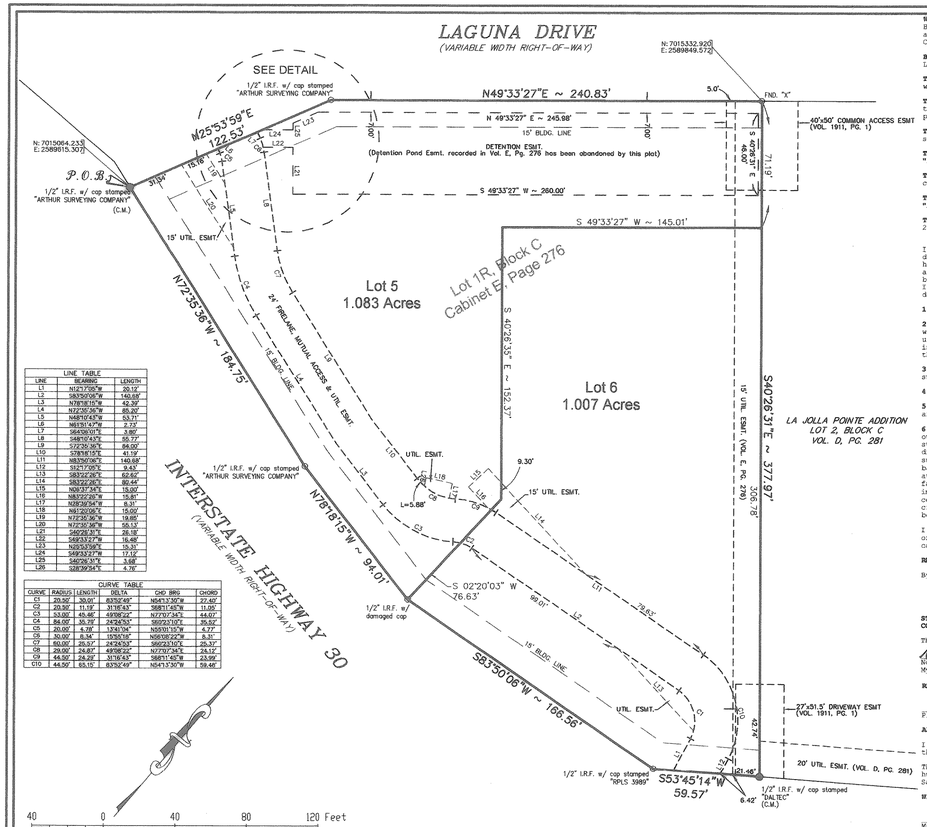
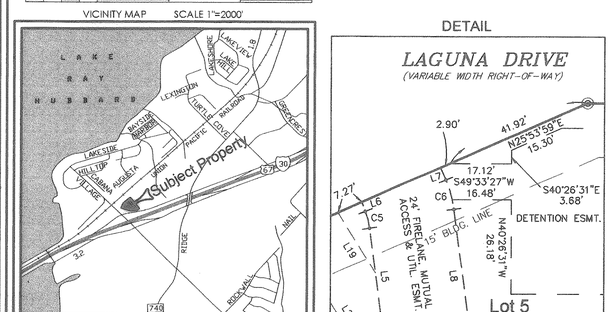


LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°17'05"W	20.12'
L2	S83°50'06"W	140.68'
L3	N78°18'15"W	42.39'
L4	N22°05'36"W	80.30'
L5	N48°01'43"W	53.71'
L6	N63°51'47"W	2.72'
L7	S64°09'01"E	3.80'
L8	S48°01'43"E	55.77'
L9	S72°35'36"E	84.00'
L10	S78°18'15"E	41.19'
L11	N83°50'06"E	140.68'
L12	S12°17'05"E	8.43'
L13	S83°22'26"E	62.62'
L14	S83°22'26"E	80.44'
L15	N09°37'34"E	15.00'
L16	N83°22'26"W	15.81'
L17	N28°39'54"W	8.31'
L18	N61°20'06"E	15.00'
L19	N72°35'36"W	19.68'
L20	N72°35'36"W	50.12'
L21	S60°26'35"E	26.18'
L22	S49°33'27"W	16.48'
L23	N28°53'59"E	15.30'
L24	S49°33'27"W	17.12'
L25	S40°26'31"E	3.68'
L26	S28°39'54"E	4.76'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD
C1	20.50'	30.01'	83°52'49"	N64°13'30"W	27.40'
C2	20.50'	11.13'	31°16'43"	S88°11'45"W	11.00'
C3	53.00'	45.46'	49°08'22"	N77°07'34"E	44.07'
C4	86.00'	35.79'	24°24'53"	S80°22'03"E	35.52'
C5	20.00'	4.78'	13°41'04"	N55°01'10"W	4.77'
C6	50.00'	8.34'	19°08'16"	N58°08'22"W	8.30'
C7	60.00'	25.57'	24°24'53"	S80°22'03"E	25.37'
C8	29.00'	24.87'	49°08'22"	N77°07'34"E	24.11'
C9	44.50'	24.29'	31°16'43"	S88°11'45"W	23.99'
C10	44.50'	65.15'	83°52'49"	N64°13'30"W	59.46'

40 0 40 80 120 Feet

VICINITY MAP SCALE 1"=2000'



DETAIL

NOTES

1. Bearings based on the Replat of La Jolla Pointe, Phase I, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 276 of the Plat Records of Rockwall County, Texas.

2. All corner are ½ inch iron rods set, unless otherwise noted.

3. 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. 480547 0005 C, Dated June 16, 1992.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT 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 the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Rockwall, Rockwall County, Texas.

W. Thad Murley III 1-10-07
Registered Professional Land Surveyor No. 5802

STATE OF TEXAS REGISTERED W. THAD MURLEY III 5802 PROFESSIONAL LAND SURVEYOR

WHEREAS WB, RMC Rock, LP and RMC Rockwall GP, LLC, its general partner, are the owners of all that certain lot, tract or parcel of land situated in the William Blevins Survey, Abstract Number 9 in the City of Rockwall, Rockwall County, Texas and being all of Lot 1R, 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 Volume E, Page 276 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found with cap stamped "Arthur Surveying Company" in the north line of Interstate Highway 30 (IH30) and the southeast line of Laguna Drive, also being the most westerly corner of said Lot 1R;

THENCE North 25 degrees 53 minutes 59 seconds East, along the southeasterly line of said Laguna Drive, a distance of 122.53 feet to a ½ inch iron rod found with cap stamped "Arthur Surveying Company" for corner;

THENCE North 49 degrees 33 minutes 27 seconds East, along the southeasterly line of said Laguna Drive, a distance of 240.83 feet to a "x" found in concrete at the most westerly corner of Lot 2, Block C of La Jolla Pointe Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map or plat thereof recorded in Cabinet D, Page 281 of the Plat Records of Rockwall County, Texas;

THENCE South 40 degrees 26 minutes 31 seconds East, along the southwesterly line of said Lot 2, a distance of 377.97 feet to a ½ inch iron rod found with cap stamped "DALTECH" in the northerly line of said IH30;

THENCE South 53 degrees 45 minutes 14 seconds West, along the northerly line of said IH30, a distance of 59.57 feet to a ½ inch iron rod found with cap stamped "RPLS 3989" for corner;

THENCE South 83 degrees 50 minutes 06 seconds West, along the northerly line of said IH30, a distance of 166.56 feet to a ½ inch iron rod found with a damaged cap for corner;

THENCE North 78 degrees 18 minutes 15 seconds West, along the northerly line of said IH30, a distance of 94.01 feet to a ½ inch iron rod found with cap stamped "Arthur Surveying Company" for corner;

THENCE North 72 degrees 35 minutes 36 seconds West, along the northerly line of said IH30, a distance of 184.75 feet to the **POINT OF BEGINNING,** and containing 2.090 acres of land, more or less, and being subject to any easements that may affect.

I, the undersigned, Chris Matthews president RMC Rockwall GP, LLC general partners of RMC Rock, LP, are the owners of the land shown on this plat, and designated herein as **LA JOLLA POINTE ADDITION, PHASE I, LOTS 5 and 6, 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:

1. No Building shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or the owner 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 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 surely 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.

RMC Rock, LP, a Texas limited partnership

By : **RMC Rockwall GP, LLC,** its general partner

By: Chris Matthews, President

STATE OF TEXAS
COUNTY OF Dallas

This instrument was acknowledge before me on the 18th day of January 2007
Christina M. Lopez
Notary Public in and for the State of Texas
My commission expires: 09-01-2009

KRISTIANN MARICELA LOPEZ
Notary Public, State of Texas
My Commission Expires
July 01, 2009

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date 1-30-07

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 18th day of September 2006.

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 (180) 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.

WITNESS OUR HANDS, this the 31st day of January 2007

William R. Cecil
Mayor, City of Rockwall

Dorothy Brooks
City Secretary City of Rockwall

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 issue, nor shall such availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

APPROVED

Chuck Todd 1-25-07
City Engineer
City of Rockwall

CITY OF ROCKWALL, TEXAS SEAL

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
07 JAN 31 PM 2:21
LINDA CUSTER
COUNTY CLERK
BY: _____ DEPUTY

a Replat of

La Jolla Pointe Addition, Phase I Lots 5 & 6, Block C

BEING A REPLAT OF LOT 1R, 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 VOLUME E, PAGE 276, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

BEING 2.090 ACRES IN THE
W. BLEVINS SURVEY, ABSTRACT NO. 9
ROCKWALL COUNTY, TEXAS

– JANUARY 2007 –

ARTHUR SURVEYING COMPANY, INC.
Registered Professional Land Surveyors
P.O.Box 94 – Lewisville, Texas 75067
Office: (972) 221-9439 Fax: (972) 221-4675

DRAWN BY: T.M. DATE: 02/15/06 SCALE: 1"= 40' CHECKED BY: ASC NO.: 2607318