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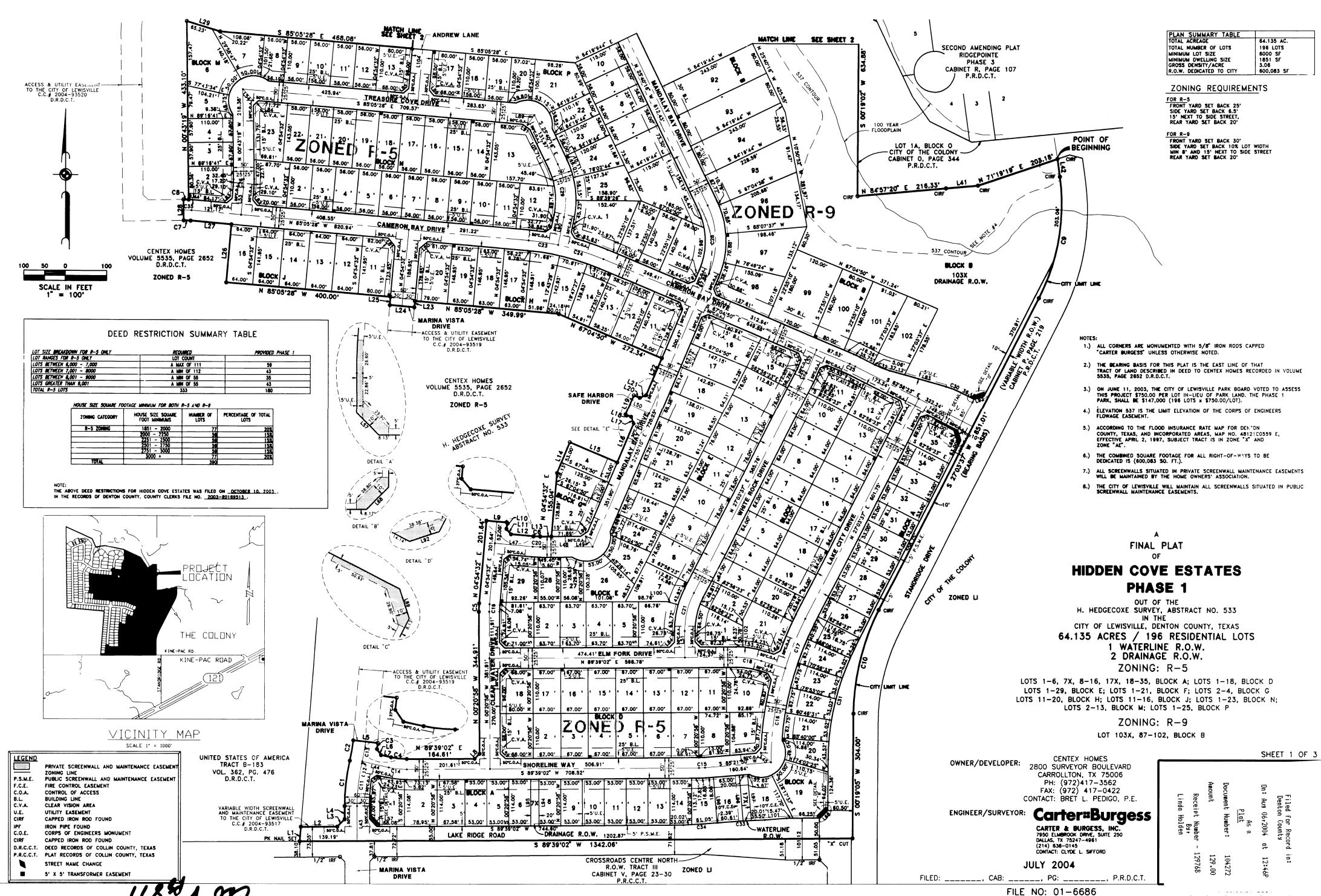
DETAILS REPORT

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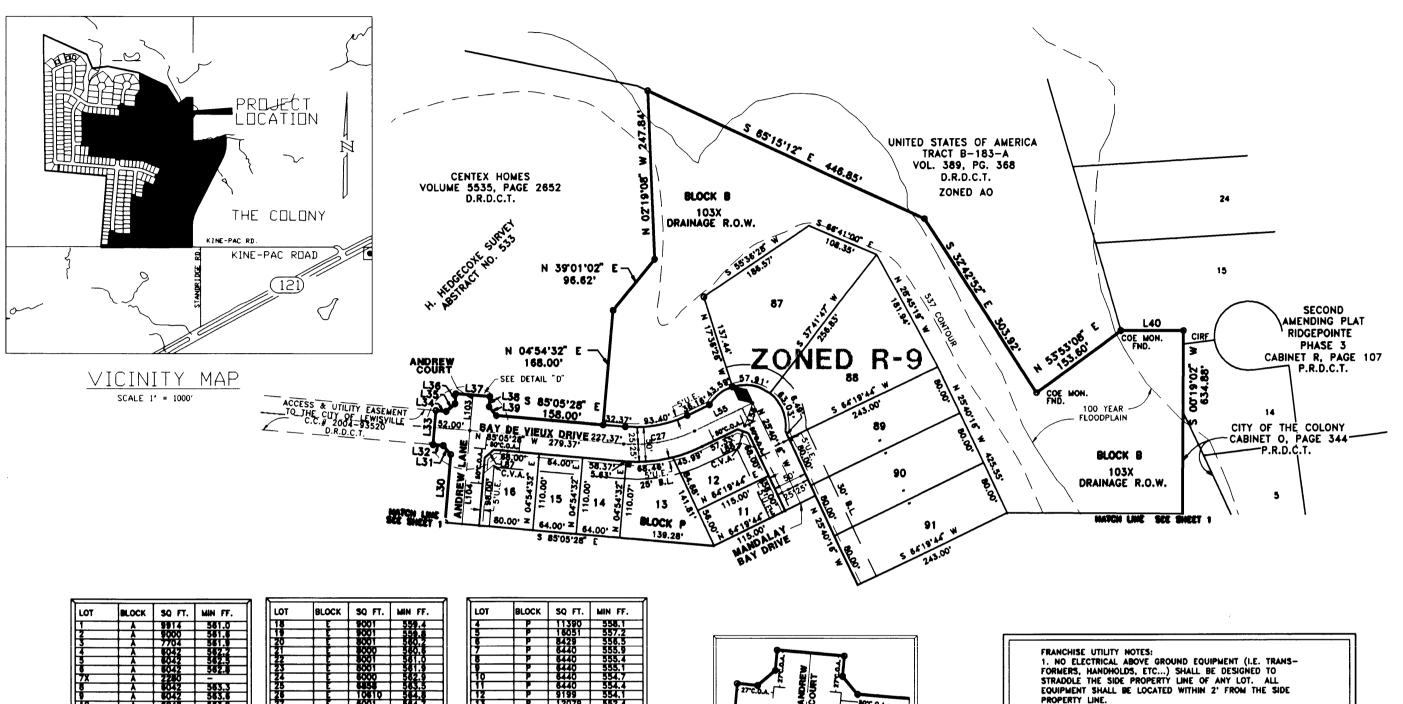
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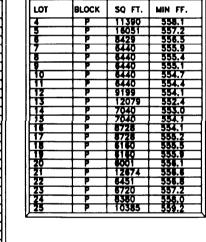
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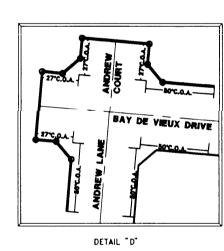
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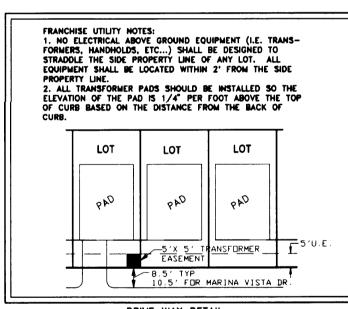


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DRIVE WAY DETAIL (NOT TO SCALE)

NOTES	i:								
1.)	ALL COR	NERS ARE	MONUME	NTED WITH	5/8"	IRON	RODS	CAPPED	
	"CARTER	BURGESS	" UNLESS	OTHERWISE	E NOT	ED.			

- 2.) THE BEARING BASIS FOR THIS PLAT IS THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO CENTEX HOMES RECORDED IN VOLUME 5535, PAGE 2652 D.R.D.C.T.
- 3.) ON JUNE 11, 2003, THE CITY OF LEWISVILLE PARK BOARD VOTED TO ASSESS THIS PROJECT \$750.00 PER LOT IN-LIEU OF PARK LAND. THE PHASE 1 PARK, SHALL BE \$147,000 (196 LOTS x \$750.00/LOT).
- 4.) ELEVATION 537 IS THE LIMIT ELEVATION OF THE CORPS OF ENGINEERS FLOWAGE EASEMENT.
- 5.) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NO. 48121C0559 E. EFFECTIVE APRIL 2, 1997, SUBJECT TRACT IS IN ZONE "X" AND ZONE "AE".
- 6.) THE COMBINED SQUARE FOOTAGE FOR ALL RIGHT-OF-WAYS TO BE DEDICATED IS (600,083 SQ. FT.).
- 7.) ALL SCREENWALLS SITUATED IN PRIVATE SCREENWALL MAINTENANCE EASEMENTS WILL BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
- 8.) THE CITY OF LEWISVILLE WILL MAINTAIN ALL SCREENWALLS SITUATED IN PUBLIC SCREENWALL MAINTENANCE EASEMENTS.

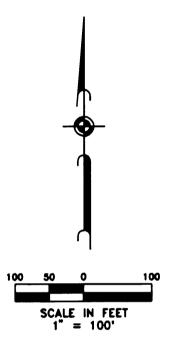
PLAN SUMMARY TABLE	
TOTAL ACREAGE	64.135 AC.
TOTAL NUMBER OF LOTS	196 LOTS
MINIMUM LOT SIZE	6000 SF
MINIMUM DWELLING SIZE	1851 SF
GROSS DENSITY/ACRE	3.06
R.O.W. DEDICATED TO CITY	600,083 SF

ZONING REQUIREMENTS

FOR R-5
FRONT YARD SET BACK 25'
SIDE YARD SET BACK 6.5'
15' NEXT TO SIDE STREET,
REAR YARD SET BACK 20'

FOR R-9
FRONT YARD SET BACK 30'
SIDE YARD SET BACK 10% LOT WIDTH
MIN 8' AND 15' NEXT TO SIDE STREET
REAR YARD SET BACK 20'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LEN
C1	13'18'23	480.00'	111.47'	N 06'18'13" E	111.22'
C2	06'50'42"	420.00'	50.18'	N 09'32'04" E	50.15'
C3	01'47'26"	480.00*	15.00'	S 07'00'25" W	15.00'
C4	12'40'11"	175.00	38.70'	3 84'00'53" E	38.62'
C5	05'15'30"	225.00	20.65'	N 02'16'47" E	20.64'
C6	05'15'30"	175.00	16.06	S 8743'15" E	16.06'
C7	05'37'51"	175.00	17.20'	N 87'54'24" W	17.19'
C8	03'13'34"	225.00	12.67'	S 89'06'32" E	12.67'
C9	34'44'49"	500.00	303.23'	S 09'41'11" W	298.60'
C10	26'44'47"	560.00'	261.41'	S 15'41'29" W	259.05
C11	15'18'25"	450.00'	104.51'	N 06'18'13" E	104.27'
C12	00'38'12"	450.00'	5.00'	S 1238'19" W	5.00'
C13	06'12'30"	450.00	48.76'	S 09'12'58" W	48.74'
C14	12'40'11"	200.00	44.23'	S 84'00'53" E	44.14'
C15	04'17'12"	200.00	14.96'	N 87'30'26" E	14.96'
C16	17'34'13"	760.00*	233.06'	N 08'32'44" E	232.15'
C17	09'43'46"	760.00	129.06'	N 2211'44" E	128.90'
C18	17'40'48	200.00	61.72'	S 81'30'34" E	61.47'
C19	05'15'30"	200.00	18.36	N 02'16'47" E	18.35'
Č20	05'15'30"	200.00	18.36'	S 8743'15" E	18.35'
C21	2724'35	200.00	95.68'	N 13'21'19" E	94.77'
C22	04'08'27"	200.00	14.45'	N 24'59'23" E	14.45'
C23	06'57'04"	600.00	72.79'	S 81'36'56" E	72.75'
C24	11'03'34"	600.00	115.81'	S 7236'37' E	115.64'
C25	04'08'27"	200.00	14.45'	S 65'00'37" E	14.45'
C26	05'37'51"	200.00	19.66'	N 02'05'36" E	19.65'
C27	30'34'47"	200.00'	106.74	N 79'37'08' E	105.48
C28	48'35'25"	200.00	160.61'	N 01'22'33" W	164.58'
C29	3731'51"	200.00	131.01'	S 06'54'20" E	128.68'
C30	11'06'05"	200.00	38.75'	3 68'29'25" E	38.69'
C31	26'44'32'	621.00	289.84'	N 13'41'21" E	287.22'
C32	11'06'05	200.00'	38.75	N 65'29'25' W	38.69'
C33	03'14'51"	2013.50	114.12'	N 86'38'10" E	114.10'
C34	02'24'26"	1986.50	83.46'	S 86'12'58" W	83.46'
C35	05'37'51"	200.00	19.66'	S 87'54'24" E	19.65'



FINAL PLAT OF

HIDDEN COVE ESTATES PHASE 1

OUT OF THE
H. HEDGECOXE SURVEY, ABSTRACT NO. 533 IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS 64.135 ACRES / 196 RESIDENTIAL LOTS 1 WATERLINE R.O.W. 2 DRAINAGE R.O.W. ZONING: R-5

LOTS 1-6, 7X, 8-16, 17X, 18-35, BLOCK A; LOTS 1-18, BLOCK D LOTS 1-29, BLOCK E; LOTS 1-21, BLOCK F; LOTS 2-4, BLOCK G LOTS 11-20, BLOCK H; LOTS 11-16, BLOCK J; LOTS 1-23, BLOCK N; LOTS 2-13, BLOCK M; LOTS 1-25, BLOCK P

> ZONING: R-9 LOT 103X, 87-102, BLOCK B

OWNER/DEVELOPER:

CENTEX HUMES
2800 SURVEYOR BOULEVARD
CARROLLTON, TX 75006
PH: (972)417-3562
FAX: (972) 417-0422 CENTEX HOMES CONTACT: BRET L. PEDIGO, P.E.

ENGINEER/SURVEYOR: Carter & Burgess, INC.
7950 ELMBROOK DRIVE, SUITE 250
DALLAS, TX 75247-4961
(214) 638-0145
CONTACT: CLYDE L. SIFFORD

JULY 2004 FILED: _____, CAB: ____, PG: ____, P.R.D.C.T.

FILE NO: 01-6686

Receipt Number - 129768 By, Linda Holden	Amount 129	Document Number: 104	As a Plat	On: Aus 06,2004 at 12	Filed for Record in: Denton County
9768	129.00	104272		12:46P	••

SHEET 2 OF 3

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EDUARDO MARTINEZ TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5274

COMMISSION EXPIRES: Cle .03 . 2006

STATE OF TEXAS COUNTY OF DALLAS

SURVEYORS CERTIFICATE

I, EDUARDO MARTINEZ REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM A ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY PLAN COMMISSION OF THE CITY OF LEWISVILLE.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED EDUARDO MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY MAND AND SEAL OF OFFICE, THIS 1 DAY OF THE

COUNTY OF DENTON

WHEREAS CENTEX HOMES IS THE SOLE OWNER OF A 64.135 ACRE TRACT OF LAND SITUATED IN THE H. HEDGECOXE SURVEY, ABSTRACT NO. 533 IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 116.547 ACRE TRACT OF LAND DESCRIBED IN DEED TO CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, RECORDED IN VOLUME 5335, PAGE 2652 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.). SAID 64.135 ACRE TRACT, WITH BEARING BASIS BEING THE WEST LINE OF THE SECOND AMENDING PLAT OF RIDGEPOINTE PHASE 3, AN ADDITION TO THE CITY OF LEWISVILLE, RECORDED IN CABINET R, PAGE 107 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.T.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID 116.547 ACRE TRACT, SAID POINT BEING IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STANDRIDGE DRIVE (A VARIABLE WIDTH R.O.W.), ACCORDING TO THE PLAT RECORDED IN CABINET P, PAGE 219, P.R.D.C.T.;

THENCE, ALONG THE EAST LINE OF SAID 116.547 ACRE TRACT AND THE COMMON WEST R.O.W. LINE OF SAID STANDRIDGE DRIVE, THE FOLLOWING

S 07'41'14" E, A DISTANCE OF 44.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGH HAVING A RADNUS OF 500.00 FEET, A DELTA ANGLE OF 34'44'49", A LONG CHORD THAT BEARS S 09'41'11" W, A DISTANCE OF 298.60 FEET, AND AN ARC LENGTH OF 303.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR

S 27'03'37" W, A DISTANCE OF 851.01 FEET TO A 5/8" IRON ROD CAPPED "CARTER & BURGESS" FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

SOUTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 26'44'47', A LONG CHORD THAT BEARS S 13'41'29" W A DISTANCE OF 259.05 FEET AND AN ARC DISTANCE OF 261.41 FEET TO A 5/8" IRON ROD CAPPED AN ARC DISTANCE OF 2017. . "CARTER & BURGESS" FOUND;

S 00'19'05" W, A DISTANCE OF 304.00 FEET TO AN "X" CUT SET FOR THE SOUTHEAST CORNER OF SAID 116.547 ACRE TRACT, SAID CORNER BEING IN THE APPROXIMATE CENTER LINE OF LAKE RIDGE ROAD AND BEING IN THE NORTH LINE OF R.O.W. TRACT III OF CROSSROADS CENTER NORTH AN ADDITION TO THE CITY OF LEWISVILLE, RECORDED IN CABINET V, PAGE 23-30, P.R.D.C.T.;

THENCE, S 88'38'02" W, DEPARTING SAID COMMON LINE, AND ALONG THE SOUTH LINE OF SAID 116.547 ACRE TRACT AND THE COMMON MORTH LINE OF SAID R.O.W. TRACT HI, AND WITH SAID APPROXIMATE CENTER LINE OF LAKE RIDGE ROAD, A DISTANCE OF 1342.06 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CAPTER BURGESS" SET AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 116.547 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF TRACT B-183, DESCRIBED IN DEED TO THE UNITED STATES OF AMERICA (U.S.A.), RECORDED IN VOLUME 362, PAGE

THENCE, N 04'25'52" E, ALONG A WEST LINE OF SAID 116.547 ACRE TRACT AND THE COMMON EAST LINE OF SAID TRACT B-183, A DISTANCE OF 35.12 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID 116.547 ACRE TRACT, THE FOLLOWING COURSES:

N 89'39'02' E, A DISTANCE OF 88.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 44"39"02" E, A DISTANCE OF 25.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 00'20'58" W, A DISTANCE OF 32.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

NORTHEASTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 480.00 FEET, A DELTA ANGLE OF 13'18'23", A LONG CHORD THAT BEARS N 06'18'13" E, A DISTANCE OF 111.22 FEET, AN ARC DISTANCE OF 111.47 FEET TO A 5/8 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE BEGINNING OF

NORTHEASTERLY, ALONG SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET, A DELTA ANGLE OF 06'50'42", A LONG CHORD THAT BEARS N 06'32'04" E, A DISTANCE OF 50.15 FEET, AN ARC DISTANCE OF 50.18 FEET TO A 5/8" IRON ROO WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

S 83'53'18" E, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVET TO THE LEFT;

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADRUS OF 480.00 FEET, A DELTA ANGLE OF 01'47'26", A LONG CHORD THAT BEARS S 07'00'25" W, A DISTANCE OF 15.00 FEET, AN ARC DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

S 34'31'50" E, A DISTANCE OF 17.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

S 77'40'47" E, A DISTANCE OF 25.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE

SOUTHEASTERLY, ALONG TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 12'40'11", A LONG CHORD THAT BEARS S 84'00'53" E, A DISTANCE OF 38.62 FEET, AN ARC DISTANCE OF 38.70 FEET TO A 5/8" IRON ROD WITH YELLOW

N 89'39'02" E, A DISTANCE OF 164.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 44'39'02" E, A DISTANCE OF 16.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 00'20'58" W, A DISTANCE OF 344.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; NORTHEASTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A

RADIUS OF 225.00 FEET, A DELTA ANGLE OF 05'15'30', A LONG CHORD THAT BEARS N 02'16'47" E, A DISTANCE OF 20.64 FEET, AN ARC DISTANCE OF 20.65 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER; N 04'54'32" E, A DISTANCE OF 201.64 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

S 85'05'28" E, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

S 04'54'32" W, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

S 40'05'28" E, A DISTANCE OF 16.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

\$ 85'05'28" E. A DISTANCE OF 54.74 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE BEGINNING OF A TANGENT CURVET TO THE LEFT;

SOUTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 05'15'30", A LONG CHORD THAT BEARS S 87'43'13" E, A DISTANCE OF 16.06 FEET, AN ARC DISTANCE OF 16.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 89"39"02" E, A DISTANCE OF 27.33 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 04'54'32" E, A DISTANCE OF 155.04 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 22'55'10" E, A DISTANCE OF 81.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

\$ 67'04'50" E, A DISTANCE OF 125.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 22'55'10" E, A DISTANCE OF 103.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 22'04'50" W, A DISTANCE OF 16.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 67'04'50" W, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 22'55'10" E, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

S 67'04'50" E, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH FELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 67'55'10" E. A DISTANCE OF 16.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 22'55'10" E, A DISTANCE OF 98.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 67'04'50" W, A DISTANCE OF 272.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 85'05'28" W, A DISTANCE OF 349.99 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

S 04'54'32" W, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 85'05'28" W, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 04'54'32" E, A DISTANCE OF 20.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 85'05'28" W, A DISTANCE OF 400.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 04'54'32" E, A DISTANCE OF 141.95 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 85'05'28" W, A DISTANCE OF 99.72 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE BEGINNING OF A TANGENT CURVET TO THE LEFT;

NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 05'37'51", A LONG CHORD THAT BEARS N 87'54'24" W, A DISTANCE OF 17.19 FEET, AN ARC DISTANCE OF 17.20 FEET TO A 5/8" IRON ROD WITH YELLOW

N 00'43'19" W, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 03'13'34", A LONG CHORD THAT BEARS S 89'08'32" E, A DISTANCE OF 12.67 FEET, AN ARC DISTANCE OF 12.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

S 73'05'37" E, A DISTANCE OF 85.44 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

S 85'05'28" E, A DISTANCE OF 468.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 04'54'32" E, A DISTANCE OF 98.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 40'05'28" W, A DISTANCE OF 16.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 85'05'28" W, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 04'54'32" E, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

CORNER;

S 85'05'28" E, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 48'54'32' E, A DISTANCE OF 16.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 04'54'32' E, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER:

S 85'05'28" E, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

S 04"54"32" W, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

S 40"05"28" E, A DISTANCE OF 16.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

S 85'05'28" E, A DISTANCE OF 158.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR N 04'54'32" E, A DISTANCE OF 168.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

N 39"01"02" E, A DISTANCE OF 96.62 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER; N 02'19'48" W, A DISTANCE OF 247.84 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF SAID 116.547 ACRE TRACT AND THE COMMON SOUTH LINE TRACT B-183-A, DESCRIBED IN DEED TO THE UNITED STATES OF AMERICA, RECORDED IN VOLUME 389, PAGE 368,

THENCE, ALONG SAID COMMON LINE, THE FOLLOWING COURSES:

S 65'15'12" E, A DISTANCE OF 446.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR

S 32'42'52" E, A DISTANCE OF 303.92 FEET TO A CORPS OF ENGINEERS MONUMENT FOUND FOR CORNER;

N 53'53'08" E, A DISTANCE OF 153.60 FEET TO A CORPS OF ENGINEERS MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 8-183-A AND A COMMON SOUTHWEST CORNER OF SAID

THENCE, S 89'53'45" E, CONTINUING ALONG THE NORTH LINE OF SAID 116.547 ACRE TRACT AND A COMMON SOUTH LINE OF SAID RIDGEPOINTE PHASE 3, A DISTANCE OF 92.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

THENCE, S 00'19'02" W, DEPARTING SAID COMMON LINE, AND ALONG AN EASTERLY LINE OF SAID 116.547 ACRE TRACT AND A COMMON WESTERLY LINE OF SAID RIDGEPOINTE PHASE 3, A DISTANCE OF 834.88 FEET TO A IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS"

THENCE, DEPARTING SAID COMMON LINE, AND ALONG A MORTHERLY LINE OF SAID 118.547 ACRE CENTEX TRACT AND THE COMMON SOUTH LINE OF SAID RIDGEPOINTE PHASE 3, THE FOLLOWING COURSES: N 84"57"20" E, A DISTANCE OF 218.33 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR

N 84'57'33" E, A DISTANCE OF 78.15 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

N 71'19'19" E, A DISTANCE OF 203.18 FEET TO THE POINT OF BEGINNING, AND CONTAINING 64.135 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN HOMES, A NEVADA GENERAL PARTNERSHIP THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS HIDDEN COVE ESTATES PHASE 1, LOTS 1—6, 7X, 8—16, 17X, 18—35, BLOCK A; LOTS 1—18, BLOCK D, LOTS 1—29, BLOCK E; LOTS 1—21, BLOCK F; LOTS 1—24, BLOCK G; LOTS 1—29, BLOCK K; LOTS 1—25, BLOCK K; LOTS 1—23, BLOCK N; LOTS 2—13, BLOCK M; LOTS 1—25, BLOCK P, LOTS 103X, 87—102, BLOCK B, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF LEWISVILLE AND ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTION, REPORTING, PATROLLING, MAINTAMING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCUMING, MAINTAMING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCUMING, MAINTAMING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCUMING THE PERMISSION OF ANYONE, A BLANKET EASEMENT OF A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS CENTER POINT OF ALL FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES, STREET LIGHTS) IS HEREBY GRANTED TO THE CITY OF LEWISVILLE FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE

ALL LOTS IN THE SUBDIVISION SHALL BE SOLD AND DEVELOPED SUBJECT TO THE BUILDING LINES SHOWN ON THE PLAT.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY: CENTEX REAL ESTATE CORPORATION, BY:

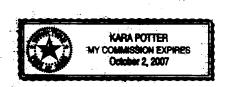
NAME: GRET L. PEDIGO

TITLE: VICE PRESIDENT LAND DEVELOPMENT

AND FRIGHTFFRING - DFW METRO

AND ENGINEERING - DEW METRO 1/19/04

STATE OF TEXAS



1. THE REQUIREMENT THAT ALL RESIDENTIAL SUBDIVISIONS HAVE ALLEYS WAS WAIVED BY THE CITY COUNCIL AS A CONCEPTUAL VARIANCE ON 7-21-03 AND AS FINAL VARIANCE ON 10-20-03...

2. THE REQUIREMENT THAT A CLEARING/GRADING PERMIT CANNOT BE OBTAINED BY THE OWNER PRIOR TO THE FINAL PLAT BEING APPROVED BY THE COUNCIL WAS WAIVED BY THE CITY COUNCIL AS A FINAL VARIANCE ON 7-21-03.

ALL YARIANCES FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL. BOBBY FOWLER CITY OF LEWISVILLE, TEXAS

O7-20-2004

DATE

O7-20-2004

CITY SECRETARY SIGNATURE BLOCK

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF HIDDEN COVE ESTATES PHASE 1, AN ADDITION TO THE CITY OF LEWISVILLE WAS SUBMITTED TO THE APPROPRIATE PLANNING & ZOMING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF LEWISVILLE ON THE DAY OF DAY OF JULY, 2004, AND SUCH BODDY BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREINABOVE SUBSCRIBED IN THE CAPACITY STATED

CITY OF LEWISVILLE, TEXAS



FINAL PLAT OF

HIDDEN COVE ESTATES PHASE 1

OUT OF THE H. HEDGECOXE SURVEY, ABSTRACT NO. 533 IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS 64.135 ACRES / 196 RESIDENTIAL LOTS 1 WATERLINE R.O.W. 2 DRAINAGE R.O.W. ZONING: R-5

LOTS 1-6, 7X, 8-16, 17X, 18-35, BLOCK A; LOTS 1-18, BLOCK D LOTS 1-29, BLOCK E; LOTS 1-21, BLOCK F; LOTS 2-4, BLOCK G LOTS 11-20, BLOCK H; LOTS 11-16, BLOCK J; LOTS 1-23, BLOCK N; LOTS 2-13, BLOCK M; LOTS 1-25, BLOCK P

> ZONING: R-9 LOT 103X, 87-102, BLOCK B

> > ceipt

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OWNER/DEVELOPER:

CENTEX HOMES 2800 SURVEYOR BOULEVARD CARROLLTON, TX 75006 PH: (972)417-3562 FAX: (972) 417-0422 CONTACT: BRET L. PEDIGO, P.E.

ENGINEER/SURVEYOR: Carter:Burgess CARTER & BURGESS, INC.

7950 ELMBROOK DRIVE, SUITE 250 DALLAS, TX 75247-4961 (214) 638-0145 CONTACT: CLYDE L. SIFFORD

JULY 2004 FILED: _____, CAB: ____, PG: ____, P.R.D.C.T.

FILE NO: 01-6686

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