OWNER'S CERTIFICATION

STATE OF TEXAS #
COUNTY OF ROCKWALL #

WHEREAS ASHTON CUSTER, L.L.C., a Texas limited liability company, is the owner of a tract of land out of the E.P. GAINES SURVEY, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas and being part of the 52.6337 acre tract of land described in deed to Ashton Custer, L.L.C., recorded in Volume 1060, Page 111 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the northwest right-of-way line of the Union Pacific Railroad (100' ROW) for the southerly most southwest corner of TURTLE COVE ADDITION, SECOND REPLAT an addition to the City of Rockwall according to the plat thereof recorded in Cabinet C, Slide 315 of the Plat Records of Rockwall County, Texas;

THENCE with the northwest right-of-way line of said Union Pacific Railroad, South 49°35'21" West, a distance of 843.22 feet to a 5/8" iron rod set with a red plastic cap stamped "PBS&J INC" (hereinafter called 5/8" iron rod set) for the northeast corner of LAKESIDE VILLAGE, PHASE TWO, an addition to the City of Rockwall according to the plat thereof recorded in Volume 3, Page 4 of the Deed Records of Rockwall County, Texas;

THENCE leaving the northwest right-of-way line of said Union Pacific Railroad and with the northeasterly lines of said LAKESIDE VILLAGE, PHASE TWO, and with the northwesterly line of LAKESIDE VILLAGE, PHASE THREE, an addition to the City of Rockwall according to the plat thereof recorded in Volume 3, Page 18 of the Deed Records of Rockwall County, Texas the following courses and distances to wit:
North 44°58'27" West, a distance of 391.82 feet to a 5/8" iron rod found, replaced with an aluminum disk set in concrete;
North 50°29'22" West, a distance of 103.65 feet to a 5/8" iron rod set for corner;
North 45°33'32" West, a distance of 606.00 feet to a 3/8" iron rod found in the southerly take line of Lake Ray Hubbard and for the northeast corner of said LAKESIDE VILLAGE, PHASE THREE;

THENCE leaving the northeasterly line of said LAKESIDE VILLAGE, PHASE THREE and with the southerly take line of Lake Ray Hubbard, North 46°59'32" East, a distance of 733.82 feet to a 1/2" iron found for the westerly most northwest corner of said TURTLE COVE ADDITION, SECOND REPLAT from which an aluminum disk found in concrete bears North 46°59'32" East, 296.14 feet;

THENCE leaving the southerly take line of said Lake Ray Hubbard with the westerly lines of said TURTLE COVE ADDITION, SECOND REPLAT, the following courses and distances to wit:
South 43°00'28" East, a distance of 101.64 feet to a 5/8" iron found for corner;
South 39°05'39" East, a distance of 40.00 feet to a 5/8" iron set for the beginning of a non-tangent curve to the right, having a central angle of 22°02'22", a radius of 661.38 feet and a chord bearing and distance of North 61°55'33" East, 252.84 feet;
Northeasterly with said curve, an arc distance of 254.41 feet to a 5/8" iron set for the beginning of a non-tangent curve to the right, having a central angle of 21°07'22", a radius of 130.00 feet and chord bearing and distance of South 13°42'38" East, 47.65 feet;
Southerly with said curve, an arc distance of 47.93 feet to a 5/8" iron set for the beginning of a reverse curve to the left, having a central angle of 37°15'42", a radius of 590.00 feet and chord bearing and distance of South 21°46'47" East, 376.97 feet;
Southerly with said curve, an arc distance of 383.70 feet to a 5/8" iron set for corner;
South 40°24'39" East, a distance of 254.10 feet to a 5/8" iron found for corner;
North 49°35'21" East, a distance of 110.00 feet to a 1/2" iron found for corner;
South 40°24'39" East, a distance of 190.00 feet to a 1/2" iron found for the beginning of a tangent curve to the right, having a central angle of 10°28'31", a radius of 150.00 feet and chord bearing and distance of South 35°10'24" East, 27.39 feet;
Southeasterly with said curve, an arc distance of 27.42 feet to a 1/2" iron found for the beginning of a reverse curve to the left, having a central angle of 10°28'31", a radius of 150.00 feet and chord bearing and distance of South 35°10'24" East, 27.39 feet;
Southeasterly with said curve, an arc distance of 27.42 feet to a 5/8" iron found for corner;
South 40°24'39" East, a distance of 35.46 feet to the POINT OF BEGINNING and containing 21.1039 acres of land.

Bearing system based upon the monuments found along the west line of TURTLE COVE ADDITION, SECOND REPLAT, recorded in Cabinet C, Slide 315 of the Plat Records of Rockwall County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ASHTON CUSTER, L.L.C., a Texas limited liability company, being the owner, acting herein by and through it's duly authorized officers, does hereby adopt this plat designating the hereinabove described property as TURTLE COVE ADDITION, PHASE III, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby reserve the streets and alys shown thereon as private streets and utility easements and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of fire and police units, garbage and rubbish collection agencies and all public and private utilities desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress and egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely by storm drainage from the development.

No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all street, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

WITNESS, my hand, this the 9 day of March 2000.

ASHTON CUSTER, L.L.C.

By: _____
Kenneth R. Mitchell, Authorized Representative

STATE OF TEXAS #
COUNTY OF DALLAS #

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Kenneth R. Mitchell, Authorized Representative of ASHTON CUSTER, L.L.C., a Texas limited liability company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Ashton Custer, L.L.C., and that he executed the same as the act of such company for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of March 2000.

_____
Notary Public, State of Texas

Kelly Anne Davenport
Notary Public, State of Texas
My Commission Expires
MARCH 29, 2001

SURVEYOR CERTIFICATION

STATE OF TEXAS #
COUNTY OF COLLIN #

THAT I, John Vicain, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Rockwall, Texas.

_____
JOHN VICAIN
Registered Professional Land Surveyor #4097
PBS&J, INC.
5999 Summerside Drive, Dallas, Texas 75252
972-380-2605

STATE OF TEXAS REGISTERED JOHN VICAIN 4097 PROFESSIONAL SURVEYOR 3-09-00

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 18 day of DEC 1999, 2000.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 22nd day of December, 2000.

Scott L. Sage
Mayor, City of Rockwall

Belinda Page
City Secretary, City of Rockwall

CITY OF ROCKWALL SEAL

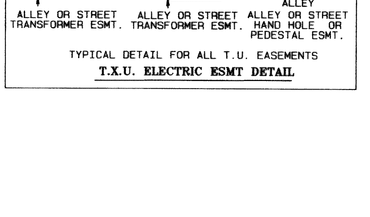
RECOMMENDED FOR FINAL APPROVAL

_____
Planning and Zoning Commission

_____
Date

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	3°54'51"	661.38'	46.55'	S48°56'57"W	46.54'
C2	19°17'34"	250.00'	84.18'	S19°20'44"E	83.78'
C3	30°42'41"	710.00'	380.57'	S25°03'17"E	376.03'
C4	5°11'27"	500.00'	45.30'	N43°00'22"W	45.28'
C5	79°16'36"	45.00'	62.26'	S89°13'39"W	57.41'
C6	3°29'59"	500.00'	30.54'	S35°10'06"W	30.54'
C7	6°44'27"	500.00'	58.82'	N48°55'45"W	58.79'
C8	1°55'23"	1000.00'	33.56'	N51°20'17"W	33.56'
C9	4°48'14"	1000.00'	83.85'	N47°58'29"W	83.82'
C10	4°13'03"	500.00'	36.80'	S35°31'38"W	36.89'
C11	11°57'12"	500.00'	104.31'	S43°36'45"W	104.12'
C12	5°33'42"	1000.00'	97.07'	N48°21'12"W	97.03'
C13	92°33'04"	55.00'	88.84'	N00°43'00"E	79.49'
C14	30°27'35"	150.00'	79.74'	S52°08'53"W	78.81'

LINE #	BEARING	DISTANCE
L1	N51°08'03"W	33.93'
L2	S24°23'54"W	8.50'
L3	S52°12'54"E	4.95'
L4	N06°11'04"W	11.13'
L5	S83°48'56"W	20.00'
L6	S04°35'21"W	14.14'
L7	N85°24'39"W	14.14'
L8	S04°35'21"W	14.14'
L9	N85°24'39"W	14.14'
L10	S04°35'21"W	14.14'
L11	S85°24'39"E	14.14'
L12	S04°35'21"W	14.14'
L13	S85°24'39"E	14.14'
L14	S85°24'39"E	14.14'
L15	S04°35'21"W	14.14'
L16	N85°24'39"W	14.14'
L17	N85°24'39"W	14.14'
L18	S04°35'21"W	14.14'
L19	N04°35'21"E	14.14'
L20	S86°16'40"E	14.23'
L21	N03°47'17"W	14.30'
L22	S84°27'04"W	14.11'
L23	S04°35'21"W	14.14'
L24	S04°35'21"W	14.14'
L25	N16°18'02"E	13.79'
L26	S74°01'35"E	14.32'
L27	S60°43'19"E	14.81'
L28	S30°54'52"W	13.57'
L29	N80°24'39"W	14.14'
L30	S82°30'16"W	13.68'
L31	S08°38'05"E	14.50'
L32	N88°00'28"W	14.14'
L33	S01°59'32"W	14.14'
L34	N85°24'39"W	14.14'
L35	S04°35'21"W	14.14'



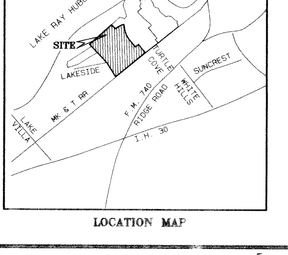
TYPICAL DETAIL FOR ALL T.U. ESMENTS

T.X.U. ELECTRIC ESMT DETAIL

LEGEND :
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET WITH A RED PLASTIC CAP STAMPED "PBS&J, INC"
DE = DRAINAGE EASEMENT
AE = ACCESS EASEMENT
SSE = SANITARY SEWER EASEMENT
UE = UTILITY EASEMENT
HOA = HOMEOWNERS ASSOCIATION
BL = BUILDING LINE
TXU = TXU ELECTRIC EASEMENT
ROW = RIGHT-OF-WAY
SWBT = SOUTHWESTERN BELL TELEPHONE EASEMENT
= STREET NAME CHANGE
Ⓐ = BLOCK DESIGNATION

D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS

NOTES:
1.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
2.) ALL IRON RODS ARE 5/8" IRON RODS WITH A RED PLASTIC CAP STAMPED "PBS&J INC" UNLESS OTHERWISE NOTED.
3.) FENCES ACROSS DRAINAGE EASEMENT (CROSSING PERPENDICULAR) SHALL BE IRON PICKET FENCES. NO WOOD WILL BE ALLOWED.



LOCATION MAP

FINAL PLAT
TURTLE COVE ADDITION PHASE III

99 RESIDENTIAL LOTS DEVELOPED AT REVISED PD-2 STANDARDS & 1 WETLAND/OPEN SPACE

BEING ALL OF LOTS 1-18, BLOCK A, LOTS 1-15, BLOCK B, LOTS 1-15, BLOCK C, LOTS 1-37, BLOCK D AND LOTS 1-14, BLOCK E
&
BEING 21.1039 ACRES OUT OF THE E.P. GAINES CHISUM SURVEY, ABSTRACT No. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

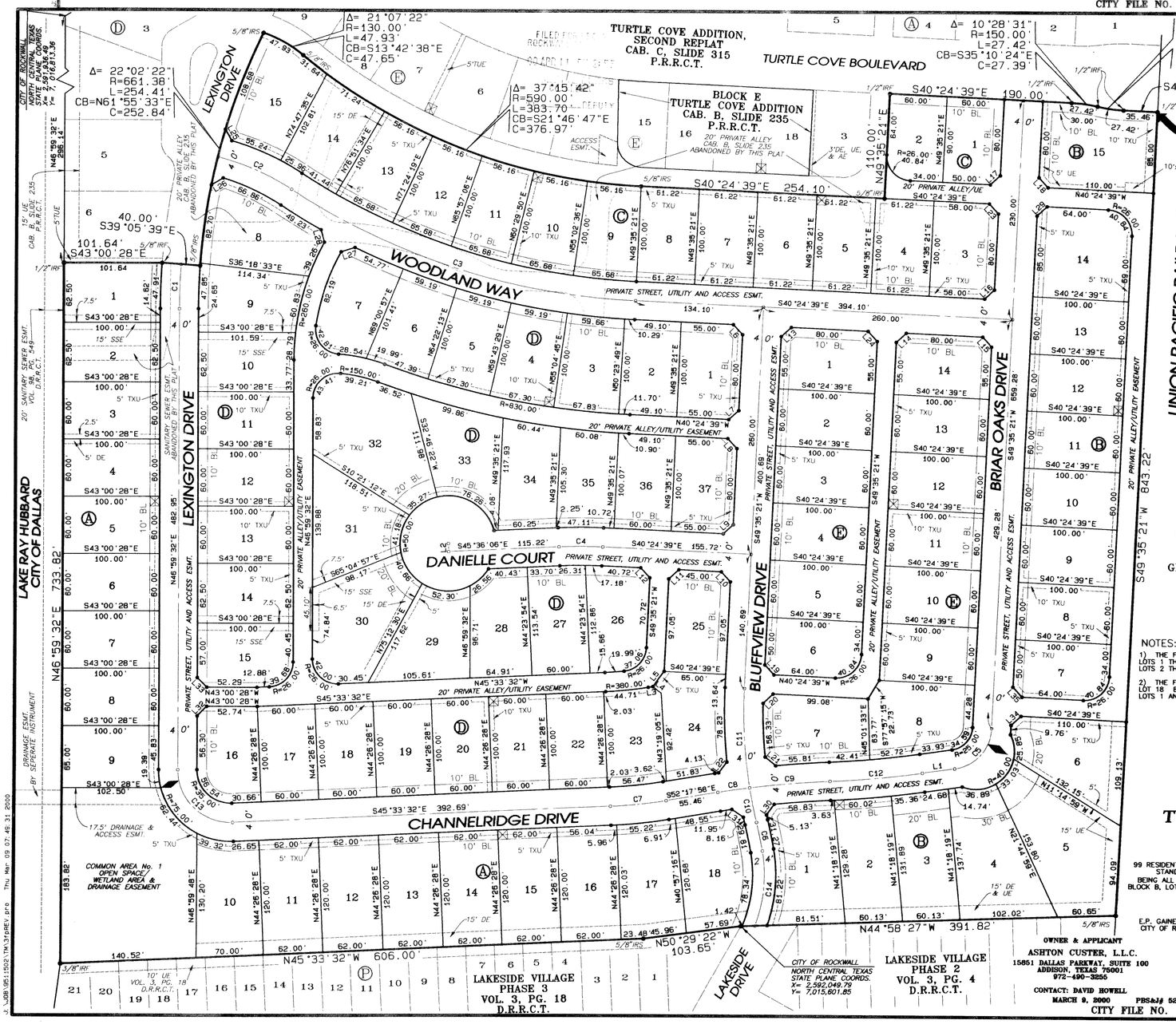
OWNER & APPLICANT
ASHTON CUSTER, L.L.C.
15851 DALLAS PARKWAY, SUITE 100
ADDISON, TEXAS 75001
972-490-3255
CONTACT: DAVID HOWELL

PLANNER-ENGINEER-SURVEYOR
PBS&J, INC.
5999 SUMMERSIDE DRIVE, SUITE 202
DALLAS, TEXAS 75252
972-380-2605
CONTACT: BRIAN UMBERGER

MARCH 9, 2000 PBS&J# 525115.02 SCALE: AS SHOWN

CITY FILE NO.

SHEET 2 OF 2



NOTES:
1) THE FOLLOWING LOTS WILL BE FRONT ENTRY ONLY:
LOTS 1 THRU 9, LOTS 10 THRU 17 BLOCK A
LOTS 2 THRU 5 BLOCK B
2) THE FOLLOWING LOT WILL BE SIDE ENTRY ONLY:
LOT 18 BLOCK A
LOTS 1 AND 6 BLOCK B

FINAL PLAT
TURTLE COVE ADDITION PHASE III

99 RESIDENTIAL LOTS DEVELOPED AT REVISED PD-2 STANDARDS & 1 WETLAND/OPEN SPACE

BEING ALL OF LOTS 1-18, BLOCK A, LOTS 1-15, BLOCK B, LOTS 1-15, BLOCK C, LOTS 1-37, BLOCK D AND LOTS 1-14, BLOCK E
&
BEING 21.1039 ACRES OUT OF THE E.P. GAINES CHISUM SURVEY, ABSTRACT No. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER & APPLICANT
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SHEET 1 OF 2