

Denton

Current datetime: 11/7/2013 11:43:07 PM

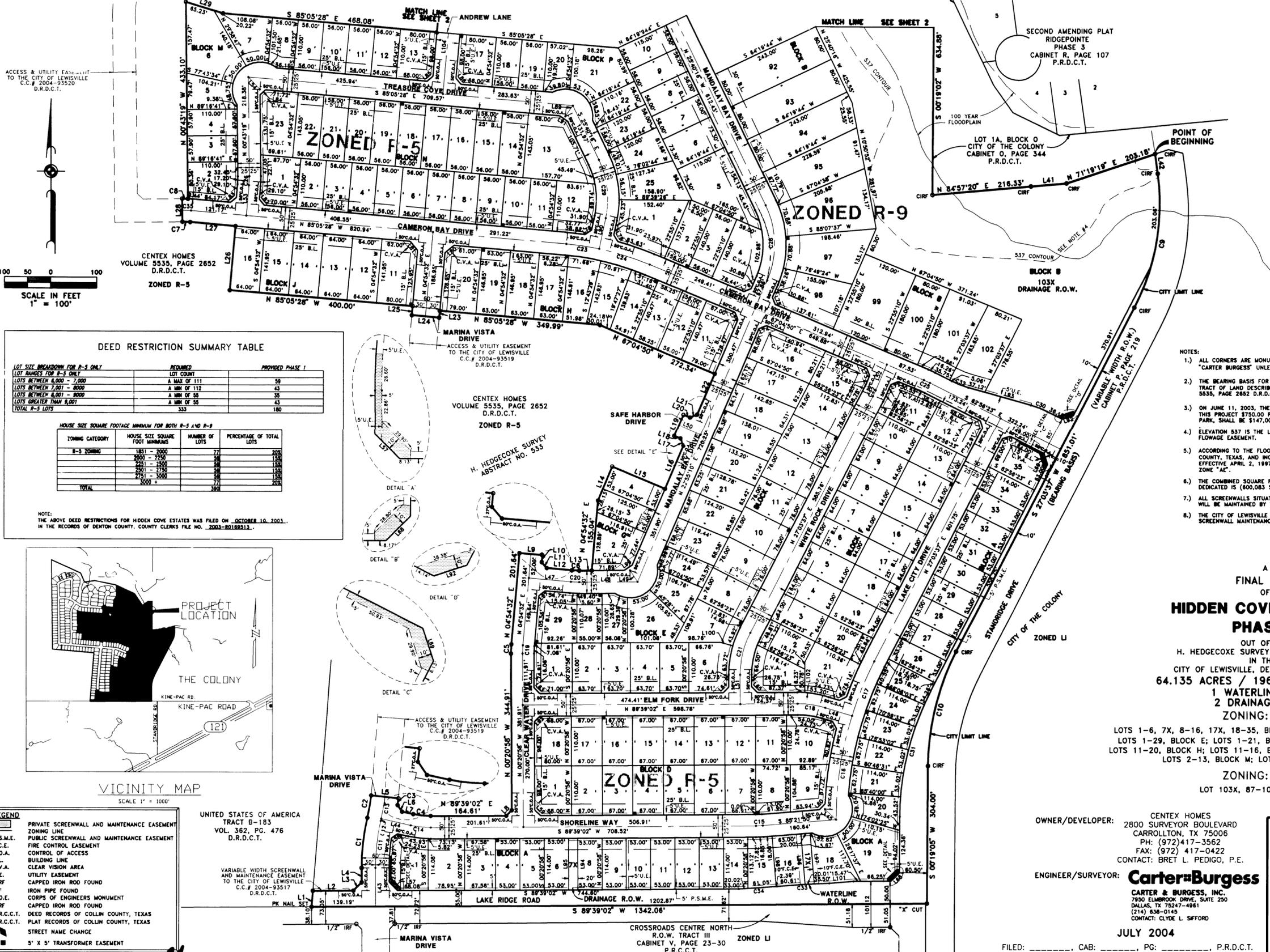
DETAILS REPORT

**Note: report is Sorted in Ascending Order by Recorded Date, Document Number

Doc#	Type Desc.	Instr. Date	Book/Vol/Pag e	File Date	Consideration
104272	PLAT	08/06/2004	PL/0000V/811	08/06/2004	
CENTEX HOMES , HIDDEN COVE EST PH 1 ADD					
Volume/Cabinet	Page	Lot	Block	Description	
References		Description		Recorded year	
Book/Vlm/Page					
PL/0000V/811		PLAT			

CUB V 09 811

HIDDEN COVE ESTATES PHASE 1

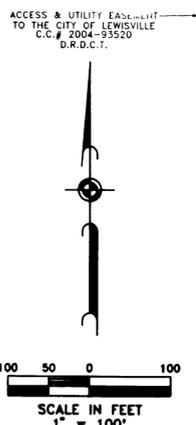


PLAN SUMMARY TABLE	
TOTAL ACRES	64.135 AC.
TOTAL NUMBER OF LOTS	196 LOTS
MINIMUM LOT SIZE	6000 SF
MINIMUM DWELLING SIZE	1851 SF
GROSS DENSITY/ACRE	3.08
R.O.W. DEDICATED TO CITY	600,083 SF

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'



CENTEX HOMES
VOLUME 5535, PAGE 2652
D.R.D.C.T.

ZONED R-5

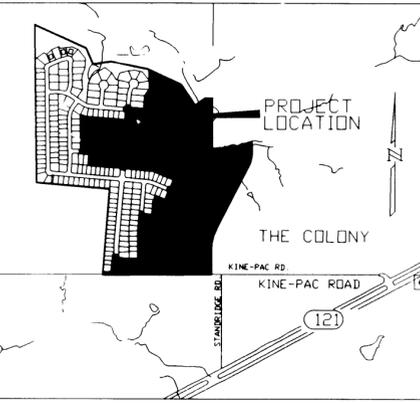
DEED RESTRICTION SUMMARY TABLE

LOT SIZE BREAKDOWN FOR R-5 ONLY	REQUIRED	PROVIDED PHASE 1
LOTS BETWEEN 6,000 - 7,000	A MAX OF 111	59
LOTS BETWEEN 7,001 - 8,000	A MIN OF 112	43
LOTS BETWEEN 8,001 - 9,000	A MIN OF 56	35
LOTS GREATER THAN 9,001	A MIN OF 55	43
TOTAL R-5 LOTS	333	180

HOUSE SIZE SQUARE FOOTAGE MINIMUM FOR BOTH R-5 AND R-9

ZONING CATEGORY	HOUSE SIZE SQUARE FOOT MINIMUMS	NUMBER OF LOTS	PERCENTAGE OF TOTAL LOTS
R-5 ZONING	1851 - 2000	77	20%
	2001 - 2500	28	8%
	2501 - 3500	38	10%
	3501 - 4500	38	10%
	4501 - 5500	59	16%
	5501 - 6000	77	20%
TOTAL	3000 +	300	83%

NOTE:
THE ABOVE DEED RESTRICTIONS FOR HIDDEN COVE ESTATES WAS FILED ON OCTOBER 10, 2003, IN THE RECORDS OF DENTON COUNTY, COUNTY CLERKS FILE NO. 2003-80182513.



- NOTES:
- ALL CORNERS ARE MONUMENTED WITH 5/8" IRON RODS CAPPED "CARTER BURGESS" UNLESS OTHERWISE NOTED.
 - 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.
 - 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).
 - ELEVATION 537 IS THE LIMIT ELEVATION OF THE CORPUS OF ENGINEERS FLOWAGE EASEMENT.
 - 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".
 - THE COMBINED SQUARE FOOTAGE FOR ALL RIGHT-OF-WAYS TO BE DEDICATED IS (600,083 SQ. FT.).
 - ALL SCREENWALLS SITUATED IN PRIVATE SCREENWALL MAINTENANCE EASEMENTS WILL BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION.
 - THE CITY OF LEWISVILLE WILL MAINTAIN ALL SCREENWALLS SITUATED IN PUBLIC SCREENWALL MAINTENANCE EASEMENTS.

A
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 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.
7930 ELMBROOK DRIVE, SUITE 250
DALLAS, TX 75247-4961
(214) 538-0145
CONTACT: CLYDE L. SIFFORD

JULY 2004

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

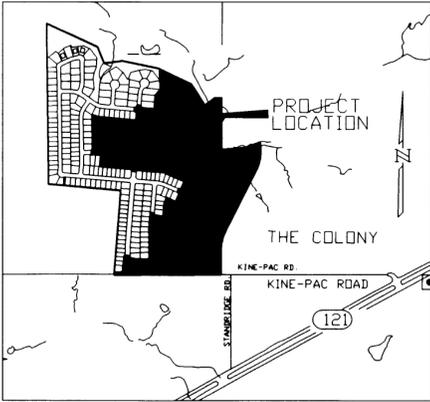
FILE NO: 01-6686

Document Number:	104272
Amount:	129.00
Receipt Number:	129768
Filed For Record In:	Denton County
Date:	Aug 05, 2004 at 12:46p

1188 A 800

CAB V 08812

HIDDEN COVE ESTATES PHASE 1



VICINITY MAP SCALE 1" = 1000'

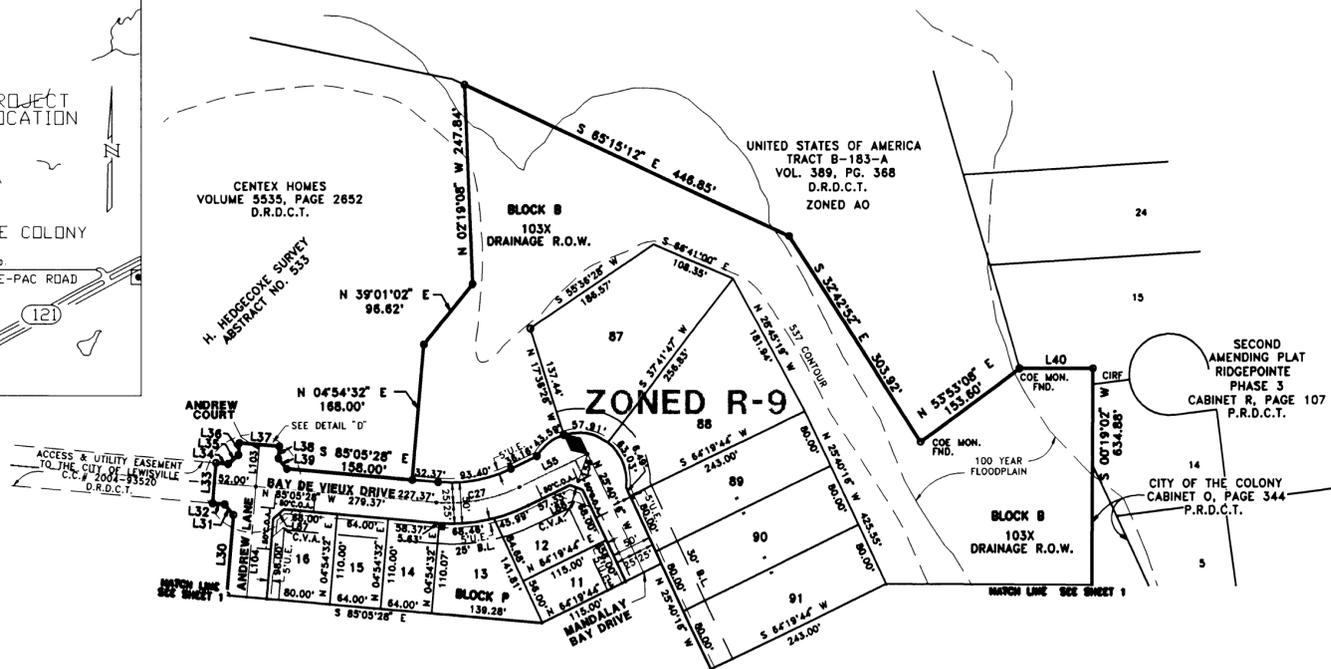


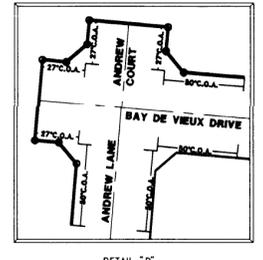
Table with columns: LINE, BEARING, DISTANCE. Lists survey points L1 through L104 with their respective bearings and distances.

Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curve data for various points.

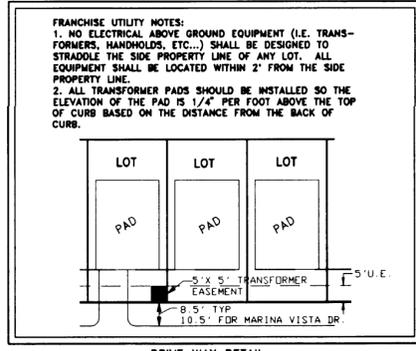
Table with columns: LOT, BLOCK, SQ. FT., MIN. FF. Lists lot details for lots 1-104.

Table with columns: LOT, BLOCK, SQ. FT., MIN. FF. Lists lot details for lots 1-104.

Table with columns: LOT, BLOCK, SQ. FT., MIN. FF. Lists lot details for lots 1-104.



DETAIL "D"



DRIVE WAY DETAIL (NOT TO SCALE)

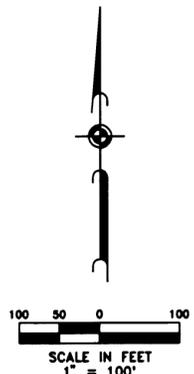
FRANCHISE UTILITY NOTES: 1. NO ELECTRICAL ABOVE GROUND EQUIPMENT... 2. ALL TRANSFORMER PADS SHOULD BE INSTALLED SO THE ELEVATION OF THE PAD IS 1/4" PER FOOT ABOVE THE TOP OF CURB...

- NOTES: 1. ALL CORNERS ARE MONUMENTED WITH 5/8" IRON RODS... 2. THE BEARING BASIS FOR THIS PLAT IS THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO CENTEX HOMES... 3. ON JUNE 11, 2003, THE CITY OF LEWISVILLE PARK BOARD VOTED TO ASSESS THIS PROJECT \$750.00 PER LOT...

PLAN SUMMARY TABLE: TOTAL ACRES 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 8.5', 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'.

HOUSE SIZE SQUARE FOOTAGE TRACKING TABLE: Grid showing square footage for lots 1-104 across various categories.



A 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 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 ELMWOOD DRIVE, SUITE 250 DALLAS, TX 75247-4961 (214) 636-0145 CONTACT: CLYDE L. SFFORD

JULY 2004

FILED: _____ CAB: _____ PG: _____ P.R.D.C.T.

Filed for Record in: Denton County, Texas Date: Aug 06, 2004 at 12:46P Plate: As a Document Number: 104272 Amount: 129.00 Receipt Number - 129768 Linda Holden

CAD V 08 813

HIDDEN COVE ESTATES PHASE 1

STATE OF TEXAS
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 118.547 ACRE TRACT OF LAND DESCRIBED IN DEED TO CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, RECORDED IN VOLUME 3535, PAGE 2652 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.T.); SAID 64.135 ACRE TRACT, WITH BEARING BASIS BEING THE WEST LINE OF THE SECOND AMENDING PLAT OF RIDGEPOINT 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 118.547 ACRE TRACT, SAID POINT BEING IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STANDORIDGE 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 118.547 ACRE TRACT AND THE COMMON WEST R.O.W. LINE OF SAID STANDORIDGE DRIVE, THE FOLLOWING COURSES:

S 0741'14" 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 RIGHT HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 34.4447°, A LONG CHORD THAT BEARS S 87°43'13" E, A DISTANCE OF 288.80 FEET, AND AN ARC LENGTH OF 303.23 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

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 840.00 FEET, A CENTRAL ANGLE OF 28°44'47", A LONG CHORD THAT BEARS S 13°41'29" W A DISTANCE OF 259.05 FEET AND AN ARC DISTANCE OF 281.41 FEET TO A 5/8" IRON ROD CAPPED "CARTER BURGESS" FOUND;

S 09°18'05" W, A DISTANCE OF 304.00 FEET TO AN "X" CUT SET FOR THE SOUTHEAST CORNER OF SAID 118.547 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 89°38'02" W, DEPARTING SAID COMMON LINE, AND ALONG THE SOUTH LINE OF SAID 118.547 ACRE TRACT AND THE COMMON NORTH LINE OF SAID R.O.W. TRACT III, AND WITH SAID APPROXIMATE CENTER LINE OF LAKE RIDGE ROAD, A DISTANCE OF 1342.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 118.547 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF TRACT B-183, DESCRIBED IN DEED TO THE UNITED STATES OF AMERICA (U.S.A.), RECORDED IN VOLUME 362, PAGE 478, D.R.D.C.T.;

THENCE, N 04°29'52" E, ALONG A WEST LINE OF SAID 118.547 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 "CARTER BURGESS" SET FOR CORNER;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID 118.547 ACRE TRACT, THE FOLLOWING COURSES:

N 87°38'02" E, A DISTANCE OF 88.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 44°39'02" E, A DISTANCE OF 23.46 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 07°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 04°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 A REVERSE CURVE TO THE LEFT;

NORTHEASTERLY, ALONG SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET, A DELTA ANGLE OF 09°04'42", A LONG CHORD THAT BEARS N 09°32'04" E, A DISTANCE OF 50.15 FEET, AN ARC DISTANCE OF 60.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

S 85°53'18" E, A DISTANCE OF 80.00 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 LEFT;

SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET, A DELTA ANGLE OF 01°47'26", A LONG CHORD THAT BEARS S 07°00'29" 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 CORNER;

S 77°40'47" E, A DISTANCE OF 25.06 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

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 PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 87°38'02" E, A DISTANCE OF 164.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

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 CORNER;

N 07°20'58" W, A DISTANCE OF 344.81 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 228.00 FEET, A DELTA ANGLE OF 09°13'30", A LONG CHORD THAT BEARS N 02°18'47" E, A DISTANCE OF 20.84 FEET, AN ARC DISTANCE OF 20.85 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 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 CORNER;

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 47°05'28" E, A DISTANCE OF 16.97 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 54.74 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

SOUTHEASTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 09°13'30", A LONG CHORD THAT BEARS S 87°43'13" E, A DISTANCE OF 16.08 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 87°38'02" E, A DISTANCE OF 27.33 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 155.04 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 81.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

S 87°04'30" 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 CORNER;

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 CORNER;

N 87°04'30" W, A DISTANCE OF 15.00 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 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

S 87°04'30" E, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 87°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 87°04'30" W, A DISTANCE OF 272.34 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 348.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

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;

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 CORNER;

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 CORNER;

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 CURVE TO THE LEFT;

NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 03°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 PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 07°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 228.00 FEET, A DELTA ANGLE OF 03°13'34", A LONG CHORD THAT BEARS S 87°08'32" E, A DISTANCE OF 12.87 FEET, AN ARC DISTANCE OF 12.87 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 07°43'19" W, A DISTANCE OF 433.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

S 73°08'37" E, A DISTANCE OF 85.44 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 488.00 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 98.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 47°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 CORNER;

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 CORNER;

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 47°05'28" E, A DISTANCE OF 16.97 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 158.00 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 168.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 39°01'02" E, A DISTANCE OF 96.82 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 81.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

S 87°04'30" 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 CORNER;

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 CORNER;

N 87°04'30" W, A DISTANCE OF 15.00 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 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

S 87°04'30" E, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 87°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 87°04'30" W, A DISTANCE OF 272.34 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 348.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

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;

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 CORNER;

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 CORNER;

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 CURVE TO THE LEFT;

NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 03°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 PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 07°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 228.00 FEET, A DELTA ANGLE OF 03°13'34", A LONG CHORD THAT BEARS S 87°08'32" E, A DISTANCE OF 12.87 FEET, AN ARC DISTANCE OF 12.87 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 07°43'19" W, A DISTANCE OF 433.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

S 73°08'37" E, A DISTANCE OF 85.44 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 488.00 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 98.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

N 47°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 CORNER;

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;

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 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 2-4, BLOCK G; LOTS 11-20, BLOCK H; LOTS 11-16, BLOCK J; LOTS 1-23, BLOCK K; 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 CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING 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 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 PLAT.

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, A NEVADA CORPORATION

ITS: MANAGING GENERAL PARTNER

BY: *Bret L. Pedigo*

NAME: BRET L. PEDIGO

TITLE: LAND DEVELOPMENT AND ENGINEERING - DFW METRO

DATE: 7/19/04

STATE OF TEXAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF July, 2004.

Kara Potter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: October 2, 2007

Kara Potter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: October 2, 2007

Kara Potter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: October 2, 2007

Kara Potter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: October 2, 2007