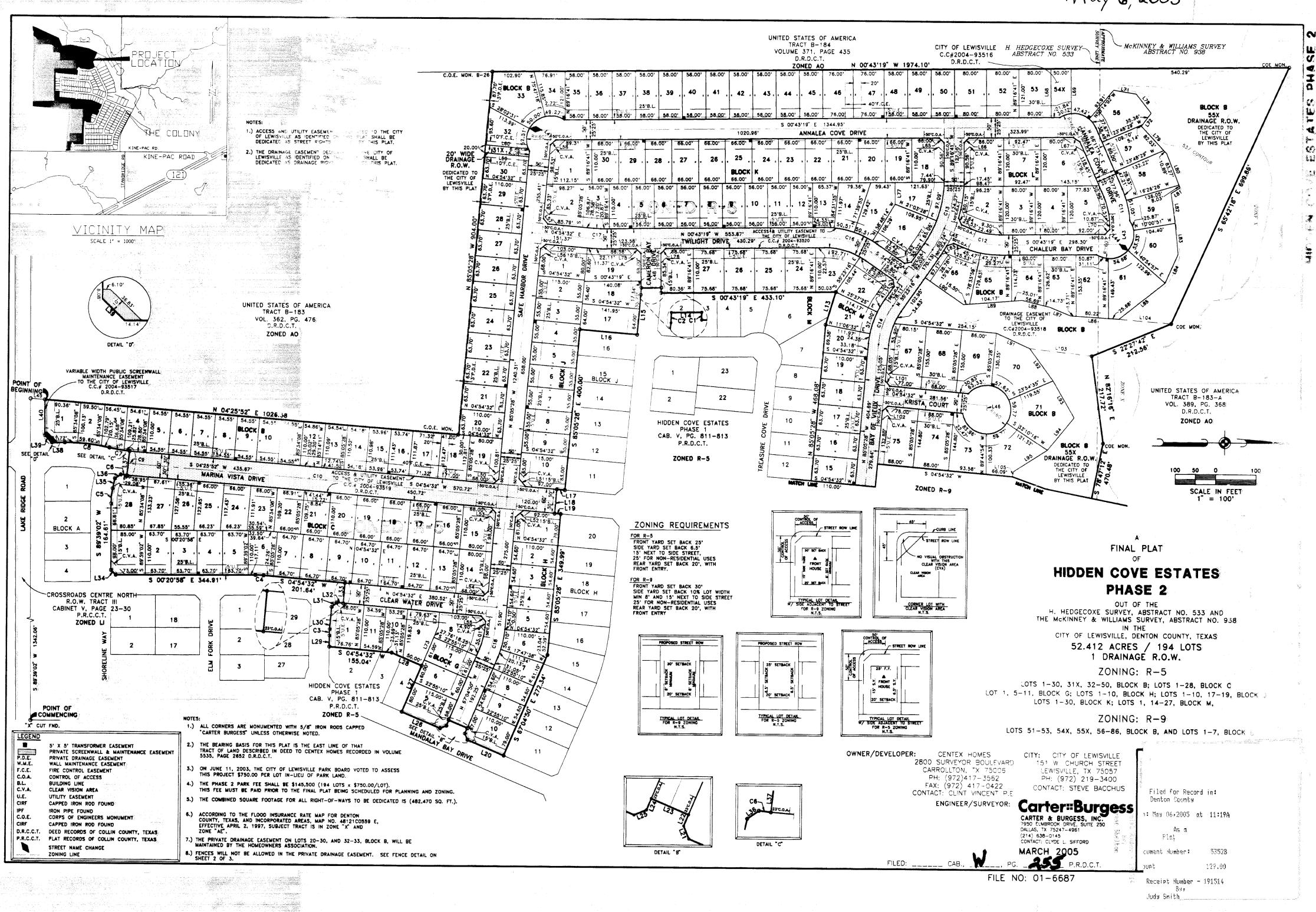
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DETAILS REPORT									
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53528	PLAT		05/06/2005	PL/0000W/255	05/06/2005				
CENTEX HOMES , HIDDEN COVE EST ADDN									
Volume/C	abinet	Page	Lot	Block	Descri	otion			
References Book/VIm/Page			Description	Recorded year					
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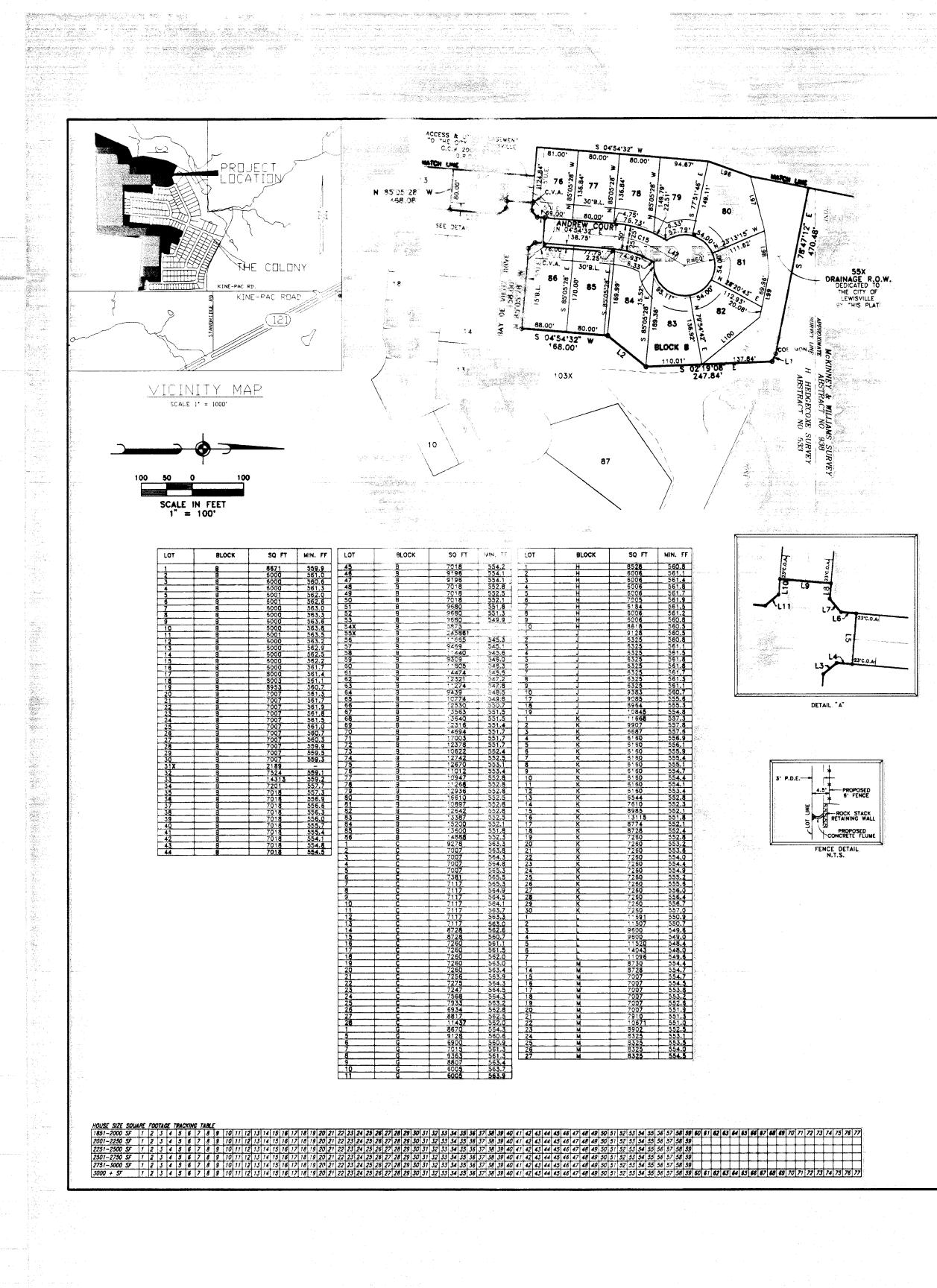
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Doc# 53528 May 6, 2005

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(?) [1]



23'16" W 6,97' 1.02'

 L93
 S 59'51'44' W

 L94
 S 50'52'31' E

 L95
 N 32'38'02' W

 L96
 S 19'39'56' W

 L97
 N 75'25'30' E

 L98
 S 83'43'39' W

 L99
 N 78'04'23' W

N 78'04'

 L99
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 L100
 N 39'03'23" W
 L101
 S 49'54'32" W

 L101
 S 49'54'32" W
 L102
 N 40'05'28" W

 L103
 N 06'19'59" E
 L104
 N 04'34'10" E

 L105
 N 77'51'46" W
 Y
 Y

99.52' 88.10' 109.90' 81.80' 90.04'

DEED RESTRICTION SUMMARY TABLE SIZE BREAKDOWN FOR R-5 RANGES FOR R-5 ONLY S BETWEEN 6,000 - 7,0 S BETWEEN 7,001 - 800 S BETWEEN 8,001 - 900 A MAX ( A MIN OF A MIN OF A MIN OF TAL R-5 LOT.

HOUSE SIZE SQUARE FOOTAGE MINIMUM FOR BOTH R-5 AND R-9 NUMBER OF PERCENTAGE OF TOTAL HOUSE SIZE SQUARE FOOT MINIMUMS ZONING CATEGOI

THE ABOVE DEED RESTRICTIONS FOR HIDDEN COVE ESTATES WAS FILED ON \_\_OCTOBER 10. 2003 . THE RECORDS OF DENTON COUNTY, COUNTY CLERKS FILE NO. 2003-R0169513

## FINAL PLAT OF

3

## HIDDEN COVE ESTATES PHASE 2

OUT OF THE H. HEDGECOXE SURVEY, ABSTRACT NO. 533 AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 938 IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

52.412 ACRES / 194 LOTS 1 DRAINAGE R.O.W.

ZONING: R-5

LOTS 1-30, 31X, 32-50, BLOCK B; LOTS 1-28, BLOCK C LOT 1, 5-11, BLOCK G: LOTS 1-10, BLOCK H; LOTS 1-10, 17-19, BLOCK LOTS 1-30. BLOCK K, LOTS 1, 14-27, BLOCK M,

ZONING: R-9

LOTS 51-53, 54X, 55X, 56-86, BLOCK B, AND LOTS 1-7, BLOCK

146.23' 16.97' 16.97' 154.45' 130.12' OWNER/DEVELOPER: CENTEX HOMES 2800 SURVEYOR BOULEVARD CARROLLTON, TX 75006 PH: (972)417-3562 FAX: (972) 417-0422 CONTACT: CLINT VINCENT P.E. SHEE CITY: CITY OF LEWISVILLE 151 W. CHURCH STREET LEWISVILLE, TX 75057 Filed for Record in: PH: (972) 219-3400 Denton County CONTACT: STEVE BACCHUS Do: May 06,2005 at 11:19A ENGINEER/SURVEYOR: Carter:Burgess CARTER & BURGESS, INC. 7950 ELMBROOK DRIVE, SUITE 250 DALLAS, TX 75247-4961 As a <u>Plat</u> Document Number: 53528 (214) 638-0145 CONTACT: CLYDE L. SIFFORD រំ៣០ហាន់ 129.00 MARCH 2005 <u>\_</u> 2.56 P.R.D.C.T. FILED: \_\_\_\_\_ CAB., \_\_\_\_ PG. Receipt Number - 191514 89, FILE NO: 01-6687 Olynne Shelton

: : 			
	STATE OF TEXAS X COUNTY OF DENTON X	S 00'43' OF 50.00 FEET TO A 5/8" IRON ROD	NOR HAVI
	WHEREAS CENTEX HOMES AND THE CITY OF LEWISVILLE, ARE OWNERS OF A 52.412 ACRE TRACT OF LAND SITUATED IN THE H. HEDGECOXE SURVEY ABSTRACT NO. 533, AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO.	SOUTHEASTSS NON-TANGENT CURVE TO THE RIGHT	AN A
	938 IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS AND BEING A PORTION OF A 116.547 ACRE TRACT OF LAND DESCRIBED IN DEED TO	AVING & AAC SOU FEET, A DELTA ANGLE OF 05'37'51", A ONG CHORE 87'54'24" E A DISTANCE OF 17.19 FEET, A ARC OS FEET TO A 5/8" IRON ROD WITH YELLOW	N 8. WITH BEGI
	RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.). SAID 52.412 ACRE TRACT BEING WORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:	STIC AN APTER BURGESS" SET FOR CORNER;	SOU'
	COMMENCING AT AN "X" CUT FOUND FOR THE SOUTHEAST CORNER OF SAID 116.547 ACRE CENTEX HOMES TRACT, SAID POINT ALSO BEING IN LAKE RIDGE ROAD:	WTH YELLOW STAMPED "CARTER BURGESS" SET FOR OORNEP 5. 04-54-32	AN PLAS
	THENCE S 89'39'02" W, A DISTANCE OF 1342.08 FEET TO A POINT FOR	CORNER	A RI SOU RADI
	BEING THE COMMON SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT B-183 IN DEED TO THE UNITED STATES OF AMERICA, RECORDED IN VOLUME 362, PAGE 476 D.R.D.C.T.;	S 380512 400.00 FEET TO A 5/8" IRON ROD WTW YELLO- A SAWPED CARTER BURGESS SET FOR CORNER:	CHO ARC PLAS
	THENCE N 04'25'52" E, ALONG A WESTERLY LINE OF SAID 116.547 ACRE CENTEX HOMES 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 CAD STANDED "CADERED RUPERS" SET FOR THE DOINT OF DECIMINAL	S Q4'54'32 AD LETEANCE OF 20.00 FEET TO A 5/8" IRON ROD WTH YELLOW PLASTE CAP MAMPED "CARTER BURGESS" SET FOR DORNER:	S OC WITH CORI
	CAP STAMPED "CARTER BURGESS" SET FOR THE POINT OF BEGINNING; THENCE N 04'25'52" E, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 1026.38 FEET TO A CORPS OF ENGINEERS MONUMENT FOUND FOR AN EXTERIOR ELL CORNER, AND BEING THE NORTHEAST CORNER OF SAID	5 85'05'28"	S 44 WITH
	TRACT B-183;	N 04'54'32" NCE OF 15.00 FEET TO A 5/8" IRON ROD WITH YELLCO TAF STAMPED "CARTER BURGESS" SET FOR CORNER:	CORI S 89 BEGI
	THENCE N 85'05'28" W, ALONG A SOUTHERLY LINE OF SAID 116.547 ACRE CENTEX HOMES TRACT, AND THE COMMON NORTH LINE OF SAID TRACT 8-183. A DISTANCE OF 904.00 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED B-26 FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID 116.547	S 85'05'28' STANCE OF 349.99 FEET TO A 5/8' IRON ROD WITH YELLOW PLASTE EXP STAMPED "CARTER BURGESS" SET FOR CORNER:	
	ACRE CENTEX HOMES TRACT, AND THE COMMON NORTHWEST CORNER OF SAID TRACT B-183, ALSO BEING IN THE EAST LINE OF A TRACT OF LAND DESCRIBED AS TRACT B-184 IN DEED THE UNITED STATES OF AMERICA, RECORDED IN VOLUME 371, PAGE 435 D.R.D.C.T.;	5 67'04'50' E ANGE OF 272.34 FEET TO A 5/8" IRON ROD WITH YELLOW CAN STANPED "CARTER BURGESS" SET FOR	
	THENCE N 00'43'19" W, ALONG THE WEST LINE OF SAID 116.547 ACRE CENTEX HOMES TRACT, AND THE COMMON EAST LINE OF SAID TRACT B-184, A DISTANCE OF 1974.10 FEET TO A CORPS OF ENGINEERS MONUMENT FOUND	S 22'55'10 W. A DISTANCE OF 98.00 FEET TO A 5/8" IRON ROD WITH YELLOW PRASTO CAP STAMPED "CARTER BURGESS" SET FOR	NOW T THAT C CITY OI HEREBY
	FOR THE NORTHWEST CORNER OF SAID 115.547 ACRE TRACT, SAID POINT ALSO BEING IN THE COMMON SOUTH LINE OF A TRACT OF LAND DESCRIBED AS TRACT B-183-A IN DEED TO THE UNITED STATES OF AMERICA, RECORDED IN VOLUME 389, PAGE 358 D.R.D.C.T.;	S 67:55'10" W. DISTANCE OF 16.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR	DESCRI 1-30, BLOCK LOTS 1
	THENCE ALONG SAID COMMON LINE, THE FOLLOWING COURSES:	N 67'04'50" W _ USTANCE OF 15.00 FEET TO A 5/8" IRON ROD	54X, 5 TO THE HEREBY
	S 65'42'18" E, A DISTANCE OF 699.86 FEET TO A CORPS OF Engineers monument found for corner;	CORNER:	ALLEYS EASEME
	S 22'27'42" E, A DISTANCE OF 212.56 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;	WITH YELLOW PLANTED DAR STAMPED "CARTER BURGESS" SET FOR SHOW THE STAMPED CORNER;	UTILITIE TREES, CONSTR
	N 82'16'16" E, A DISTANCE OF 217.72 FEET TO A CORPS OF ENGINEER MONUMENT FOUND FOR CORNER;	WITH YELLOW PLASTO CAP STAMPED "CARTER BURGESS" SET FOR	STRIPS UTILITY OR PAR OTHER
	S 78'47'12" E, A DISTANCE OF 470.48 FEET TO A CORPS OF ENGINEERS MONUMENT FOUND FOR CORNER;	S 22'04'50" E. A DISTANCE OF 16.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR	OR INT
	S 65'15'12" E, A DISTANCE OF 16.51 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER:	S 22'55'10" W. A DISTANCE OF 103.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR	SHALL AND FE PURPOS PATROL
	THENCE DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID 116.547 ACRE CENTEX HOMES TRACT, THE FOLLOWING COURSES;	N 67'04'50" W. A DISTANCE OF 125.00 FEET TO A 5/8" IRON ROD	PART C TIME O EASEME
	S 02'19'08" E. A DISTANCE OF 247.84 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;	CORNER;	ALL FIR
	S 39'01'02" W, A DISTANCE OF 96.62 FEET TO A 5/5" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER:	WITH YELLOW PEASTO CAP STAMPED "CARTER BURGESS" SET FOR CORNER:	GRANTE CONSTR ABOVE
	S 04'54'32" W, A DISTANCE OF 168.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER:	CORNER;	WE DO RESERV FOREVI PLAT.
	N 85'05'28" W. A DISTANCE OF 158.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;	S 89'39'02" W. A DESTANCE OF 27.33 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;	ALL LC
	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;	CHORD THAT BEARS N 8743'13" W A DISTANCE OF 16.06 FEET. AN	CENTEX A NEVA
	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;	PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;	BY: CI A ITS: MA
	N 85'05'28" W, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;	CORNER: 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	8,
	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;	CORNER; N 04'54'32" E, A DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD	Da
	5 49'54'32" W. A DISTANCE OF 16.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER:	N 63 V3 ZO W, A DISTANCE OF 30.00 FEET TO A 3/8 INON ROD	STATE
	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:	S 04'54'32" W, A DISTANCE OF 201.64 FEET TO A 5/8" IRON ROD	E TEXAS, WHOSE
	S 04'54'32" W, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;	SOUTHWESTERLY, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A COMPANY COMPANY	
•••	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	RADIUS OF 225.00 FEET, A DELTA ANGLE OF 05'15'30", A LONG CHORD THAT BEARS S 02'16'47" W 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;	NOTARY
	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		NY CON
	CORNER; S 04:54'32" W, A DISTANCE OF 98.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR COMERN-	S 44'39'02" W, A DISTANCE OF 16.97 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;	
	CORNER: N 85'05'28" W, A DISTANCE OF 468.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR	S 89'39'02" W, A DISTANCE OF 164.61 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;	
	CORNER; N 73'03'37" W, A DISTANCE OF 85.44 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;	NORTHWESTERLY, ALONG SAID TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 12'40'11', A LONG CHORD THAT BEARS N 84'00'53'' W 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.	

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ALL VARIANCES FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL. NORTHEASTERLY, ALONG SAIS SON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 480.00 FEED A DELTA ANGLE OF 01'47'28", A LONG CHORD THAT BEARS N 37'00'25" E A DISTANCE OF 15.00 FEET, IN ARC DISTANCE OF 15.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER; 1. THE REQUIREMENT THAT ALL RESIDENTIAL SUBDIVISIONS HAVE ALLEYS WAS WAIVED FINAL VARIANCE ON 10-20-03. . THE REQUIREMENT THAT A CLEARING/GRADING PERMIT CANNOT BE OBTAINED BY THE OWNER PRIOR TO THE FINAL PLAT BEING APPROVED, WAS WAIVED BY THE CITY COUNCIL AS A FINAL VARIANCE ON 7-21-03. 83'53'18" W. A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD ITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE EGINNING OF A NON-TANGENT CURVE TO THE RIGHT; SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, A DELTA ANGLE OF 06'50'42", A ONG CHORD THAT BEARS S 09'32'04" W A DISTANCE OF 50.15 FEET, IN ARC DISTANCE OF 50.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE BEGINNING OF A REVERSE CURVE TO THE LETT: 84 NEW VARIANCE FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL. THE REQUIREMENT THAT A DRAINAGE RIGHT-OF-WAY AND NO LOT-TO-LOT DRAINAGE B PROVIDED FOR DRAINAGE IMDEOVEMENTS ON LOTS 20-30 AND 32-33, BLOCK B, WAS WAIVED BY THE CITY CONTENL AS A FINAL VARIANCE ON FEBRUARY 21, 2005. OBDY FOWLER, CHARMAN PLANNING & ZONING COMMISSION DATE DATE 01-18-2005 SOUTHWESTERLY, ALONG SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 480.00 FEET, A DELTA ANGLE OF 13'18'23", A LONG HORD THAT BEARS S 06'18'13" W A DISTANCE OF 111.22 FEET, AN ARC DISTANCE OF 11.47 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER PURGESS" SET FOR CORNER; PPROVED AND ACCEPTED 00'20'58" E, A DISTANCE OF 32.00 FEET TO A 5/8" IRON ROD 02-21-2005 H YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR 44'39'02" W, A DISTANCE OF 25.46 FEET TO A 5/8" IRON ROD VITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CITY SECRETARY SIGNATURE BLOCK 89'39'02" W, A DISTANCE OF 88.26 FEET THE POINT OF EGINNING, AND CONTAINING 52.412 ACRES OF LAND, MORE OR LESS THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF HIDDEN COVE ESTATES PHASE 2, AN ADDITION TO THE CITY OF LEWISVILLE WAS SUBMITTED TO THE APPROPRIATE PLANNING & ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF LEWISVILLE ON THE DAY 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 OWNER'S CERTIFICATE OF DEDICATION THEREFORE, KNOW ALL MEN BY THESE PRESENTS: AT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AND THE HAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AND THE TY OF LEWISVILLE THROUGH THE UNDERSIGNED AUTHORITY, DO CREBY ADOPT THIS PLAT DESIGNATING, THE HEREIN ABOVE ESCRIBED PROPERTY AS HIDDEN COVE ESTATES PHASE 2, LOTS -30, 31X, 32-50, BLOCK B, LOTS '--28, BLOCK C, LOTS 1, 5-11, OCK G, LOTS 1-10, BLOCK H, LOTS '--10, 17-19, BLOCK J, DTS 1-30, BLOCK K, LOTS '1 4-27, BLOCK M, LOTS 51-53, XX, 55X, 56-86, BLOCK B AND LOTS 1-7, BLOCK L, AN ADDITION D THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DOES EREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND LEVS SHOWN HEREON; AND DOES HEREBY DEDICATE THE SEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND CCOMMODATION OF THE CITY OF LEWISVILLE AND ALL PUBLIC TILITIES DESIRING TO USE, OR USING SAME. NO BUILDINGS, FENCES, REES, SHRUBS, SIGNS, OR OTHER INPROVEMENTS SHALL BE DISTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT FIFPS ON SAID PLAT. THE CITY OF LEWISVILLE AND ANY PUBLIC TILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL R PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR HER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER R INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR FICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT FIFIES, AND THE CITY OF LEWISVILLE AND ANY PUBLIC TILITY SHALL HAVE THE RIGHT TO REMOVE AND NETHER STRIPS FOR THE INPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER R INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR FICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT FICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT FIRPS, AND THE CITY OF SAID EASEMENT STRIPS FOR THE INPROSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, ATROULING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR ART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY ME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET ASEMENT OF A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF L FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF L FIRE HYDRANTS AND A FIVE (5) FOOT CENTEX HONES, A NEVADA GENERAL PARTNERSHIP, AND THE -AS Shown-WITNESS MY HAND THIS 2155 DAY OF FEB Some Data in Column 2 was JULIE HEINZE, THE CITY OF LEWISVILLE, TEXAS faded when rec'vd. 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. DATED 3/21/05 \* SO FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE EDUARDO MARTINE TER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT rundo IV ta VES, WATER METERS, METER BOXES, STREET LIGHTS) IS HEREBY NTED TO THE CITY OF LEWISVILLE FOR THE PURPOSE OF 5274 EDUARDO MARTINEZ TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5274 PESS STRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE E NAMED APPURTENANCES. DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND SERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE REVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE A FINAL PLAT STATE OF TEXAS COUNTY OF DALLAS OF LOTS IN THE SUBDIVISION SHALL BE SOLD AND DEVELOPED BJECT TO THE BUILDING LINES SHOWN ON THE PLAT. 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. HIDDEN COVE ESTATES ITEX HOMES. IEVADA GENERAL PARTNERSHIP PHASE 2 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 215" DAY OF March . 2005. CENTEX REAL ESTATE CORPORATION NEVADA CORPORATION OUT OF THE T. D. L. H. HEDGECOXE SURVEY, ABSTRACT NO. 533 AND THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 938 JEFFREY T DELAUGHTER \* IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS 29th n COMMISSION EXPIRES: 8.26-05 August 26, 2005 52.412 ACRES / 194 LOTS Varin' DATE: 1 DRAINAGE R.O.W. ZONING: R-5 E OF TEXAS LOTS 1-30, 31X, 32-50, BLOCK B: LOTS 1-28, BLOCK C THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF AS, ON THIS DAY PERSONALLY APPEARED BRET L. PEDIGO, KNOWN TO ME TO BE THE PERSON DSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. EN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF MARCH., 2005. LOT 1. 5~11, BLOCK G: LOTS 1-10, BLOCK H; LOTS 1-10, 17-19, BLOCK LOTS 1-30, BLOCK K; LOTS 1, 14-27, BLOCK M ZONING: R-9 nanco LOTS 51-53, 54X, 55X, 56-86, BLOCK B, AND LOTS 1-7, BLOCK L. RY PUBLIC IN AND FOR THE STATE OF TEXAS COMMISSION EXPIRES: 9 29 05 MAPISELA M. CAPPILLO OWNER/DEVELOPER: CENTEX HOMES MY COMMISSION EXPIRES 2800 SURVEYOR BOULEVARD September 29, 2008 1.73 CARROLLTON, TX 75006 PH: (972)417-3562 FAX: (972) 417-0422 CONTACT: CLINT VINCENT P.E. SHE CITY: OF LEWISVILLE 151 W CHURCH STREET LEWISVILLE, TX 75057 PH: (972) 219-3400 CONTACT: STEVE BACCHUS Filed for Record in: ENGINEER/SURVEYOR: Carter"Burgess Beaton County CARTER & BURGESS, INC. 1950 ELMBROOK DRIVE, SUITE 250 DALLAS, TX 75247-4961 : May 06+2005 at 11:19A (214) 638-0145 CONTACT: CLYDE L. SIFFORD As a Plat MARCH 2005 PG. \_\_\_\_\_\_P.R.D.C.T 53528 ument Number: FILED: \_\_\_\_\_ CAB., \_\_\_\_ PG. 129.00 FILE NO: 01-6687 Receipt Number - 191514 89 r Judy Smith

CHORD THAT BEARS N 84'00'53" W A DISTANCE OF 38.62 FEET, AI ARC DISTANCE OF 38.70 FEET TO A 5/8" IRON ROD WITH YELLOW, PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER; N 77'40'47" W, A DISTANCE OF 25.09 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER:

N 34'31'50" W, A DISTANCE OF 17.51 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;

S 00'43'19" E, A DISTANCE OF 433.10 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;

A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 03'13'34", A LONG CHORD THAT BEARS N 83'06'32" W 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;

NORTHWESTERLY. ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING