

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

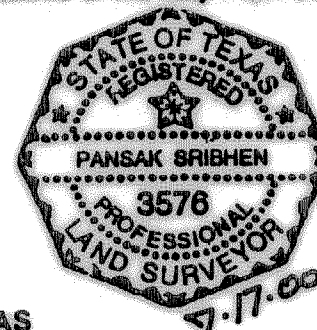
Being a tract of land situated in the W. Blevins Survey, Abstract No. A-9, in the City of Rockwall, Rockwall County, State of Texas; and being a portion of a 35.997 acre tract of land conveyed by Melvin C. Hurdle and Sport-R-Ups, Inc. to La Jolla Pointe, Ltd., a Texas limited partnership, by a Special Warranty Deed, dated March 24, 1999, as recorded in Volume 1594, Page 75, of the Deed Records, Rockwall County, Texas and being more particular described as follows:

- BEGINNING at the Texas Department of Transportation (TxDOT) right-of-way monument located on the northeasterly right-of-way line of IH-30 Frontage Road, a variable width right-of-way, said point also being located approximately 450 feet east of the centerline of Horizon Road/Lakeside Drive;
THENCE S 83° 50' 06" W, along the north right-of-way line of IH-30 Frontage Road, a distance of 166.56 feet to a 1/2" iron rod found for a corner;
THENCE N 78° 18' 15" W, along the north right-of-way line of IH-30 Frontage Road, a distance of 94.01 feet to a 1/2" iron rod found for a corner;
THENCE N 72° 35' 38" W, along the north right-of-way line of IH-30 Frontage Road, a distance of 201.00 feet to a 1/2" iron rod found for a corner;
THENCE N 89° 37' 02" W, for a distant of 101.99 feet to a 1/2" iron rod found for a corner;
THENCE S 43° 59' 01" W, for a distant of 40.43 feet to a nail, located on the centerline of Lakeside Drive, for a corner;
THENCE N 46° 09' 38" W, for a distant of 32.58 feet to a nail, located on the centerline of Lakeside Drive, for a corner;
THENCE N 49° 33' 27" E, along the south right-of-way of the M.K.&T Railroad, for a distant of 547.14 feet to a 1/2" iron rod found for a corner;
THENCE N 51° 41' 48" E, along the south right-of-way of the M.K.&T Railroad, for a distant of 300.17 feet to a 1/2" iron rod found for a corner;
THENCE N 40° 47' 27" E, along the south right-of-way of the M.K.&T Railroad, for a distant of 341.27 feet to a 1/2" iron rod found for a corner;
THENCE S 80° 53' 49" E, for a distant of 99.32 feet to a 1/2" iron rod set for a corner;
THENCE along the curve to left with the central angle of 32° 58' 06", chord bearing of S 07° 22' 52" E, tangent distant of 35.51 feet, for a length of 69.05 feet to a 1/2" iron rod set for a corner;
THENCE S 23° 51' 55" E, for a distant of 363.02 feet to a 1/2" iron rod set for a corner;
THENCE along the curve to right with the central angle of 21° 54' 49", chord bearing of S 12° 54' 31" E, tangent distant of 34.85 feet, for a length of 68.84 feet to a 1/2" iron rod set for a corner;
THENCE S 01° 57' 07" E, for a distant of 40.759 feet to a 1/2" iron rod set for a corner;
THENCE S 46° 57' 07" E, for a distant of 28.26 feet to a 1/2" iron rod set for a corner;
THENCE S 88° 02' 53" W, along the north right-of-way line of IH-30 Frontage Road, a distance of 142.94 feet to a TxDOT monument found for a corner;
THENCE S 53° 45' 14" W, for a distant of 520.88 feet to the Point of Beginning and containing 10.290 acres of land (448,232 SF), more or less.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Pansak Sribhen, a Registered Professional Land Surveyor, 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 in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Rockwall, Rockwall County, Texas.

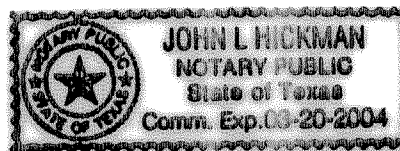


Signature of Pansak Sribhen, Registered Professional Land Surveyor No. 3576.

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 18th day of November 2000.

Signature of Notary Public John L. Hickman, My Commission Expires: 03-20-2004.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I, the undersigned, Michael E. Horn, President of Delta Advisor, Inc., a Texas Corporation, General Partner of the land shown on this plat, and designated herein as the LA JOLLA POINTE ADDITION, PHASE I, 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 the 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 or using same. I also understand the following:

- 1. No buildings 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 other 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 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 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.

LA JOLLA POINTE, LTD.  
a Texas Limited Partnership

By: Delta Advisor, Inc.  
A Texas Corporation, General Partner

By: Michael E. Horn, Esq.  
President

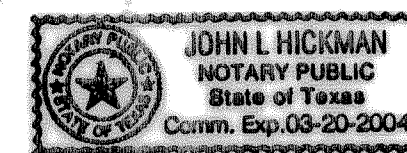
Date: July 18, 2000

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael E. Horn, 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 purpose and consideration therein stated.

Given upon my hand and seal of office this the 18th day of July 2000.

Signature of Notary Public John L. Hickman, My Commission Expires: 03-20-2004.



**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 17th day of July 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 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 \_\_\_\_\_ day of July 2000.

Mayor, City of Rockwall

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 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.

FINAL PLAT  
PHASE 1  
LA JOLLA POINTE ADDITION  
10.290 Acres  
TO THE CITY OF ROCKWALL, TEXAS  
SITUATED IN THE W. BLEVINS SURVEY, ABSTRACT 9  
& THE J. SMITH SURVEY, ABSTRACT 200,  
ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER  
LA JOLLA POINTE, LTD.  
17817 DAVENPORT RD. STE. 210  
DALLAS, TEXAS 75252  
(972) 248-4622

SURVEYOR  
PSA ENGINEERING  
17819 DAVENPORT RD. - STE 215  
Dallas, Texas 75252  
(972) 248-9651

SHEET 2 of 2

DATE: 17 JULY, 2000

APPROVED FOR  
CONSTRUCTION

OCT 3 2000

City of Rockwall Engineering Dept.  
City Engineer \_\_\_\_\_