

11/16/04

(To be recorded in Dallas County, Texas)

**NOTICE OF PLATTING**  
The WaterView Community  
City of Rowlett, Dallas County, Texas

This Notice of Platting is published by Snapdragon Properties Associates, L.P., a Delaware limited partnership, in its capacity as the Declarant of The WaterView Community, a phased residential development in the City of Rowlett, Texas.

The purpose of this Notice is to further describe the property subject to the Declaration of Covenants, Conditions, and Restrictions for The WaterView Community, recorded on July 7, 1998, in Volume 98131, Page 00453, Real Property Records, Dallas County, Texas, as amended and supplemented by the instruments recorded (1) on March 9, 1999, in Volume 99046, Page 01866; (2) on November 15, 2000, in Volume 2000223, Page 00718; (3) on August 10, 2001, in Volume 2001156, Page 10255; (4) on July 10, 2003, in Volume 2003133, Page 03389; (5) on July 10, 2003, in Volume 2003133, Page 03395; and (6) on or about November 12, 2004 (collectively, the "**Restrictions**").

Exhibit A of the Restrictions describes tracts of land by metes and bounds. Those tracts of land have since been platted as 25 phases or additions. Exhibit A of this Notice "translates" the metes and bounds descriptions in the Restrictions into platted subdivisions by reference to plats recorded as of November 1, 2004. All of the real property in the subdivisions described in Exhibit A of this Notice is subject to the Restrictions, including every house lot and common area created by the plats described in Exhibit A of this Notice.

SIGNED on this 12<sup>th</sup> day of November 2004.

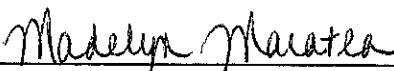
**SNAPDRAGON PROPERTIES ASSOCIATES, L.P.**, a  
Delaware limited partnership

By: SNAPDRAGON ENTERPRISE, INC., a Delaware  
corporation, its general partner

By:   
Joseph R. Wenk, President

STATE OF NEW YORK   §  
                                  §  
COUNTY OF NEW YORK   §

This instrument was acknowledged before me on the 12<sup>th</sup> day of November 2004 by Joseph R. Wenk, President of Snapdragon Enterprises, Inc., a Delaware corporation, on behalf of the corporation in its capacity as general partner of Snapdragon Properties Associates, L.P., a Delaware limited partnership, on behalf of the limited partnership.

  
Notary Public, State of New York

i:\03-2238\docs\WV-Plat Notice\_v4g rd=11/11/04 pd=11/12/04

**MADelyn MARATEA**  
Notary Public, State of New York  
No. 01MA8107203

Qualified in Nassau County  
Commission Expires March 22, 20 08

2004222 00196

## **EXHIBIT A**

The below-described WaterView plats are recorded in the Real Property Records of Dallas County, Texas.

1. Liberty Grove Road & Waterview Parkway **Phase One**, a 51.580-acre addition to the City of Rowlett, Texas, according to the replat thereof recorded on October 16, 1998, in Volume 98203, Page 10, including the following lots:

House Lots:

Block W: Lots 1 - 11

Block X: Lots 1 - 19

Block Y: Lots 5 - 17 & R19 - 48

Block DD: Lots 1 - 4

Block EE: Lots 1 - 16

Common Areas: Lot 18R + Tract A, Block Y

2. WaterView **Phase Two**, a 39.207-acre addition to the City of Rowlett, Texas, according to the replat thereof recorded on October 16, 1998, in Volume 98203, Page 9, including the following lots:

House Lots:

Block DD: Lots 5 - 24

Block EE: Lots 17 - 43

Block FF: Lots 1 - 26

Block GG: Lots 1 - 45

Block XX: Lots 1 - 19

Common Areas: Tracts 1, 2 & 3

3. WaterView **Phase Three**, a 14.698-acre addition to the City of Rowlett, Texas, according to the replat thereof recorded on October 16, 1998, in Volume 98203, Page 8, including the following lots:

House Lots:

Block KK: Lots 1 - 14

Block LL: Lots 1 - 8

Common Area: Lot 9R, Block LL

4. WaterView **Phase 4A**, a 17.643-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on February 18, 1999, in Volume 99083, Page 88, including the following lots:

House Lots:

Block A: Lots 1 - 11 & 62 - 94

Block D: Lots 14 - 23

Block E: Lots 1 - 28

Common Areas: Tracts 1, 2 & 3

5. WaterView **Phase 4B**, a 20.981-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded in Volume 99137, Page 723, including the following lots:

House Lots:

Block A: Lots 12 - 61

Block B: Lots 1 - 24

Block C: Lots 1 - 13

Block D: Lots 1 - 13

6. WaterView **Phase 5A**, a 29.627-acre addition to the City of Rowlett, Texas, according to the replat thereof recorded on May 17, 2000, in Volume 2000097, Page 908, being a replat of the instrument recorded on September 30, 1999, in Volume 99191, Page 423, which contained the following lots:

House Lots:

Block HH: Lots 51 - 106

Block MM: Lots 14 - 19

Block NN: Lots 30 - 35

Block OO: Lots 6 - 23

Block PP: Lots 1 - 16

Common Areas: Tracts 1 & 2

7. WaterView **Phase 5B**, a 10.647 + 5.149-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on August 4, 2000, in Volume 2000151, Page 2744, including the following lots:

House Lots:

Block KK: Lots 15 - 25

Block LL: Lots 9 - 17

Block MM: Lots 1 - 10

Block NN: Lots 1 - 29

Block OO: Lots 1 - 5

Common Area: Tract 1

8. WaterView **Phase 5C**, a 24.525-acre addition to the City of Rowlett, Texas, according to the replat thereof recorded in Volume 2001129, Page 01092, including the following lots:

House Lots:

Block II: Lots 1 - 16

Block JJ: Lots 14 - 31

Block LL: Lots 1 - 26

Block HHH: Lots 1 - 11, 12 - 27 & 28 - 40

Common Area: Tract 1

9. WaterView **Phase 5D**, a 17.823-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on May 11, 2000, in Volume 2000093, Page 03565, including the following lots:

House Lots:

Block HH: Lots 34 - 50

Block JJ: Lots 1 - 13

Block KK: Lots 26 - 44

Block MM: Lots 11 - 13

Common Area: Common Area in Block HH

City Land: Tract 1

10. WaterView **Phase 6A**, a 22.642-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on August 4, 2000, in Volume 2000151, Page 2738, including the following lots:

House Lots:

Block R: Lots 60 - 71

Block Z: Lots 30 - 45

Block AA: Lots 10 - 15

Block BB: Lots 1 - 12

Common Areas: Tracts 1, 3, 5 & 6

City Land: Tracts 2 & 4

11. WaterView **Phase 6B**, a 28.278-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on August 4, 2000, in Volume 2000151, Page 2741, including the following lots:

House Lots:

Block R: Lots 1 - 3 & 40 - 59

Block Z: Lots 1 - 29

Block AA: Lots 1 - 9

Common Area: Tract 1

City Land: Tracts 2, 3 & 4

12. WaterView **Phase 6C**, a 14.405-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on February 27, 2002, in Volume 2002040, Page 00011, including the following lots:

House Lots: Block R: Lots 4 - 39

Common Area: Tract 1

13. WaterView **Phase 7**, a 17.490-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on January 2, 2001, in Volume 2001001, Page 143, Real Property Records, Dallas County, Texas, including the following lots:

House Lots:

Block N: Lots 1 - 21

Block Q: Lots 2 - 11

Block PP: Lots 1 - 18

Block RR: Lots 1 - 2

Common Areas: Tracts 1, 2 & 3

14. WaterView **Phase 8A**, a 14.431-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on March 23, 2001, in Volume 2001058, Page 00111, including the following lots:

House Lots:

Block N: Lots 22 - 28

Block Q: Lots 1 & 12 - 29

Block RR: Lots 3 - 6

Block QQQ: Lots 1 - 19

Common Areas: Tracts 1 & 2

15. WaterView **Phase 8B**, a 10.262-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on November 22, 2002, in Volume 2002229, Page 102, including the following lots:

House Lots:

Block N: Lots 67 - 77

Block CC: Lots 7 - 27

16. WaterView **Phase 8C**, a 28.153-acre addition to the City of Rowlett, Texas, according to the replat thereof recorded on May 28, 2003, in Volume 2003102, Page 68, including the following lots:  
( \* These blocks have "A" and "B" lots.)

House Lots:

Block N: Lots 29R - 66R

Block O: Lots 20R - 53R\*

Block CC: Lots 1R - 6R

Block SS: Lots 1R - 19R\*

Common Area: Tract 2R

City Land: Tract 1R

17. WaterView **Phase 9**, a 34.727-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on January 30, 2004, in Volume 2004019, Page 89, including the following lots:

House Lots:

Block M: Lots 1 - 42

Block TT: Lots 1 - 31

City Land: Tracts 1 & 2

18. WaterView **Phase 10**, a 30.725-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on April 18, 2001, in Volume 2001076, Page 02955, including the following lots:

House Lots:

Block F: Lots 54 - 79

Block K: Lots 34 - 47

Block N: Lots 1 - 35

City Land: Tracts 1, 2 & 3

19. WaterView **Phase 11A**, a 12.753-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on April 18, 2001, in Volume 2001076, Page 02961, including the following lots:

House Lots:

Block F: Lots 30 - 53

Block G: Lots 11 - 16

Block H: Lots 2 - 7

Block J: Lots 8 - 9

Block K: Lots 1 - 4 & 29 - 33

City Land: Tract 1

20. WaterView **Phase 11B**, a 15.006-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on March 23, 2001, in Volume 2001058, Page 00114, including the following lots:

House Lots:

Block H: Lots 1 & 8 - 14

Block I: Lots 1 - 14

Block J: Lots 1 - 7 & 10 - 15

Block K: Lots 5 - 28

Common Area: Tract 1

21. WaterView **Phase 12**, a 11.520-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on April 18, 2001, in Volume 2001076, Page 02959, including the following lots:

House Lots:

Block E: Lots 1 - 20

Block F: Lots 1 - 29

Block G: Lots 1 - 10

22. WaterView **Phase 13**, a 2.539-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on November 22, 2002, in Volume 2002229, Page 104, including the following lots:

House Lots: Block Y: Lots 1 - 4

Common Area: Tract 1

23. WaterView **Phase 14**, a 35.914-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on or about November 12, 2004, including the following lots:

House Lots:

Block A: 1 - 9

Block B: 1 - 35

Block C: 1 - 51

Block D: 1 - 11

Block E: 1 - 16

Common Areas: Tracts: 1 - 8

24. **Villas at WaterView Phase 1**, a 12.407-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on August 13, 1998, in Volume 98158, Page 00608, including the following lots:

House Lots:

Block S: Lots 28 - 43 & 80 - 96

Block U: Lots 1 - 26

Block V: Lots 19 - 27

25. **Villas at WaterView Phase 2**, a 7.994-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on August 13, 1998, in Volume 98158, Page 00609, including the following lots:

House Lots:

Block S: Lots 1 - 27

Block V: Lots 1 - 18

26. **Villas** at WaterView **Phase 3**, a 11.471-acre addition to the City of Rowlett, Texas, according to the plat thereof recorded on August 13, 1998, in Volume 98158, Page 00612, including the following lots:

House Lots:

Block S: Lots 44 - 79

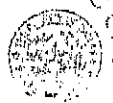
Block T: Lots 1 - 25

After recording, please return to:

Ms. Sharon Reuler • SETTLEPOU > Attorneys  
3333 Lee Parkway, Eighth Floor  
Dallas, Texas 75219

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

2004 NOV 16 PM 3:19

 *Clifford Callhoun*  
COUNTY CLERK  
DALLAS CO., TEXAS

2004222 00203