P.L.S. NO. 5430

Filed and Recorded
Official Public Records
Shell Miller, County Clerk
Rockwall County, Texas
01/31/2017 03:32:24 PM
\$100.00
20170000001824



Handwritten signature and 'COPY' stamp.

Signature of Planning & Zoning Commission Chairman, dated 8/30/2016

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 1st day of Sept, 2016.

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.

Witness my hand this 1st day of Dec, 2016.

Signatures of Mayor, City Secretary, and City Engineer.



Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains curve data for the project.

Table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains centerline curve data.

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

THE PURPOSE OF THIS AMENDING PLAT IS TO ADD UTILITY EASEMENTS. (NO LOTS HAVE BEEN CHANGED)
AMENDING PLAT J 088
LAKEVIEW SUMMIT, PHASE IV
93 LOTS - 38.056 AC.
CABINET I, SLIDE 221, P.R.R.C.T.
SITUATED IN THE
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.
ENGINEER: DOUPHRAE & ASSOCIATES, INC.
SURVEYOR: MADDIX SURVEYING & MAPPING INC.

4306 MILLER RD. STE. A, ROWLETT, TEXAS 75088
214-607-4244
2235 RIDGE ROAD STE 200, ROCKWALL, TEXAS
(972) 771-9004
P.O. BOX 2109, FORNEY, TEXAS 75126
(972) 564-4416

1"=100'
09-28-2016
SHEET 2 OF 2 (P2016-037)

Table with columns: LINE, BEARING, DISTANCE. Contains boundary line data.

Table with columns: LINE, BEARING, DISTANCE. Contains centerline line data.

Table with columns: LINE, BEARING, DISTANCE. Contains boundary line data.

LAKEVIEW Summit PH IV
93 lots
Amending Plat