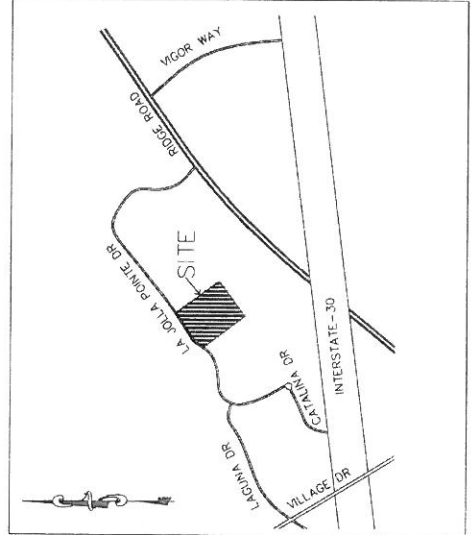


**EASEMENT ABANDONMENT**



LOCATION MAP  
NOT TO SCALE

**LEGEND:**

- P.R.R.C.T.
- IRFWC
- P.O.B.
- ROW
- BL
- 50 FT
- IRFWC
- VOL
- CAB
- PAGE



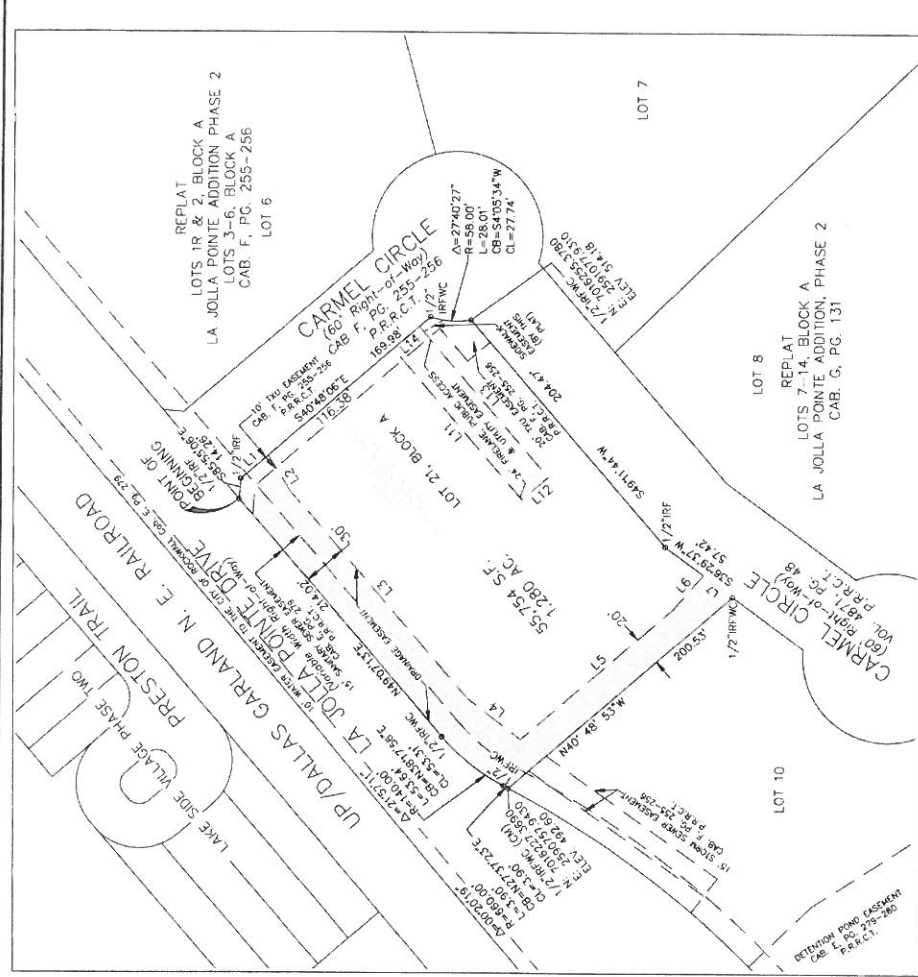
**EASEMENT DEDICATION**

Line #	Direction	Length
L1	S40°48'06"E	24.31'
L2	S57°55'27"W	28.68'
L3	S48°27'13"W	187.06'
L4	S37°30'05"W	45.65'
L5	S40°48'35"E	135.29'
L6	S49°01'37"E	32.29'
L7	S36°28'17"W	25.23'
L11	N49°11'07"E	135.58'
L12	N40°48'53"W	23.50'
L13	S48°11'07"W	135.58'
L14	S40°48'06"E	23.50'

PLAT RECORDS, ROCKWALL COUNTY, TEXAS  
 RIGHT-OF-WAY  
 RIGHT-OF-WAY  
 BUILDING LINE  
 SQUARE FEET  
 IRON ROD FOUND WITH CAP  
 VOLUME  
 CABINET  
 PAGE  
 EASEMENT TO BE ABANDONED  
 EASEMENT TO BE DEDICATED

**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 withholdings of utilities and building permits.
- Property owner is responsible for maintaining, repairing, and replacing all drainage systems on-site.



**33 DEGREES LATITUDE, LLC**  
 DEVELOPER  
 7700 COLE LANE, SUITE 2705  
 DALLAS, TEXAS 75248  
 (469) 853-0400

**USA PROFESSIONAL SERVICES GROUP, INC.**  
 CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845  
 1525 VICKERY DRIVE, DALLAS, TEXAS 75235  
 OFFICE: (214) 634-3300 FAX: (214) 634-3338  
 WWW.USASURVEYORS.COM  
 USA 20180600

**FINAL PLAT**  
 LOT 21, BLOCK A  
 LA JOLLA POINTE ADDITION, PHASE 2  
 BEING A REPLAT OF  
 LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 SEPTEMBER 2018

1 LOT - 1.280 ACRES  
 CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS  
 SEPTEMBER 2018

CASE NO P2018-039 SHEET 1 OF 2

**OWNER'S CERTIFICATION**

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

WHEREAS, CLAY SHIPMAN is the owner of a 1.280 acre tract or parcel of land situated in the W. Bevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas and all of Lot 3, Block A of the Replat of Lots 1R & 2, Block A, La Jolla Pointe Addition, Phase 2, Lots 3-6, Block A as recorded in Cabinet F, Pages 255-256, of the Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for a corner clip at the intersection of the Southerly right-of-way line of La Jolla Pointe Drive (a variable width right-of-way) and Carmel Circle (a 60' right-of-way) as recorded in Cabinet F, Pages 255-256 of the Plat Records, Rockwall County, Texas;

**THENCE** South 85 degrees 55 minutes 06 seconds East, along said corner clip a distance of 14.26 feet to a 1/2 inch iron rod found in the Westerly right-of-way line of said Carmel Circle;

**THENCE** South 40 degrees 48 minutes 06 seconds East, along the Westerly right-of-way line of said Carmel Circle, a distance of 169.98 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 04 degrees 05 minutes 34 seconds West a chord distance of 27.74 feet;

**THENCE** in a Southwesterly direction along said non-tangent curve to the left having a central angle of 2.28 degrees 40 minutes 27 seconds, a radius of 58.00 feet, an arc length of 28.86 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Westerly right-of-way line of Carmel Circle (a 60' right-of-way) as recorded in Volume 4871, Page 48 of the Plat Records, Rockwall County, Texas;

**THENCE** South 49 degrees 11 minutes 44 seconds West, along the Northernly right-of-way line of said Carmel Circle, a distance of 204.47 feet to a 1/2 inch iron rod found for corner;

**THENCE** South 36 degrees 29 minutes 37 seconds West, continuing along the Northernly right-of-way line of said Carmel Circle, a distance of 37.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of the Replat of Lots 3, Block A and the Southerly corner of Lot 10, Block A of the Replat of Lots 7-14, Block A, La Jolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

**THENCE** North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Southerly right-of-way line of said Carmel Circle, a distance of 37.42 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 53.31 feet;

**THENCE** in a Northeasterly direction along said non-tangent curve to the right having a central angle of 80 degrees 20 minutes 19 seconds, a radius of 680.00 feet, an arc length of 1176.17 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

**THENCE** in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 15 minutes 19 seconds, a radius of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
 COUNTY OF ROCKWALL §

We, the undersigned owner of the land shown on this plat, and designated herein as Block A, La Jolla Pointe Addition, Phase 2 the subdivision to the City of Rockwall, Texas, do hereby certify that we have executed this plat for the use of the public forever all streets, alleys, parkways, water courses, easements and public places thereon shown on the purpose and consideration herein expressed. We further certify that all other parties who have a mortgage or lien interest in the Lot 21, Block A, La Jolla Pointe Addition, Phase 2 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 use of the public for all utilities and other purposes 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 trees, shrubs, or other growths or structures which obstruct, interfere with, or impede the proper operation, 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

**RECOMMENDED FOR FINAL APPROVAL**

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_ approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_ 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.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_

Mayor, City of Rockwall \_\_\_\_\_

City Secretary, City of Rockwall \_\_\_\_\_

City Engineer, City of Rockwall \_\_\_\_\_

**SURVEYORS CERTIFICATE**  
 KNOW ALL MEN BY THESE PRESENTS:  
 That I, John Truong, 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

**JOHN TRUONG**  
 Registered Professional Land Surveyor Registration No. 6514  
 33 DEGREES LATITUDE, LLC

STATE OF TEXAS §  
 COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Truong, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas \_\_\_\_\_

My Commission Expires On: \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Truong, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas \_\_\_\_\_

My Commission Expires On: \_\_\_\_\_

CASE NO P2018-039 SHEET 2 OF 2

CASE NO P2018-039 SHEET 2 OF 2

CASE NO P2018-039 SHEET 2 OF 2