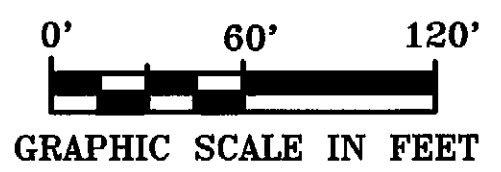


TURTLE COVE ADDITION,
SECOND REPLAT
CAB. C, SLIDE 315
P.R.R.C.T.

BLOCK E
TURTLE COVE ADDITION
CAB. B, SLIDE 235
P.R.R.C.T.

UNION PACIFIC RAILROAD
100' ROW



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

**FINAL PLAT
TURTLE COVE
ADDITION
PHASE III**

99 RESIDENTIAL LOTS DEVELOPED AT REVISED PD-2
STANDARDS & 1 WETLAND/OPEN SPACE
BEING ALL OF LOTS 1-18, BLOCK A, LOTS 1-15,
BLOCK B, LOTS 1-15, BLOCK C, LOTS 1-37, BLOCK D
AND LOTS 1-14, BLOCK E

BEING 21.1039 ACRES
OUT OF THE
E.P. GAINES CHISUM SURVEY, ABSTRACT No. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER & APPLICANT
ASHTON CUSTER, L.L.C.
15861 DALLAS PARKWAY, SUITE 100
ADDISON, TEXAS 75001
972-490-3255

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

CONTACT: DAVID HOWELL
MARCH 9, 2000
CITY FILE NO.

CONTACT: BRIAN UMBERGER
SCALE: AS SHOWN
SHEET 1 OF 2

LAKESIDE VILLAGE
PHASE 2
VOL. 3, PG. 4
D.R.R.C.T.

CITY OF ROCKWALL
NORTH CENTRAL TEXAS
STATE PLANE COORDS.
X= 2,592,049.79
Y= 7,015,601.85

LAKESIDE VILLAGE
PHASE 3
VOL. 3, PG. 18
D.R.R.C.T.

Turtle Cove 3

D-253-254

FILED FOR RECORD
ROCKWALL, TEXAS
00 APR 11 PM 2:57
JULIETTE DUNKS
CO. CLERK
BY: _____
DEPUTY

CITY OF ROCKWALL
NORTH CENTRAL TEXAS
STATE PLANE COORDS.
X= 2,591,936.49
Y= 7,016,813.36

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

20' SANITARY SEWER ESMT.
VOL. 99, PG. 349
D.R.R.C.T.

LAKE RAY HUBBARD
CITY OF DALLAS

DRAINAGE ESMT.
BY SEPARATE INSTRUMENT

COMMON AREA No. 1
OPEN SPACE
WETLAND AREA &
DRAINAGE EASEMENT

3/8" IRF
10' UE
VOL. 3, PG. 18
D.R.R.C.T.

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

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

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

THENCE leaving the northwest right-of-way line of said Union Pacific Railroad and with the northeasterly lines of said LAKESIDE VILLAGE, PHASE TWO, and with the northwesterly line of LAKESIDE VILLAGE, PHASE THREE, an addition to the City of Rockwall according to the plat thereof recorded in Volume 3, Page 4 of the Deed Records of Rockwall County, Texas the following courses and distances to wit: North 44°58'27" West, a distance of 391.82 feet to a 5/8" iron rod found, replaced with an aluminum disk set in concrete; North 50°29'22" West, a distance of 103.65 feet to a 5/8" iron rod set for corner; North 45°33'32" West, a distance of 606.00 feet to a 3/8" iron rod found in the southerly take line of Lake Ray Hubbard and for the northeast corner of said LAKESIDE VILLAGE, PHASE THREE;

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ASHTON CUSTER, L.L.C., a Texas limited liability company, being the owner, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as TURTLE COVE ADDITION, PHASE III, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby reserve the streets and 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 9 day of March 2000.

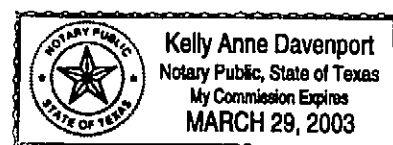
ASHTON CUSTER, L.L.C.
By: *Kenneth R. Mitchell*
Kenneth R. Mitchell, Authorized Representative

STATE OF TEXAS *
COUNTY OF DALLAS *

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

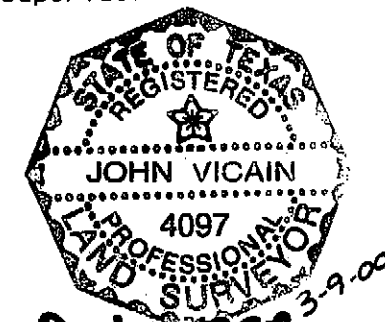
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of March 2000.

Kelly Anne Davenport
Notary Public, State of Texas



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



APPROVED

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

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 March 2000.

Scott L. Self
Mayor, City of Rockwall
Belinda Rose
City Secretary, City of Rockwall



RECOMMENDED FOR FINAL APPROVAL

Carl Jackson
Planning and Zoning Commission

Date

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	3°54'51"	681.38'	46.55'	S48°56'57"W	46.54'
C2	19°17'34"	250.00'	84.18'	S19°20'44"E	83.78'
C3	30°42'41"	710.00'	380.57'	S25°03'17"E	376.03'
C4	5°11'27"	500.00'	45.30'	N43°00'22"W	45.28'
C5	79°16'36"	45.00'	62.26'	S89°13'39"W	57.41'
C6	3°29'59"	500.00'	30.54'	S35°10'06"W	30.54'
C7	6°44'27"	500.00'	58.82'	N48°55'45"W	58.79'
C8	1°55'23"	1000.00'	33.56'	N51°20'17"W	33.56'
C9	4°48'14"	1000.00'	83.85'	N47°58'29"W	83.82'
C10	4°13'03"	500.00'	36.80'	S35°31'38"W	36.80'
C11	11°57'12"	500.00'	104.31'	S43°36'45"W	104.12'
C12	5°33'42"	1000.00'	97.07'	N48°21'12"W	97.03'
C13	92°33'04"	55.00'	88.84'	N00°43'00"E	79.49'
C14	30°27'35"	150.00'	79.74'	S52°08'53"W	78.81'

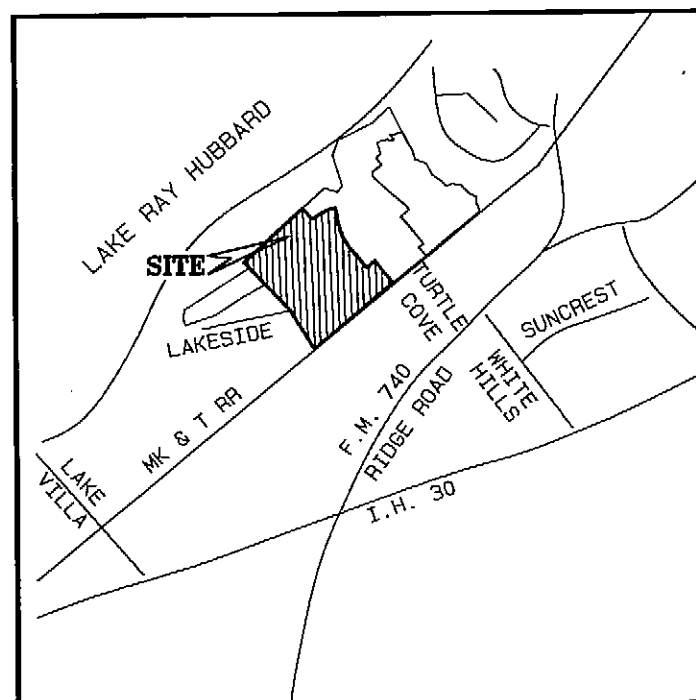
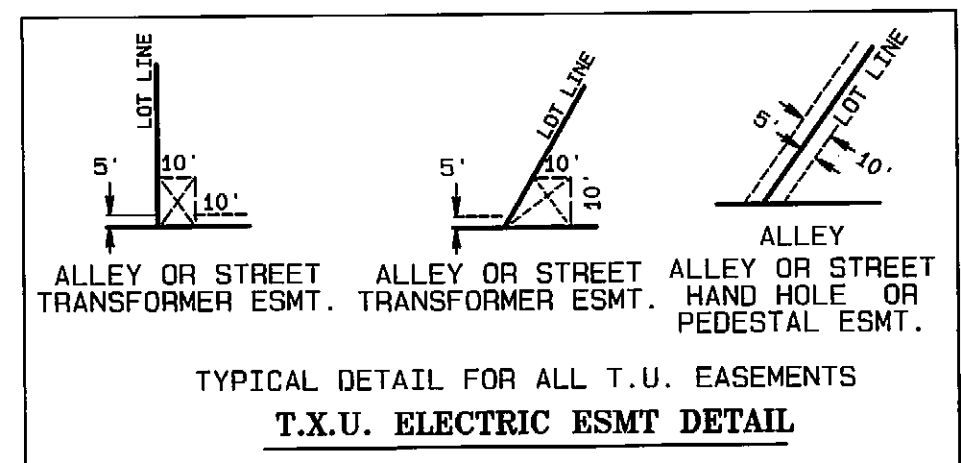
LEGEND :

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

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

NOTES:

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



LOCATION MAP

LINE #	BEARING	DISTAN
L1	N51°08'03"W	33.
L2	S44°23'54"W	8.
L3	S52°17'59"E	4.
L4	N06°11'04"W	11.
L5	S83°48'56"W	20.
L6	S04°35'21"W	14.
L7	N85°24'39"W	14.
L8	S84°35'21"W	14.
L9	N85°24'39"W	14.
L10	S04°35'21"W	14.
L11	S85°24'39"E	14.
L12	S04°35'21"W	14.
L13	S85°24'39"E	14.
L14	S85°24'39"E	14.
L15	S04°35'21"W	14.14'
L16	N85°24'39"W	14.14'
L17	N85°24'39"W	14.14'
L18	S04°35'21"W	14.14'
L19	N04°35'21"E	14.14'
L20	S86°16'40"E	14.23'
L21	N03°47'17"W	14.32'
L22	S84°27'04"W	14.11'
L23	S04°35'21"W	14.14'
L24	S04°35'21"W	14.14'
L25	N18°18'03"E	13.79'
L26	S74°01'35"E	14.32'
L27	S60°43'19"E	14.81'
L28	S30°54'52"W	13.57'
L29	N85°24'39"W	14.14'
L30	S82°30'16"W	13.68'
L31	S08°38'05"E	14.50'
L32	N88°00'28"W	14.14'
L33	S01°59'32"W	14.14'
L34	N85°24'39"W	14.14'
L35	S04°35'21"W	14.14'

Turtle Cove

FINAL PLAT
TURTLE COVE
ADDITION
PHASE III

99 RESIDENTIAL LOTS DEVELOPED AT REVISED PD-2 STANDARDS & 1 WETLAND/OPEN SPACE
BEING ALL OF LOTS 1-18, BLOCK A, LOTS 1-15, BLOCK B, LOTS 1-15, BLOCK C, LOTS 1-37, BLOCK D AND LOTS 1-14, BLOCK E
&
BEING 21.1039 ACRES
OUT OF THE
E.P. GAINES CHISUM SURVEY, ABSTRACT No. 64
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

CONTACT: DAVID HOWELL
MARCH 9, 2000
CITY FILE NO.

CONTACT: BRIAN UMBERGER
SCALE: AS SHOWN
SHEET 2 OF 2

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S44°58'27"E	1.42'
L2	N52°17'58"W	55.46'
L3	N08°38'05"W	14.50'
L4	S82°30'16"W	13.68'
L5	N51°08'03"W	39.42'

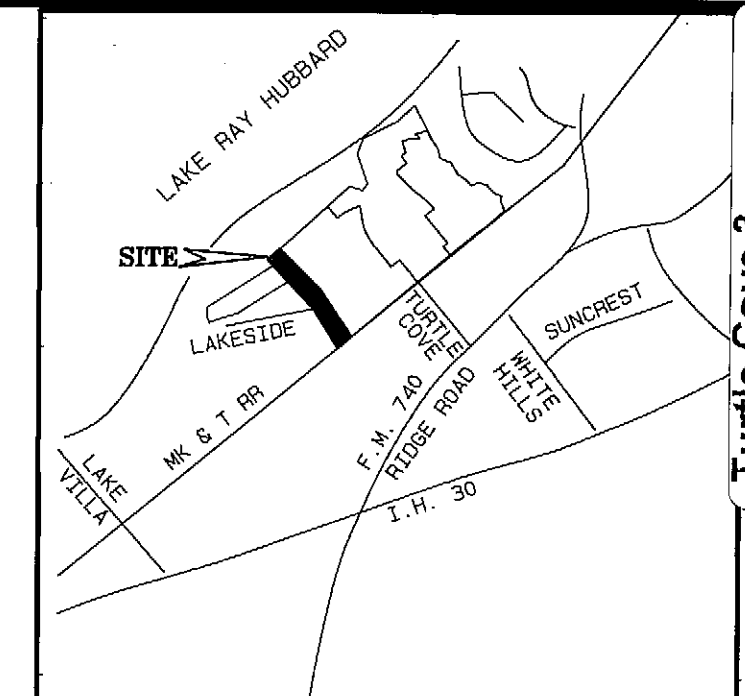
BOUNDARY CURVE TABLE

LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	30°02'23"	75.00'	39.32'	S30°32'21"E	38.87'
C2	6°44'27"	520.00'	61.18'	S48°55'45"E	61.14'
C3	0°41'55"	979.99'	11.95'	S51°57'01"E	11.95'
C4	0°54'48"	512.00'	8.16'	S33°52'30"W	8.16'
C5	3°29'59"	488.00'	29.81'	S35°10'06"W	29.80'
C6	32°31'27"	138.00'	78.34'	S53°10'49"W	77.29'
C7	28°43'30"	162.00'	81.22'	N51°16'50"E	80.37'
C8	3°29'59"	512.00'	31.27'	N35°10'06"E	31.27'
C9	0°38'08"	488.00'	5.13'	N33°43'10"E	5.13'
C10	3°26'21"	980.00'	58.83'	S47°17'32"E	58.82'
C11	5°33'42"	1020.00'	99.01'	S48°21'12"E	98.97'
C12	100°09'30"	40.00'	69.92'	S72°15'30"E	61.35'

LOT SUMMARY

BLOCK	LOT	AREA (AREA (SQ.))
A	10	6813
A	11	6200
A	12	6200
A	13	6200
A	14	6200
A	15	6200
A	16	6200
A	17	6538
A	18	8092
A	COMMON AREA #2	10818
B	1	7590
B	2	6735
B	3	6995
B	4	8807
B	5	11379
B	COMMON AREA #3	6519

THE REASON FOR THIS REPLAT IS TO CREATE TWO COMMON AREAS ALONG THE SOUTHWEST BOUNDARY OF TURTLE COVE ADDITION, PHASE III.



LOCATION MAP (NO SCALE)

CITY OF ROCKWALL
NORTH CENTRAL TEXAS STATE PLANE COORDS.
X= 2,591,936.49
Y= 7,016,813.36

N.E. CORNER OF TURTLE COVE ADDITION SECOND REPLAT CAB. C, SLIDE 315 P.R.R.C.T.

LAKE RAY HUBBARD CITY OF DALLAS

LEXINGTON DRIVE PRIVATE STREET, UTILITY AND ACCESS ESMT.

TURTLE COVE ADDITION PHASE III CAB. D, SLIDE 253 P.R.R.C.T.

BLUFFVIEW DRIVE PRIVATE STREET, UTILITY AND ACCESS ESMT.

BRIAR OAKS DRIVE PRIVATE STREET, UTILITY AND ACCESS ESMT.

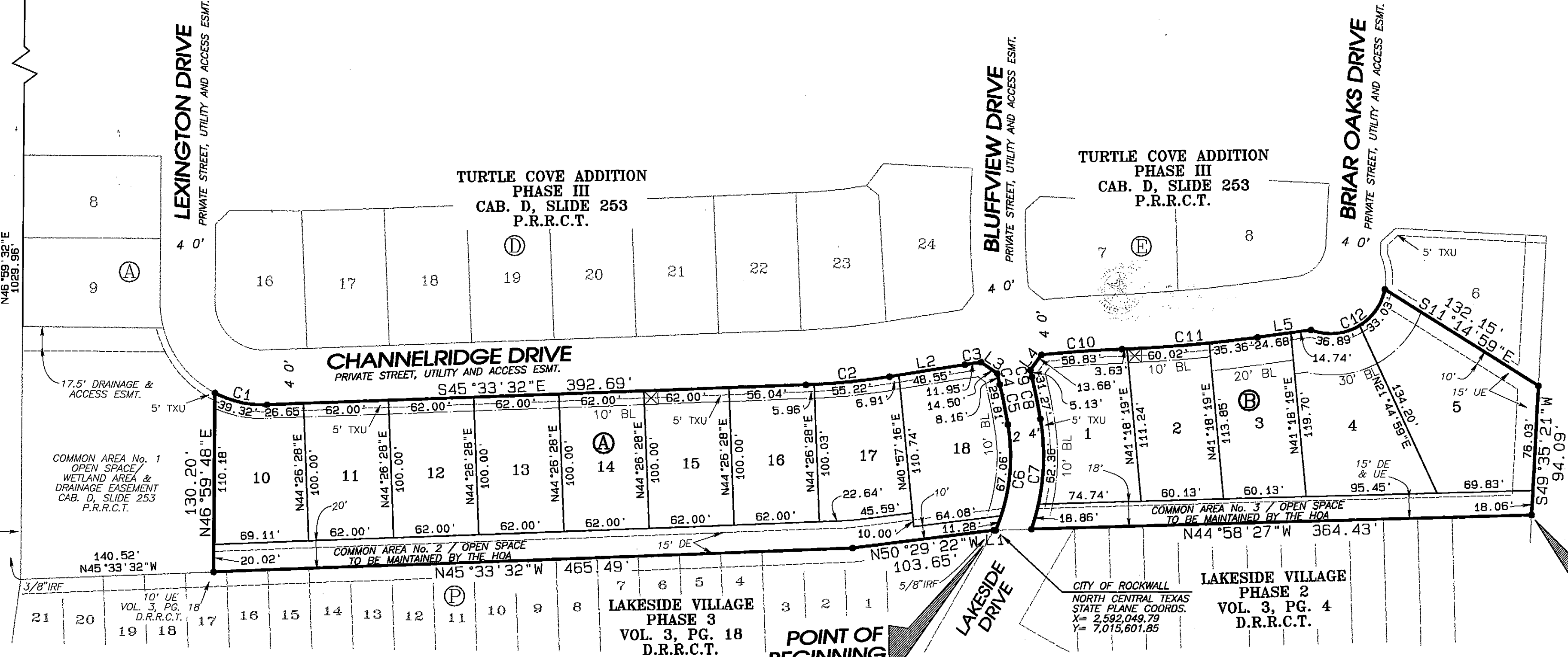
TURTLE COVE ADDITION PHASE III CAB. D, SLIDE 253 P.R.R.C.T.

UNION PACIFIC RAILROAD 100' ROW

POINT OF BEGINNING TRACT 1

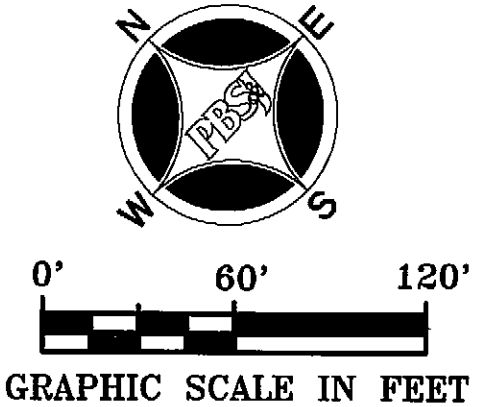
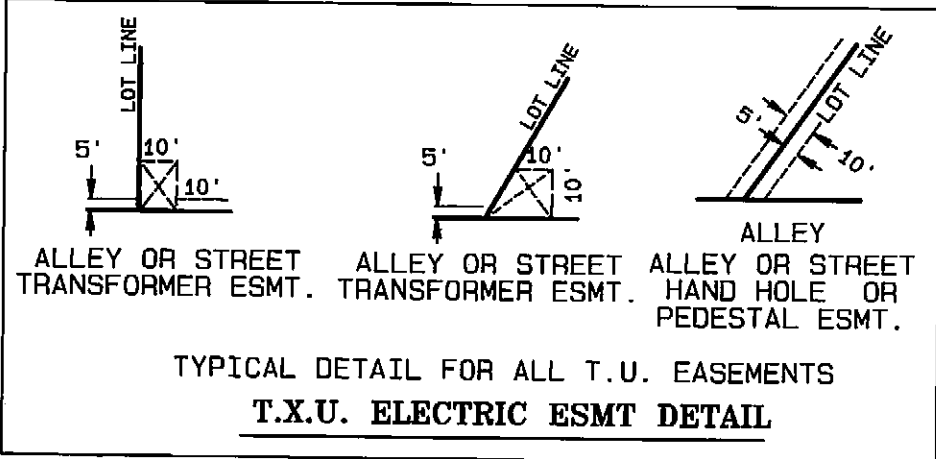
POINT OF BEGINNING TRACT 2

LAKESIDE VILLAGE PHASE 2 VOL. 3, PG. 4 D.R.R.C.T.



- NOTES:
- THE FOLLOWING LOTS WILL BE FRONT ENTRY ONLY: LOTS 10 THRU 17 BLOCK A LOTS 2 THRU 5 BLOCK B
 - THE FOLLOWING LOTS WILL BE SIDE ENTRY ONLY: LOT 18 BLOCK A AND LOT 1 BLOCK B
 - ALL CORNERS ARE 5/8" IRON RODS FOUND WITH A RED PLASTIC CAP STAMPED "PBS&J, INC" UNLESS OTHERWISE NOTED.
 - ALL EASEMENTS ARE PER PLAT RECORDED IN CABINET D, SLIDE 253 & 254 OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS, UNLESS OTHERWISE NOTED.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
 - FENCES ACROSS DRAINAGE EASEMENT (CROSSING PERPENDICULAR) SHALL BE IRON PICKET FENCES. NO WOOD WILL BE ALLOWED. NO FENCES WILL BE ALLOWED IN THE COMMON AREA / DRAINAGE EASEMENT.

- LEGEND :
- IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - IRS = IRON ROD SET WITH A RED PLASTIC CAP STAMPED "PBS&J, INC"
 - DE = DRAINAGE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - UE = UTILITY EASEMENT
 - HOA = TURTLE COVE HOMEOWNERS ASSOCIATION
 - BL = BUILDING LINE
 - TXU = TXU ELECTRIC EASEMENT
 - ROW = RIGHT-OF-WAY
 - (A) = BLOCK DESIGNATION
 - D.R.R.C.T. = DEED RECORDS OF ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. = PLAT RECORDS OF ROCKWALL COUNTY, TEXAS



REPLAT OF LOTS 10 THRU 18, BLOCK A & LOTS 1 THRU 5, BLOCK B OF TURTLE COVE ADDITION PHASE III

14 RESIDENTIAL LOTS DEVELOPED AT REVISED PD-2 STANDARDS & 2 COMMON AREA / OPEN SPACE LOTS BEING ALL OF LOTS, LOTS 10-18, BLOCK A, AND LOTS 1-5, BLOCK B & BEING 2.697 ACRES OUT OF THE E.P. GAINES CHISUM SURVEY, ABSTRACT No. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER & APPLICANT
ASHTON CUSTER, L.L.C.
15651 DALLAS PARKWAY, SUITE 100
ADDISON, TEXAS 75001
972-490-3255

PLANNER-ENGINEER-SURVEYOR
PBS&J, INC.
5999 SUMMERSIDE DRIVE, SUITE 202
DALLAS, TEXAS 75252
972-360-2605

CONTACT: DAVID HOWELL
DECEMBER 22, 2000 PBS&J# 525115.02
CITY FILE NO. 00-111

CONTACT: BRIAN UMBERGER
SCALE: AS SHOWN

TC

D-394

Turtle Cove 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 SURVEY, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas and being part of TURTLE COVE ADDITION, PHASE III, according to the plat thereof recorded in Cabinet D, slide 253 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

TRACT ONE

BEGINNING at a 5/8" iron rod found with a red plastic cap stamped "PBSSJ, INC" (hereinafter called 5/8" iron rod found) in the northwest line of the Union Pacific Railroad (100-foot ROW) for the southeast corner of said TURTLE COVE ADDITION, PHASE III;

THENCE with the southwest line of said TURTLE COVE ADDITION, PHASE III, North 44°58'27" West, a distance of 364.43 feet to a 5/8" iron rod found in the southeast right-of-way line of Bluffview Drive (24-foot ROW at this point) according to said plat of TURTLE COVE ADDITION, PHASE III, for the beginning of a non-tangent curve to the left, having a central angle of 28°43'30", a radius of 162.00 feet and chord bearing and distance of North 51°16'50" East, 80.37 feet;

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

Northeasterly with said curve, an arc distance of 81.22 feet to a 5/8" iron rod found for the beginning of a compound curve to the left, having a central angle of 3°29'59", a radius of 512.00 feet and chord bearing and distance of North 35°10'06" East, 31.27 feet;
Northeasterly with said curve, an arc distance of 31.27 feet to a 5/8" iron rod found for the beginning of a reverse curve to the right, having a central angle of 0°36'08", a radius of 488.00 feet and chord bearing and distance of North 33°43'10" East, 5.13 feet;
Northeasterly with said curve, an arc distance of 5.13 feet to a 5/8" iron rod found for the northwest corner clip at the intersection of said southeast right-of-way line of Bluffview Drive with the southwest right-of-way line of Channelridge Drive (40-foot ROW) according to said plat of TURTLE COVE ADDITION, PHASE III;

THENCE with said corner clip, North 82°30'16" East, a distance of 13.68 feet to a 5/8" iron rod found in said southwest right-of-way line of Channelridge Drive for the beginning of a non-tangent curve to the right, having a central angle of 3°26'21", a radius of 980.00 feet and chord bearing and distance of South 47°17'32" East, 58.82 feet;

THENCE with said southwest right-of-way line of Channelridge Drive, the following courses and distances to wit:
Southeasterly with said curve, an arc distance of 58.83 feet to a 5/8" iron rod found for the beginning of a reverse curve to the left, having a central angle of 5°33'42", a radius of 1020.00 feet and chord bearing and distance of South 48°21'12" East, 98.97 feet;
Southeasterly with said curve, an arc distance of 99.01 feet to a 5/8" iron rod found for corner;
South 51°08'03" East, a distance of 39.42 feet to a 5/8" iron rod found for the beginning of a non-tangent curve to the left, having a central angle of 100°09'30", a radius of 40.00 feet and chord bearing and distance of South 72°15'30" East, 61.35 feet;
Southeasterly with said curve, an arc distance of 69.92 feet to a 5/8" iron rod found for the northwest corner of Lot 6, Block B of said TURTLE COVE ADDITION, PHASE III;

THENCE leaving said southwest right-of-way line of Channelridge Drive and with the southwest line of said Lot 6, Block B, South 11°14'59" East, a distance of 132.15 feet to a 5/8" iron rod found in the southeast line of said TURTLE COVE ADDITION, PHASE III;

THENCE with said southeast line, South 49°35'21" West, a distance of 94.09 feet to the POINT OF BEGINNING and containing 1.102 acres of land.

TRACT TWO

BEGINNING at an aluminum disk found in concrete at the intersection of the northwest right-of-way line of Bluffview Drive (24-foot ROW at this point) according to said plat of TURTLE COVE ADDITION, PHASE III, with the southwest line of said TURTLE COVE ADDITION, PHASE III;

THENCE with said southwest line of TURTLE COVE ADDITION, PHASE III, the following courses and distances to wit:

North 44°58'27" West, a distance of 1.42 feet to a 5/8" iron rod found with a red plastic cap stamped "PBSSJ, INC" (hereinafter called 5/8" iron rod found) for corner;
North 50°29'22" West, a distance of 103.65 feet to a 5/8" iron rod found;
North 45°33'32" West, a distance of 465.49 feet to a 5/8" iron rod found for the southeast corner of Common Area No. 1 according to said plat of TURTLE COVE ADDITION, PHASE III;

THENCE with the southeast line of said Common Area No. 1, North 46°59'48" East, a distance of 130.20 feet to a 5/8" iron rod found in the southwest right-of-way line of Channelridge Drive according to said plat of TURTLE COVE ADDITION, PHASE III, for the beginning of a non-tangent curve to the left, having a central angle of 30°02'23", a radius of 75.00 feet and chord bearing and distance of South 30°32'21" East, 38.87 feet;

THENCE with said southwest right-of-way line of Channelridge Drive, the following courses and distances to wit:
Southeasterly with said curve, an arc distance of 39.32 feet to a 5/8" iron rod found for corner;
South 45°33'32" East, a distance of 392.69 feet to a 5/8" iron rod found for the beginning of a tangent curve to the left, having a central angle of 6°44'27", a radius of 520.00 feet and chord bearing and distance of South 48°55'45" East, 61.14 feet;
Southeasterly with said curve, an arc distance of 61.18 feet to a 5/8" iron rod found for corner;
South 52°17'58" East, a distance of 55.46 feet to a 5/8" iron rod found for the beginning of a tangent curve to the right, having a central angle of 0°41'55", a radius of 979.99 feet and chord bearing and distance of South 51°57'01" East, 11.95 feet;
Southeasterly with said curve, an arc distance of 11.95 feet to a 5/8" iron rod found for the northeast corner clip at the intersection of said southwest right-of-way line of Channelridge Drive with said northwest right-of-way line of Bluffview Drive;

THENCE with said corner clip, South 08°38'05" East, a distance of 14.50 feet to a 5/8" iron rod found in said northwest right-of-way line of Bluffview Drive for the beginning of a non-tangent curve to the left, having a central angle of 0°54'48", a radius of 512.00 feet and chord bearing and distance of South 33°52'30" West, 8.16 feet;

THENCE with said northwest right-of-way line of Bluffview Drive, the following courses and distances to wit:
Southwesterly with said curve, an arc distance of 8.16 feet to a 5/8" iron rod found for the beginning of a reverse curve to the right, having a central angle of 3°29'59", a radius of 488.00 feet and chord bearing and distance of South 35°10'06" West, 29.80 feet;
Southwesterly with said curve, an arc distance of 29.81 feet to a 5/8" iron rod found for the beginning of a compound curve to the right, having a central angle of 32°31'27", a radius of 138.00 feet and chord bearing and distance of South 53°10'49" West, 77.29 feet;
Southwesterly with said curve, an arc distance of 78.34 feet to the POINT OF BEGINNING and containing 1.595 acres of land.

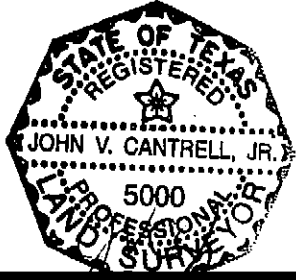
Bearing system based upon the monuments found along the northwest line of TURTLE COVE ADDITION, PHASE III, according to the plat thereof recorded in Cabinet D, Slide 253 of the Plat Records of Rockwall County, Texas.

SURVEYOR CERTIFICATION

STATE OF TEXAS *
COUNTY OF COLLIN *

THAT I, John V. Cantrell, Jr., 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 in accordance with the Subdivision Ordinance of the City of Rockwall, Texas.

JOHN V. CANTRELL, JR.,
Registered Professional Land Surveyor #5000
PBSSJ
5999 Summerside Drive, Dallas, Texas 75252
972-380-2605



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 REPLAT OF LOTS 10 THRU 18, BLOCK A and LOTS 1 THRU 5, BLOCK B of TURTLE COVE ADDITION, PHASE III, 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 29 day of December 2000.

ASHTON CUSTER, L.L.C.

By: Kenneth R. Mitchell, Authorized Representative

STATE OF TEXAS *
COUNTY OF DALLAS *

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of December 2000.

Kelly Anne Davenport, Notary Public, State of Texas, My Commission Expires MARCH 29, 2003

WITNESS MY HAND at Dallas Texas this 29 day of December 2000.

By: Kelly Anne Davenport

RECOMMENDED FOR FINAL APPROVAL

Carl Jackson, Planning and Zoning Commission, Date 1-9-01

APPROVED

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

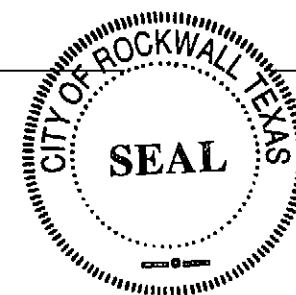
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

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

WITNESS OUR HANDS, this 5th day of January, 2001 2000.

Scott L. Self, Mayor, City of Rockwall

Bethesda Page, City Secretary, City of Rockwall



REPLAT OF LOTS 10 THRU 18, BLOCK A & LOTS 1 THRU 5, BLOCK B OF TURTLE COVE ADDITION PHASE III

14 RESIDENTIAL LOTS DEVELOPED AT REVISED PD-2 STANDARDS & 2 COMMON AREA / OPEN SPACE LOTS BEING ALL OF LOTS, LOTS 10-18, BLOCK A, AND LOTS 1-5, BLOCK B

BEING 2.697 ACRES OUT OF THE

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

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

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

CONTACT: DAVID HOWELL DECEMBER 22, 2000 PBS&J# 525115.02 CITY FILE NO. 00-111

CONTACT: BRIAN UMBERGER SCALE: AS SHOWN

TC

Thu Dec 28 08:42:48 2000 J:\JOB\9511502\TM\394.DWG