

5' Utility Esmt.

377.60'

N46°01'50"E ~ 235.06'

5' Utility Esmt.

City of Dallas Take Line

LAKE R
PAF

Turtle Cove



360.76'

90.0'

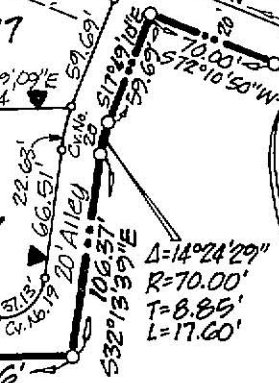
$\Delta = 56^{\circ}51'29''$
 $R = 60.00'$
 $T = 32.48'$
 $L = 59.54'$

Beg. Tan. Brg. =
 $574^{\circ}40'39''E$

Ex. Lift
 Station
 Esmt.

$572^{\circ}10'50''W \sim 40.00'$
 $\Delta = 90^{\circ}00'00''$
 $R = 20.00'$
 $T = 20.00'$
 $L = 31.42'$

Beg. Tan. Brg. =
 $N17^{\circ}49'10''W$



$\Delta = 14^{\circ}24'29''$
 $R = 70.00'$
 $T = 8.85'$
 $L = 17.60'$

$51^{\circ}49'39''E$

Ex. 20' San. Sew. Esmt.

Ex. Creek

N

LOT LINE

WHEREAS, Sheffield-Atkinson Joint Venture No. 1 is the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64 in the City of Rockwall, Rockwall County, Texas, and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by Partition Deed recorded in Volume 53 at Page 373 of the Deed Records of Rockwall County, Texas, and a part of a tract of land conveyed to Hunt, McNulty, and Shinn from James Reese and wife, Veda, as recorded in Volume 36 at Page 383 of the Deed Records of Rockwall County, Texas, and all of that 20.98 acre tract of land conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109 at Page 405 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod at a point of reference at the Southeast corner of Tract One of Lakeside Village, Phase 3, an addition to the City of Rockwall, recorded in Volume 3 at Page 18 of the Plat Records of Rockwall County, Texas, said point also being in the Northwest R.O.W. line of the M.K. & T. Railroad (100 foot R.O.W.);
THENCE: North 49° 35' 21" East along said Northwest line a distance of 843.22 feet to an iron rod for the Point of Beginning;
THENCE: North 40° 24' 39" West leaving said Northwest line a distance of 35.46 feet to an iron rod for the beginning of a circular curve to the right;
THENCE: Along said circular curve to the right having a central angle of 10° 28' 31", a radius of 150.00 feet, a tangent length of 13.75 feet and an arc length of 27.42 feet to an iron rod for the point of reverse curvature for a circular curve to the left;
THENCE: Along said circular curve to the left having a beginning tangent bearing of North 29° 55' 08" West, a central angle of 10° 28' 31", a radius of 150.00 feet, a tangent length of 13.75 feet, and an arc length of 27.42 feet to an iron rod for the point of tangency;
THENCE: North 40° 24' 39" West a distance of 190.00 feet to an iron rod for a corner;
THENCE: South 49° 35' 21" West a distance of 136.00 feet to an iron rod for a corner;
THENCE: North 40° 24' 39" West a distance of 20.00 feet to an iron rod in a circular curve to the left;
THENCE: Along said circular curve to the left having a beginning tangent bearing of North 49° 35' 21" East, a central angle of 90° 00' 00", a radius of 26.00 feet, a tangent length of 26.00 feet, and an arc length of 40.84 feet to an iron rod for the point of tangency;
THENCE: North 40° 24' 39" West a distance of 208.00 feet to an iron rod for the beginning of a circular curve to the left;
THENCE: Along said circular curve to the left having a central angle of 90° 00' 00", a radius of 26.00 feet, a tangent length of 26.00 feet and an arc length of 40.84 feet to an iron rod for the point of tangency;
THENCE: South 49° 35' 21" West a distance of 115.00 feet to an iron rod for a corner;
THENCE: North 40° 24' 39" West a distance of 20.00 feet to an iron rod in a circular curve to the left;
THENCE: Along said circular curve to the left having a beginning tangent bearing of North 49° 35' 21" East, a central angle of 90° 00' 00", a radius of 26.00 feet, a tangent length of 26.00 feet, and an arc length of 40.84 feet to an iron rod for the point of tangency;
THENCE: North 40° 24' 39" West a distance of 56.09 feet to an iron rod for the beginning of a circular curve to the right;
THENCE: Along said circular curve to the right having a central angle of 26° 32' 36", a radius of 90.00 feet, a tangent length of 21.23 feet and an arc length of 41.69 feet to an iron rod for the point of reverse curvature for a circular curve to the left;
THENCE: Along said circular curve to the left having a beginning tangent bearing of North 13° 52' 03" West, a central angle of 29° 08' 25", a radius of 310.00 feet, a tangent length of 80.58 feet and an arc length of 157.66 feet to an iron rod for the point of tangency;
THENCE: North 43° 00' 28" West a distance of 132.06 feet to an iron rod in a circular curve to the left;
THENCE: Along said circular curve to the left having a beginning tangent bearing of South 53° 09' 42" West, a central angle of 2° 15' 21", a radius of 661.38 feet, a tangent length of 13.02 feet and an arc length of 26.04 feet to an iron rod for the end of said circular curve to the left;
THENCE: North 39° 05' 39" West a distance of 40.00 feet to an iron rod for a corner;
THENCE: North 43° 00' 28" West a distance of 101.64 feet to an iron rod for a corner, said point being on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: Along said Take Line as follows: North 46° 59' 32" East a distance of 296.14 feet to a concrete monument marked X2-2; South 73° 03' 40" East a distance of 124.22 feet to a concrete monument marked X2-3; North 40° 23' 42" East a distance of 79.43 feet to a concrete monument marked X2-4; North 19° 14' 18" West passing at 290.36 feet to a broken concrete monument and continuing a total distance of 315.36 feet to an iron rod for a corner; North 18° 36' 27" East a distance of 146.82 feet to an iron rod for a corner; North 60° 24' 37" East a distance of 377.56 feet to an iron rod for a corner; North 46° 01' 56" East a distance of 235.06 feet to an iron rod for a corner; and South 28° 45' 43" East a distance of 269.65 feet to an iron rod for a corner;
THENCE: South 72° 10' 50" West leaving said City of Dallas Take Line for Lake Ray Hubbard a distance of 126.12 feet to an iron rod in a circular curve to the right;
THENCE: Along said circular curve to the right having a beginning tangent bearing of South 74° 40' 39" East, a central angle of 51° 51' 29", a radius of 60.00 feet, a tangent length of 32.48 feet and an arc length of 59.54 feet to an iron rod for the end of said circular curve to the right;
THENCE: South 72° 10' 50" West a distance of 40.00 feet to an iron rod in a circular curve to the left;
THENCE: Along said circular curve to the left having a beginning tangent bearing of North 17° 49' 10" West, a central angle of 90° 00' 00", a radius of 20.00 feet, a tangent length of 20.00 feet and an arc length of 31.42 feet to an iron rod for the point of tangency;
THENCE: South 72° 10' 50" West a distance of 70.00 feet to an iron rod for a corner;
THENCE: South 17° 49' 10" East a distance of 59.69 feet to an iron rod for the beginning of a circular curve to the left;
THENCE: Along said circular curve to the left having a central angle of 14° 24' 19", a radius of 70.00 feet, a tangent length of 8.85 feet and an arc length of 17.60 feet to an iron rod for the point of tangency;
THENCE: South 32° 13' 39" East a distance of 106.37 feet to an iron rod for a corner;
THENCE: South 49° 35' 21" West a distance of 207.46 feet to an iron rod for the beginning of a circular curve to the left;
THENCE: Along said circular curve to the left having a central angle of 90° 00' 00", a radius of 26.00 feet, a tangent length of 26.00 feet and an arc length of 40.84 feet to an iron rod for the point of tangency;
THENCE: South 40° 24' 39" East a distance of 9.86 feet to an iron rod for a corner;
THENCE: South 46° 24' 39" East a distance of 201.00 feet to an iron rod in a circular curve to the left;
THENCE: Along said circular curve to the left having a beginning tangent bearing of South 51° 49' 39" East, a central angle of 78° 35' 00", a radius of 30.22 feet, a tangent length of 24.73 feet, and an arc length of 41.45 feet to an iron rod for the point of tangency;
THENCE: North 49° 35' 21" East a distance of 11.09 feet to an iron rod for a corner;
THENCE: South 40° 24' 39" East a distance of 20.00 feet to an iron rod in a circular curve to the left;
THENCE: Along said circular curve to the left having a beginning tangent bearing of South 49° 35' 21" West, a central angle of 101° 25' 00", a radius of 26.00 feet, a tangent length of 31.78 feet and an arc length of 46.02 feet to an iron rod for the point of tangency;
THENCE: South 51° 49' 39" East a distance of 107.62 feet to an iron rod for the beginning of a circular curve to the right;
THENCE: Along said circular curve to the right having a central angle of 11° 25' 00", a radius of 310.00 feet, a tangent length of 30.99 feet and an arc length of 61.77 feet to an iron rod for the point of tangency;
THENCE: South 40° 24' 39" East a distance of 36.00 feet to an iron rod for the beginning of a circular curve to the left;
THENCE: Along said circular curve to the left having a central angle of 90° 00' 00", a radius of 26.00 feet, a tangent length of 26.00 feet and an arc length of 40.84 feet to an iron rod for the end of said circular curve to the left;
THENCE: South 40° 24' 39" East a distance of 20.00 feet to an iron rod for a corner;
THENCE: South 49° 35' 21" West a distance of 136.00 feet to an iron rod for a corner;
THENCE: South 40° 24' 39" East a distance of 350.00 feet to an iron rod for the beginning of a circular curve to the left;
THENCE: Along said circular curve to the left having a central angle of 90° 00' 00", a radius of 20.00 feet, a tangent length of 20.00 feet and an arc length of 31.42 feet to an iron rod for the end of said circular curve to the left;
THENCE: South 40° 24' 39" East a distance of 40.00 feet to an iron rod for a corner on the said Northwest line of M.K. & T. Railroad R.O.W.;
THENCE: South 49° 35' 21" West along said Northwest line a distance of 490.00 feet to the Point of Beginning and Containing 21.6079 Acres (941,242 Square Feet) of Land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT Sheffield-Atkinson Joint Venture No. 1 does hereby adopt this plat designating the hereinabove described property as TURTLE COVE, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby reserve all rights of the premises to the exclusion of the public, except as described otherwise herein, reserving such rights to the Sheffield Development, successors and assigns, and further reserving its private easement for itself, its successors and assigns, at all time hereafter for ingress and egress to and from the herein described tract. Any and all private roads constructed on said property shall not be construed as a grant to the public, but to the contrary, as private ways reserved unto Sheffield Development, its successors and assigns. Provided, however, all private roads, common areas, and/or utility easements are hereby dedicated for mutual use and accommodation of all public utilities and government agencies desiring to use or using same. No buildings shall be constructed or placed upon, over or across the utility easements as described herein. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. 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 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. 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 this subdivision.

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 Platting Ordinance 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, drainage structures, and storm sewers, 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 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 of water for personal use and fire protection within such plat.

WITNESS MY HAND at Grapevine, Texas, this 20th day of May, 1985.

SHEFFIELD-ATKINSON JOINT VENTURE, NO. 1
Gary Sheffield
By: GARY SHEFFIELD, Managing Partner

STATE OF TEXAS
COUNTY OF Tarrant

This instrument was acknowledged before me on the 20th day of May, 1985, by Gary Sheffield.

Christine O. Brouley
Notary Public
Commission expires 10/1/88

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Harold L. Evans, 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 L. Evans
Harold L. Evans, P.E., Registered Public Surveyor No. 2146

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 20th day of May, 1985, by Harold L. Evans.

Rita G. Brax
Notary Public
Commission expires 4-20-88

RECOMMENDED FOR FINAL APPROVAL

William D.
City Manager
Date: 4/11/85

Thomas E. Blum
Chairman, Planning and Zoning Commission
Date: 4/11/85



I hereby certify that the above and foregoing plat of TURTLE COVE, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 6 day of May, 1985.

John J. Jett
Mayor, City of Rockwall
John J. Jett
City Secretary, City of Rockwall

2/15

Filed 6/20/85
B-235, 2-36

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
NONE	3-11-85	84298

TURTLE COVE
E.P. GAINES CHISUM SURVEY-ABST. NO. 64
ROCKWALL COUNTY, TEXAS

SHEFFIELD-ATKINSON JOINT VENTURE No. 1
1340 S. Main, Suite 120 Grapevine, Texas 76051
OWNER (817) 481-7960

4.453 ACRES
(193,983 SQ. FT.)

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

LAKE RAY HUBBARD

Access & Common Green Area

20' WIDE STORM AND SANITARY EASEMENT Cabinet B, Page 235

15' Utility Easement Cabinet B, Page 235

TURTLE COVE ADDITION CABINET B, PAGE 235 (PRRCT)

15' Utility Easement Cabinet B, Page 235

POINT OF BEGINNING

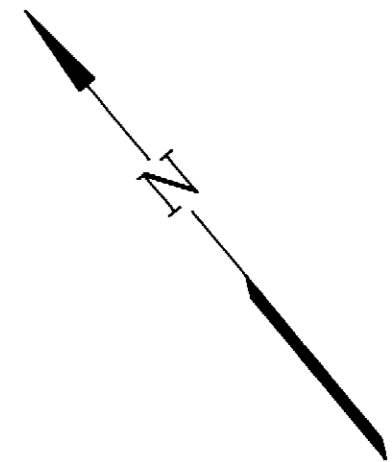
CURVE TABLE

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'

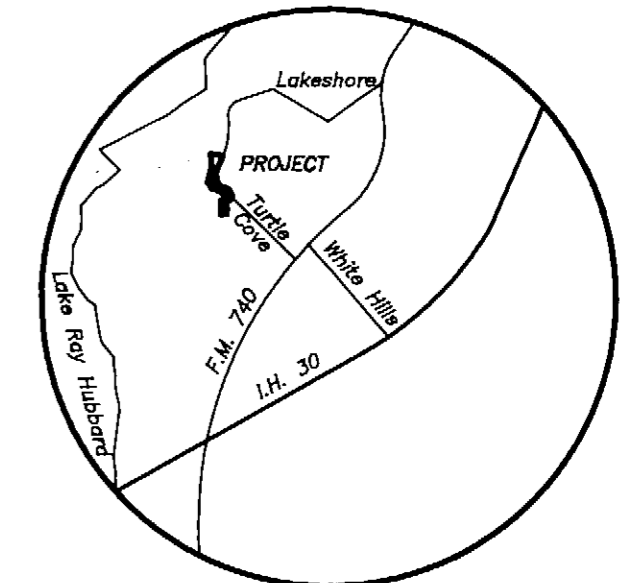
TANGENT TABLE

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 = 16 Lots
Block D = 6 Lots
TOTAL = 22 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.

C-164
C-165

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) 240-5995
 Garland, Texas 75043 Fax: (214) 240-4461

Turtle Cove

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°40'29" 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 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 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.

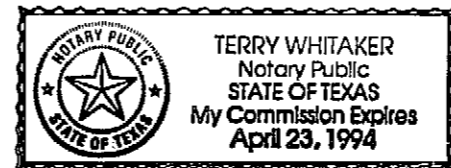
WITNESS MY HAND at Rockwall, Texas this 18th day of Dec., 1992.

By A. Lerner Wang
Agent
Title

STATE OF TEXAS)
COUNTY OF ROCKWALL)

This instrument was acknowledged before me on the 18th day of December, 1992, by Alern Wang the owner of the above described property.

Terry Whitaker
Notary Public



David B. Hillman
Chairman, Planning and Zoning Commission
Date 1-4-93

RECOMMENDED FOR FINAL APPROVAL

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 21 day of Septe, 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 5th day of January, 1993.
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.

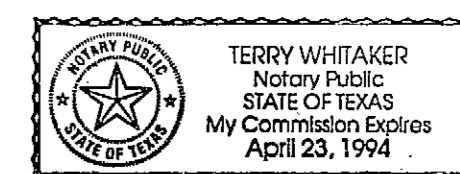
Austin J. Bedford
Registered Professional Land Surveyor No. 4132
Kurtz - Bedford Associates, Inc.
1600 Promenade Bank Tower, Suite 1020
Richardson, Texas 75080



STATE OF TEXAS)
COUNTY OF ROCKWALL)

This instrument was acknowledged before me on the 18th day of December, 1992.

Terry Whitaker
Notary Public



C-164
C-165

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.

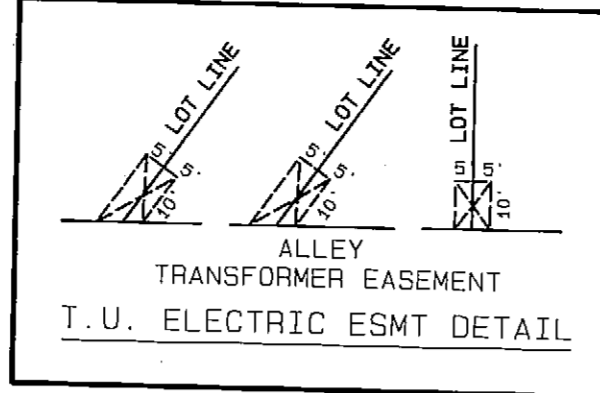
Kurtz • Bedford
Associates, Inc.
Consulting Engineers • Surveyors

1413 E. I.H. 30, Suite 6
Garland, Texas 75043
Office: (214) 240-5999
Fax: (214) 240-4466

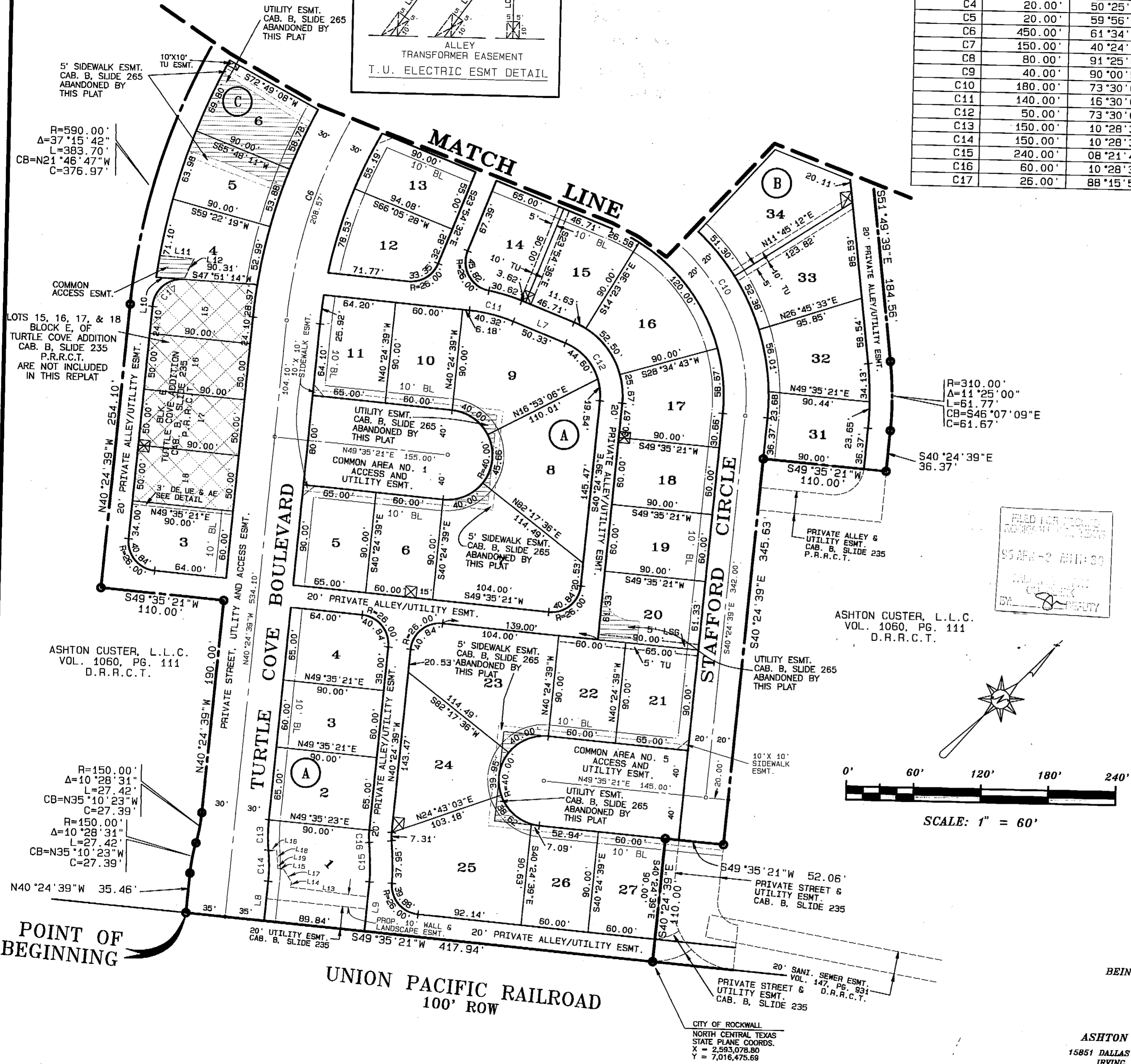
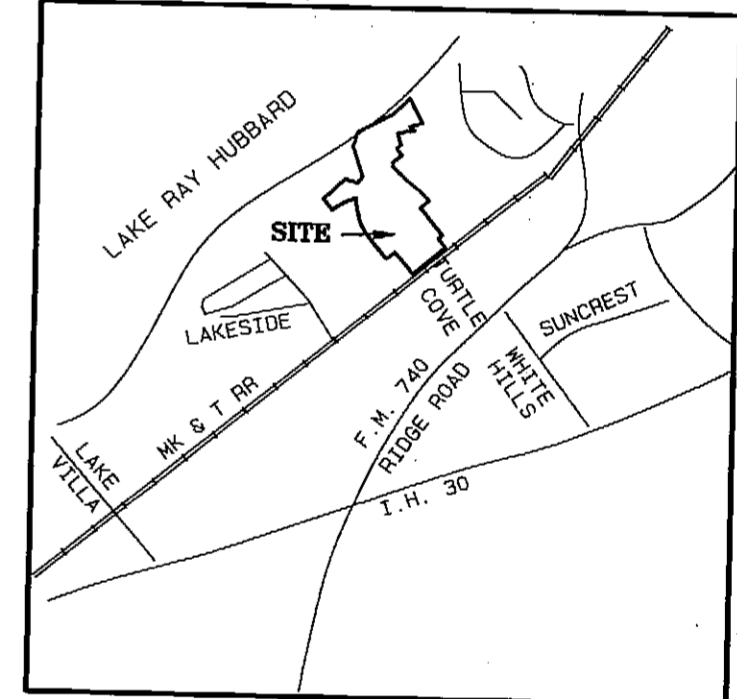
Turtle Cove

CURVE NO.	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	150.00'	16°00'00"	41.89'	S88°33'38"W	41.75'
C2	681.38'	29°39'16"	352.66'	S65°44'00"W	348.74'
C3	20.00'	61°55'53"	21.62'	S27°32'20"W	20.58'
C4	20.00'	50°25'08"	17.60'	S21°46'58"W	17.04'
C5	20.00'	59°56'48"	20.93'	S76°57'56"W	19.98'
C6	450.00'	61°34'48"	483.65'	N09°37'15"W	460.70'
C7	150.00'	40°24'27"	105.79'	S00°57'56"W	103.61'
C8	80.00'	91°25'08"	127.64'	N26°28'16"E	114.53'
C9	40.00'	90°00'50"	62.83'	S62°49'10"E	56.57'
C10	180.00'	73°30'00"	230.91'	N77°09'39"W	215.40'
C11	140.00'	16°30'00"	40.32'	N57°50'21"E	40.18'
C12	50.00'	73°30'00"	64.14'	N77°09'39"W	59.83'
C13	150.00'	10°28'31"	27.42'	S45°38'55"E	27.39'
C14	150.00'	10°28'31"	27.42'	S45°38'55"E	27.39'
C15	240.00'	08°21'48"	35.03'	N46°42'16"W	35.00'
C16	60.00'	10°28'31"	10.97'	N45°38'55"W	10.95'
C17	26.00'	88°15'53"	40.05'	N03°43'17"E	36.21'

Turtle Cove



LINE NO.	BEARING	DISTANCE
L1	N83°26'22"W	29.58'
L2	N70°45'42"E	25.90'
L3	N70°45'42"E	8.17'
L4	N17°49'10"W	19.85'
L5	S49°35'21"W	43.19'
L6	N49°35'21"E	20.00'
L7	N66°05'21"E	50.33'
L8	N40°24'39"W	35.46'
L9	S40°24'39"E	44.30'
L10	S47°51'14"W	24.62'
L11	N49°35'21"E	30.56'
L12	S19°35'59"E	20.26'
L13	N50°47'57"E	69.51'
L14	S39°12'03"E	4.75'
L15	N50°30'02"E	5.56'
L16	N39°06'54"E	7.17'
L17	S77°44'46"E	13.11'
L18	S50°30'39"E	12.76'
L19	S42°15'14"E	3.79'
L20	N80°11'11"W	25.00'



R=310.00'
 Δ=11°25'00"
 L=61.77'
 CB=S45°07'09"E
 C=61.67'

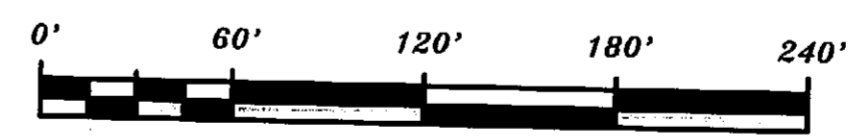
FILED FOR RECORD
 ROCKWALL, TEXAS
 99 APR -2 AM 11:30
 THE NELSON CORPORATION
 BY: [Signature] DEPUTY

ASHTON CUSTER, L.L.C.
 VOL. 1060, PG. 111
 D.R.R.C.T.

ASHTON CUSTER, L.L.C.
 VOL. 1060, PG. 111
 D.R.R.C.T.

R=150.00'
 Δ=10°28'31"
 L=27.42'
 CB=N35°10'23"W
 C=27.39'

R=150.00'
 Δ=10°28'31"
 L=27.42'
 CB=N35°10'23"W
 C=27.39'



SCALE: 1" = 60'

**FINAL PLAT
 TURTLE COVE ADDITION
 SECOND REPLAT**

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
 BEING A REPLAT OF LOTS 1 THRU 36, BLOCK A
 LOTS 1 THRU 17, BLOCK B
 AND LOTS 1 THRU 19, BLOCK E
 OF TURTLE COVE ADDITION
 AND
 LOTS 1R THRU 6R, BLOCK D,
 LOTS 6 THRU 10, BLOCK C,
 AND LOTS 1R AND 2R, BLOCK C
 REPLAT OF TURTLE COVE ADDITION, BLOCK C AND D
 BEING A TOTAL OF 19.5843 ACRE TRACT (64 RESIDENTIAL LOTS)
 OUT OF THE
 E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
ASHTON CUSTER, L.L.C.
 15851 DALLAS PARKWAY, SUITE 100
 IRVING, TEXAS 75248

PLANNER-ENGINEER-SURVEYOR
THE NELSON CORPORATION
 5999 SUMMERSIDE DRIVE, SUITE 202
 DALLAS, TEXAS 75262

(214) 480-3255

(214) 380-2605

MARCH 4, 1996

Tab. C, Pg. 315

NC# 95115.00

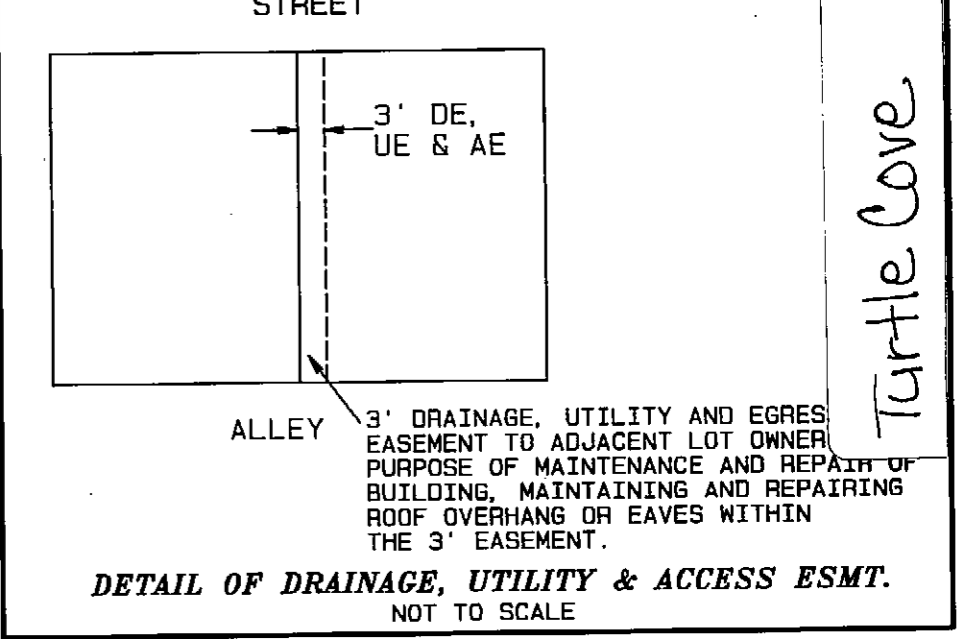
SCALE: 1"=60'

CITY OF ROCKWALL
 NORTH CENTRAL TEXAS
 STATE PLANE COORDS.
 X = 2,593,078.80
 Y = 7,016,475.69

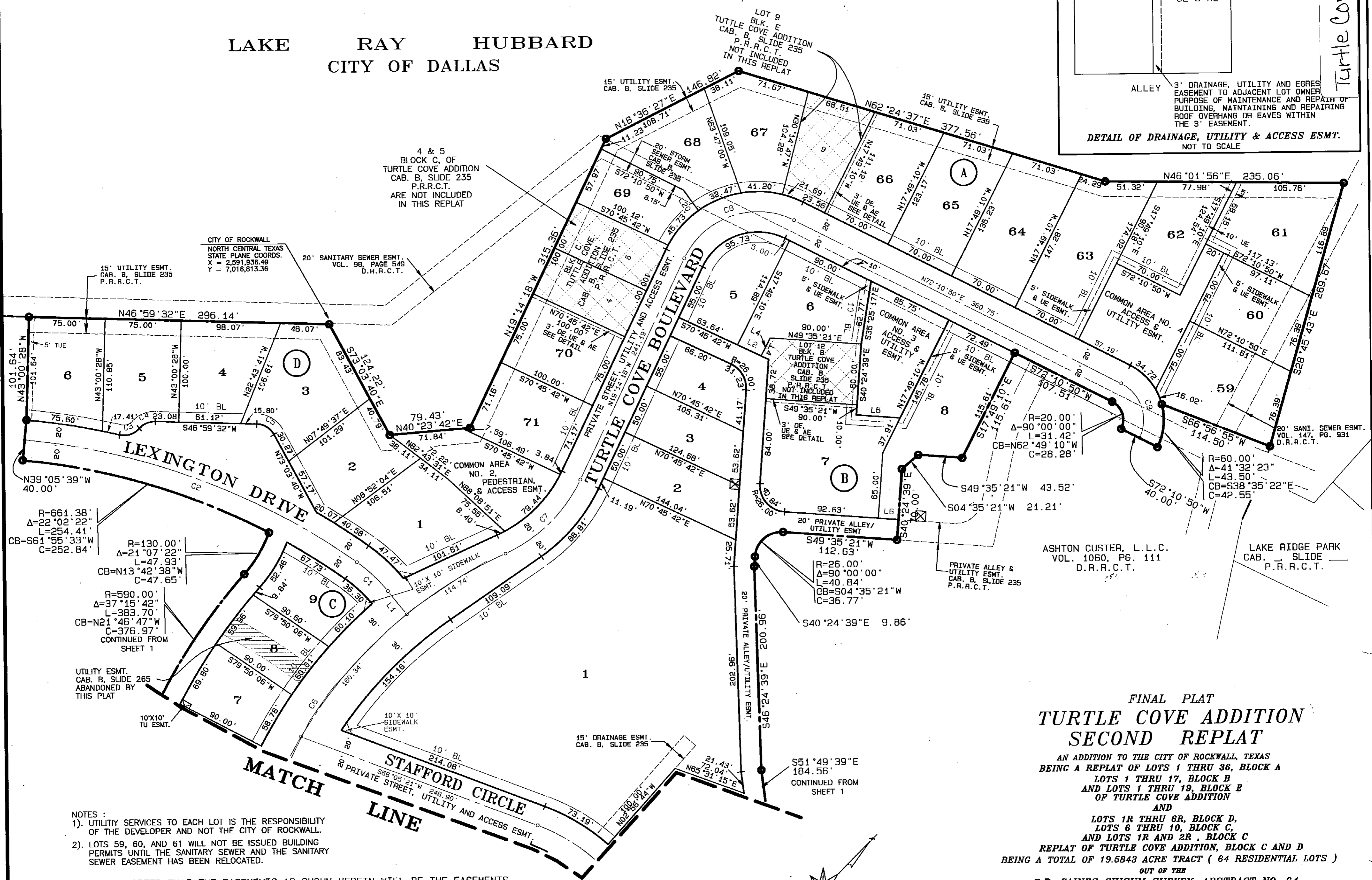
UNION PACIFIC RAILROAD
 100' ROW

POINT OF BEGINNING

LAKE RAY HUBBARD
CITY OF DALLAS



Turtle Cove



4 & 5
BLOCK C, OF
TURTLE COVE ADDITION
CAB. B, SLIDE 235
P.R.R.C.T.
ARE NOT INCLUDED
IN THIS REPLAT

CITY OF ROCKWALL
NORTH CENTRAL TEXAS
STATE PLANE COORDS.
X = 2,591,936.49
Y = 7,016,813.36
20' SANITARY SEWER ESMT.
VOL. 98, PAGE 549
D.R.R.C.T.

15' UTILITY ESMT.
CAB. B, SLIDE 235
P.R.R.C.T.

UTILITY ESMT.
CAB. B, SLIDE 265
ABANDONED BY
THIS PLAT

- NOTES:
- 1). UTILITY SERVICES TO EACH LOT IS THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE CITY OF ROCKWALL.
 - 2). LOTS 59, 60, AND 61 WILL NOT BE ISSUED BUILDING PERMITS UNTIL THE SANITARY SEWER AND THE SANITARY SEWER EASEMENT HAS BEEN RELOCATED.

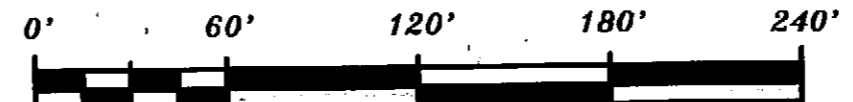
IT IS AGREED THAT THE EASEMENTS AS SHOWN HEREIN WILL BE THE EASEMENTS NECESSARY FOR THE INSTALLATION OF THE TU ELECTRIC FACILITIES AND WILL SUPERSEDE AND MAKE NULL AND VOID ALL PREVIOUS EASEMENTS AS SHOWN ON THE PLAT FILED IN CABINET B, SLIDE 235, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

DATE AGREED TO: MARCH 26, 1996
TU ELECTRIC BY: [Signature]
TITLE: Engineering Analyst

FINAL PLAT
TURTLE COVE ADDITION
SECOND REPLAT

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOTS 1 THRU 36, BLOCK A
LOTS 1 THRU 17, BLOCK C,
AND LOTS 1 THRU 19, BLOCK E
OF TURTLE COVE ADDITION
AND
LOTS 1R THRU 6R, BLOCK D,
LOTS 6 THRU 10, BLOCK C,
AND LOTS 1R AND 2R, BLOCK C
REPLAT OF TURTLE COVE ADDITION, BLOCK C AND D
BEING A TOTAL OF 19.5843 ACRE TRACT (64 RESIDENTIAL LOTS)
OUT OF THE

E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER
ASHTON CUSTER, L.L.C.
15851 DALLAS PARKWAY, SUITE 100
IRVING, TEXAS 75248
PLANNER-ENGINEER-SURVEYOR
THE NELSON CORPORATION
5999 SUMMERSIDE DRIVE, SUITE 202
DALLAS, TEXAS 75252



SCALE: 1" = 60'

(214) 490-3255

MARCH 4, 1996

Cab. C, Pg. 316

NC# 96115.00

(214) 380-2605

SCALE: 1"=60'

SHEET NO. 2 OF 3

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 in the E.P. GAINES CHISUM SURVEY, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas and being part of a 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, being part of TURTLE COVE ADDITION, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Cabinet B, Slide 235 of the Plat Records of Rockwall, Texas, being part of the REPLAT OF TURTLE COVE ADDITION, BLOCK C AND D, an addition to the City of Rockwall, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a yellow plastic cap stamped "NELSON CORP." (hereinafter called 5/8" iron rod found) for the intersection of the northwest right-of-way line of the Union Pacific Railroad (100' ROW) with the northwest right-of-way line of Turtle Cove Boulevard (variable width ROW at this point) dedicated to the City of Rockwall, Texas according to the plat recorded in Cabinet B, Slide 235 of the Plat Records of Rockwall County, Texas;

THENCE with the northwest right-of-way line of Turtle Cove Boulevard, the following courses and distances to wit:

North 40°24'39" West, a distance of 35.46 feet to a 5/8" iron rod set with a yellow plastic cap stamped "NELSON CORP." (hereinafter called 5/8" iron rod set) 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 a chord bearing and distance of North 35°10'23" West, 27.39 feet;
Northwesterly with said curve, an arc distance of 27.42 feet to a 5/8" iron rod set 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 a chord bearing and distance of North 35°10'23" West, 27.39 feet;
Northwesterly with said curve, an arc distance of 27.42 feet to a 5/8" iron rod set for corner;
North 40°24'39" West, a distance of 190.00 feet to a 5/8" iron rod set for the intersection of the northwest right-of-way line of said Turtle Cove Boulevard with the southeasterly right-of-way line of a 20 foot wide private alley;

THENCE with the southeasterly and southwesterly right-of-way line of the said private alley, the following courses and distances to wit:

South 49°35'21" West, a distance of 110.00 feet to a 5/8" iron rod set for corner;
North 40°24'39" West, a distance of 254.10 feet to a 5/8" iron rod set for the beginning of a tangent curve to the right, having a central angle of 37°15'42", a radius of 590.00 feet and a chord bearing and distance of North 21°46'47" West, 376.97 feet;
Northwesterly with said curve, an arc distance of 383.70 feet to a 5/8" iron rod set for the beginning of a reverse curve to the left, having a central angle of 21°07'22", a radius of 130.00 feet and a chord bearing and distance of North 13°42'38" West, 47.65 feet;
Northerly with said curve, an arc distance of 47.93 feet to a 5/8" iron rod set in the southerly right-of-way line of Lexington Drive (variable width ROW) for the beginning of a non-tangent curve to the left, having a central angle of 22°02'22", a radius of 661.38 feet and a chord bearing and distance of South 61°55'33" West, 252.84 feet;

THENCE with the southerly right-of-way line of said Lexington Drive and said curve, an arc distance of 254.41 feet to a 5/8" iron rod set for corner;

THENCE leaving the said southerly right-of-way line of Lexington Drive, North 39°05'39" West, a distance of 40.00 feet to a 5/8" iron rod set for corner in the north right-of-way line of said Lexington Drive;

THENCE leaving the north right-of-way line of said Lexington Drive, North 43°00'28" West, a distance of 101.64 feet to a 5/8" iron rod set in a southerly take line of Lake Ray Hubbard;

THENCE with the southerly take line of said Lake Ray Hubbard, the following courses and distances to wit:

North 46°59'32" East, a distance of 296.14 feet to a City of Dallas concrete monument marked X2-2 for corner;
South 73°03'40" East, a distance of 124.22 feet to a City of Dallas concrete monument marked X2-3 for corner;
North 40°23'42" East, a distance of 79.43 feet to a 5/8" iron rod set for corner;
North 19°14'18" West, a distance of 315.36 feet to a City of Dallas concrete monument marked X1-1A for corner;
North 18°36'27" East, a distance of 146.82 feet to a City of Dallas concrete monument marked X1-1B for corner;
North 62°24'37" East, a distance of 377.56 feet to a City of Dallas concrete monument marked X1-1C for corner;
North 46°01'55" East, a distance of 235.06 feet to a 5/8" iron rod found for corner;
South 28°45'43" East, a distance of 269.67 feet to a 5/8" iron rod set for corner;

THENCE leaving the southerly take line of said Lake Ray Hubbard, South 66°56'55" West, a distance of 114.50 feet to a 5/8" iron rod set in the easterly right-of-way line of the beforementioned Turtle Cove Boulevard for the beginning of a non-tangent curve to the right, having a central angle of 41°32'23", a radius of 60.00 feet and a chord bearing and distance of South 38°35'22" East, 42.55 feet;

THENCE with the easterly and southerly right-of-way lines of said Turtle Cove Boulevard, the following courses and distances to wit:

Southeasterly with said curve, an arc distance of 43.50 feet to a 5/8" iron rod set for corner;
South 72°10'50" West, a distance of 40.00 feet to a 5/8" iron rod set for the beginning of a non-tangent curve to the left, having a central angle of 90°00'00", a radius of 20.00 feet and a chord bearing and distance of North 62°49'10" West, 28.28 feet;
Northwesterly with said curve, an arc distance of 31.42 feet to a 5/8" iron rod set for corner;
South 72°10'50" West, a distance of 107.51 feet to a 5/8" iron rod set for corner;

THENCE leaving the southerly right-of-way line of said Turtle Cove Boulevard, the following courses and distances to wit:

South 17°49'10" East, a distance of 115.61 feet to a 5/8" iron rod set for corner;
South 49°35'21" West, a distance of 43.52 feet to a 5/8" iron rod set for corner;
South 04°35'21" West, a distance of 21.21 feet to a 5/8" iron rod set for corner;
South 40°24'39" East, a distance of 70.00 feet to a 5/8" iron rod set for corner in a southerly right-of-way line of a 20' private alley;

THENCE with a southerly and easterly right-of-way line of the said 20' alley, the following courses and distances to wit:

South 49°35'21" West, a distance of 112.63 feet to a 5/8" iron rod set for the beginning of a tangent curve to the left, having a central angle of 90°00'00", a radius of 25.00 feet and a chord bearing and distance of South 04°35'21" West, 36.77 feet;
Southwesterly with said curve, an arc distance of 40.84 feet to a 5/8" iron rod set for corner;
South 40°24'39" East, a distance of 9.86 feet to a 5/8" iron rod set for corner;
South 46°24'39" East, a distance of 200.96 feet to a 5/8" iron rod set for corner;
South 51°49'39" East, a distance of 184.56 feet to a 5/8" iron rod set for the beginning of a tangent curve to the right, having a central angle of 11°25'00", a radius of 310.00 feet and a chord bearing and distance of South 46°07'09" East, 61.67 feet;
Southeasterly with said curve, an arc distance of 61.77 feet to a 5/8" iron rod set for corner;
South 40°24'39" East, a distance of 36.37 feet to a 5/8" iron rod set for corner;

THENCE leaving the easterly right-of-way line of the said 20' alley, South 49°35'21" West, a distance of 110.00 feet to a 5/8" iron rod set for corner in the easterly right-of-way line of Stafford Circle (40' ROW);

THENCE with the easterly right-of-way line of said Stafford Circle, South 40°24'39" East, a distance of 345.63 feet to a 5/8" iron rod set for corner;

THENCE leaving the said easterly right-of-way line, the following courses and distances to wit:

South 49°35'21" West, a distance of 52.06 feet to a 5/8" iron rod set for corner;
South 40°24'39" East, a distance of 110.00 feet to a 5/8" iron rod set in the northwesterly right-of-way line of the Union Pacific Railroad;

THENCE with the northwesterly right-of-way line of the said Union Pacific Railroad, South 49°35'21" West, a distance of 417.94 feet to the POINT OF BEGINNING and containing 19.5843 acres of land.

Bearing system based on the plat recorded in Cabinet B, Slide 235 of the Plat Records of Rockwall County, Texas.

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
THE NELSON CORPORATION
5999 Summerside Drive, Dallas, Texas 75252
(214) 380-2605



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 its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as TURTLE COVE ADDITION, SECOND REPLAT, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby reserve the streets and alleys 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 8th day of March, 1996

ASHTON CUSTER, L.L.C.

By: Nicholas R. DiGiuseppe, 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 Nicholas R. DiGiuseppe, 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 8th day of March, 1996

Notary Public, State of Texas



RECOMMENDED FOR FINAL APPROVAL

Patt Friend 3/24/96
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 10th day of March, 1996.

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 1st day of April, 1996

Mayor, City of Rockwall

City Secretary, City of Rockwall



FINAL PLAT
TURTLE COVE ADDITION
SECOND REPLAT

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOTS 1 THRU 36, BLOCK A
LOTS 1 THRU 17, BLOCK B
AND LOTS 1 THRU 19, BLOCK E
OF TURTLE COVE ADDITION
AND
LOTS 1R THRU 6R, BLOCK D,
LOTS 6 THRU 10, BLOCK C,
AND LOTS 1R AND 2R, BLOCK C
REPLAT OF TURTLE COVE ADDITION, BLOCK C AND D
BEING A TOTAL OF 19.5843 ACRE TRACT (64 RESIDENTIAL LOTS)
OUT OF THE

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

OWNER
ASHTON CUSTER, L.L.C.
15851 DALLAS PARKWAY, SUITE 100
IRVING, TEXAS 75248

PLANNER-ENGINEER-SURVEYOR
THE NELSON CORPORATION
5999 SUMMERSIDE DRIVE, SUITE 202
DALLAS, TEXAS 75252

(214) 490-3255

(214) 380-2605

MARCH 4, 1996
Cab. C, Pg. 3/17

NC# 95115.00

SCALE: 1"=60'
SHEET NO. 3 OF 3

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 CHISUM SURVEY, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas and being all of Lots 31, 32, 33 and 34, Block B of TURTLE COVE ADDITION SECOND REPLAT, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Slide 315 of the Plat Records of Rockwall, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a yellow plastic cap stamped "NELSON CORP." (hereinafter called 5/8" iron rod found) in the northeasterly right-of-way line of Stafford Circle (40' ROW) for the southerly corner of the beforementioned Lot 31, Block B of TURTLE COVE ADDITION SECOND REPLAT;

THENCE with the said northeasterly right-of-way line of Stafford Circle, the following courses and distances to wit:

North 40°24'39" West, a distance of 36.37 feet to a 5/8" iron rod found for the beginning of a tangent curve to the left, having a central angle of 52°32'00", a radius of 200.00 feet and a chord bearing and distance of North 66°40'39" West, 177.02 feet; Northwest with said curve, an arc distance of 183.38 feet to a 5/8" iron rod found for the southerly common corner of Lots 1 and 34, Block B of said TURTLE COVE ADDITION SECOND REPLAT;

THENCE with the common line of said Lots 1 and 34, Block B, the following courses and distances to wit: North 02°56'44" West, a distance of 100.00 feet to a 5/8" iron rod found for corner;

North 65°31'15" East, a distance of 72.04 feet to a 5/8" iron rod found in the southwesterly line of a 20' private alley/utility easement, dedicated to the City of Rockwall, Texas by plat recorded in Cabinet C, Slide 315 of the Plat Records of Rockwall, Texas for the northerly common corner of said lots;

THENCE with the said 20' private alley/utility easement, the following courses and distances to wit: South 51°49'39" East, a distance of 164.18 feet to a 5/8" iron rod found for the beginning of a tangent curve to the right, having a central angle of 11°25'00", a radius of 290.00 feet and a chord bearing and distance of South 46°07'09" East, 57.69 feet; Southeast with said curve, an arc distance of 57.78 feet to a 5/8" iron rod found for corner; South 40°24'39" East, a distance of 36.37 feet to a 5/8" iron rod found for the easterly corner of said Lot 31, Block B;

THENCE with the southeasterly line of said Lot 31, Block B, South 49°35'21" West, a distance of 90.00 feet to the POINT OF BEGINNING and containing 0.6238 acre of land.

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 its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as TURTLE COVE ADDITION, FOURTH REPLAT, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby reserve the streets and alleys 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 4th day of September, 1996.

ASHTON CUSTER, L.L.C.

By: Nicholas R. DiGiuseppe, Authorized Representative

THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS OUT OF LOTS 32, 33, & 34, BLOCK B AND MOVE T.U. ELECTRIC ESMT. TO COMMON LINE OF LOT 31 AND 32R, BLOCK B.

REPLAT TURTLE COVE ADDITION FOURTH REPLAT

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS BEING A REPLAT OF LOTS 31, 32, 33, AND 34 BLOCK B TURTLE COVE ADDITION, SECOND REPLAT BEING A TOTAL OF 0.6238 ACRE TRACT (3 RESIDENTIAL LOTS) OUT OF THE

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

OWNER ASHTON CUSTER, L.L.C. PLANNER-ENGINEER-SURVEYOR POST, BUCKLEY, SCHUH, & JERNIGAN 15851 DALLAS PARKWAY, SUITE 100 DALLAS, TEXAS 75248 5999 SUMMERSIDE DRIVE, SUITE 202 DALLAS, TEXAS 75252

(214) 490-3255

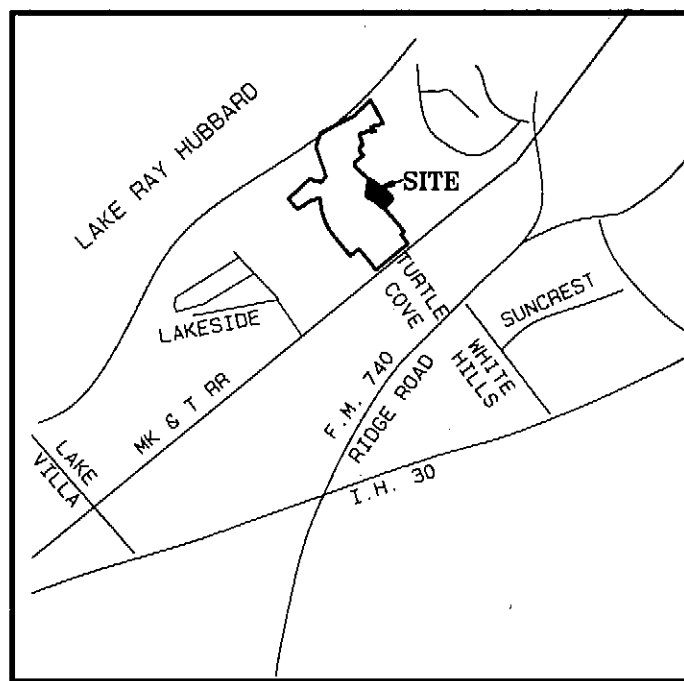
(214) 380-2605

JULY 23, 1996

SCALE: 1"=40'

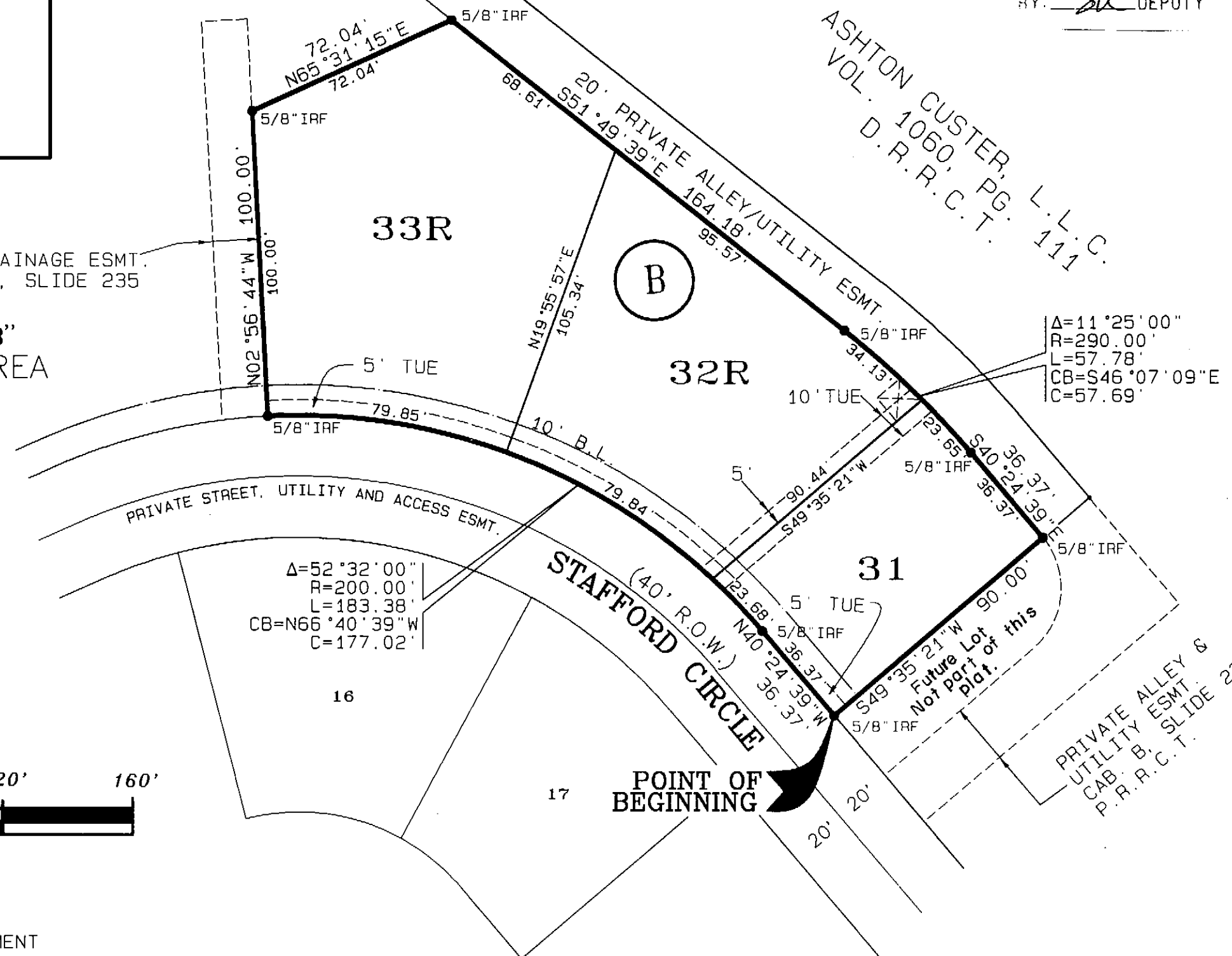
NC# 95115.00

SHEET NO. 1 OF 1

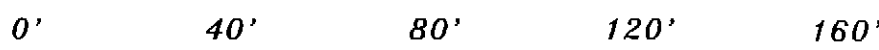


LOCATION MAP

LOT 1 BLOCK "B" COMMON AREA



LOT 1 BLOCK "B" COMMON AREA



SCALE: 1" = 40'

LEGEND

TUE = T.U. ELECTRIC EASEMENT
IRF = IRON ROD FOUND
B.L. = BUILDING LINE

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 3 day of September, 1996.

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 27th day of October, 1996.

Mayor, City of Rockwall

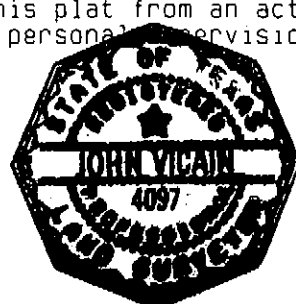
City Secretary, City of Rockwall

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, POST, BUCKLEY, SCHUH & JERNIGAN, INC., 5999 Summerside Drive, Dallas, Texas 75252, (214) 380-2605



IT IS AGREED THAT THE EASEMENTS AS SHOWN HEREIN WILL BE THE EASEMENTS NECESSARY FOR THE INSTALLATION OF THE T.U. ELECTRIC FACILITIES AND WILL SUPERSEDE AND MAKE NULL AND VOID ALL PREVIOUS EASEMENTS ON THESE LOTS AS SHOWN ON THE PLAT FILED IN CABINET C, SLIDE 315 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

AGREED TO: 9-5-96

T.U. ELECTRIC BY: Tony R. Judd

TITLE: Engineering Analyst

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 Nicholas R. DiGiuseppe, 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 4th day of September, 1996.

Notary Public, State of Texas

WITNESS MY HAND at Dallas, Texas this 4th day of September, 1996.

By: John Vicain

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission

Date: 30 October 1996

NOTES:

1). UTILITY SERVICES TO EACH LOT IS THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE CITY OF ROCKWALL.

FILED FOR RECORD ROCKWALL COUNTY

96 OCT 30 PM 2:14

PAULETTE BURKS CO. CLERK

BY: SA DEPUTY

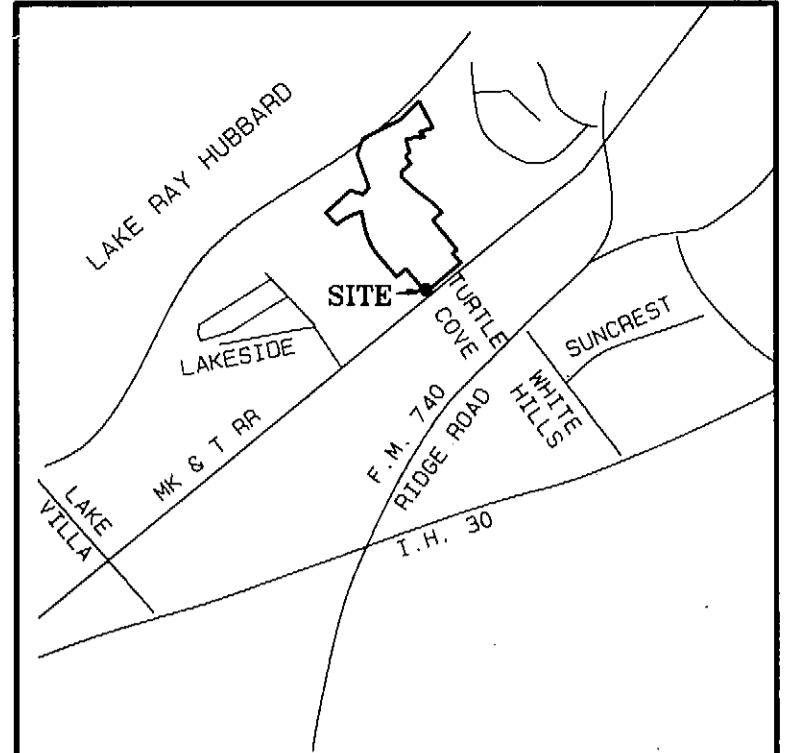
ASHTON CUSTER, L.L.C. VOL. 1060, PG. 111 D.R.R.C.T.

Delta=11°25'00"
R=290.00'
L=57.78'
CB=\$46°07'09"E
C=57.69'

Delta=52°32'00"
R=200.00'
L=183.38'
CB=N66°40'39"W
C=177.02'

Turtle Cove

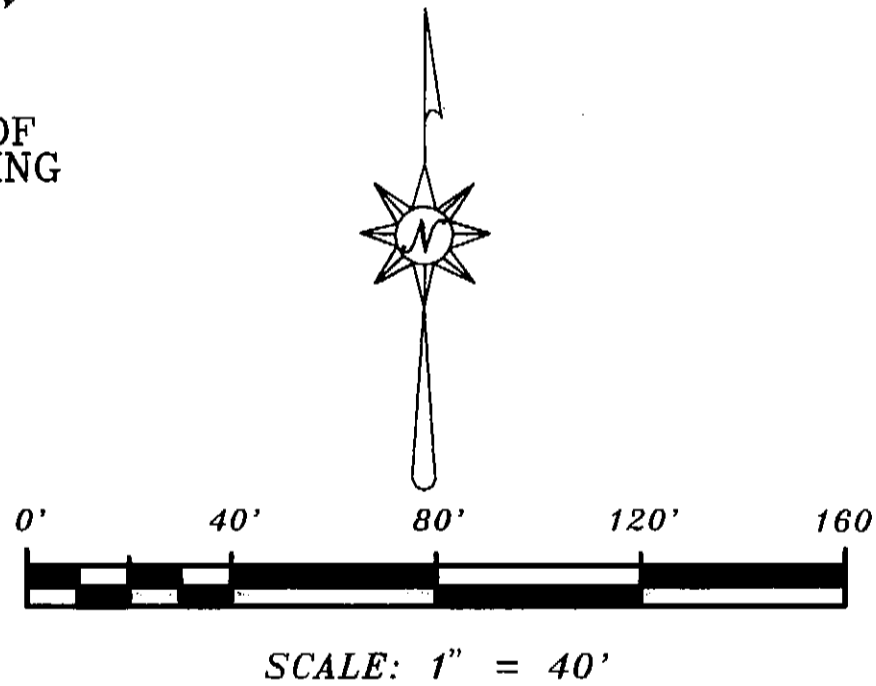
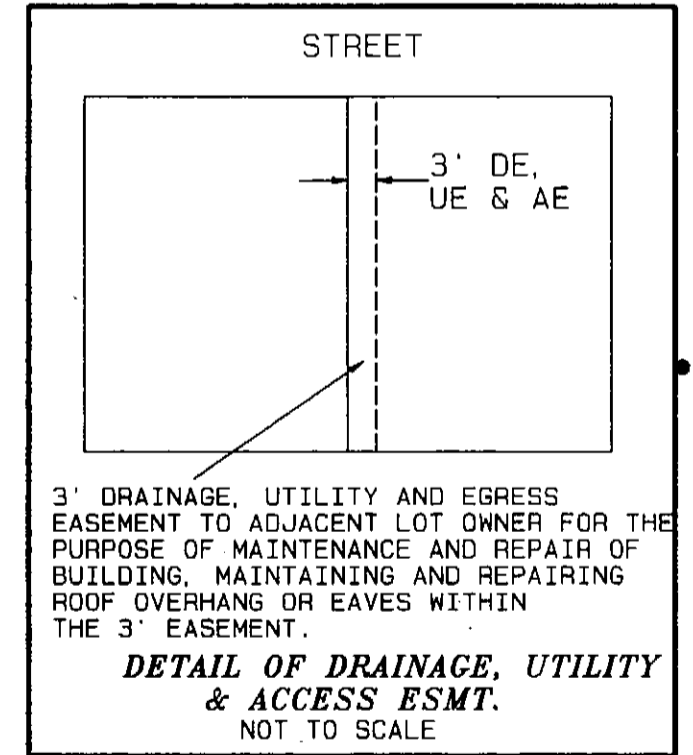
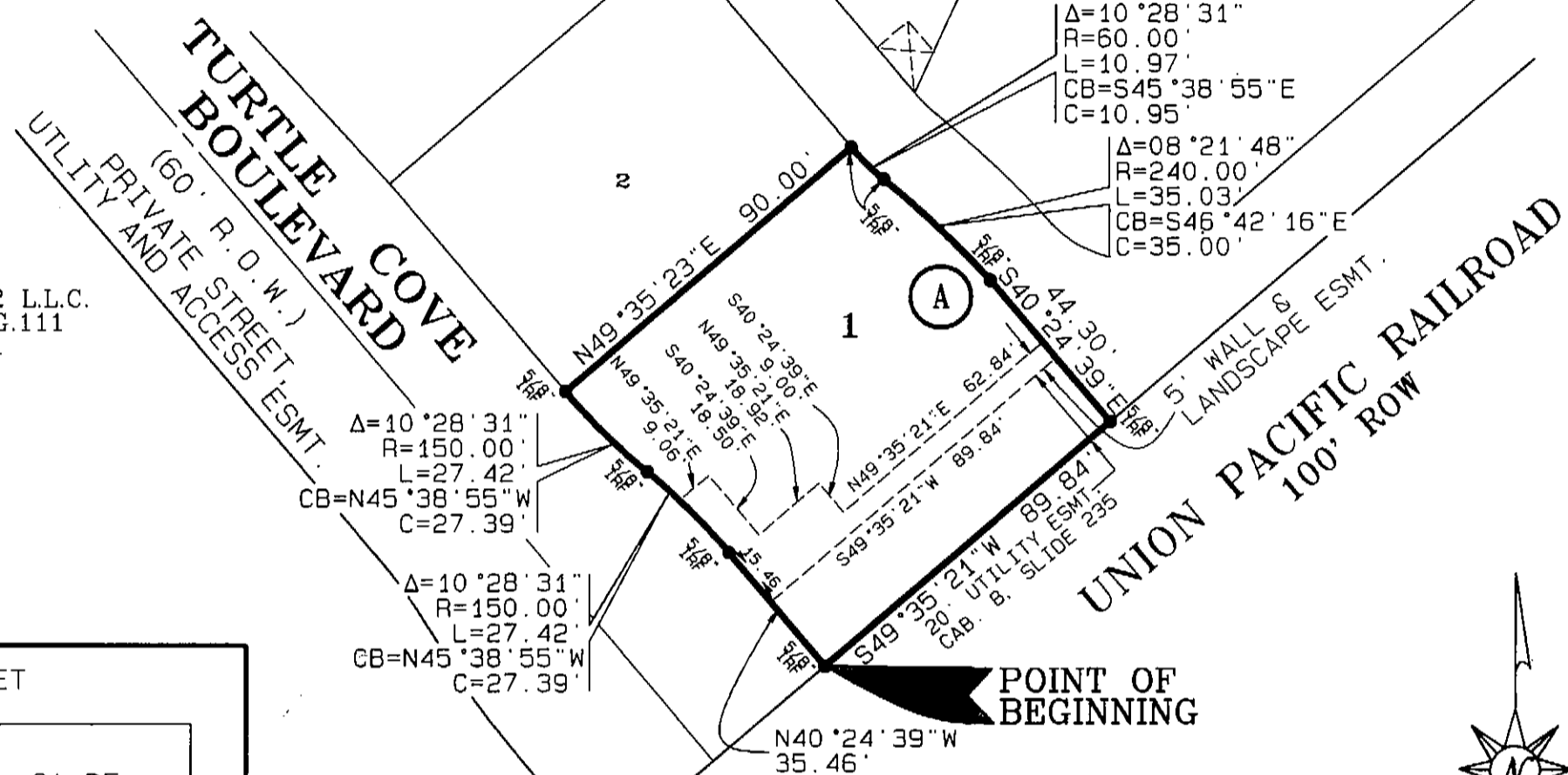
C-365



LOCATION MAP

FILED FOR RECORD
ROCKWALL CO. TEXAS
96 OCT 30 PM 2:14
JULIETTE BURKS
CO. CLERK
BY: [Signature] DEPUTY

ASHTON CUSTER L.L.C.
VOL. 1060, PG.111
D.R.R.C.T.



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 CHISM SURVEY, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A of TURTLE COVE ADDITION SECOND REPLAT, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Slide 315 of the Plat Records of Rockwall, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a yellow plastic cap stamped "NELSON CORP." (hereinafter called 5/8" iron rod found) in the easterly right-of-way line of Turtle Cove Boulevard (variable width ROW) for the southerly corner of the beforementioned Lot 1, Block A of TURTLE COVE ADDITION SECOND REPLAT;

THENCE with the said easterly right-of-way line of Turtle Cove Boulevard, the following courses and distances to wit:
North 40°24'39" West, a distance of 35.46 feet to a 5/8" iron rod found for the beginning of a tangent curve to the left, having a central angle of 10°28'31", a radius of 150.00 feet and a chord bearing and distance of North 45°38'55" West, 27.39 feet;
Northwesterly with said curve, an arc distance of 27.42 feet to a 5/8" iron rod found for the beginning of a reverse curve to the right, having a central angle of 10°28'31", a radius of 150.00 feet and a chord bearing and distance of North 45°38'55" West, 27.39 feet;
Northwesterly with said curve, an arc distance of 27.42 feet to a 5/8" iron rod found for the westerly common corner of Lots 1 and 2, Block A of TURTLE COVE ADDITION SECOND REPLAT;

THENCE with the common line of said Lots 1 and 2, Block A, North 49°35'23" East, a distance of 90.00 feet to a 5/8" iron rod found in the southwesterly line of an alley for the easterly common corner of said lots for the beginning of a non-tangent curve to the left, having a central angle of 10°28'31", a radius of 60.00 feet and a chord bearing and distance of South 45°38'55" East, 10.95 feet;

THENCE with the southwesterly line of said alley, the following courses and distances to wit:
Southeasterly with said curve, an arc distance of 10.97 feet to a 5/8" iron rod found for the beginning of a reverse curve to the right, having a central angle of 08°21'48", a radius of 240.00 feet and a chord bearing and distance of South 45°42'16" East, 35.03 feet;
Southeasterly with said curve, an arc distance of 35.03 feet to a 5/8" iron rod found for corner;
South 40°24'39" East, a distance of 44.30 feet to a 5/8" iron rod found in the northerly right-of-way line of Union Pacific Railroad (100' ROW);

THENCE with the northerly right-of-way line of said Union Pacific Railroad, South 49°35'21" West, a distance of 89.84 feet to the POINT OF BEGINNING and containing 0.1864 acre of land.

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, FIFTH REPLAT, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby reserve the streets and alleys 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 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 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 4th day of September 1996.

ASHTON CUSTER, L.L.C.
By: [Signature] Nicholas R. DiGiuseppe, Authorized Representative

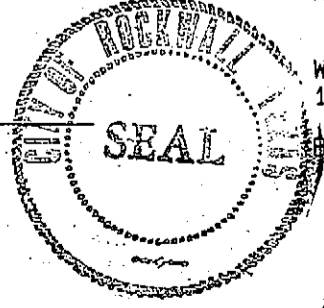
THE PURPOSE OF THIS REPLAT IS TO REVISE THE WALL & LANDSCAPE ESMT. ON LOT 1, BLOCK A.

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 Nicholas R. DiGiuseppe, 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 4th day of September 1996.

Notary Public, State of Texas
WITNESS MY HAND at Dallas Texas this 4th day of September 1996.
[Signature]



RECOMMENDED FOR FINAL APPROVAL
[Signature] Chairman, Planning and Zoning Commission
Date 30 October 1996

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 3 day of September 1996.

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.

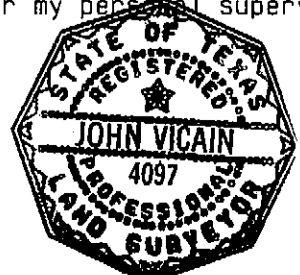
WITNESS OUR HANDS, this 20th day of October 1996.
[Signature] Mayor, City of Rockwall
[Signature] City Secretary, City of Rockwall

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
POST, BUCKLEY, SCHUH & JERNIGAN, INC.
5999 Summerside Drive, Dallas, Texas 75252
(214) 380-2605



NOTES:
1). UTILITY SERVICES TO EACH LOT IS THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE CITY OF ROCKWALL.

REPLAT
TURTLE COVE ADDITION
FIFTH REPLAT

AN ADDITION TO THE CITY OF ROCKWALL, TEXAS
BEING A REPLAT OF LOT 1, BLOCK A
TURTLE COVE ADDITION, SECOND REPLAT
BEING A TOTAL OF 0.1864 ACRE TRACT (1 RESIDENTIAL LOT)

OUT OF THE
E.P. GAINES CHISM SURVEY, ABSTRACT NO. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
ASHTON CUSTER, L.L.C.
15851 DALLAS PARKWAY, SUITE 100
DALLAS, TEXAS 75248
PLANNER-ENGINEER-SURVEYOR
POST, BUCKLEY, SCHUH, & JERNIGAN
5999 SUMMERSIDE DRIVE, SUITE 202
DALLAS, TEXAS 75252

(214) 490-3255

(214) 380-2605

JULY 9, 1996

SCALE: 1"=40'

NC# 95115.00

SHEET NO. 1 OF 1

C-366

Turtle Cove

FILED FOR RECORD
ROCKWALL CO. TEXAS

03 NOV 18 PM 3:55

PAULETTE BURKS
CO. CLERK

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS MAXWELL AND LOIS LIPPITT, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being more particularly described by metes and bounds as follows:

BEING Lots 59, 60 and 61, Block A of Turtle Cove Addition, Second Replat, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 315, Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod at the north corner of said Lot 61;

THENCE South 28 degrees 45 minutes 43 seconds East, a distance of 269.67 feet to the east corner of aforesaid Lot 59;

THENCE South 66 degrees 56 minutes 55 seconds West, a distance of 114.50 feet along the southeast line of said Lot 59 to a found 5/8-inch iron rod on the north line of Turtle Cove Boulevard (40 foot right-of-way), said iron rod being the south corner of said Lot 59 and being on a curve to the left having a radius of 60.00 feet;

THENCE along said curve and said north line an arc distance of 16.04 feet, a chord bearing and distance of North 67 degrees 00 minutes 42 seconds West, 15.99 feet to a found 5/8-inch iron rod, said iron rod being the southwest corner of said Lot 59;

THENCE North 17 degrees 49 minutes 10 seconds West, passing a found "X" in concrete at the west corner of said Lot 59 at 75.00 feet and continuing a total distance of 150.00 feet to a set 1/2-inch iron rod on the south line of aforesaid Lot 61, said iron rod being the west corner of aforesaid Lot 60;

THENCE South 72 degrees 10 minutes 50 seconds West, a distance of 20.00 feet along said south line to a set 1/2-inch iron rod, said iron rod being the south corner of said Lot 61 and being on the northeast line of said Lot 62, aforesaid Block A;

THENCE North 17 degrees 49 minutes 10 seconds West, a distance of 68.15 feet along the common line of said Lots 61 and 62 to a found 3/8-inch iron rod, said iron rod being the west corner of said Lot 61 and the north corner of said Lot 62;

THENCE North 46 degrees 01 minute 56 seconds East, a distance of 105.76 feet along the northwest line of said Lot 61 to the POINT OF BEGINNING and containing 27,353 square feet or 0.628 of one acre of land.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 4805470005 C, dated JUNE 16, 1992. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood.

NOTES:

THERE IS A 3' DRAINAGE, UTILITY AND EGRESS EASEMENT TO ADJACENT LOT OWNER FOR THE PURPOSE OF MAINTENANCE AND REPAIR OF BUILDING, MAINTAINING AND REPAIRING ROOF OVERHANG OR EAVES WITHIN THE 3' EASEMENT AS NOTED ON PLAT RECORDED IN CABINET C, SLIDE 315, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

THE BEARINGS FOR THIS SURVEY ARE BASED ON PLAT RECORDED IN CABINET C, SLIDE 315, P.R.R.C.T.

ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as Lot 61R, Block A, Being a Replat of Lots 59, 60, 61 Block A of Turtle Cove Addition, Second Replat, an Addition to the City of Rowlett, Rockwall County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

We 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.

We also understand the following:

- 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 or egress to, from and upon the said easement strips for purpose or 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 or streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage conduits such that properties within the drainage area are not adversely affected 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 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 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 to 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.

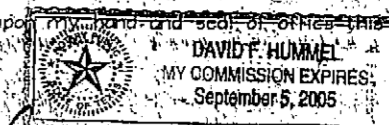
We further acknowledge that the dedications and/or exactions made herein or proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City, We, (our) successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Maxwell W. Lippitt
Lois C. Lippitt
MAXWELL W. LIPPITT
LOIS C. LIPPITT

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MAXWELL W. LIPPITT III AND LOIS C. LIPPITT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given upon my hand and seal of office this 19th day of NOVEMBER 2003.



David F. Hummel
Notary Public in and for the State of Texas

09/05/05
My Commission Expires

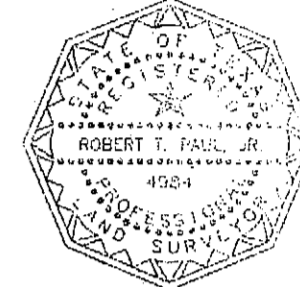
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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, Robert T. Paul, Jr., R.P.L.S. No. 4984, 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.

Robert T. Paul, Jr.
Registered Professional Land Surveyor No. 4984



APPROVED

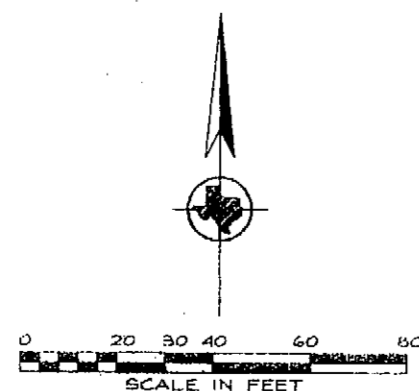
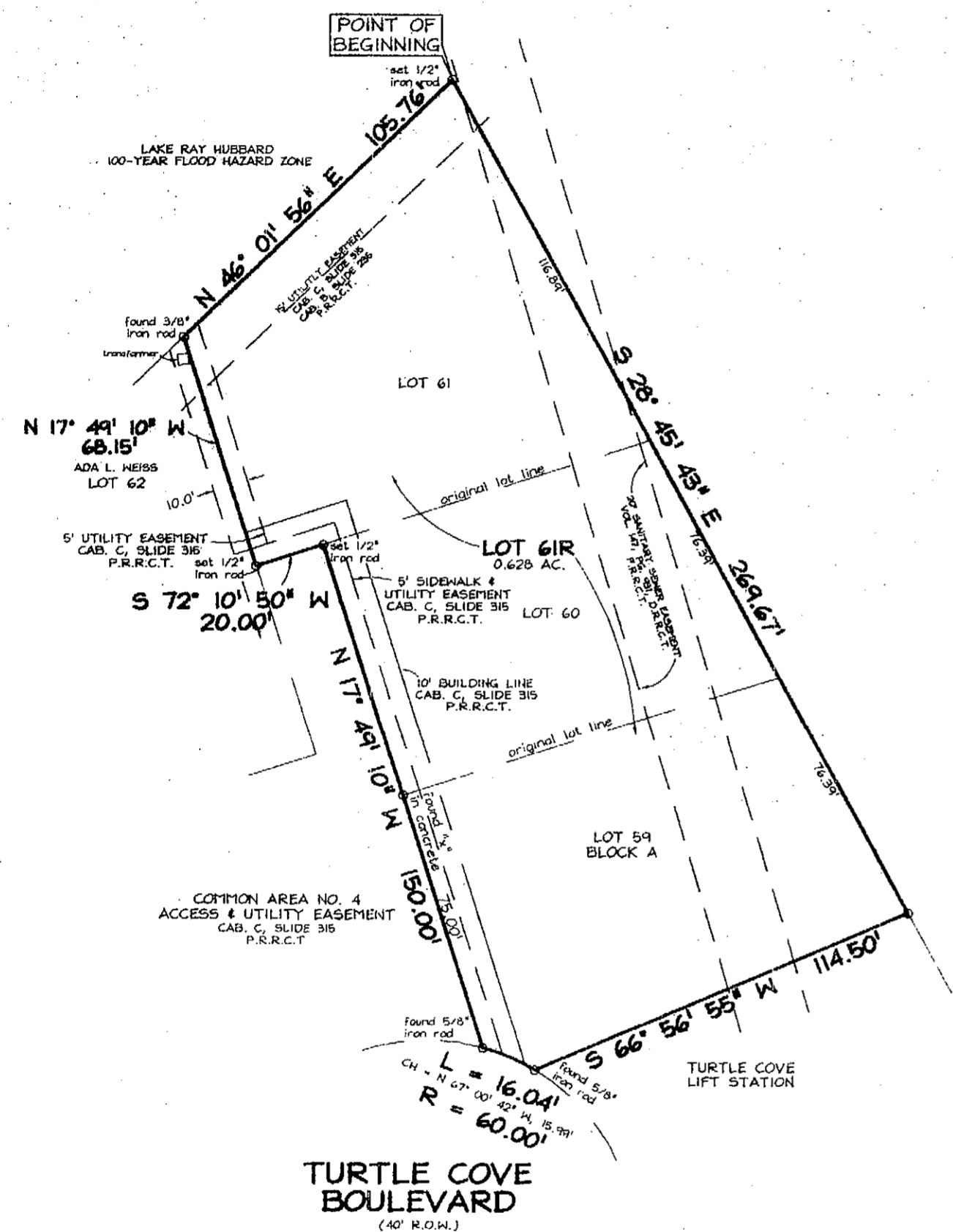
I hereby certify that the above and foregoing plat of TURTLE COVE ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 14th day of Nov 2003.

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.

Peter Lulow 11-14-03
Director of Planning

Chuck Todd 11-14-03
City Engineer



SURVEY DATE: 06/19/03
SCALE: 1" = 40'
CLIENT: LIPPITT
JOB #: 303-0484A

LOT 61R, BLOCK A
Being a Replat of Lots 59, 60, 61,
Block A of Turtle Cove Addition, Second Replat
AN ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SURVEYOR:
PRECISE LAND SURVEYING, INC.
4625 EASTOVER DRIVE * MESQUITE, TEXAS 75149
(972) 681-7072 FAX (972) 279-1508

OWNER:
MAXWELL AND LOIS LIPPITT
751 TURTLE COVE BOULEVARD
ROCKWALL, TEXAS 75087

E 365

Turtle Cove
Lot 61R Blk A