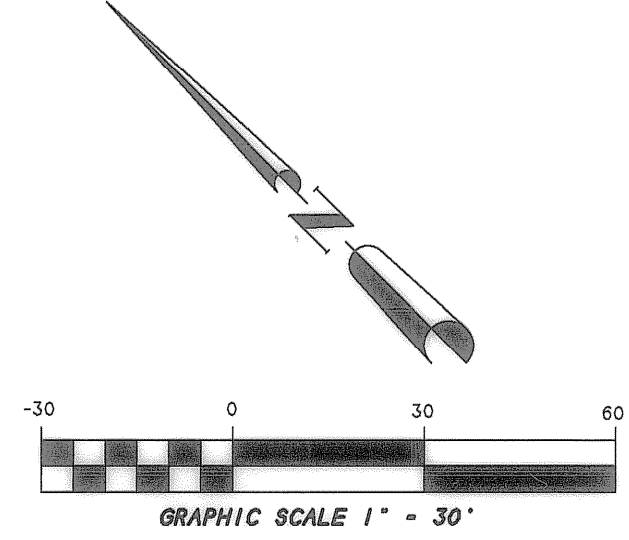
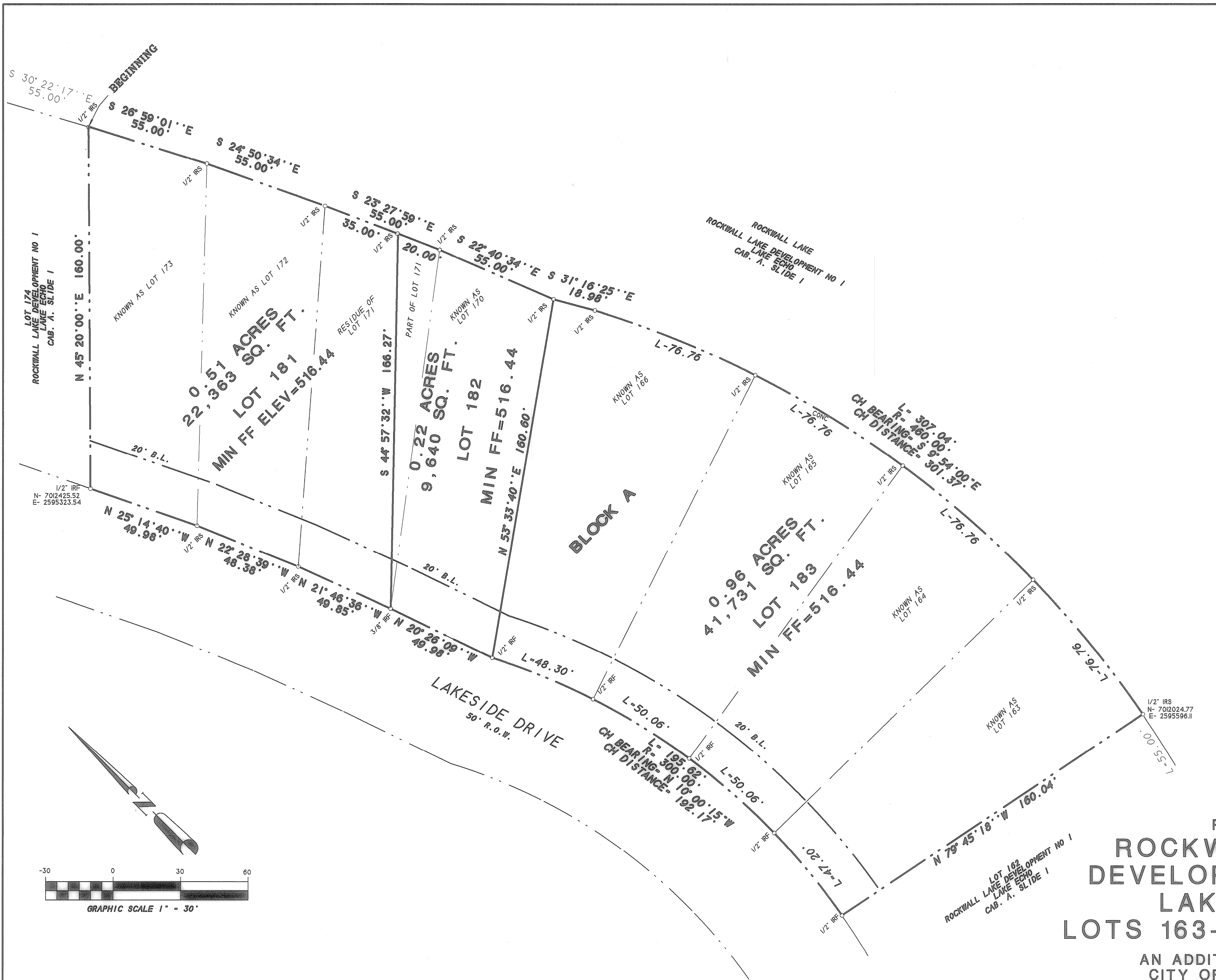


FILED FOR RECORD
 ROCKWALL COUNTY, TEXAS
 13 MAR 25 PM 12:24
 SHELLI MILLER
 ROCKWALL COUNTY CLERK
 BY *[Signature]* DEPUTY



REPLAT
ROCKWALL LAKE DEVELOPMENT NO. 1
LAKE ECHO
LOTS 163-173, BLOCK A

AN ADDITION TO THE
 CITY OF ROCKWALL
 BEING 1.69 ACRES
 WELLS SURVEY, A-219
 ROCKWALL COUNTY, TEXAS

OWNERS:
 LORNA BOLEN
 DANNY TURNER & NANCY TURNER
 LEJ PARTNERS
 4804 RUSHDEN ROAD
 MCKINNEY, TX 75070
 214-914-9884

CITY CASE NO P2012-028
H.D. Fetty Land Surveyor, LLC
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030 L dated SEPT 26, 2008, this property lies in Zone AE. This property does appear to lie within a 100-year flood plain.
 - 2) BEARING SOURCE: 1979 SURVEY BY HAROLD EVANS, RPLS. PER SETTLEMENT AGREEMENT RECORDED IN CAUSE NO. 1-05-545 DISTRICT COURT OF ROCKWALL COUNTY, TEXAS.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

SURVEY DATE	SEPT 13, 2012
SCALE	1" = 30' FILE# ECHO-RP1
CLIENT	LEJ PARTNERS

H 297

OWNER'S CERTIFICATE
(Public Dedication)
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, LEJ PARTNERS, LORNA BOLEN, DANNY TURNER & NANCY TURNER, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING known as Lots 163 through Lot 173 in Block A, of ROCKWALL LAKE DEVELOPMENT NO. 1 formerly LAKE ECHO, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 1 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the North corner of Lot 173 and the East corner of said Lot 174, said point being S. 45 deg. 15 min. 41 sec. E., 200.33 feet, S. 44 deg. 22 min. 06 sec. W., 25.38 feet, S. 34 deg. 41 min. 52 sec. E., 55.00 feet, S. 31 deg. 58 min. 43 sec. E., 55.00 feet, and S. 29 deg. 15 min. 35 sec. E., 55.00 feet from the North corner of Block A;

THENCE S. 26 deg. 59 min. 01 sec. E. along the Northeast line of Lot 173, a distance of 55.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of Lot 173 and the North corner of Lot 172;

THENCE S. 24 deg. 50 min. 34 sec. E. along the Northeast line of Lot 172, a distance of 55.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the East corner of Lot 172 and the North corner of Lot 171;

THENCE S. 23 deg. 27 min. 59 sec. E. along the Northeast line of Lot 171, a distance of 55.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 22 deg. 40 min. 34 sec. E. along the Northeast line of Lot 170, a distance of 55.00 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 169 (also known as Lot 166);

THENCE S. 31 deg. 16 min. 25 sec. E. along the Northeast line of Lot 169 (or Lot 166), a distance of 18.98 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the beginning of a curve to the right;

THENCE in a Southeasterly direction along a curve to the right having a central angle of 38 deg. 14 min. 37 sec., a radius of 460.00 feet, a tangent of 159.43 feet, a chord of S. 9 deg. 54 min. 00 sec. E., 301.37 feet along the curving Northeast boundary line of said Lots 169, 168, 167, 166, 165, 164 and 163, an arc distance of 307.04 feet to a 1/2" iron rod found for corner at the Northeast corner of Lot 162;

THENCE N. 79 deg. 45 min. 18 sec. W. along the North line of Lot 162, a distance of 160.04 feet to a 1/2" iron rod found for corner in the East right-of-way line of Lakeside Drive (50' R.O.W.) and at the Southwest corner of said Lot 163;

THENCE in a Northwesterly direction along a curve to the left having a central angle of 37 deg. 21 min. 39 sec., a radius of 300.00 feet, a tangent of 101.43 feet, a chord of N. 10 deg. 00 min. 15 sec. W., 192.17 feet, along said right-of-way line, an arc distance of 195.62 feet to a 1/2" iron rod found for corner at the South corner of Lot 170 and at the West corner of Lot 169 (or Lot 166);

THENCE N. 20 deg. 26 min. 09 sec. W. along said right-of-way line, a distance of 49.98 feet to a 1/2" iron rod found for corner at the West corner of Lot 170 and the South corner of Lot 171;

THENCE N. 21 deg. 46 min. 36 sec. W. along said right-of-way line, a distance of 49.85 feet to a 1/2" iron rod found for corner at the West corner of Lot 171 and at the South corner of Lot 172;

THENCE N. 22 deg. 28 min. 39 sec. W. along said right-of-way line, a distance of 48.38 feet to a 1/2" iron rod found for corner at the West corner of said Lot 172 and the South corner of Lot 173;

THENCE N. 25 deg. 14 min. 40 sec. W. along said right-of-way line, a distance of 49.98 feet to a 1/2" iron rod found for corner at the West corner of Lot 173;

THENCE N. 45 deg. 20 min. 00 sec. E. along the Northwest boundary of Lot 173, a distance of 160.00 feet to the POINT OF BEGINNING and containing 73,734 square feet or 1.69 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as REPLAT ROCKWALL LAKE DEVELOPMENT NO. 1 LAKE ECHO, LOTS 163-173, BLOCK A, an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I understand and do 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.

I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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 or 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.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner 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 structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

Gigi James
GIGI JAMES
FOR LEJ PARTNERS

Lorna Bolen
LORNA BOLEN

Danny Turner
DANNY TURNER

Nancy Turner
NANCY TURNER

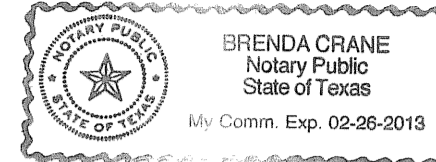
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared GIGI JAMES known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 2nd day of November, 2013

Brenda Crane
Notary Public in and for the State of Texas

2/26/13
My Commission Expires:



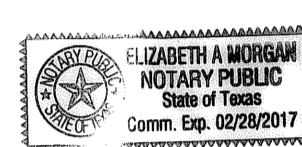
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared LORNA BOLEN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 21 day of March, 2013

Elizabeth A Morgan
Notary Public in and for the State of Texas

02-25-17
My Commission Expires:



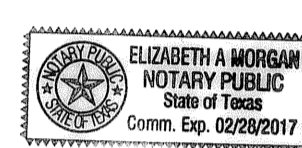
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared DANNY TURNER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 15th day of March, 2013

Elizabeth A Morgan
Notary Public in and for the State of Texas

02-25-17
My Commission Expires:



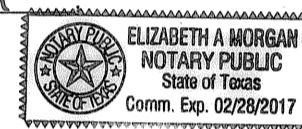
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared NANCY TURNER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 15th day of March, 2013

Elizabeth A Morgan
Notary Public in and for the State of Texas

02-25-17
My Commission Expires:



NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, 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.

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, 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.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034



RECOMMENDED FOR FINAL APPROVAL

APPROVED

I hereby certify that the above and foregoing plat of REPLAT ROCKWALL LAKE DEVELOPMENT NO. 1 LAKE ECHO, LOTS 163-173, BLOCK A, an addition to the City of Rockwall, Texas was approved by the City Planning Director of the City of Rockwall on the 15th day of March, 2013.

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 eighty (180) days from said date of final approval.

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

Robert Salvo
Director of Planning

Amy Williams
CITY ENGINEER

REPLAT
ROCKWALL LAKE
DEVELOPMENT NO. 1
LAKE ECHO
LOTS 163-173, BLOCK A

OWNERS:
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DANNY TURNER & NANCY TURNER
LEJ PARTNERS
4804 RUSHDEN ROAD
MCKINNEY, TX 75070
214-914-9884

AN ADDITION TO THE
CITY OF ROCKWALL
BEING 1.69 ACRES
WELLS SURVEY, A-219
ROCKWALL COUNTY, TEXAS SHEET 2 OF 2
CITY CASE NO P2012-028

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SURVEY DATE SEPT 13, 2012
SCALE 1" = 30' FILE # ECHO-RP1
CLIENT LEJ PARTNERS