

APPLICATION AND FINAL PLAT CHECKLIST

Date 8/24/92

Name of Proposed Development TURTLE COVE ADDITION

Name of Developer D.C.T. INVESTMENTS INC.

Address 3701 SADDLEHEAD PLANO TX 75075 Phone (214) 596-7611

Owner of Record D.C.T. INVESTMENTS INC.

Address 3701 SADDLEHEAD PLANO TX 75075 Phone 214-596-7611

Name of Land Planner/Surveyor/Engineer JAY BEDFORD

Address \_\_\_\_\_ Phone 240-5999

Total Acreage \_\_\_\_\_

Current Zoning RESIDENTIAL

Number of Lots/Units 13 LOTS.

Signed 

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

Information

<u>Provided of</u>	Not
<u>Shown on Plat</u>	<u>Applicable</u>

<u>_____</u>	<u>_____</u>	1. Title or name of development, written and graphic scale, north point, date of plat and key map
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<u>_____</u>	<u>_____</u>	2. Location of the development by City, County
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and State.

Page 2 of 4

\_\_\_\_\_

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark

\_\_\_\_\_

4. Accurate boundary survey and property description with tract boundary lined indicated by heavy lines

\_\_\_\_\_

5. If no engineering is provided show contours of 5 ft. intervals

\_\_\_\_\_

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

\_\_\_\_\_

7. Approved name and right-of-way width of each street, both within an adjacent to the development

\_\_\_\_\_

8. Locations, dimensions and purposes of any easements or other rights-of-way

\_\_\_\_\_

9. Identification of each lot or site and block by letter and number and building lines

\_\_\_\_\_

10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page

\_\_\_\_\_

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

\_\_\_\_\_

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

- |       |       |  |
|-------|-------|--|
| _____ | _____ | 13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of graded (see wording) |
| _____ | _____ | 14. Statement of developer responsibility for storm drainage improvements (see wording)  |
| _____ | _____ | 15. Instrument of dedication or adoption signed by the owner or owners (see wording)   |
| _____ | _____ | 16. Space for signatures attesting approval of the plat (see wording)  |
| _____ | _____ | 17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)  |
| _____ | _____ | 18. Compliance with all special requirements developed in preliminary plat review  |
| _____ | _____ | 19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)   |
| _____ | _____ | 20. Submit along with plat a calculation sheet indicating the area of each lot   |
| _____ | _____ | 21. Attach copy of any proposed deed restrictions for proposed subdivision   |

Taken by: Chern Wang

Date: 8/24/92

Receipt No.: 025698

File No.: 92-36-RP

Fee: \$ 209.50



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**  
 Rockwall, Texas 75087-3628

(214) 771-7700

**Cash Receipt**

Name Alexis Wang Date 2

Mailing Address \_\_\_\_\_

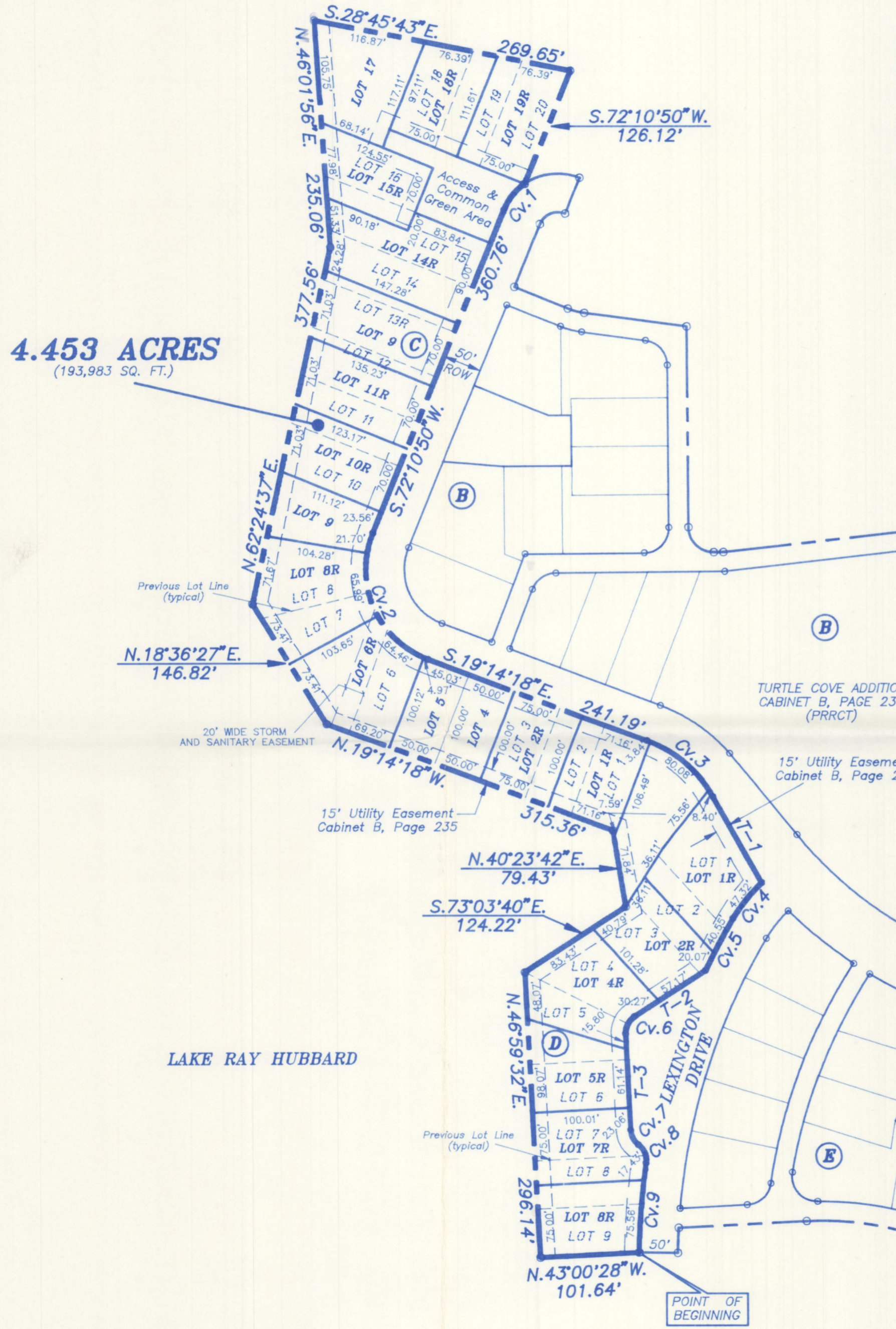
Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check  Cash  Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	209.50	Portable Meter Deposit	02-2311
Subdivision Plats	01-3412		Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Marina Lease	08-3810
Misc. Income	01-3819		Cemetery Receipts	10-3830
Sale of Supplies	01-3807		PID	13-3826
Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206
TOTAL OF COLUMN			TOTAL OF COLUMN	

**TOTAL DUE** 209.50

Received by X



**4.453 ACRES**  
(193,983 SQ. FT.)

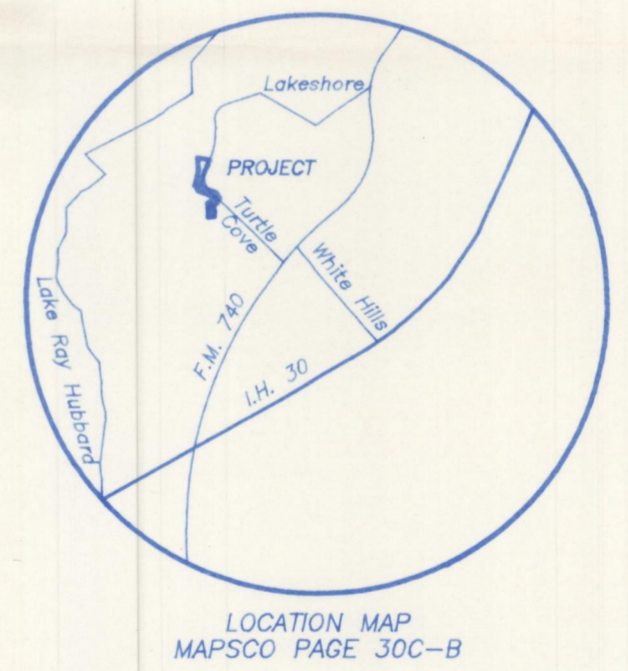
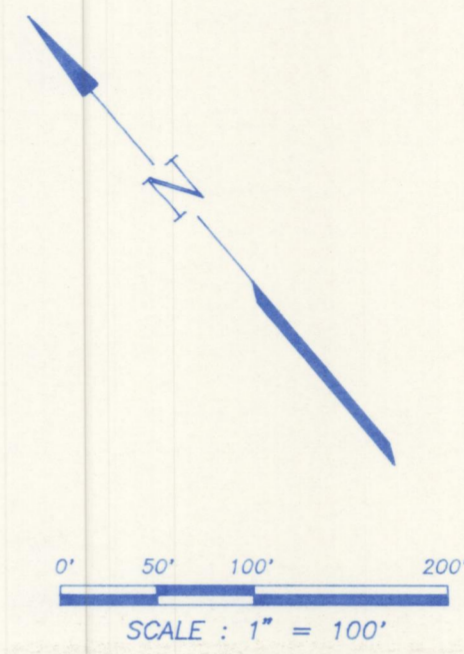
**CURVE TABLE**

No.	Delta	Radius	Tangent	Length	Chord Bearing	Ch. Lth.
Cv.1	33°07'57"	60.00'	17.85'	34.70'	S.88°44'48"W.	34.21'
Cv.2	91°25'21"	100.00'	102.51'	159.56'	S.26°28'21"W.	143.17'
Cv.3	40°24'32"	130.00'	47.84'	91.68'	S.00°57'54"W.	89.80'
Cv.4	16°00'00"	170.00'	23.89'	47.47'	S.88°33'35"W.	47.32'
Cv.5	04°57'10"	701.38'	30.33'	60.63'	S.78°05'03"W.	60.61'
Cv.6	59°56'48"	20.00'	11.53'	20.93'	S.76°57'56"W.	19.98'
Cv.7	50°25'08"	20.00'	9.42'	17.60'	S.21°46'58"W.	17.04'
Cv.8	61°55'53"	20.00'	12.00'	21.62'	S.27°32'20"W.	20.58'
Cv.9	07°35'58"	701.38'	46.58'	93.03'	S.54°42'21"W.	92.96'

**TANGENT TABLE**

No.	Bearing	Length
T-1	S.20°40'29"W.	101.61'
T-2	N.73°03'40"W.	87.44'
T-3	S.46°59'32"W.	100.00'

**Block C = 15 Lots**  
**Block D = 6 Lots**  
**TOTAL = 21 LOTS**



All corners on subject property are monumented with 5/8 inch iron rods set.

**1ST (SUBMISSION)**  
**(SUBMISSION)**  
**(APPROVED SITE PLAN)**

Sheet: **1** of **2**

Scale : 1" = 100' Date : August, 1992

Technician : T. Whitaker

Drawn By : T. Whitaker

Checked By : A.J. Bedford

File : COVE Book : Data Collector

Project No. : 131-002-92-50

**A REPLAT OF  
TURTLE COVE ADDITION  
BLOCKS C & D**

E.P. GAINES CHISUM SURVEY ABST. NO. 64  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Client : A & D CONSTRUCTION, INC.  
1131 ROCKINGHAM, SUITE 100  
RICHARDSON, TEXAS 75080

NO.	DATE	REVISION	APP.

**Kurtz • Bedford**  
Associates, Inc.

Consulting Engineers • Surveyors

1413 E. I.H. 30, Suite 6  
Garland, Texas 75043

Office: (214) 240-5999  
Fax: (214) 240-4466

**OWNER'S CERTIFICATE**

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

WHEREAS, A & D CONSTRUCTION, INC. are the owners of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract Number 64, in the City of Rockwall, Rockwall County, Texas and being all of Block C and D of the Turtle Cove Addition, an addition to the City of Rockwall according to the plat recorded in Slide B, Page 235 of the Plat Records of Rockwall County, Texas (PRRCT) and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod set in the northwesterly right-of-way line of Lexington Drive (a 50 feet wide right-of-way at this point) and being the most southerly corner of Lot 9, Block D of said Turtle Cove Addition;

**THENCE** departing the northwesterly right-of-way line of said Lexington Drive **NORTH 43°00'28" WEST** a distance of 101.64 feet to a 5/8 inch iron rod set for the most westerly corner of said Lot 9 and being located in the northwesterly line of said Turtle Cove Addition and being located on the City of Dallas Take Line for Lake Ray Hubbard;

**THENCE** along the northwesterly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard as follows:

- NORTH 46°59'32" EAST** a distance of 296.14 feet to a 5/8 inch iron rod set for corner;
- SOUTH 73°03'40" EAST** a distance of 124.22 feet to a 5/8 inch iron rod set for corner;
- NORTH 40°23'42" EAST** a distance of 79.43 feet to a 5/8 inch iron rod set for corner;
- NORTH 19°14'18" WEST** a distance of 315.36 feet to a 5/8 inch iron rod set for corner;
- NORTH 18°36'27" EAST** a distance of 146.82 feet to a 5/8 inch iron rod set for corner;
- NORTH 62°24'37" EAST** a distance of 377.56 feet to a 5/8 inch iron rod set for corner;
- NORTH 46°01'56" EAST** a distance of 235.06 feet to a 5/8 inch iron rod set for corner;
- SOUTH 28°45'43" EAST** a distance of 269.65 feet to a 5/8 inch iron rod set for the most southerly corner of Lot 20, Block C of said Turtle Cove Addition;

**THENCE** departing the northwesterly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard **SOUTH 72°10'50" WEST** a distance of 126.12 feet to a 5/8 inch iron rod set for corner located in the northerly right-of-way line of Turtle Cove Boulevard (a 50 feet wide right-of-way at this point) and being located in a curve to the left having a radius of 60.00 feet, a chord bearing of South 88°44'48" West and a chord length of 34.21 feet;

**THENCE** along the northerly and westerly right-of-way lines of said Turtle Cove Boulevard as follows:

Continuing along said curve to the left through a central angle of **33°07'57"** for an arc length of 34.70 feet to a 5/8 inch iron rod set for the point of tangency;

**SOUTH 72°10'50" WEST** a distance of 360.76 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 100.00 feet, a chord bearing of South 26°28'21" West and a chord length of 143.17 feet;

Continuing along said curve to the left through a central angle of **91°25'21"** for an arc length of 159.56 feet to a 5/8 inch iron rod set for the point of tangency;

**SOUTH 19°14'18" EAST** a distance of 241.19 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 130.00 feet, a chord bearing of South 00°57'54" West and a chord length of 89.80 feet;

Continuing along said curve to the right through a central angle of **40°24'32"** for an arc length of 91.68 feet to a 5/8 inch iron rod set for the point of tangency;

**SOUTH 20°40'29" WEST** a distance of 101.61 feet to a 5/8 inch iron rod set for corner located in the northwesterly right-of-way line of said Lexington Drive and being in a curve to the left having a radius of 170.00 feet, a chord bearing of South 88°33'35" West and a chord length of 47.32 feet;

**THENCE** along the northwesterly right-of-way line of said Lexington Drive as follows:

Continuing along said curve to the left through a central angle of **16°00'00"** for an arc length of 47.47 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the left having a radius of 701.38 feet, a chord bearing of South 78°05'03" West and a chord length of 60.61 feet;

Continuing along said compound curve to the left through a central angle of **04°57'10"** for an arc length of 60.63 feet to a 5/8 inch iron rod set for the end of said curve;

**NORTH 73°03'40" WEST** a distance of 87.44 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 76°57'56" West and a chord length of 19.98 feet;

Continuing along said curve to the left through a central angle of **59°56'48"** for an arc length of 20.93 feet to a 5/8 inch iron rod set for the point of tangency;

**SOUTH 46°59'32" WEST** a distance of 100.00 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 21°46'58" West and a chord length of 17.04 feet;

Continuing along said curve to the left through a central angle of **50°25'08"** for an arc length of 17.60 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 20.00 feet, a chord bearing of South 27°32'20" West and a chord length of 20.58 feet;

Continuing along said curve to the right through a central angle of **61°55'53"** for an arc length of 21.62 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of 701.38 feet, a chord bearing of South 54°42'21" West and a chord length of 92.96 feet;

Continuing along said reverse curve to the left through a central angle of **07°35'58"** for an arc length of 93.03 feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds 4.453 acres or 193,983 square feet of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT A & D Construction, Inc. being the owners, do hereby adopt this plat designating the hereinabove described property as **REPLAT OF TURTLE COVE ADDITION, BLOCKS C AND D**, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all 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.

**WITNESS MY HAND** at \_\_\_\_\_, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

By \_\_\_\_\_

Title \_\_\_\_\_

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992, by \_\_\_\_\_ the owner of the above described property.

Notary Public \_\_\_\_\_

**RECOMMENDED FOR FINAL APPROVAL**

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

**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 \_\_\_\_\_ day of \_\_\_\_\_, 1992.

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 \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_  
 City of Rockwall

**SURVEYOR'S CERTIFICATE**

**NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Austin J. Bedford  
 Registered Professional Land Surveyor No. 4132  
 Kurtz - Bedford Associates, Inc.  
 1600 Promenade Bank Tower, Suite 1020  
 Richardson, Texas 75080

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992,

Notary Public \_\_\_\_\_

Sheet: 2 of 2	Scale : 1" = 100' Date : August, 1992
	Technician : T. Whitaker
	Drawn By : T. Whitaker
	Checked By : A.J. Bedford
	File : COVE Book : Data Collector
Project No. :	

**A REPLAT OF  
 TURTLE COVE ADDITION  
 BLOCKS C & D**

E.P. GAINES CHISUM SURVEY ABST. NO. 64  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Client : A & D CONSTRUCTION, INC.  
 1131 ROCKINGHAM, SUITE 100  
 RICHARDSON, TEXAS 75080

NO.	DATE	REVISION	APP.

**Kurtz • Bedford**  
 Associates, Inc.  
 Consulting Engineers • Surveyors

CURVE TABLE

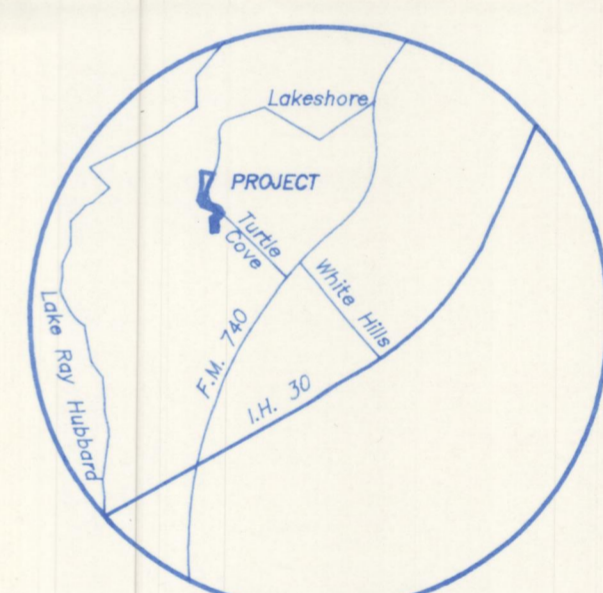
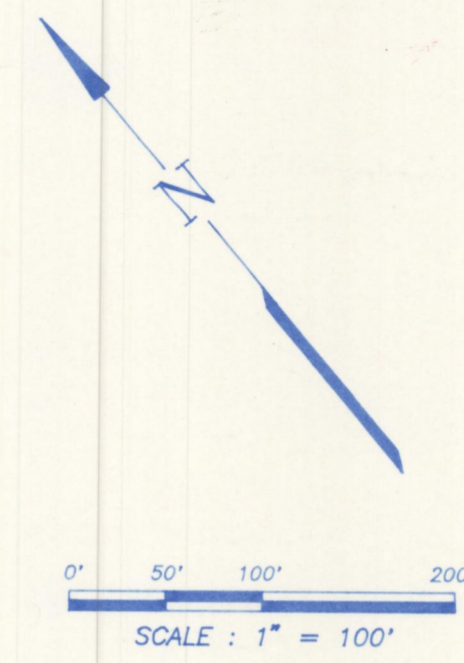
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TANGENT TABLE

No.	Bearing	Length
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T-2	N.73°03'40"W.	87.44'
T-3	S.46°59'32"W.	100.00'

Block C = 16 Lots  
Block D = 6 Lots  
TOTAL = 22 LOTS

4.453 ACRES  
(193,983 SQ. FT.)



All corners on subject property are monumented with 5/8 inch iron rods set.

**2nd** (SUBMISSION)

Sheet: 1 of 2	Scale : 1" = 100' Date : August, 1992
	Technician : T. Whitaker
	Drawn By : T. Whitaker
	Checked By : A.J. Bedford
	File : COVE Book : Data Collector
	Project No. : 131-002-92-50

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TURTLE COVE ADDITION  
BLOCKS C & D**

E.P. GAINES CHISUM SURVEY ABST. NO. 64  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Client : A & D CONSTRUCTION, INC.  
1131 ROCKINGHAM, SUITE 100  
RICHARDSON, TEXAS 75080

NO.	DATE	REVISION	APP.

**Kurtz • Bedford**  
Associates, Inc.  
Consulting Engineers • Surveyors

1413 E. I.H. 30, Suite 6  
Garland, Texas 75043

Office: (214) 240-5999  
Fax: (214) 240-4466



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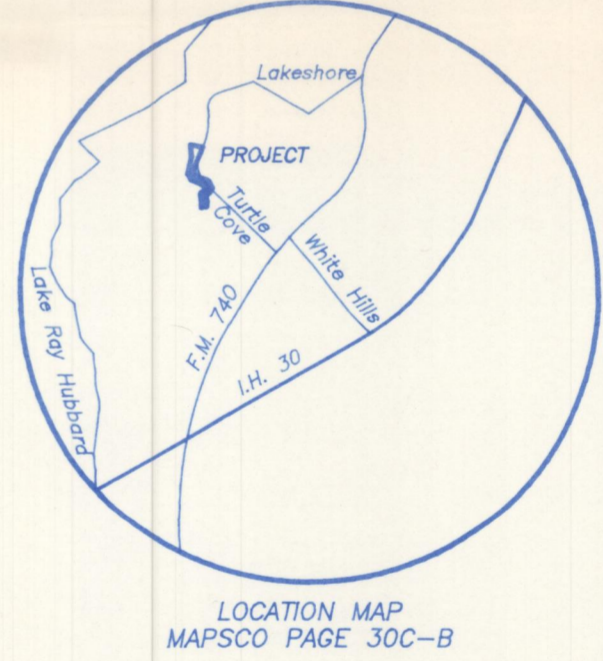
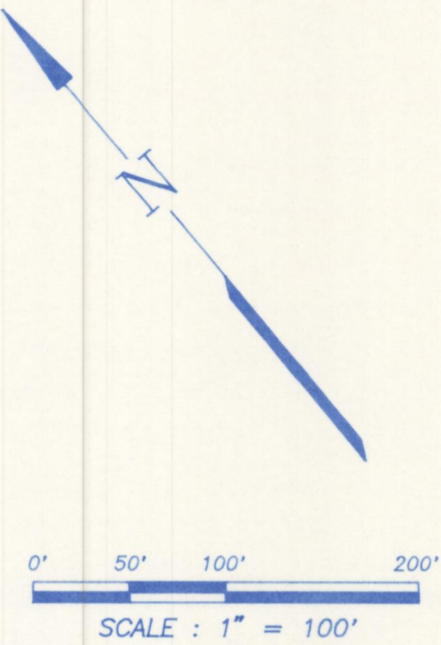
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Block D = 6 Lots  
TOTAL = 22 LOTS

4.453 ACRES  
(193,983 SQ. FT.)

The size and dimensions of the shaded lots shown hereon do not change from the original plat.



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Sheet: 1 of 2	Scale: 1" = 100'	Date: August, 1992
	Technician: T. Whitaker	
	Drawn By: T. Whitaker	
	Checked By: A.J. Bedford	
	File: COVE Book: Data Collector	
Project No.: 131-002-92-50		

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TURTLE COVE ADDITION  
BLOCKS C & D

E.P. GAINES CHISUM SURVEY ABST. NO. 64  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Client: DCT INVESTMENTS, INC.  
3701 SADDLEHEAD  
PLANO, TEXAS 75075

NO.	DATE	REVISION	APP.

**Kurtz • Bedford**  
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Consulting Engineers • Surveyors  
1413 E. I.H. 30, Suite 6  
Garland, Texas 75043  
Office: (214) 240-5999  
Fax: (214) 240-4466

**3rd (SUBMISSION)**

**OWNER'S CERTIFICATE**

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

WHEREAS, DCT INVESTMENTS, INC. are the owners of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract Number 64, in the City of Rockwall, Rockwall County, Texas and being all of Block C and D of the Turtle Cove Addition, an addition to the City of Rockwall according to the plat recorded in Slide B, Page 235 of the Plat Records of Rockwall County, Texas (PRRCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the northwesterly right-of-way line of Lexington Drive (a 50 feet wide right-of-way at this point) and being the most southerly corner of Lot 9, Block D of said Turtle Cove Addition;

THENCE departing the northwesterly right-of-way line of said Lexington Drive NORTH 43°00'28" WEST a distance of 101.64 feet to a 5/8 inch iron rod set for the most westerly corner of said Lot 9 and being located in the northwesterly line of said Turtle Cove Addition and being located on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along the northwesterly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard as follows:

- NORTH 46°59'32" EAST a distance of 296.14 feet to a 5/8 inch iron rod set for corner;
- SOUTH 73°03'40" EAST a distance of 124.22 feet to a 5/8 inch iron rod set for corner;
- NORTH 40°23'42" EAST a distance of 79.43 feet to a 5/8 inch iron rod set for corner;
- NORTH 19°14'18" WEST a distance of 315.36 feet to a 5/8 inch iron rod set for corner;
- NORTH 18°36'27" EAST a distance of 146.82 feet to a 5/8 inch iron rod set for corner;
- NORTH 62°24'37" EAST a distance of 377.56 feet to a 5/8 inch iron rod set for corner;
- NORTH 46°01'56" EAST a distance of 235.06 feet to a 5/8 inch iron rod set for corner;
- SOUTH 28°45'43" EAST a distance of 269.65 feet to a 5/8 inch iron rod set for the most southerly corner of Lot 20, Block C of said Turtle Cove Addition;

THENCE departing the northwesterly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard SOUTH 72°10'50" WEST a distance of 126.12 feet to a 5/8 inch iron rod set for corner located in the northerly right-of-way line of Turtle Cove Boulevard (a 50 feet wide right-of-way at this point) and being located in a curve to the left having a radius of 60.00 feet, a chord bearing of South 88°44'48" West and a chord length of 34.21 feet;

THENCE along the northerly and westerly right-of-way lines of said Turtle Cove Boulevard as follows:

- Continuing along said curve to the left through a central angle of 33°07'57" for an arc length of 34.70 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 72°10'50" WEST a distance of 360.76 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 100.00 feet, a chord bearing of South 26°28'21" West and a chord length of 143.17 feet;
- Continuing along said curve to the left through a central angle of 91°25'21" for an arc length of 159.56 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 19°14'18" EAST a distance of 241.19 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 130.00 feet, a chord bearing of South 00°57'54" West and a chord length of 89.80 feet;
- Continuing along said curve to the right through a central angle of 40°24'32" for an arc length of 91.68 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 20°40'20" WEST a distance of 101.61 feet to a 5/8 inch iron rod set for corner located in the northwesterly right-of-way line of said Lexington Drive and being in a curve to the left having a radius of 170.00 feet, a chord bearing of South 88°33'35" West and a chord length of 47.32 feet;

THENCE along the northwesterly right-of-way line of said Lexington Drive as follows:

- Continuing along said curve to the left through a central angle of 16°00'00" for an arc length of 47.47 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the left having a radius of 701.38 feet, a chord bearing of South 78°05'03" West and a chord length of 60.61 feet;
- Continuing along said compound curve to the left through a central angle of 04°57'10" for an arc length of 60.63 feet to a 5/8 inch iron rod set for the end of said curve;
- NORTH 73°03'40" WEST a distance of 87.44 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 76°57'56" West and a chord length of 19.98 feet;
- Continuing along said curve to the left through a central angle of 59°56'48" for an arc length of 20.93 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 46°59'32" WEST a distance of 100.00 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 21°46'58" West and a chord length of 17.04 feet;
- Continuing along said curve to the left through a central angle of 50°25'08" for an arc length of 17.60 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 20.00 feet, a chord bearing of South 27°32'20" West and a chord length of 20.58 feet;
- Continuing along said curve to the right through a central angle of 61°55'53" for an arc length of 21.62 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of 701.38 feet, a chord bearing of South 54°42'21" West and a chord length of 92.96 feet;
- Continuing along said reverse curve to the left through a central angle of 07°35'58" for an arc length of 95.03 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.453 acres or 193,983 square feet of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT DCT Investments, Inc. being the owners, do hereby adopt this plat designating the hereinabove described property as REPLAT OF TURTLE COVE ADDITION, BLOCKS C AND D, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all 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 compiled 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 85-54.

WITNESS MY HAND at \_\_\_\_\_, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

By \_\_\_\_\_  
 Title \_\_\_\_\_

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992, by \_\_\_\_\_ the owner of the above described property.

Notary Public \_\_\_\_\_

**RECOMMENDED FOR FINAL APPROVAL**

Chairman, Planning and Zoning Commission \_\_\_\_\_

Date \_\_\_\_\_

**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 \_\_\_\_\_ day of \_\_\_\_\_, 1992.

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 \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Mayor, City of Rockwall \_\_\_\_\_

City Secretary \_\_\_\_\_  
 City of Rockwall

**SURVEYOR'S CERTIFICATE**

**NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Austin J. Bedford  
 Registered Professional Land Surveyor No. 4132  
 Kurtz - Bedford Associates, Inc.  
 1600 Promenade Bank Tower, Suite 1020  
 Richardson, Texas 75080

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Notary Public \_\_\_\_\_

Sheet: 2 of 2	Scale : 1" = 100' Date : August, 1992
	Technician : T. Whitaker
	Drawn By : T. Whitaker
	Checked By : A.J. Bedford
	File : COVE Book : Data Collector
Project No. : 131-002-92-50	

**A REPLAT OF  
 TURTLE COVE ADDITION  
 BLOCKS C & D**

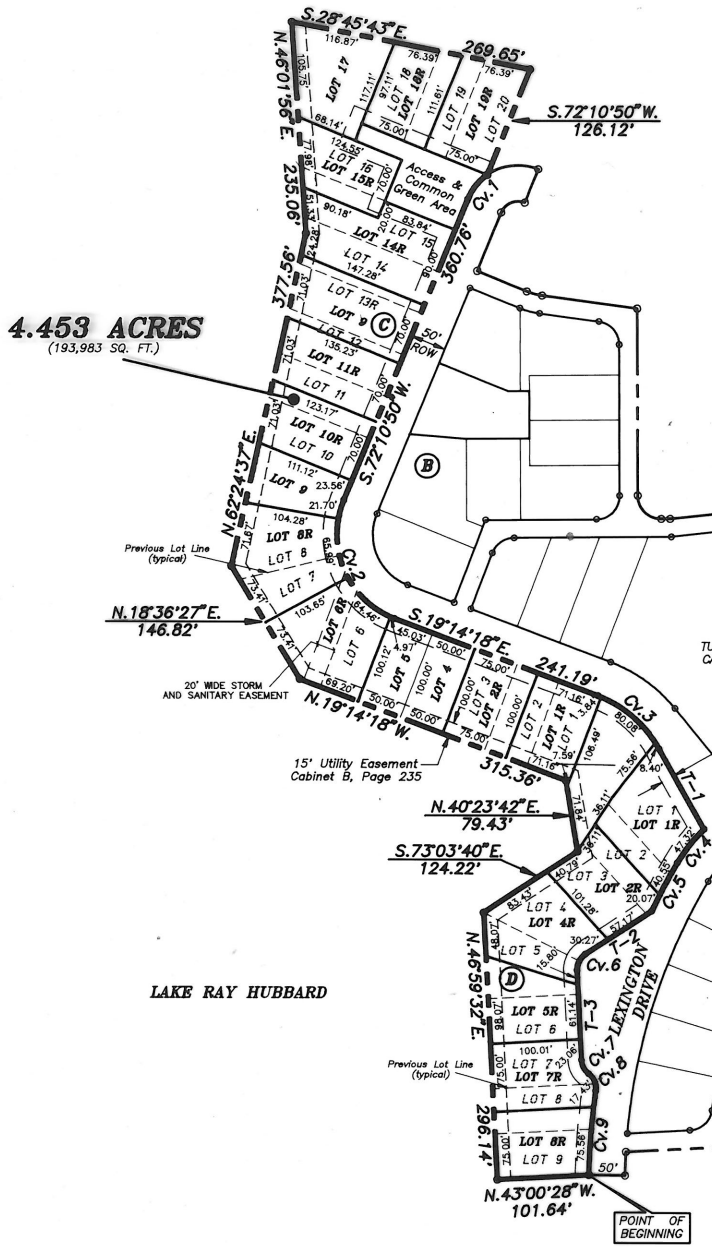
E.P. GAINES CHISUM SURVEY ABST. NO. 64  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Client : DCT INVESTMENTS, INC.  
 3701 SADDLEHEAD  
 PLANO, TEXAS 75075

NO. DATE REVISION

APP.

**Kurtz • Bedford**  
 Associates, Inc.  
 Consulting Engineers • Surveyors  
 1413 E. I.H. 30, Suite 6 Office: (214) 240-5999  
 Garland, Texas 75043 Fax: (214) 240-4466



**CURVE TABLE**

No.	Delta	Radius	Tangent	Length	Chord Bearing	Ch. Lth.
Cv.1	33°07'57"	60.00'	17.85'	34.70'	S.88°44'48"W.	34.21'
Cv.2	91°25'21"	100.00'	102.51'	159.56'	S.26°28'21"W.	143.17'
Cv.3	40°24'32"	130.00'	47.84'	91.68'	S.00°57'54"W.	89.80'
Cv.4	16°00'00"	170.00'	23.89'	47.47'	S.88°33'35"W.	47.32'
Cv.5	04°57'10"	701.38'	30.33'	60.63'	S.78°05'03"W.	60.61'
Cv.6	59°56'48"	20.00'	11.53'	20.93'	S.76°57'56"W.	19.98'
Cv.7	50°25'08"	20.00'	9.42'	17.60'	S.21°46'58"W.	17.04'
Cv.8	61°55'53"	20.00'	12.00'	21.62'	S.27°32'20"W.	20.58'
Cv.9	07°35'58"	701.38'	46.58'	93.03'	S.54°42'21"W.	92.96'

**TANGENT TABLE**

No.	Bearing	Length
T-1	S.20°40'29"W.	101.61'
T-2	N.73°03'40"W.	87.44'
T-3	S.46°59'32"W.	100.00'

Sheet 1 of 2

Scale : 1" = 100' Date : August, 1992

Technician : T. Whitaker

Drawn By : T. Whitaker

Checked By : A.J. Bedford

File : COVE Book : Data Collector

Project No. : 131-002-92-50

**A REPLAT OF  
TURTLE COVE ADDITION  
BLOCKS C & D**

E.P. GAINES CHISUM SURVEY ABST. NO. 64  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Client : A & D CONSTRUCTION, INC.  
1131 ROCKINGHAM, SUITE 100  
RICHARDSON, TEXAS 75080

NO.	DATE	REVISION

All corners with 5/8"

**OWNER'S CERTIFICATE**

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

WHEREAS, A & D CONSTRUCTION, INC. are the owners of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract Number 64, in the City of Rockwall, Rockwall County, Texas and being all of Block C and D of the Turtle Cove Addition, an addition to the City of Rockwall, according to the plat recorded in Slide B, Page 235 of the Plat Records of Rockwall County, Texas (PRACT) and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod set in the northerly right-of-way line of Lexington Drive (a 50 feet wide right-of-way at this point) and being the most southerly corner of Lot 9, Block B of said Turtle Cove Addition;

**THENCE** departing the northerly right-of-way line of said Lexington Drive **N87°03'23" WEST** a distance of 101.64 feet to a 5/8 inch iron rod set for the most westerly corner of said Lot 9 and being located in the northerly line of said Turtle Cove Addition and being located on the City of Dallas Take Line for Lake Ray Hubbard;

**THENCE** along the northerly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard as follows:

- NORTH 46°59'32" EAST** a distance of 296.14 feet to a 5/8 inch iron rod set for corner;
- SOUTH 73°03'40" EAST** a distance of 124.22 feet to a 5/8 inch iron rod set for corner;
- NORTH 40°23'42" EAST** a distance of 79.43 feet to a 5/8 inch iron rod set for corner;
- NORTH 19°14'10" WEST** a distance of 315.36 feet to a 5/8 inch iron rod set for corner;
- NORTH 18°36'27" EAST** a distance of 146.02 feet to a 5/8 inch iron rod set for corner;
- NORTH 62°24'37" EAST** a distance of 377.56 feet to a 5/8 inch iron rod set for corner;
- NORTH 46°01'56" EAST** a distance of 235.06 feet to a 5/8 inch iron rod set for corner;
- SOUTH 28°45'43" EAST** a distance of 269.65 feet to a 5/8 inch iron rod set for the most southerly corner of Lot 20, Block C of said Turtle Cove Addition;

**THENCE** departing the northerly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard **SOUTH 72°10'50" WEST** a distance of 126.12 feet to a 5/8 inch iron rod set for corner located in the northerly right-of-way line of Turtle Cove Boulevard (a 50 feet wide right-of-way at this point) and being located in a curve to the left having a radius of 60.00 feet, a chord bearing of South 88°44'48" West and a chord length of 34.21 feet;

**THENCE** along the northerly and westerly right-of-way lines of said Turtle Cove Boulevard as follows:

- Continuing along said curve to the left through a central angle of 33°07'57" for an arc length of 34.70 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 72°10'50" WEST** a distance of 340.76 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 100.00 feet, a chord bearing of South 26°28'21" West and a chord length of 143.17 feet;
- Continuing along said curve to the left through a central angle of 91°25'21" for an arc length of 159.56 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 19°14'10" EAST** a distance of 261.19 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 130.00 feet, a chord bearing of South 00°57'54" West and a chord length of 89.80 feet;
- Continuing along said curve to the right through a central angle of 40°24'32" for an arc length of 91.68 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 20°40'20" WEST** a distance of 101.61 feet to a 5/8 inch iron rod set for corner located in the northerly right-of-way line of said Lexington Drive and being in a curve to the left having a radius of 170.00 feet, a chord bearing of South 88°33'35" West and a chord length of 47.32 feet;

**THENCE** along the northwesterly right-of-way line of said Lexington Drive as follows:

- Continuing along said curve to the left through a central angle of 16°00'00" for an arc length of 47.47 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the left having a radius of 701.38 feet, a chord bearing of South 78°02'03" West and a chord length of 60.61 feet;
- Continuing along said compound curve to the left through a central angle of 04°57'10" for an arc length of 60.63 feet to a 5/8 inch iron rod set for the end of said curve;
- NORTH 73°03'40" WEST** a distance of 87.44 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 76°57'56" West and a chord length of 19.96 feet;
- Continuing along said curve to the left through a central angle of 59°56'40" for an arc length of 20.95 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 46°59'32" WEST** a distance of 100.00 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 21°46'58" West and a chord length of 17.04 feet;
- Continuing along said curve to the left through a central angle of 50°25'00" for an arc length of 17.60 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 20.00 feet, a chord bearing of South 27°32'20" West and a chord length of 20.58 feet;
- Continuing along said curve to the right through a central angle of 61°55'53" for an arc length of 21.62 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of 701.38 feet, a chord bearing of South 54°42'21" West and a chord length of 92.96 feet;
- Continuing along said reverse curve to the left through a central angle of 07°35'56" for an arc length of 93.63 feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds 4.453 acres or 193,903 square feet of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT A & D Construction, Inc. being the owners, do hereby adopt this plat designating the hereinabove described property as **REPLAT OF TURTLE COVE ADDITION, BLOCKS C AND D**, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the actual use and accommodation of all 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 therefor 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 85-34.

**WITNESS MY HAND** at \_\_\_\_\_, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

By \_\_\_\_\_  
 Title \_\_\_\_\_

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992, by the owner of the above described property.

Notary Public \_\_\_\_\_

**RECOMMENDED FOR FINAL APPROVAL**

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

**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 \_\_\_\_\_ day of \_\_\_\_\_, 1992.

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 \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_  
 City of Rockwall

**SURVEYOR'S CERTIFICATE**

**NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Austin J. Bedford  
 Registered Professional Land Surveyor No. 4132  
 Kurtz - Bedford Associates, Inc.  
 1600 Promenade Bank Tower, Suite 1020  
 Richardson, Texas 75080

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992,

Notary Public \_\_\_\_\_

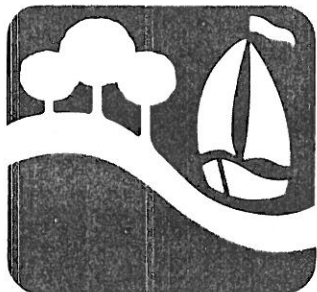
Scale: 1" = 100'	Date : August, 1992
	Technician : T. Whitaker
	Drawn By : T. Whitaker
	Checked By : A.J. Bedford
	File : COVE Book : Data Collector
Project No. :	

**A REPLAT OF  
 TURTLE COVE ADDITION  
 BLOCKS C & D**

E.P. GAINES CHISUM SURVEY ABST. NO. 64  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 Client : A & D CONSTRUCTION, INC.  
 1131 ROCKINGHAM, SUITE 100  
 RICHARDSON, TEXAS 75080

NO.	DATE	REVISION	APP.

**Kurtz - Bedford**  
 Associates, Inc.  
 Consulting Engineers - Surveyors



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

September 18, 1992

Mr. Alern Wang  
D.C.T. Investments  
3701 Saddlehead  
Plano, TX 75075

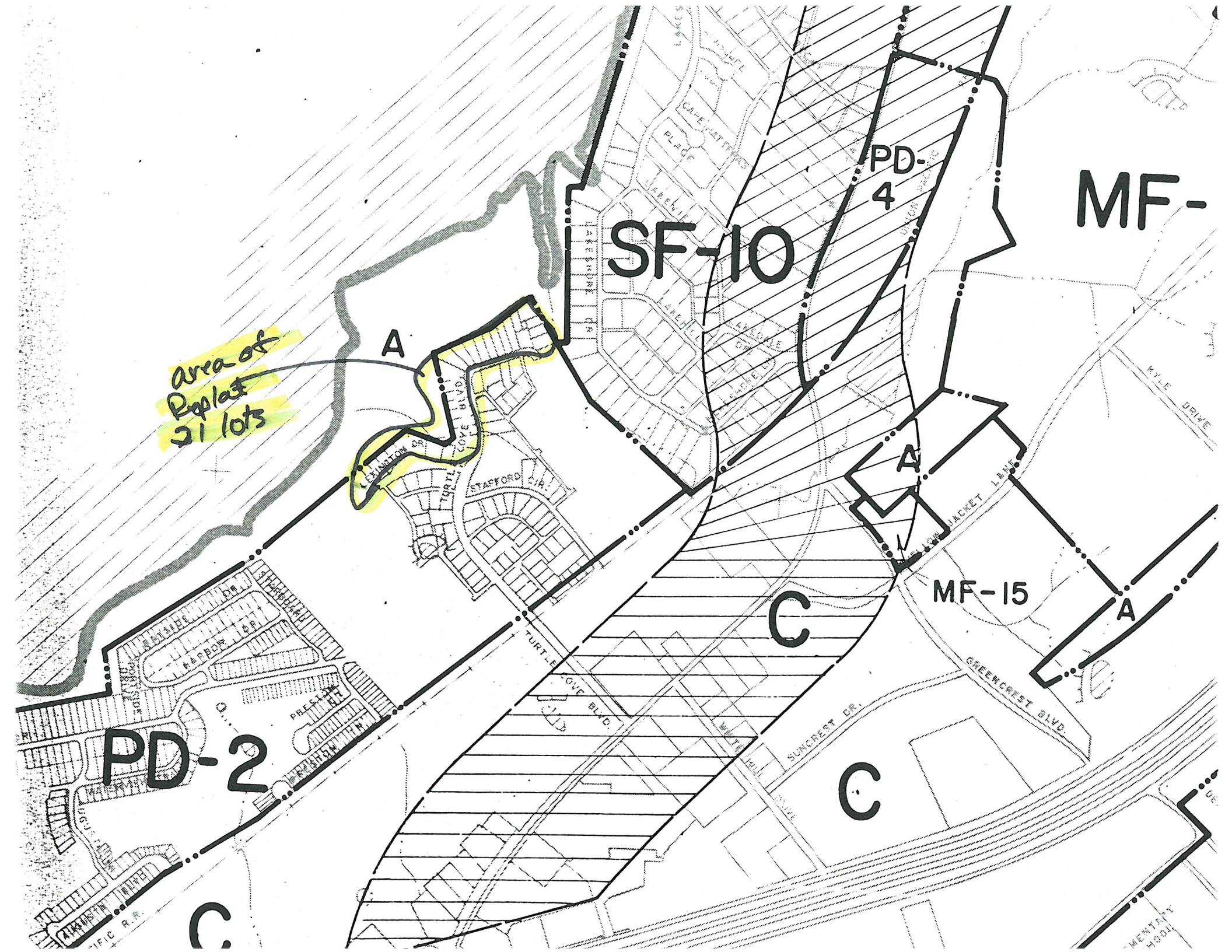
Dear Mr. Wang:

On Monday, September 21, 1992 at 7:00 p.m., the City Council will consider your request for a replat of a portion of Lots 1-20, Block C and Lots 1-9, Block D of the Turtle Cove Addition to the City of Rockwall. This letter serves as a reminder that you or your representative must be present at this meeting. Should you have any questions please do not hesitate to call me at 771-7700 extension 103.

Sincerely,

A handwritten signature in cursive script that reads "Hilda Crangle".

Hilda Crangle  
City Secretary



**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** September 10, 1992

**Agenda No:** III. C.

**Agenda Item:** P&Z 92-36-FP - Hold Public Hearing and Consider Recommending Approval of a Replat of Lots 1-20, Block C, and Lots 1-9, Block D, Turtle Cove Addition to the City of Rockwall

**Item Generated By:** Property Owners

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

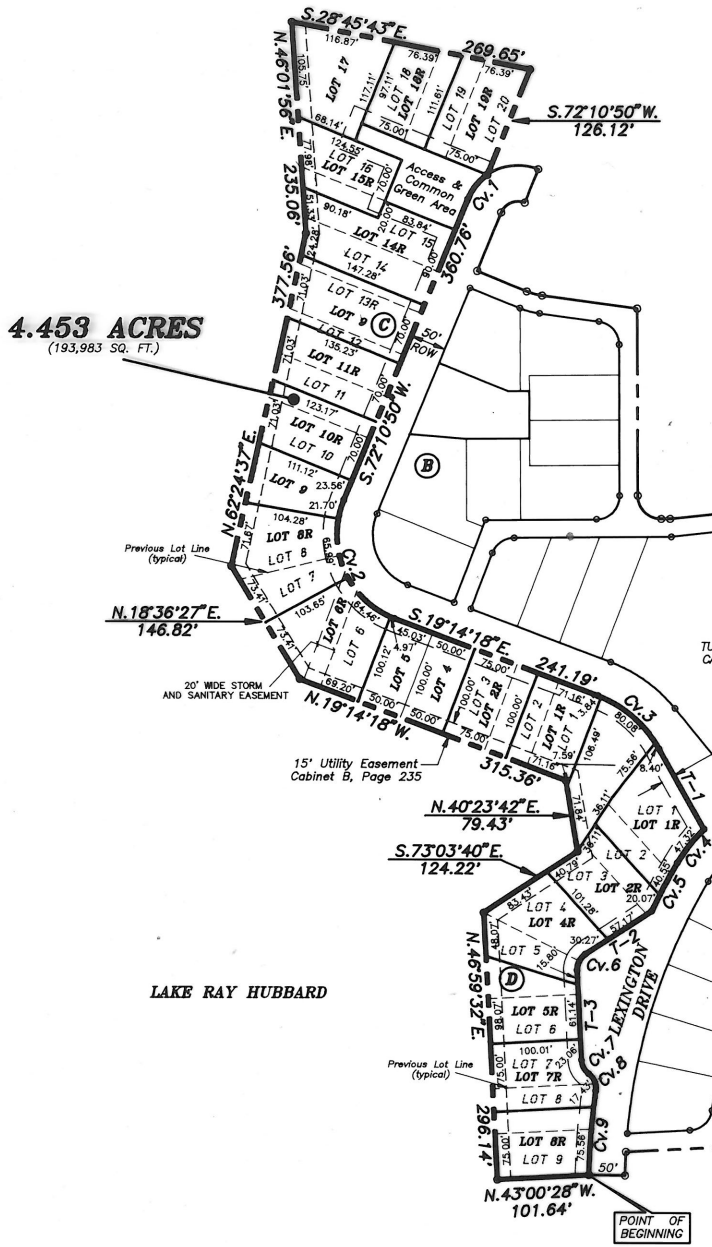
We have received a request from the owners of Turtle Cove to replat a portion of the two blocks identified. They are wanting to replat in order to create larger lots along the lake side of the development. There are currently 29 lots and there will be 22 lots with the replat. It is very likely that some of the utility taps will need to be adjusted with the new lot lines and the developer is aware of this. We have no problems with the replat other than the lot numbering needs to be cleaned up and some of the declaratory language needs to conform to our requirements. Because this is a replat in a residential neighborhood a public hearing is required.

**Attachments:**

1. Replat
2. Location Map

**Agenda Item:** Replat in Turtle Cove

**Item No:** III. C.



**CURVE TABLE**

No.	Delta	Radius	Tangent	Length	Chord Bearing	Ch. Lth.
Cv.1	33°07'57"	60.00'	17.85'	34.70'	S.88°44'48"W.	34.21'
Cv.2	91°25'21"	100.00'	102.51'	159.56'	S.26°28'21"W.	143.17'
Cv.3	40°24'32"	130.00'	47.84'	91.68'	S.00°57'54"W.	89.80'
Cv.4	16°00'00"	170.00'	23.89'	47.47'	S.88°33'35"W.	47.32'
Cv.5	04°57'10"	701.38'	30.33'	60.63'	S.78°05'03"W.	60.61'
Cv.6	59°56'48"	20.00'	11.53'	20.93'	S.76°57'56"W.	19.98'
Cv.7	50°25'08"	20.00'	9.42'	17.60'	S.21°46'58"W.	17.04'
Cv.8	61°55'53"	20.00'	12.00'	21.62'	S.27°32'20"W.	20.58'
Cv.9	07°35'58"	701.38'	46.58'	93.03'	S.54°42'21"W.	92.96'

**TANGENT TABLE**

No.	Bearing	Length
T-1	S.20°40'29"W.	101.61'
T-2	N.73°03'40"W.	87.44'
T-3	S.46°59'32"W.	100.00'

Sheet 1 of 2

Scale : 1" = 100' Date : August, 1992

Technician : T. Whitaker

Drawn By : T. Whitaker

Checked By : A.J. Bedford

File : COVE Book : Data Collector

Project No. : 131-002-92-50

**A REPLAT OF  
TURTLE COVE ADDITION  
BLOCKS C & D**

E.P. GAINES CHISUM SURVEY ABST. NO. 64  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Client : A & D CONSTRUCTION, INC.  
1131 ROCKINGHAM, SUITE 100  
RICHARDSON, TEXAS 75080

NO.	DATE	REVISION

All corners with 5/8"



**OWNER'S CERTIFICATE**

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

WHEREAS, A & D CONSTRUCTION, INC. are the owners of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract Number 64, in the City of Rockwall, Rockwall County, Texas and being all of Block C and D of the Turtle Cove Addition, an addition to the City of Rockwall, according to the plat recorded in Slide B, Page 235 of the Plat Records of Rockwall County, Texas (PRACT) and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod set in the northerly right-of-way line of Lexington Drive (a 50 feet wide right-of-way at this point) and being the most southerly corner of Lot 9, Block B of said Turtle Cove Addition;

**THENCE** departing the northerly right-of-way line of said Lexington Drive **N87°03'23" WEST** a distance of 101.64 feet to a 5/8 inch iron rod set for the most westerly corner of said Lot 9 and being located in the northerly line of said Turtle Cove Addition and being located on the City of Dallas Take Line for Lake Ray Hubbard;

**THENCE** along the northerly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard as follows:

- NORTH 46°59'32" EAST** a distance of 296.14 feet to a 5/8 inch iron rod set for corner;
- SOUTH 73°03'40" EAST** a distance of 124.22 feet to a 5/8 inch iron rod set for corner;
- NORTH 40°23'42" EAST** a distance of 79.43 feet to a 5/8 inch iron rod set for corner;
- NORTH 19°14'10" WEST** a distance of 315.36 feet to a 5/8 inch iron rod set for corner;
- NORTH 18°36'27" EAST** a distance of 146.02 feet to a 5/8 inch iron rod set for corner;
- NORTH 62°24'37" EAST** a distance of 377.56 feet to a 5/8 inch iron rod set for corner;
- NORTH 46°01'56" EAST** a distance of 235.06 feet to a 5/8 inch iron rod set for corner;
- SOUTH 28°45'43" EAST** a distance of 269.65 feet to a 5/8 inch iron rod set for the most southerly corner of Lot 20, Block C of said Turtle Cove Addition;

**THENCE** departing the northerly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard **SOUTH 72°10'50" WEST** a distance of 126.12 feet to a 5/8 inch iron rod set for corner located in the northerly right-of-way line of Turtle Cove Boulevard (a 50 feet wide right-of-way at this point) and being located in a curve to the left having a radius of 60.00 feet, a chord bearing of South 88°44'48" West and a chord length of 34.21 feet;

**THENCE** along the northerly and westerly right-of-way lines of said Turtle Cove Boulevard as follows:

- Continuing along said curve to the left through a central angle of 33°07'57" for an arc length of 34.70 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 72°10'50" WEST** a distance of 369.76 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 100.00 feet, a chord bearing of South 26°28'21" West and a chord length of 143.17 feet;
- Continuing along said curve to the left through a central angle of 91°25'21" for an arc length of 159.56 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 19°14'10" EAST** a distance of 261.19 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 130.00 feet, a chord bearing of South 00°57'54" West and a chord length of 89.80 feet;
- Continuing along said curve to the right through a central angle of 40°24'32" for an arc length of 91.68 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 20°40'20" WEST** a distance of 101.61 feet to a 5/8 inch iron rod set for corner located in the northerly right-of-way line of said Lexington Drive and being in a curve to the left having a radius of 170.00 feet, a chord bearing of South 88°33'35" West and a chord length of 47.32 feet;

**THENCE** along the northwesterly right-of-way line of said Lexington Drive as follows:

- Continuing along said curve to the left through a central angle of 16°00'00" for an arc length of 47.47 feet to a 5/8 inch iron rod set for the beginning of a compound curve to the left having a radius of 701.38 feet, a chord bearing of South 78°02'03" West and a chord length of 60.61 feet;
- Continuing along said compound curve to the left through a central angle of 04°57'10" for an arc length of 60.63 feet to a 5/8 inch iron rod set for the end of said curve;
- NORTH 73°03'40" WEST** a distance of 87.44 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 76°57'56" West and a chord length of 19.96 feet;
- Continuing along said curve to the left through a central angle of 59°56'40" for an arc length of 20.95 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 46°59'32" WEST** a distance of 100.00 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 20.00 feet, a chord bearing of South 21°46'58" West and a chord length of 17.04 feet;
- Continuing along said curve to the left through a central angle of 50°25'00" for an arc length of 17.60 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 20.00 feet, a chord bearing of South 27°32'20" West and a chord length of 20.58 feet;
- Continuing along said curve to the right through a central angle of 61°55'53" for an arc length of 21.62 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of 701.38 feet, a chord bearing of South 54°42'21" West and a chord length of 92.96 feet;
- Continuing along said reverse curve to the left through a central angle of 07°35'56" for an arc length of 93.63 feet to the **POINT OF BEGINNING**;

**CONTAINING** within these metes and bounds 4.453 acres or 193,903 square feet of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT A & D Construction, Inc. being the owners, do hereby adopt this plat designating the hereinabove described property as **REPLAT OF TURTLE COVE ADDITION, BLOCKS C AND D**, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the actual use and accommodation of all 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 therefor 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 85-34.

**WITNESS MY HAND** at \_\_\_\_\_, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

By \_\_\_\_\_  
 Title \_\_\_\_\_

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992, by the owner of the above described property.

Notary Public \_\_\_\_\_

**RECOMMENDED FOR FINAL APPROVAL**

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

**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 \_\_\_\_\_ day of \_\_\_\_\_, 1992.

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 \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_  
 City of Rockwall

**SURVEYOR'S CERTIFICATE**

**NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Austin J. Bedford  
 Registered Professional Land Surveyor No. 4132  
 Kurtz - Bedford Associates, Inc.  
 1600 Promenade Bank Tower, Suite 1020  
 Richardson, Texas 75080

STATE OF TEXAS )  
 COUNTY OF ROCKWALL )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992,

Notary Public \_\_\_\_\_

Scale: 1" = 100'	Date : August, 1992
	Technician : T. Whitaker
	Drawn By : T. Whitaker
	Checked By : A.J. Bedford
	File : COVE Book : Data Collector
Project No. :	

**A REPLAT OF  
 TURTLE COVE ADDITION  
 BLOCKS C & D**

E.P. GAINES CHISUM SURVEY ABST. NO. 64  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 Client : A & D CONSTRUCTION, INC.  
 1131 ROCKINGHAM, SUITE 100  
 RICHARDSON, TEXAS 75080

NO.	DATE	REVISION	APP.

**Kurtz - Bedford**  
 Associates, Inc.  
 Consulting Engineers - Surveyors

Area of  
Poplast  
21 lots

SF-10

PD-4

MF-

A

A

A

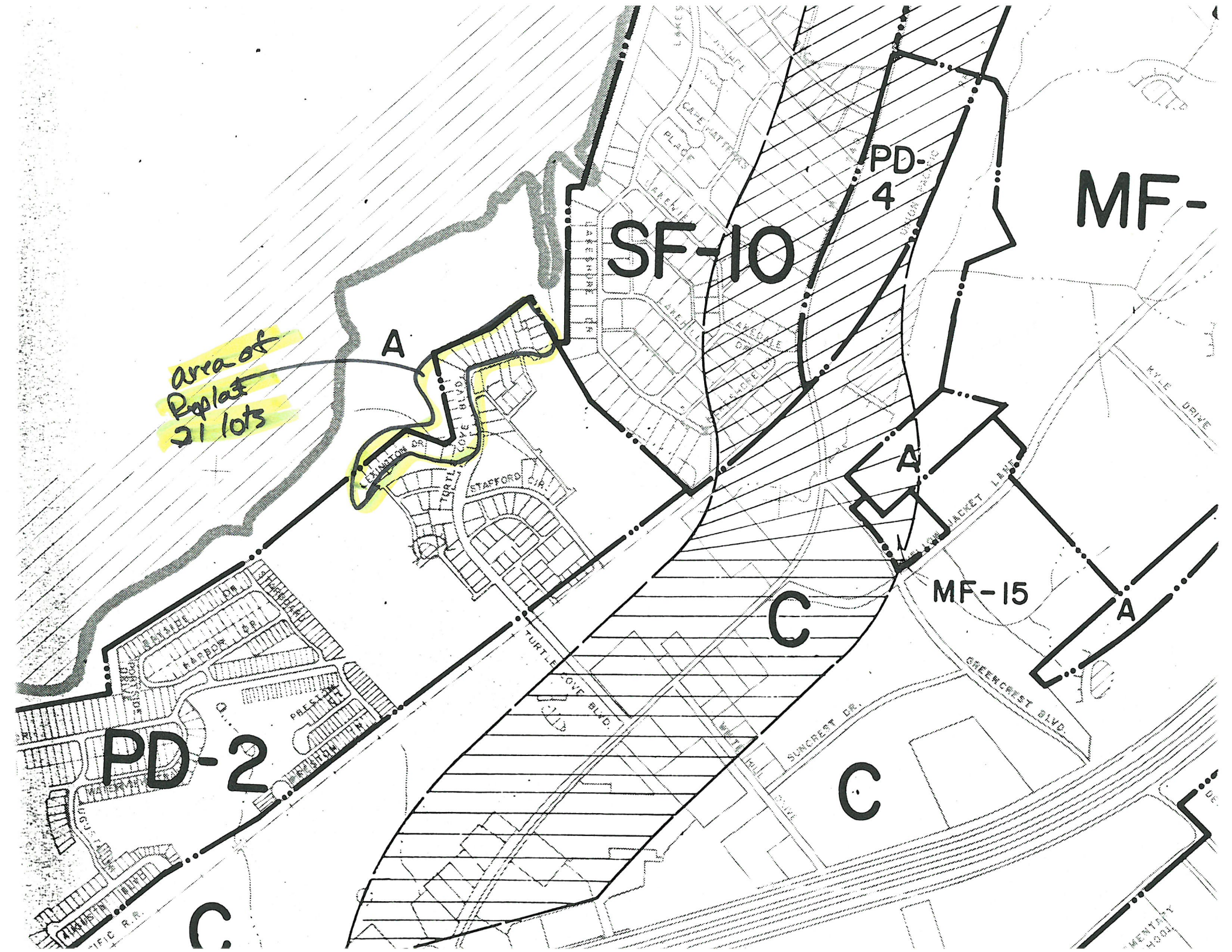
MF-15

C

C

PD-2

C



**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** September 21, 1992

**Agenda No:** V. K.

**Agenda Item:** P&Z 92-36-FP - Hold Public Hearing and Consider Approval of a Replat of a Portion of Lots 1-20, Block C, and Lots 1-9, Block D, Turtle Cove Addition to the City of Rockwall

**Item Generated By:** Property Owners

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

We have received a request from the owners of Turtle Cove to replat a portion of the two blocks identified. They are wanting to replat in order to create larger lots along the lake side of the development. There are currently 29 lots and there will be 22 lots with the replat. It is very likely that some of the utility taps will need to be adjusted with the new lot lines and the developer is aware of this. We have no problems with the replat. Because this is a replat in a residential neighborhood a public hearing is required.

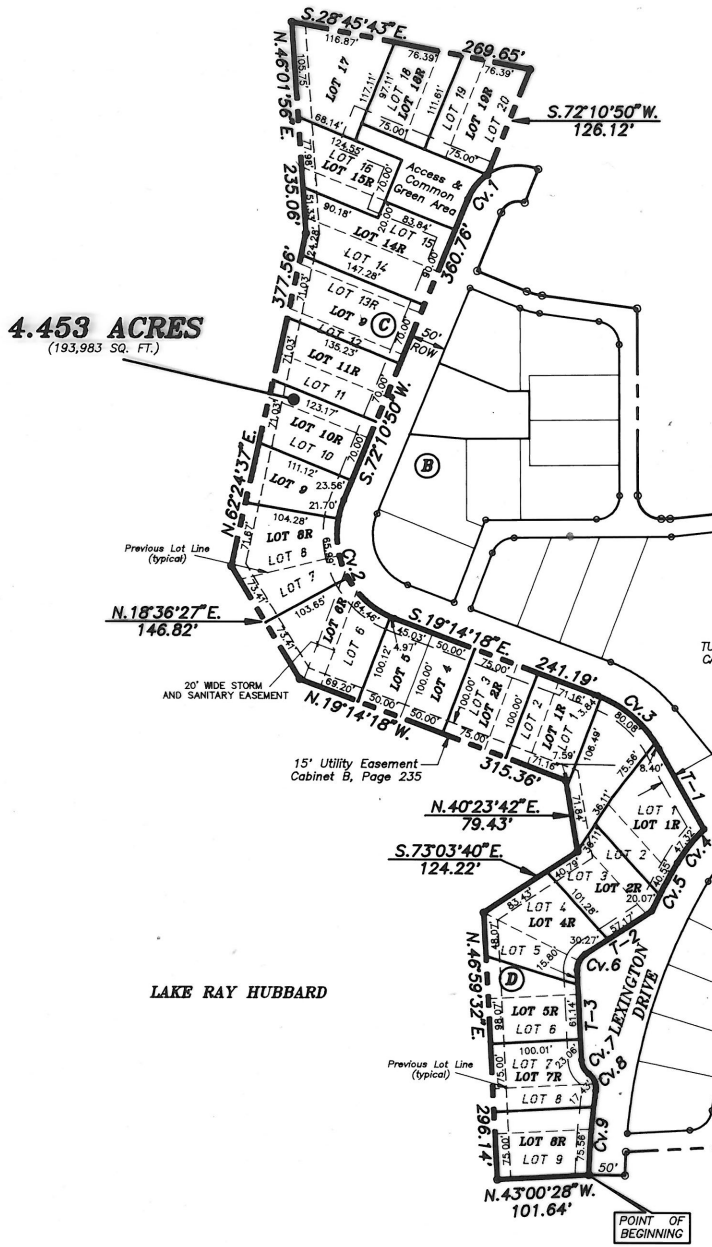
The Commission has recommended approval of the request as submitted.

**Attachments:**

1. Replat
2. Location Map

**Agenda Item:** Replat in Turtle Cove

**Item No:** V. K.



**CURVE TABLE**

No.	Delta	Radius	Tangent	Length	Chord Bearing	Ch. Lth.
Cv.1	33°07'57"	60.00'	17.85'	34.70'	S.88°44'48"W.	34.21'
Cv.2	91°25'21"	100.00'	102.51'	159.56'	S.26°28'21"W.	143.17'
Cv.3	40°24'32"	130.00'	47.84'	91.68'	S.00°57'54"W.	89.80'
Cv.4	16°00'00"	170.00'	23.89'	47.47'	S.88°33'35"W.	47.32'
Cv.5	04°57'10"	701.38'	30.33'	60.63'	S.78°05'03"W.	60.61'
Cv.6	59°56'48"	20.00'	11.53'	20.93'	S.76°57'56"W.	19.98'
Cv.7	50°25'08"	20.00'	9.42'	17.60'	S.21°46'58"W.	17.04'
Cv.8	61°55'53"	20.00'	12.00'	21.62'	S.27°32'20"W.	20.58'
Cv.9	07°35'58"	701.38'	46.58'	93.03'	S.54°42'21"W.	92.96'

**TANGENT TABLE**

No.	Bearing	Length
T-1	S.20°40'29"W.	101.61'
T-2	N.73°03'40"W.	87.44'
T-3	S.46°59'32"W.	100.00'

Sheet 1 of 2

Scale : 1" = 100' Date : August, 1992

Technician : T. Whitaker

Drawn By : T. Whitaker

Checked By : A.J. Bedford

File : COVE Book : Data Collector

Project No. : 131-002-92-50

**A REPLAT OF  
TURTLE COVE ADDITION  
BLOCKS C & D**

E.P. GAINES CHISUM SURVEY ABST. NO. 64  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Client : A & D CONSTRUCTION, INC.  
1131 ROCKINGHAM, SUITE 100  
RICHARDSON, TEXAS 75080

NO.	DATE	REVISION

All corners with 5/8"

OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF ROCKWALL )

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BEGINNING at a 5/8 inch iron rod set in the northerly right-of-way line of Lexington Drive (a 50 feet wide right-of-way at this point) and being the most southerly corner of Lot 9, Block B of said Turtle Cove Addition;

THENCE departing the northerly right-of-way line of said Lexington Drive NORTH 43°00'20" WEST a distance of 101.64 feet to a 5/8 inch iron rod set for the most westerly corner of said Lot 9 and being located in the northerly line of said Turtle Cove Addition and being located on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along the northerly line of said Turtle Cove Addition and the City of Dallas Take Line for Lake Ray Hubbard as follows:

- NORTH 46°59'32" EAST a distance of 296.14 feet to a 5/8 inch iron rod set for corner;
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- SOUTH 28°45'43" EAST a distance of 209.05 feet to a 5/8 inch iron rod set for the most southerly corner of Lot 20, Block C of said Turtle Cove Addition;

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- Continuing along said curve to the left through a central angle of 33°07'57" for an arc length of 34.70 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 72°10'50" WEST a distance of 360.76 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 100.00 feet, a chord bearing of South 26°28'21" West and a chord length of 143.17 feet;
- Continuing along said curve to the left through a central angle of 91°25'21" for an arc length of 159.56 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 19°14'10" EAST a distance of 261.19 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 130.00 feet, a chord bearing of South 00°57'54" West and a chord length of 89.80 feet;
- Continuing along said curve to the right through a central angle of 40°24'32" for an arc length of 91.68 feet to a 5/8 inch iron rod set for the point of tangency;
- SOUTH 20°40'20" WEST a distance of 101.61 feet to a 5/8 inch iron rod set for corner located in the northerly right-of-way line of said Lexington Drive and being in a curve to the left having a radius of 170.00 feet, a chord bearing of South 88°33'35" West and a chord length of 47.32 feet;

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- Continuing along said curve to the left through a central angle of 50°25'00" for an arc length of 17.60 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the right having a radius of 20.00 feet, a chord bearing of South 27°32'20" West and a chord length of 20.58 feet;
- Continuing along said curve to the right through a central angle of 61°55'53" for an arc length of 21.62 feet to a 5/8 inch iron rod set for the beginning of a reverse curve to the left having a radius of 701.38 feet, a chord bearing of South 54°42'21" West and a chord length of 92.96 feet;
- Continuing along said reverse curve to the left through a central angle of 07°35'50" for an arc length of 93.63 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.453 acres or 193,903 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT A & D Construction, Inc. being the owners, do hereby adopt this plat designating the hereinabove described property as REPLAT OF TURTLE COVE ADDITION, BLOCKS C AND D, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the actual use and accommodation of all 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 85-34.

WITNESS MY HAND at \_\_\_\_\_, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 1992.

By \_\_\_\_\_  
Title \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF ROCKWALL )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992, by the owner of the above described property.

Notary Public \_\_\_\_\_

REQUIRED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

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 \_\_\_\_\_ day of \_\_\_\_\_, 1992.

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 \_\_\_\_\_ day of \_\_\_\_\_, 1992.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_  
City of Rockwall

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
Kurtz - Bedford Associates, Inc.  
1600 Promenade Bank Tower, Suite 1020  
Richardson, Texas 75080

STATE OF TEXAS )  
COUNTY OF ROCKWALL )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1992,

Notary Public \_\_\_\_\_

Scale : 1" = 100' Date : August, 1992  
Technician : T. Whitaker  
Drawn By : T. Whitaker  
Checked By : A.J. Bedford  
File : COVE Book : Data Collector  
Project No. :

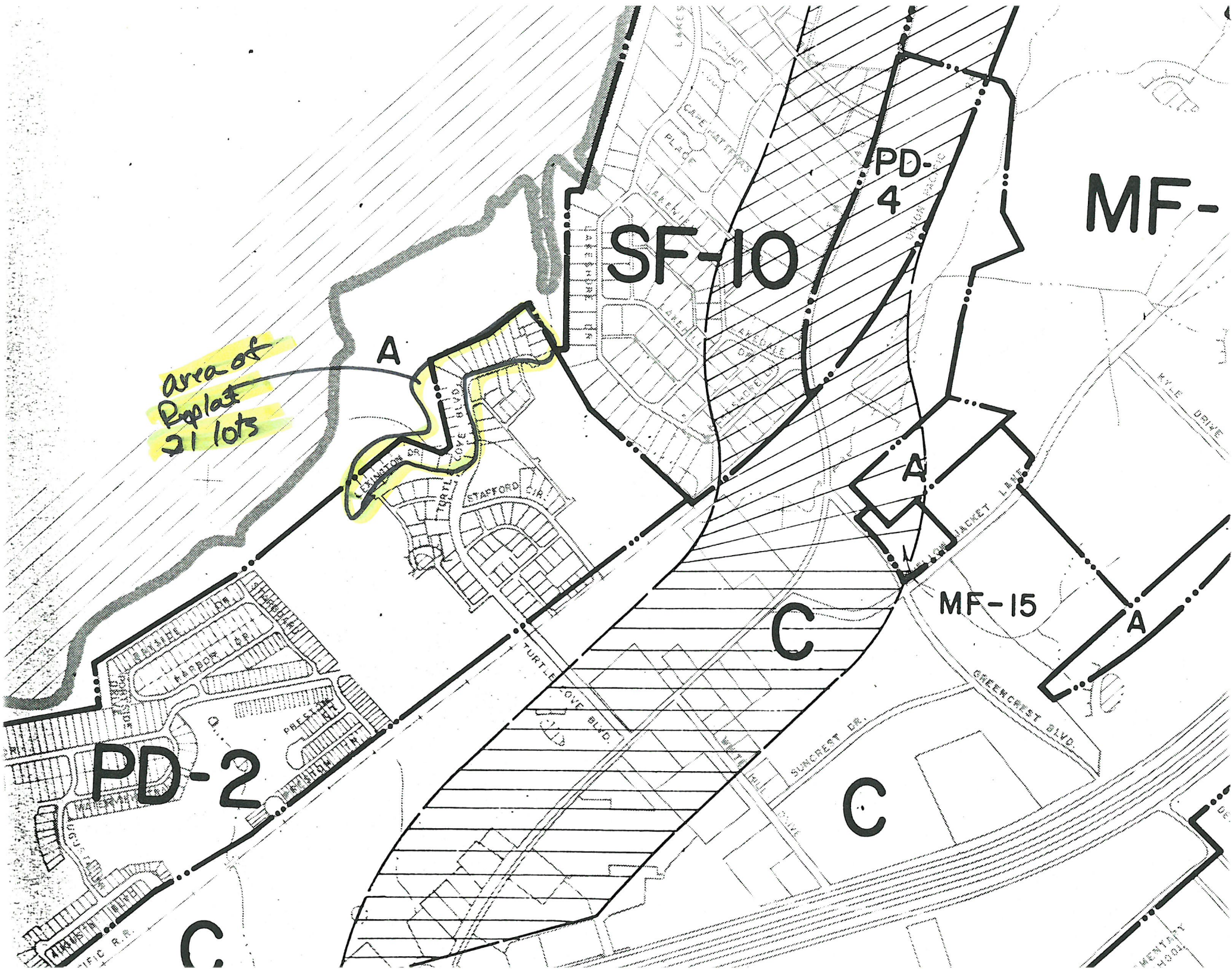
A REPLAT OF  
TURTLE COVE ADDITION  
BLOCKS C & D

E.P. GAINES CHISUM SURVEY ABST. NO. 64  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
Client : A & D CONSTRUCTION, INC.  
1131 ROCKINGHAM, SUITE 100  
RICHARDSON, TEXAS 75080

NO.	DATE	REVISION	APP.

Kurtz - Bedford  
Associates, Inc.  
Consulting Engineers - Surveyors

Area of  
Poplast  
21 lots





# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on September 10, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on September 21, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, to consider approval of a request from D.C.T. Investments for a replat of a portion of Turtle Cove Addition, Lots 1-20, Block C and Lots 1-9, Block D and further described on the attached legal description. The purpose of the replat is to combine certain existing lots to create fewer larger lots. The total number of lots in the area to be replatted will go down from 29 to 21. A copy of the proposed replat is attached. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

*Hilda Crangle*  
City Secretary

-----  
Case No.     PZ-92-36-Replat    

I am in favor of the request for the reasons listed below \_\_\_\_\_

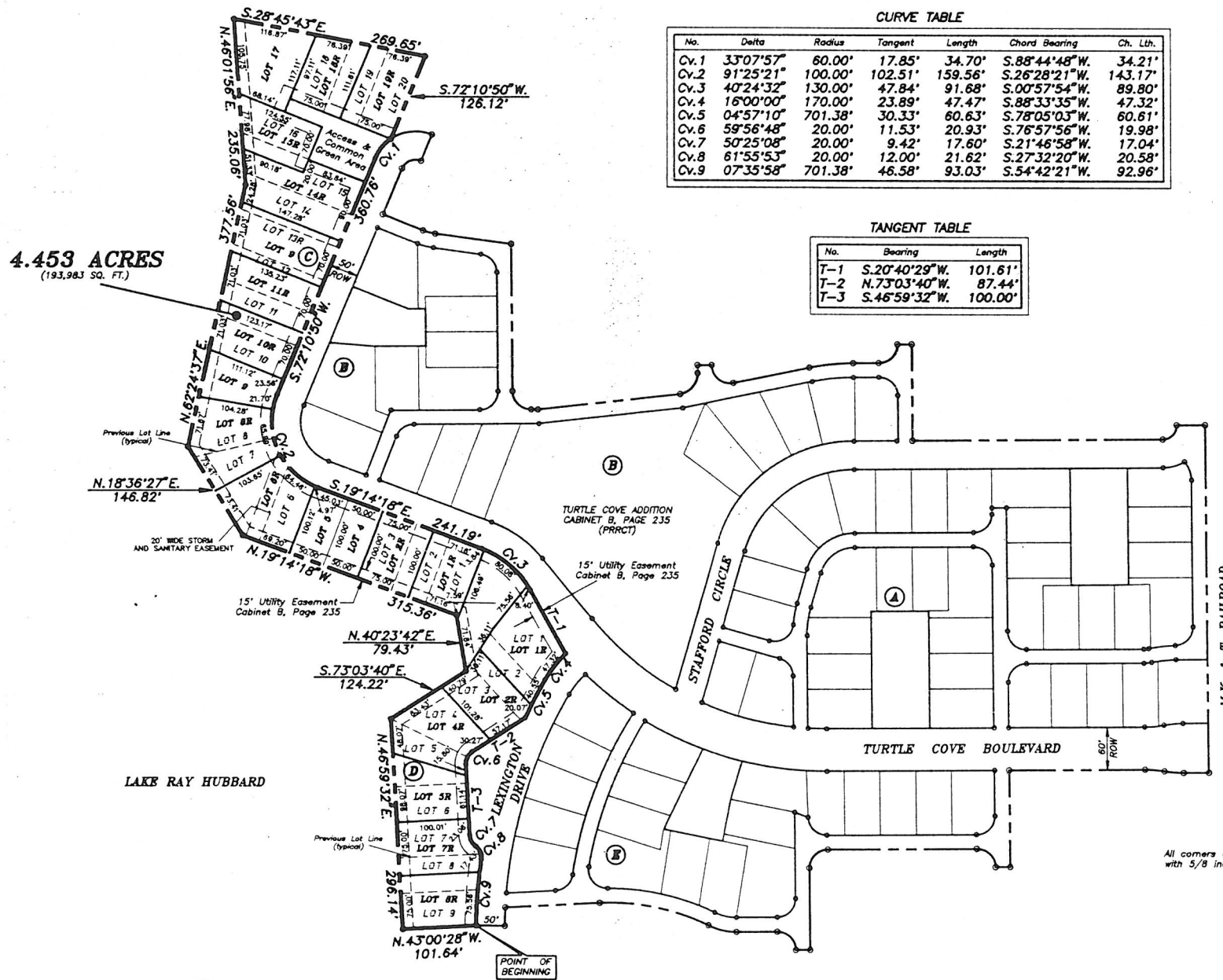
I am opposed to the request for the reasons listed below \_\_\_\_\_

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_

4.453 ACRES  
(193,983 SQ. FT.)



CURVE TABLE

No.	Delta	Radius	Tangent	Length	Chord Bearing	Ch. Lth.
Cv.1	33°07'57"	60.00'	17.85'	34.70'	S.88°44'48"W.	34.21'
Cv.2	91°25'21"	100.00'	102.51'	159.56'	S.26°28'21"W.	143.17'
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Cv.5	04°57'10"	701.38'	30.33'	60.63'	S.78°05'03"W.	60.61'
Cv.6	59°56'48"	20.00'	11.53'	20.93'	S.76°57'56"W.	19.98'
Cv.7	50°25'08"	20.00'	9.42'	17.60'	S.21°46'58"W.	17.04'
Cv.8	61°55'53"	20.00'	12.00'	21.62'	S.27°32'20"W.	20.58'
Cv.9	07°35'58"	701.38'	46.58'	93.03'	S.54°42'21"W.	92.96'

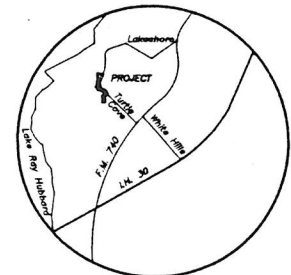
TANGENT TABLE

No.	Bearing	Length
T-1	S.20°40'29"W.	101.61'
T-2	N.73°03'40"W.	87.44'
T-3	S.46°59'32"W.	100.00'

Block C = 15 Lots  
Block D = 6 Lots  
TOTAL = 21 LOTS



0' 50' 100' 200'  
SCALE: 1" = 100'



LOCATION MAP  
MAPSCO PAGE 30C-B

All corners on subject property are monumented with 5/8 inch iron rods set.

Scale: 1" = 100' Date: August, 1992  
Technician: T. Whitaker  
Drawn By: T. Whitaker  
Checked By: A.J. Bedford  
File: COVE Book: Data Collector  
Project No.: 131-002-92-50

A REPLAT OF  
TURTLE COVE ADDITION  
BLOCKS C & D

E.P. GAINES CHISUM SURVEY ABST. NO. 64  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

Client: A & D CONSTRUCTION, INC.  
1131 ROCKINGHAM, SUITE 100  
RICHARDSON, TEXAS 75080

Kurtz · Bedford  
Associates, Inc.  
Consulting Engineers · Surveyors

1413 E. I.H. 30, Suite 6 Office: (214) 240-5999  
Garland, Texas 75043 Fax: (214) 240-4468

NO.	DATE	REVISION	APP.



## D C T INVESTMENTS

1. KENNETH JAULONG  
2132 TURTLE COVE  
ROCKWALL

8. ROCKY FAULKER  
1920 LAKESHORE  
ROCKWALL

2. KWANG LIU  
2130 TURTLE COVE  
ROCKWALL

9. LEO EVANS  
1918 LAKESHORE  
ROCKWALL

3. RICKY SMITH  
2122 TURTLE COVE  
ROCKWALL

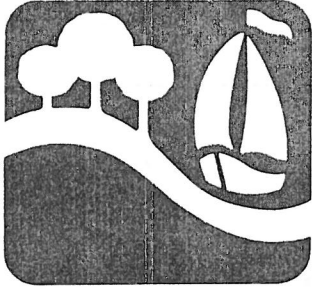
10. JUNE SEIBERT  
1916 LAKESHORE DR  
ROCKWALL

4. LINDA GREENBERG  
2119 TURTLE COVE  
ROCKWALL

5. RICHARD MC CRILLIS  
1926 LAKESHORE DR.  
ROCKWALL

6. ALBERT LUIZ  
1924 LAKESHORE DR  
ROCKWALL

7. STUART BOWEN  
1922 LAKESHORE  
ROCKWALL



# CITY OF ROCKWALL

"THE NEW HORIZON"

## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on September 10, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on September 21, 1992 at 7:00 p.m. in City Hall, 205 W. Rusk, to consider approval of a request from D.C.T. Investments for a replat of a portion of Turtle Cove Addition, Lots 1-20, Block C and Lots 1-9, Block D and further described on the attached legal description. The purpose of the replat is to combine certain existing lots to create fewer larger lots. The total number of lots in the area to be replatted will go down from 29 to 21. A copy of the proposed replat is attached. As an interested property owner, you are invited to attend this meeting or make your feelings known in writing by returning the form below:

Hilda Crangle  
City Secretary

-----  
Case No. PZ-92-36-Replat

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

1. In favor for more larger lots
- 2.
- 3.

Signature Hilda Crangle  
Address 2119 Turtle Cove

### **PUBLIC NOTICE**

**The Rockwall Planning and Zoning Commission will hold a public hearing on September 10, 1992 at 7:00 p.m., in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on September 21, 1992 at 7:00 P.M. in City Hall, 205 W. Rusk, to consider a request from D.C.T. Investments to consider approval of a replat of a portion of Lots 1-20, Block C and Lots 1-9, Block D of the Turtle Cove Addition to the City of Rockwall. All interested persons are invited to attend. (46)**