

LINE	LENGTH	BEARING
L1	110.73'	S38°18'12"E
L2	33.00'	S38°16'34"E
L3	42.76'	S38°16'12"E
L4	24.00'	N38°18'12"W
L5	51.82'	N51°41'48"E
L6	42.46'	N38°18'12"W
L7	23.00'	N38°16'34"W
L8	92.84'	N38°18'12"W
L9	70.11'	S38°18'12"E
L10	19.37'	S51°41'48"W
L11	15.00'	S38°18'12"E
L12	34.37'	N51°41'48"E
L13	86.00'	N38°18'12"W
L14	43.28'	S05°16'37"E
L15	15.00'	S84°43'23"W
L16	37.68'	N05°16'37"W
L17	26.33'	S74°28'44"W
L18	30.74'	S69°09'23"W
L19	15.00'	N20°32'40"W
L20	29.87'	N69°08'23"E
L21	10.63'	N69°42'17"W
L22	16.00'	N20°17'43"E
L23	20.54'	S69°42'17"E

CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C1	25.93'	39.00'	S20°06'28"E	25.46'
C2	24.24'	63.00'	N27°16'44"W	24.09'
C3	14.99'	39.00'	S27°15'59"E	14.90'
C4	15.50'	39.00'	S49°29'39"E	15.40'
C5	25.01'	63.00'	N49°40'28"W	24.84'
C6	107.93'	84.00'	N01°17'31"W	100.85'
C7	34.69'	39.00'	S04°04'38"W	33.86'
C8	31.55'	20.00'	N83°08'18"W	28.38'
C9	94.71'	60.00'	N06°54'53"E	85.18'
C10	15.48'	39.00'	N49°40'28"W	15.38'
C11	28.04'	63.00'	S49°29'39"E	27.87'
C12	24.21'	63.00'	S27°15'59"E	24.07'
C13	15.01'	39.00'	N27°16'44"W	14.92'
C14	36.50'	39.00'	N66°34'54"W	36.89'
C15	23.33'	110.00'	S64°23'08"W	23.28'

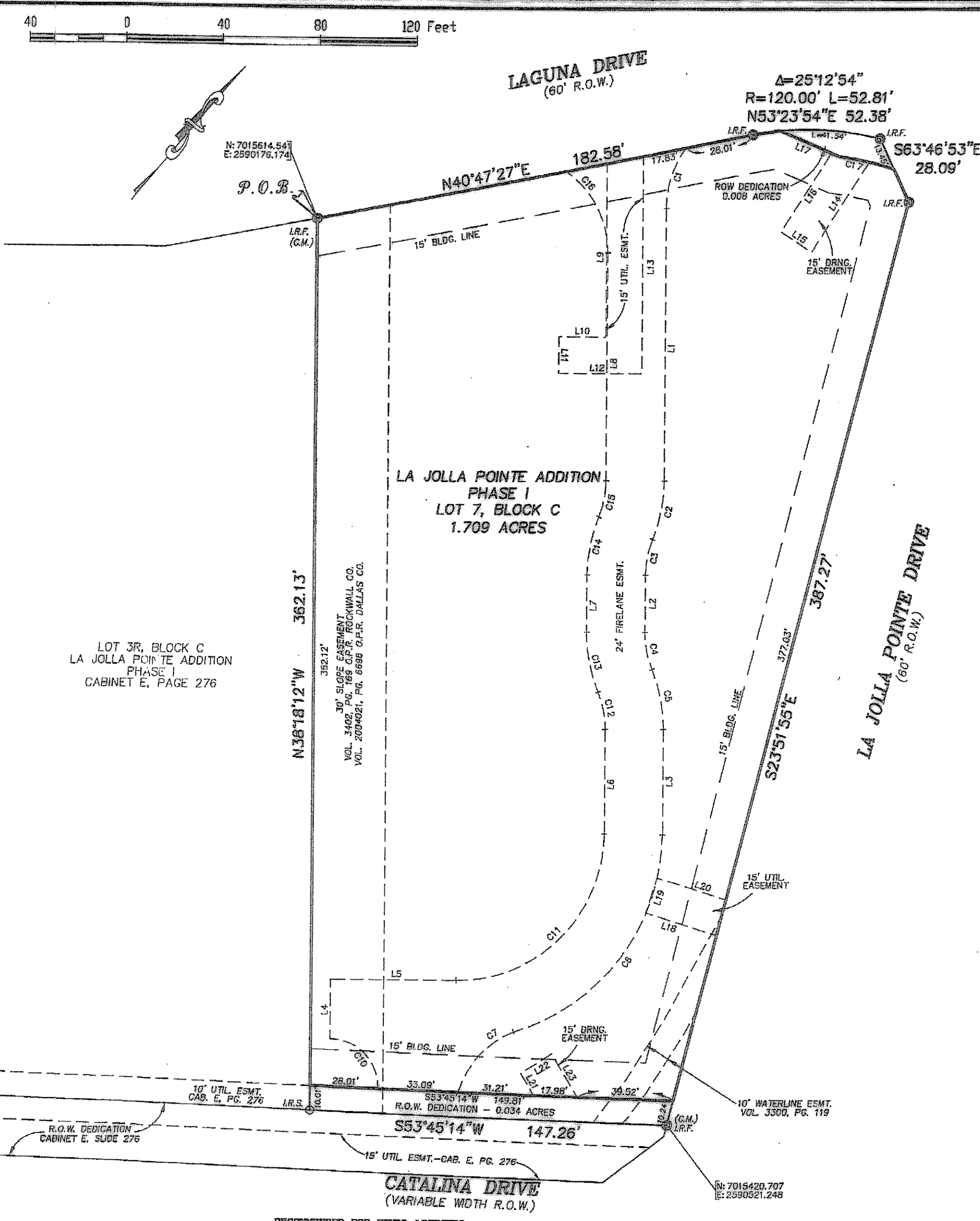
NOTES:

- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 490517 0005 C, present effective date of map June 16, 1992.
- All iron rods found are 1/4 inch with cap stamped "Arthur Surveying Company" unless otherwise noted. All iron rods set are 1/4 inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings are based on the northwest line of Lot 4R, Block C of La Jolla Pointe Addition, Cabinet E, Page 276.
- Coordinates shown hereon are based on NAD83 Texas State Plane Coordinates, Texas North Central Zone (Feet).

SURVEYOR'S CERTIFICATE

NOW, WHEREFORE I, **W. Thad Murley III**, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Rules and Regulations of the City Plan Commission of the City of Rockwall, Rockwall County, Texas.

W. Thad Murley III
Registered Professional Land Surveyor No. 5802



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the _____ day of _____ 2007.

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 a said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESSES OUR HANDS, this _____ day of _____

Mayor, City of Rockwall _____ City Secretary City of Rockwall _____

NOTES: 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 issue, nor shall such availability for water for personal use and fire protection within such plat, as required under ordinance 93-54.

APPROVED

City Engineer _____
City of Rockwall _____

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS **W.R. Rockwell RMPK, LP**, are the owners of Lot 4R, Block C of La Jolla Pointe Addition Phase I, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet E, Slide 276, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/4 inch iron rod found at the most westerly corner of said Lot 4R and at the most northerly corner of Lot 3R, Block C of said La Jolla Pointe Addition, said point also being in the southeast right-of-way line of Laguna Drive having a 60 foot wide right-of-way;

THENCE North 40 degrees 47 minutes 27 seconds East, along the southeast line of said Laguna Drive, a distance of 182.56 feet to a 1/4 inch iron rod found at the beginning of a tangent curve to the right having a radius of 120.00 feet;

THENCE continuing said along said Laguna Drive with said curve, an arc length of 52.81 feet, having a delta angle of 23 degrees 12 minutes 54 seconds and whose chord bears North 53 degrees 23 minutes 54 seconds East, a distance of 52.38 feet to a 1/4 inch iron rod found;

THENCE South 65 degrees 46 minutes 53 seconds East, along said Laguna Drive, a distance of 28.09 feet to a 1/4 inch iron rod found in the southwest right-of-way line of La Jolla Pointe Drive having a 60 foot wide right-of-way;

THENCE South 23 degrees 51 minutes 55 seconds East, with the southwest line of said La Jolla Pointe Drive, a distance of 387.27 feet to a 1/4 inch iron rod found in the northwest right-of-way line of Catalina Drive having a variable width right-of-way;

THENCE South 55 degrees 45 minutes 14 seconds West, departing said La Jolla Pointe Drive and along the northwest line of said Catalina Drive, a distance of 147.26 feet to a 1/4 inch iron rod set with cap stamped "Arthur Surveying Company" and at the most easterly corner of aforementioned lot 3R;

THENCE North 26 degrees 18 minutes 12 seconds West, departing said Catalina Drive and along the northeast line of said Lot 3R, a distance of 362.13 feet to the POINT OF BEGINNING, and containing 1.751 acres of land, more or less.

NOW, therefore, know all men by these presents:

I, the undersigned, **Kevan R. Patel** of Rockwall **RMPK, LP**, the owners of the land shown on this plat, and designated herein as **LA JOLLA POINTE ADDITION, PHASE I, LOT 4R-1, BLOCK C**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates 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. I further certify that all other parties who have a mortgage or lien interest in **LA JOLLA POINTE ADDITION, PHASE I**, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use of using same. I also understand the following:

- No Building 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 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 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 owner or any other person until the developer and/or the 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 of streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's Engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; 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.

Rockwall **RMPK, LP**
by: **RMPK Corporation**
its general partner

Kevan R. Patel
President

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2007.

Notary Public in and for the State of Texas
My commission expires: _____

a Replat of
**La Jolla Pointe Addition,
Phase I
Lot 7, Block C**

BEING A REPLAT OF LOT 4R, BLOCK C OF LA JOLLA POINTE ADDITION, PHASE I, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, PAGE 276, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

BEING 1.751 ACRES IN THE
**W. BLEVINS SURVEY, ABSTRACT NO. 9
ROCKWALL COUNTY, TEXAS**

— JANUARY 2007 —

Arthur Surveying Co., Inc.
Professional Land Surveyors
772-221-9439 - Fax 972-221-4675
220 Elm Street, Suite 200 - P.O. Box 54
Lewisville, Texas 75067

OWNER:
Rockwall RMPK, LP
6005 Silverleaf Lane
Garland, Texas 75043
Contact: Kevan R. Patel
Phone: 972.226.9342

DRAWN BY: J.C. DATE: 09/18/06 SCALE: 1"=40' CHECKED BY: W.T.M. ASCNO: 2609122

**APPROVED FOR
CONSTRUCTION**
FEB 14 2007
City of Rockwall Engineering Dept.
City Engineer

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