

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 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 reconstruction, 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 controls 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 developer 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

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 2005.

Notary Public in and for the State of Texas

09/05/05
My Commission Expires

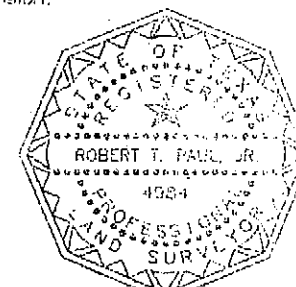
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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 2005.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

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

Robert L. Lippitt 11-14-03
Director of Planning

Chuck Todd 11-14-03
City Engineer

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

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

