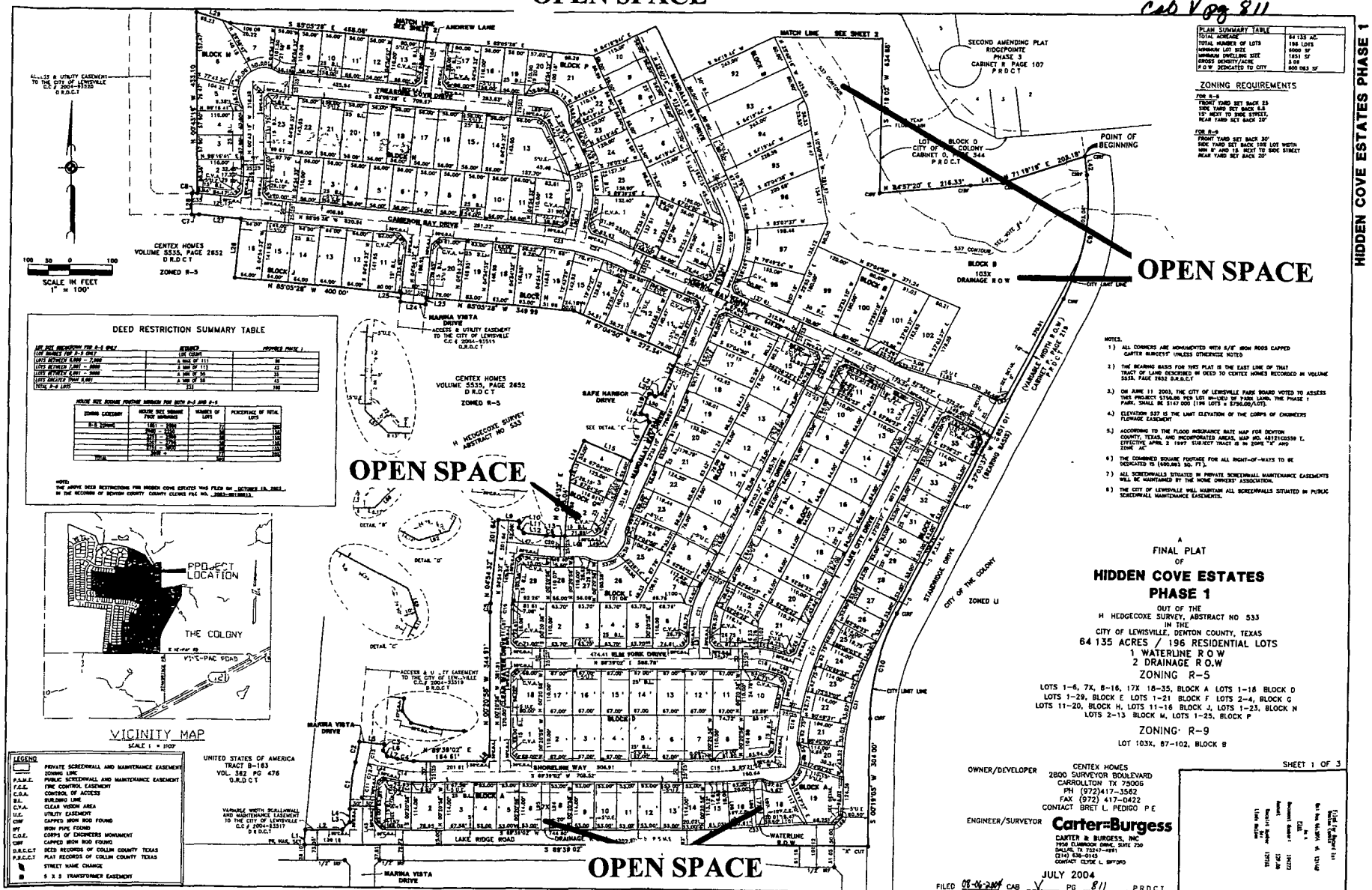
EXHIBIT "E"

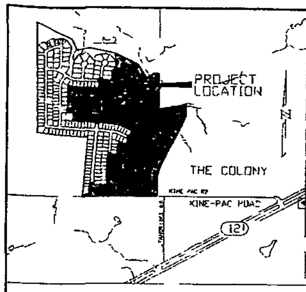


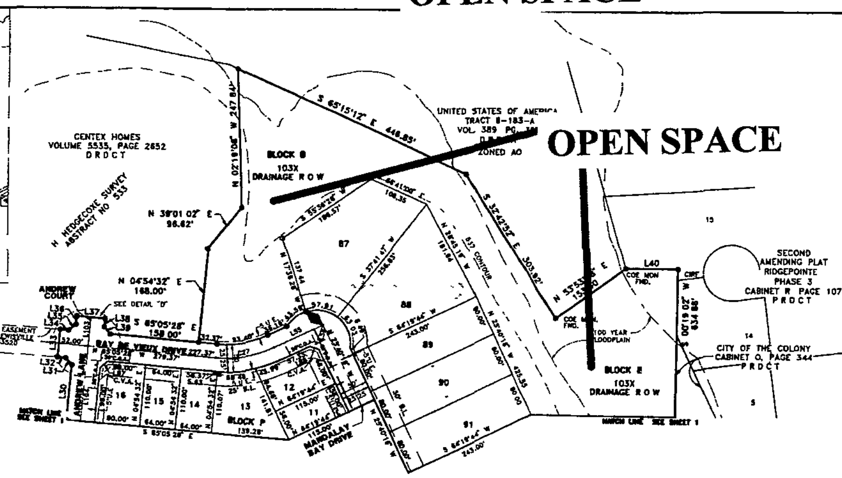
OPEN SPACE
OPEN SPACE
OPEN SPACE
OPEN SPACE
HIDDEN COVE ESTATES PHASE 1
Cab V pg 811
PLAN SUMMARY TABLE
ZONING REQUIREMENTS
DEED RESTRICTION SUMMARY TABLE
VICINITY MAP
PROJECT LOCATION
THE COLONY
SCALE IN FEET 1" = 100'
CENTEX HOMES VOLUME 5535, PAGE 2652 D.R.D.C.T. ZONED R-5
SECOND AMENDING PLAT RIDGEPOINTE PHASE 3 CABINET R PAGE 107 P.R.D.C.T.
POINT OF BEGINNING
MATCH LINE SEE SHEET 2
MARINA VISTA DRIVE
CAMERON BAY DRIVE
SAFE HARBOR DRIVE
H. HEDGECOXE SURVEY ABSTRACT NO 533
UNITED STATES OF AMERICA TRACT B-163 VOL. 362 PG 476 D.R.D.C.T.
LAKE RIDGE ROAD
STANDRIDGE DRIVE
CITY OF THE COLONY
ZONED LI
LEGEND
PRIVATE SCREENWALL AND MAINTENANCE EASEMENT
ZONING LINE
PUBLIC SCREENWALL AND MAINTENANCE EASEMENT
FIRE CONTROL EASEMENT
CONTROL OF ACCESS
BUILDING LINE
CLEAR VISION AREA
UTILITY EASEMENT
CAPPED IRON ROD FOUND
IRON PIPE FOUND
CORPS OF ENGINEERS MONUMENT
CAPPED IRON ROD FOUND
DEED RECORDS OF COLLIN COUNTY TEXAS
PLAT RECORDS OF COLLIN COUNTY TEXAS
STREET NAME CHANGE
5 X 5 TRANSFORMER EASEMENT
NOTES.
1) ALL CORNERS ARE MONUMENTED WITH 5/8" IRON RODS CAPPED CARTER BURGESS UNLESS OTHERWISE NOTED
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 $150.00 PER LOT IN-LIEU OF PARK LAND. THE PHASE 1 PARK, SHALL BE $147 000 (196 LOTS = $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. 48121C0550 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.
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 ELMBROOK DRIVE, SUITE 250
DALLAS, TX 75247-4991
(214) 638-0145
CONTACT CLYDE L. SIFFORD
JULY 2004
FILED 08-06-2004 CAB V PG 811 PRDCT
FILE NO 01-6686
SHEET 1 OF 3

EXHIBIT "E" CONTINUED

OPEN SPACE

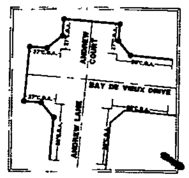
cab V pg 812



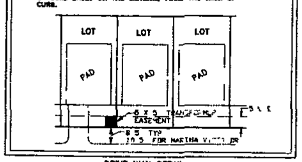


CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	13°18'23"	480.00'	111.47	N 04°18'13" E	111.22'
C2	06°50'47"	420.00'	50.18'	N 09°32'04" E	50.15'
C3	01°47'28"	480.00'	15.00	S 07°00'25" W	15.00'
C4	12°40'11"	175.00	38.70	S 84°00'53" E	38.62
C5	05°15'30"	225.00	20.65	N 02°16'47" E	20.64
C6	05°18'30"	175.00'	16.06	S 87°43'13" 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 86°06'32" E	12.67
C9	34°44'49"	500.00'	303.23'	S 09°41'11" W	298.60'
C10	28°44'47"	580.00'	281.41	S 13°41'28" W	259.05'
C11	13°18'23"	450.00'	104.51	N 04°18'13" E	104.27
C12	00°38'12"	450.00'	5.00'	S 12°38'19" 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°30'28" E	14.96
C16	17°34'15"	760.00	233.06	N 08°32'44" E	232.15
C17	09°43'46"	760.00	129.06	N 22°11'44" 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
C20	05°15'50"	200.00'	18.36	S 87°43'13" E	18.35
C21	27°24'35"	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°36'58" E	72.75'
C24	11°03'54"	600.00'	115.81	S 72°36'37" E	115.64'
C25	04°08'27"	200.00'	14.45'	S 45°00'37" E	14.45
C26	05°37'51"	200.00'	19.66'	N 02°05'38" E	19.65'
C27	30°34'47"	200.00	106.74	N 79°37'08" E	105.48
C28	48°33'25"	200.00	169.61'	N 01°22'33" W	164.58'
C29	37°31'51"	200.00'	131.01	S 06°54'20" E	128.68
C30	11°06'05"	200.00'	38.75	S 68°29'25" E	38.69
C31	28°44'32"	621.00	289.84	N 13°41'21" E	287.22'
C32	11°06'05"	200.00	38.75	N 68°29'25" W	38.69
C33	03°14'51"	2013.50'	114.12'	N 64°38'10" E	114.10'
C34	02°24'28"	1986.50	83.48	S 86°12'58" W	83.48
C35	05°37'51"	200.00'	19.66	S 87°54'24" E	19.65'

LINE	BEARING	DISTANCE
L1	N 04°23'32" E	35.12
L2	N 89°39'02" E	86.24'
L3	N 44°39'02" E	25.46
L4	N 00°20'58" W	32.00'
L5	S 83°53'18" E	60.00'
L6	S 34°31'50" E	17.51
L7	S 77°40'47" E	25.09'
L8	N 44°39'02" E	16.97'
L9	S 85°05'28" E	50.00
L10	S 04°54'32" W	15.00'
L11	S 49°05'28" E	16.97
L12	S 85°05'28" E	54.74
L13	N 89°39'02" E	27.33
L14	N 22°55'10" E	81.13'
L15	S 87°04'50" E	125.00'
L16	N 22°55'10" E	103.00'
L17	N 22°04'50" W	18.97'
L18	N 67°04'50" W	15.00'
L19	N 22°55'10" E	50.00'
L20	S 87°04'50" E	15.00'
L21	N 67°55'10" E	16.97'
L22	N 22°55'10" E	98.00'
L23	S 04°54'32" W	15.00'
L24	N 85°05'28" W	60.00'
L25	N 04°54'32" E	20.00
L26	N 04°54'32" E	141.95
L27	N 85°05'28" W	99.72'
L28	N 00°43'18" W	50.00'
L29	S 73°06'37" E	85.44
L30	N 40°09'28" W	98.00'
L31	N 40°05'28" W	16.97'
L32	N 85°05'28" W	15.00
L33	N 04°54'32" E	50.00'
L34	S 85°05'28" E	15.00'
L35	N 49°54'32" E	18.97'
L36	S 04°54'32" E	15.00'
L37	S 85°05'28" W	50.00'
L38	S 04°54'32" W	15.00'
L39	S 40°05'28" E	16.97
L40	N 89°53'45" E	32.29
L41	N 84°57'33" E	78.15'
L42	S 07°41'14" E	44.14
L43	N 00°20'58" W	85.00'
L44	N 77°40'47" W	64.44
L45	N 47°00'42" W	33.84'
L46	N 72°40'09" W	61.33
L47	S 85°05'28" E	91.74
L48	S 89°39'02" W	127.68'
L49	N 33°42'54" W	28.83'
L50	N 67°04'50" W	52.00'
L51	S 00°20'58" E	63.75
L52	S 22°38'10" W	61.83
L53	N 04°44'32" E	66.10'
L54	S 42°54'24" E	37.23
L55	S 64°19'44" W	94.33'
L56	N 19°19'44" E	35.36'
L57	S 45°20'58" E	25.46
L58	N 58°53'15" E	16.54
L59	N 45°20'58" W	16.97
L60	N 45°37'37" E	17.91
L61	N 28°48'03" W	17.30
L62	N 44°39'02" E	16.97'
L63	S 45°20'58" E	16.97
L64	N 44°39'02" E	16.97
L65	S 45°20'58" E	16.97'
L66	S 63°27'44" W	17.30
L67	N 48°54'32" E	16.97'
L68	N 44°59'04" E	25.60'
L69	S 17°56'23" E	25.46'
L70	N 72°03'37" E	16.97'
L71	N 17°56'23" W	16.97'
L72	N 67°55'10" E	16.97
L73	S 22°04'50" E	16.97'
L74	N 67°55'10" E	16.97'
L75	S 22°04'50" W	16.97'
L76	N 67°55'10" E	16.97
L77	S 22°04'50" E	16.97
L78	S 37°43'06" E	17.39
L79	N 55°28'19" E	17.39'
L80	N 49°54'32" E	25.44
L81	S 40°05'28" E	25.48
L82	N 40°05'28" W	16.97'
L83	N 49°54'32" E	16.97
L84	N 47°06'36" E	16.12
L85	N 49°54'32" E	16.97'
L86	N 40°05'28" W	16.97'
L87	N 49°54'32" E	16.97'
L88	S 70°40'16" E	16.97
L89	S 34°37'08" W	26.78'
L90	N 11°51'35" E	84.40'
L91	S 59°22'52" E	20.85
L92	S 72°03'37" W	25.46
L93	S 72°03'37" E	105.78
L94	S 00°20'58" E	114.00'
L95	N 00°20'58" W	114.00
L96	S 04°38'10" E	112.01
L97	S 04°38'10" E	112.59
L98	S 04°38'10" E	111.46
L99	N 56°17'06" E	20.04
L100	N 74°07'27" W	30.00
L101	N 85°21'50" E	53.52'
L102	N 00°20'58" W	65.95'
L103	N 04°54'32" E	52.00
L104	N 04°54'32" E	270.00'



FRANCHISE UTILITY NOTES:
1. NO ELECTRICAL ABOVE GROUND EQUIPMENT (I.E. TRANSFORMERS, HANDHOLDS, ETC...) SHALL BE DESIGNED TO STRADDLE THE SIDE PROPERTY LINE OF ANY LOT. ALL EQUIPMENT SHALL BE LOCATED WITHIN 2' FROM THE SIDE PROPERTY LINE.
2. ALL TRANSFORMER PADS SHOULD BE INSTALLED SO THE ELEVATION OF THE PAD IS 1/4" PER FOOT ABOVE THE TOP OF CURB BASED ON THE DISTANCE FROM THE BACK OF CURB.



DRIVE WAY DETAIL
(NOT TO SCALE)

NOTES:
1) ALL CORNERS ARE MONUMENTED WITH 5/8" IRON RODS CAPPED "CARTER BURGESS" UNLESS OTHERWISE NOTED.
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 2852 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 I 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 (800,083 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	8000 SF
MINIMUM DWELLING SIZE	1851 SF
GROSS DENSITY/ACRE	3.06
R.O.W DEDICATED TO CITY	800 083 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 19' NEXT TO SIDE STREET
REAR YARD SET BACK 20'

SCALE IN FEET
1" = 100

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
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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
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ENGINEER/SURVEYOR **Carter::Burgess**
CARTER & BURGESS, INC
7950 ELMBROOK DRIVE, SUITE 250
DALLAS TX 75247-4951
(214) 638-0145
CONTACT CLYDE L SKTONS

JULY 2004

FILED 08-06-2004 CAB V PG 812 P R D C T

FILE NO 01-6686

SHEET 2 OF 3

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Denton County
On: Aug 06,2004 at 12:46P
As a
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By:
Linda Holden