



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # P2018-022 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2018-022

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address N/A

Subdivision Hyatt Rockwall Addition

Lot

1&2

Block

A

General Location Southeast corner of La Jolla Pointe Drive and Laguna Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial (C) District



Current Use Vacant

Proposed Zoning Commercial (C) District



Proposed Use Hotel

Acreage

5.225

Lots [Current]

3

Lots [Proposed]

2

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 112.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Rockwall Inn Keepers I, Ltd.

Applicant Vasquez Engineering, L.L.C.

Contact Person Deepak Gandhi

Contact Person Juan J. Vasquez

Address 6176 FM 2011

Address 1919 S. Shiloh Rd

Suite 440

City, State & Zip Longview, TX 75603

City, State & Zip Garland, TX 75042

Phone 2144555254

Phone 9722782948

E-Mail deepak@breitonhospitality.com

E-Mail jvasquez@vasquezengineering.com

NOTARY VERIFICATION [REQUIRED]

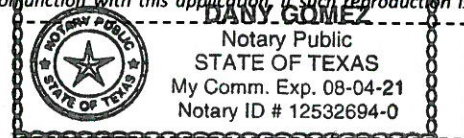
Before me, the undersigned authority, on this day personally appeared Juan J. Vasquez [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 404.50, to cover the cost of this application, has been paid to the City of Rockwall on this the 29 day of June, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 29 day of June, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires

8/4/21



CHECKLIST FOR PLAT SUBMITTALS

City of Rockwall
 Planning and Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087

Case Type:

- Minor/Amending Plat
 Final Plat
 Master Plat
 Replat
 Preliminary Plat
 Vacation Plat

Case Number

Reviewed By:

Review Date:

NOTES: The requirements listed below are based on the case type, which is indicated in the [] below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (18" x 24") folded copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.
Title Block:			
Type of Plat [Master, Preliminary, Final or Replat]			
Subdivision Name (Proposed or Approved)			
Lot / Block Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the title block information in the lower right hand corner.
Number of Lots (Proposed)			
Total Acreage			
City, State, County			
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the sub dividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right hand corner.
Survey Monuments/State Plane Coordinates [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city.
North Point [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage) [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area) [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a lot count.
Dwelling Units/Population Density [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of dwelling units and population densities.
Building Setbacks [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

City Limits [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of the City Limits, contiguous or within the platting area.
Utilities (P)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips [Final Plat & Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Flood Elevations [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all adjacent wooded areas.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all proposed land uses, and existing and proposed zoning classifications. For Master Plats indicate the proposed major categories of land use.
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names and description of all parks and open spaces, both existing and proposed. For Master Plats also indicate schools and other public uses as consistent with those shown in the comprehensive plan.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties [Final Plat & Preliminary Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plan.
Dedication [Final Plat, Preliminary Plat & Master Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Standard Plat Wording [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate plat wording provided in the application packet that details the designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the city of such responsibility, a waiver releasing the City for damages in establishment or alteration of grade.
Legal Description [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
Storm Drainage Improvements Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate statement of developer responsibility for storm drainage improvements found in the application packet.

Dedication Language [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the instrument of dedication or adoption signed by the owners, which is provided in the application packet.
Seal/Signature [Final Plat] <i>w/ Final Version</i>	<input type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor responsible for the surveying the development and/or the preparation of the plat.
Public Improvement Statement [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proved the appropriate statement indicating that no building permits will be issued until all public improvements are accepted by the City as provided in the application packet.
Plat Approval Signatures [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a space for signatures attesting approval of the plat.
Compliance with Preliminary Plat [Final Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies [Final Plat, Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Review the proposed plans and plat with electric, gas, cable and phone companies.

Applicant and Staff Checklist

- Initial Contact [Final Plat, Preliminary Plat & Master Plat]:** Discuss platting requirements with city staff. Obtain application packet. The applicant or representative should become familiar with city ordinances (appropriate ordinances available for a fee, or can be downloaded on the city's website).
- Pre-Development Meeting [Final Plat, Preliminary Plat & Master Plat]:** Prior to submitting any proposed plat, the applicant is encouraged to meet with city staff to review and comment on a general plan for the development of property, including the layout of streets, lots, open space, sites for public facilities and utilities.
Date: ___/___/___

- Prepare Plat for Submittal [Final Plat, Preliminary Plat & Master Plat]:** Hire surveyor to prepare plat and if required, Civil Engineer for preparation of preliminary engineering plans. [FOR FINAL PLATS ONLY: Engineering plans must be submitted and approved prior to final plat applications]
- Submit [Final Plat, Preliminary Plat & Master Plat]:** Submit application form, fees and required copies of plat.
Date: ___/___/___
- Submit Electronic Files and Survey Closure Report:** In addition to the application form, fees and required copies of the plat all plat submittals require one (1) digital copy of the plat in .pdf format and one (1) survey boundary closure report. All digital submittals are to be in NAD 83 State Plane, Texas North Central (4202), US Survey Feet.
Date: ___/___/___
- DRC Meeting [Final Plat, Preliminary Plat & Master Plat]:** Staff reviews submitted plat and plans with applicants. Written comments to be provided to applicant(s) at this meeting.
Date: ___/___/___
- Planning and Zoning Work Session [Final Plat, Preliminary Plat & Master Plat]:** The plans are reviewed and discussed by the Planning & Zoning Commission.
Date: ___/___/___

- Plat Changes and Corrections [Final Plat, Preliminary Plat & Master Plat]:** Based on staff review, changes and corrections will be reviewed with the applicant or representative. Revised plans must be submitted in **ELECTRONIC (E.G. PDF) FORMAT** the Tuesday prior to the Planning & Zoning Commission public hearing.
Date: ___/___/___
- Planning and Zoning Meeting [Final Plat, Preliminary Plat & Master Plat]:** Revised plans and staff reports are sent to the Planning & Zoning Commission for consideration.
Date: ___/___/___
1st _____
2nd _____
Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

City Council Consideration [Final Plat, Preliminary Plat & Master Plat]: Revised plans and staff reports are sent to the City Council for consideration.

Date: ___ / ___ / ___

1st _____

2nd _____

Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

Proceed w/ Preliminary Plat [Master Plat]: Applicant may submit application(s) for Preliminary Plat; or

Submittal and Approval of Engineering Plans [Preliminary Plat]: Final Plat application will not be accepted until full engineering plans have been submitted and approved by City Engineer. Once approved the applicant may submit application(s) for Preliminary Plat; or

Submit Mylars for Filing with County Clerk/Submit Electronic Files [Final Plat]: Submit mylars with appropriate signatures of owners and surveyors and submit one (1) AutoCAD .dwg, .dxf, or ESRI .shp file, and one (1) survey boundary closure report to the Planning Department.

GENERAL NOTES:

Closure.txt

Parcel name: 1

North: 7905.48 East : 3333.15
Line Course: N 23-51-55 W Length: 438.290
North: 8306.30 East : 3155.82
Curve Length: 182.759 Radius: 120.000
Delta: 87-15-39 Tangent: 114.396
Chord: 165.601 Course: N 19-45-55 E
Course In: N 66-08-05 E Course Out: N 26-36-16 W
RP North: 8354.85 East : 3265.56
End North: 8462.15 East : 3211.82
Curve Length: 136.701 Radius: 660.000
Delta: 11-52-02 Tangent: 68.596
Chord: 136.458 Course: N 57-27-43 E
Course In: N 26-36-16 W Course Out: S 38-28-18 E
RP North: 9052.26 East : 2916.25
End North: 8535.54 East : 3326.86
Line Course: S 13-51-24 E Length: 181.809
North: 8359.02 East : 3370.40
Line Course: N 60-03-24 E Length: 190.872
North: 8454.29 East : 3535.80
Curve Length: 173.918 Radius: 58.000
Delta: 171-48-23 Tangent: 809.775
Chord: 115.704 Course: N 64-09-30 E
Course In: N 60-03-42 E Course Out: N 68-15-19 E
RP North: 8483.24 East : 3586.06
End North: 8504.73 East : 3639.93
Line Course: N 37-06-28 E Length: 37.334
North: 8534.50 East : 3662.45
Line Course: S 53-10-30 E Length: 397.098
North: 8296.49 East : 3980.32
Line Course: S 44-36-44 W Length: 87.620
North: 8234.12 East : 3918.78
Line Course: N 53-10-30 W Length: 49.310
North: 8263.67 East : 3879.31
Line Course: S 70-39-38 W Length: 499.760
North: 8098.17 East : 3407.75
Line Course: S 21-09-56 W Length: 206.624
North: 7905.48 East : 3333.15

Perimeter: 2582.096 Area: 227,615 SQ. FT. 5.23 AC.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.00 Course: S 73-05-23 W
Error North: -0.000 East : -0.001
Precision 1: 2,582,095,000.000



September 21, 2018

ATTN: JUAN VASQUEZ
VASQUEZ ENGINEERING, LLC.
1919 S. SHILOH ROAD, SUITE 440
Garland, TX 75042

RE: FINAL PLAT (P2018-022), Lots 1 & 2, Block A, Hyatt Rockwall Addition

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 08/06/2018. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

Should the City Council approve the replat for Lots 18, 19, & 20, Block A, La Jolla Pointe Addition, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;*
- 2) Any construction resulting from the approval of this replat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

PLANNING AND ZONING COMMISSION:

On July 31, 2018, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff recommendations passed by a vote of 5-0 with Commissioners Logan and Chodun absent.

CITY COUNCIL:

On August 6, 2018, the City Council's motion to approve the replat with staff recommendations passed by a vote of 7-0.

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100)
Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+ \$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00. **Please note if submitting mylars between September 1st thru December 31st, tax receipts must also be filed with the plat that incur a fee of \$4.00 per tax receipt.**



Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.

Sincerely,

Korey Brooks, AICP
Planner
Planning & Zoning Department
City of Rockwall, TX



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police


From: Planning & Zoning Department

Date: 7/11/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 07/31/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 7/31/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 7/31/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2018-019
Project Name: RaceTrac
Project Type: SITE PLAN
Applicant Name: WINSTEAD PC
Owner Name: INC., MOUNTAINPRIZE
Project Description:

0 37.5 75 150 225 300 Feet

P2018-022 - LOTS 8, 9 & 11, BLOCK A, LA JOLLA POINTE ADDITION
FINAL PLAT - LOCATION MAP = 

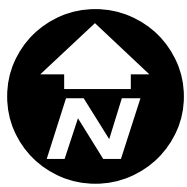
PD-2



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



PROPOSED EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.55'	30.00'	44°58'09"	N 43°39'00" E	22.95'
C2	23.58'	30.00'	45°01'51"	N 01°21'00" W	22.98'
C3	50.22'	30.00'	95°54'54"	N 71°49'22" W	44.56'
C4	5.57'	54.00'	05°54'54"	N 63°10'38" E	5.57'
C5	3.10'	30.00'	05°54'54"	N 63°10'38" E	3.10'
C6	9.62'	54.00'	10°12'23"	S 65°19'22" W	9.61'
C7	84.82'	54.00'	90°00'00"	N 64°34'27" W	76.37'
C8	35.38'	54.00'	37°32'10"	N 00°48'21" W	34.75'
C9	19.53'	30.00'	37°18'06"	S 00°41'19" E	19.19'
C10	25.92'	30.00'	49°29'42"	S 45°54'47" W	25.12'
C11	42.38'	54.00'	44°58'09"	N 43°39'00" E	41.30'
C12	44.03'	30.00'	84°05'06"	S 18°10'38" W	40.18'
C13	5.34'	30.00'	10°12'23"	S 65°19'22" W	5.34'
C14	47.12'	30.00'	90°00'00"	N 64°34'27" W	42.43'
C15	17.51'	30.00'	33°26'25"	N 02°51'14" W	17.26'
C16	30.42'	54.06'	32°14'40"	S 02°33'34" W	30.02'
C17	44.10'	30.00'	84°13'24"	N 28°32'56" E	40.23'
C18	44.75'	30.00'	85°28'27"	S 66°36'09" E	40.72'
C19	2.21'	54.00'	02°20'50"	N 64°57'40" E	2.21'
C20	5.60'	30.00'	10°41'24"	S 26°30'38" W	5.59'
C21	53.51'	42.00'	72°59'51"	S 12°37'59" W	49.97'
C22	9.29'	120.00'	04°26'03"	S 61°10'42" W	9.28'

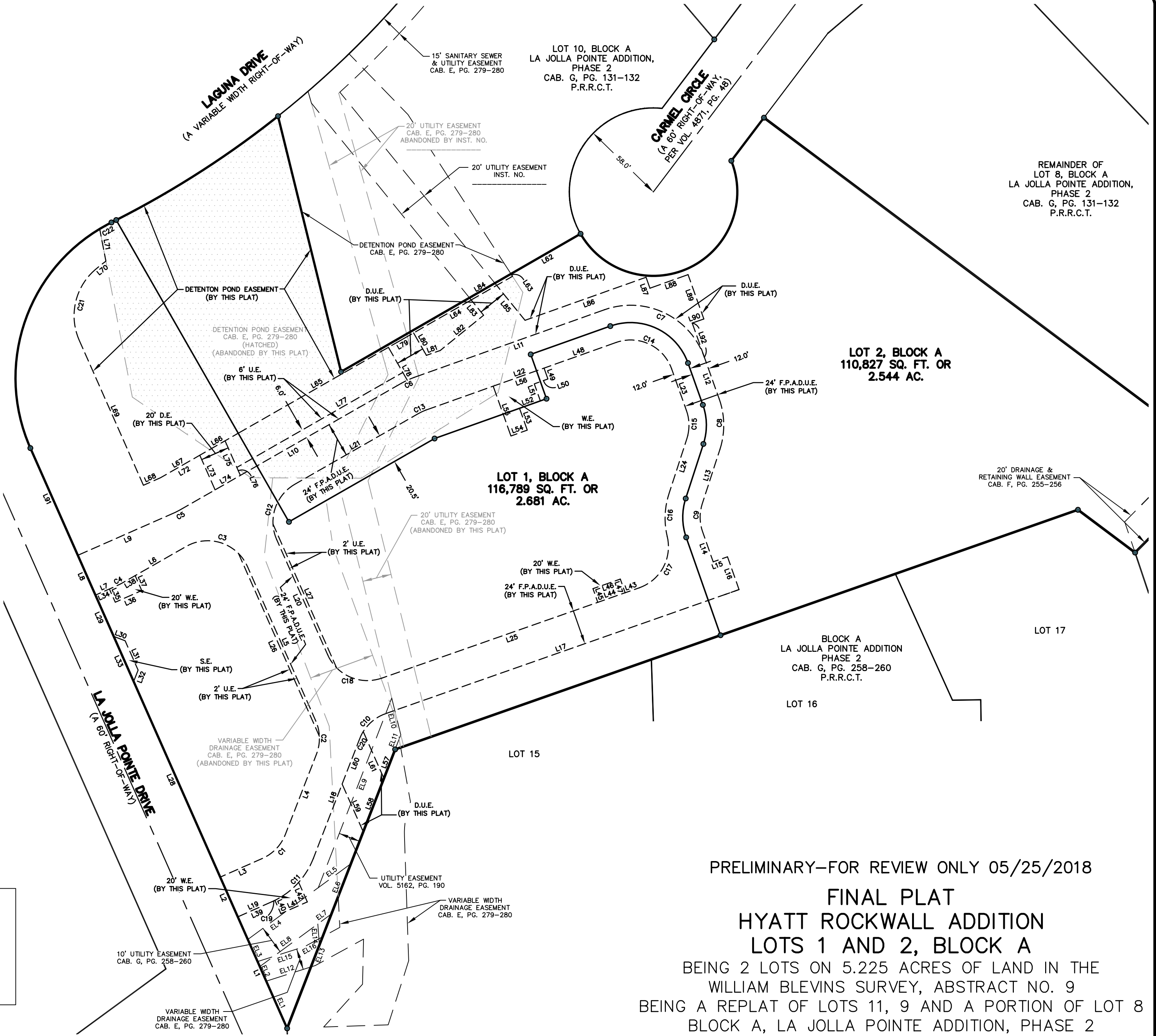
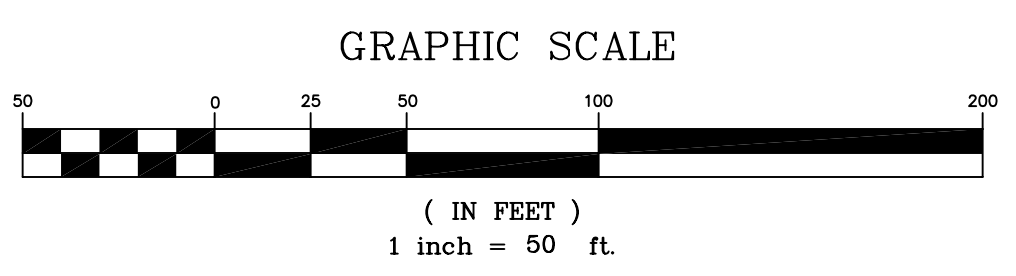
PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	84.23'	N 23°51'55" W
L2	30.00'	N 23°51'55" W
L3	31.89'	N 66°08'05" E
L4	59.52'	N 21°09'56" E
L5	116.49'	N 23°51'55" W
L6	49.92'	S 60°13'11" W
L7	15.69'	S 66°13'22" W
L8	30.08'	N 23°51'55" W
L9	73.60'	N 66°12'52" E
L10	176.77'	N 60°13'11" E
L11	139.53'	N 70°25'33" E
L12	30.65'	S 19°34'27" E
L13	39.61'	S 17°57'44" W
L14	22.11'	S 19°20'22" E
L15	10.50'	N 70°39'38" E
L16	24.00'	S 19°20'22" E
L17	258.58'	S 70°39'38" W
L18	88.54'	S 21°09'56" W
L19	25.89'	S 66°08'05" W
L20	87.01'	N 23°51'55" W
L21	98.62'	N 60°13'11" E
L22	139.53'	N 70°25'33" E
L23	30.65'	S 19°34'27" E
L24	41.75'	S 17°51'25" W
L25	188.59'	S 70°39'38" W
L26	138.03'	S 23°51'55" E
L27	108.55'	N 23°51'55" W
L28	147.74'	S 23°51'55" E
L29	31.13'	S 23°51'55" E
L30	8.49'	S 68°51'54" E
L31	22.11'	S 23°51'55" E
L32	8.49'	S 21°08'05" W
L33	34.11'	N 23°51'55" W
L34	10.54'	N 66°15'57" E
L35	10.00'	S 23°51'55" E
L36	20.00'	N 66°08'05" E
L37	11.25'	N 23°51'55" W
L38	9.33'	S 60°13'11" W
L39	25.89'	N 66°08'05" E
L40	10.05'	S 23°51'55" E
L41	20.00'	N 66°08'05" E
L42	14.78'	N 23°51'55" W
L43	10.47'	S 70°39'38" W
L44	20.00'	S 70°39'38" W
L45	10.00'	N 19°20'22" W
L46	20.00'	N 70°39'38" E
L47	10.00'	S 19°20'22" E
L48	52.84'	S 70°25'33" W
L49	8.00'	S 19°34'27" E
L50	10.00'	S 70°25'33" W

PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L51	12.50'	S 19°34'27" E
L52	15.26'	S 70°25'33" W
L53	15.99'	S 19°34'27" E
L54	12.00'	S 70°18'19" W
L55	36.51'	N 19°34'27" W
L56	37.26'	N 70°25'33" E
L57	21.46'	S 21°09'56" W
L58	39.58'	S 21°09'56" W
L59	36.04'	N 23°51'55" W
L60	33.49'	N 21°09'56" E
L61	35.31'	S 23°51'55" W
L62	55.46'	S 60°3'24" W
L63	1.99'	S 32°52'46" E
L64	89.74'	S 60°13'11" W
L65	128.50'	S 60°13'11" W
L66	30.61'	S 60°13'11" W
L67	31.36'	S 60°13'11" W
L68	12.81'	S 66°08'05" W
L69	109.51'	N 23°51'55" W
L70	9.54'	N 51°44'32" E
L71	22.69'	N 10°58'51" W
L72	31.36'	N 60°13'11" E
L73	26.14'	S 23°51'55" E
L74	20.11'	N 60°13'11" E
L75	26.14'	N 23°51'55" W
L76	6.03'	N 23°51'55" W
L77	132.07'	N 60°13'11" E
L78	26.19'	N 29°46'49" W
L79	20.00'	N 60°13'11" E
L80	17.86'	S 29°46'49" E
L81	10.15'	N 70°25'33" E
L82	38.57'	N 50°56'18" E
L83	15.53'	N 39°03'42" W
L84	20.26'	N 60°03'24" E
L85	33.04'	S 39°03'42" E
L86	88.72'	N 70°25'33" E
L87	8.00'	S 19°34'27" E
L88	27.94'	N 70°25'33" E
L89	32.50'	S 19°34'27" E
L90	8.50'	S 70°25'33" W
L91	81.00'	N 23°51'55" W
L92	25.00'	S 19°34'27" E

EASEMENT LEGEND

U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
W.E. - WATER EASEMENT
S.E. - SIDEWALK EASEMENT
D.U.E. - DRAINAGE AND UTILITY EASEMENT
F.P.A.D.U.E. - FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT

EXISTING EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	35.63'	N 23°51'55" W
EL2	14.81'	N 23°51'55" W
EL3	16.71'	N 23°51'55" W
EL4	60.45'	N 53°42'00" E
EL5	27.88'	N 53°42'00" E
EL6	37.19'	S 21°09'56" W
EL7	11.67'	S 53°41'07" W
EL8	49.72'	S 53°42'12" W
EL9	140.44'	N 21°09'29" E
EL10	26.14'	S 13°51'24" E
EL11	10.83'	S 21°09'29" W
EL12	32.36'	N 72°19'35" E
EL13	16.25'	N 21°09'56" E
EL14	14.59'	N 04°17'31" W
EL15	34.28'	N 72°19'35" E
EL16	13.94'	N 61°17'11" E



PRELIMINARY-FOR REVIEW ONLY 05/25/2018

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A
 BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

OWNER:
 ROCKWALL INNKEEPERS I, LTD.
 6176 FM 2011
 LONGVIEW, TX 75603
 CONTACT: _____

ENGINEER:
 VASQUEZ ENGINEERING, L.L.C.
 1919 S. SHILOH ROAD
 SUITE 440, LB 44
 GARLAND, TEXAS 75042
 972-278-2948 TELE
 972-271-1383 FAX
 CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE Member Since 1977
DATE: 05/18/2018			
REV:			
SCALE: 1" = 50'			
DRAWN: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00		

SHEET
 2
 OF
 3

OWNER'S CERTIFICATION

WHEREAS ROCKWALL INNKEEPERS I, LTD., is the sole owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 5.225 acre tract of land to Rockwall Innkeepers I, Ltd., by deed recorded in Instrument Number 2017000016642, Official Public Records, Rockwall County, Texas, and being all of Lots 11 and 9, and a part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of said Lot 11, same being the most westerly northwest corner of Lot 15, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Pages 258-260, said Plat Records, same being in the northeast right-of-way line of La Jolla Pointe Drive (a 60' right-of-way);

THENCE North 23 deg. 51 min. 55 sec. West, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, a distance of 438.29 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" for the beginning of a curve to the right having a radius of 120.00 feet, a delta angle of 87 deg. 15 min. 39 sec., and a chord bearing and distance of North 19 deg. 45 min. 54 sec. East, 165.60 feet;

THENCE in a northeasterly direction, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, and along said curve to the right, an arc distance of 182.76 feet to a 1/2 inch iron rod set with red cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the left having a radius of 660.00 feet, a delta angle of 11 deg. 52 min. 02 sec., and a chord bearing and distance of North 57 deg. 27 min. 43 sec. East, 136.46 feet, same being in the south right-of-way line of Laguna Drive (a variable width right-of-way at this point, formerly known as La Jolla Pointe Drive);

THENCE in a northeasterly direction, along the common line of said Lot 11, and the south right-of-way line of said Laguna Drive, and along said curve to the left, an arc distance of 136.70 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" found for the northeast corner of said Lot 11, same being the northwest corner of Lot 10, said Block A, of said La Jolla Pointe Addition;

THENCE South 13 deg. 51 min. 24 sec. East, along the common line of said Lot 11, and said Lot 10, a distance of 181.81 feet to a point in a detention pond (cannot monument) for the southwest corner of said Lot 10, same being the northwest corner of aforesaid Lot 9;

THENCE North 60 deg. 03 min. 24 sec. East, along the common line of said Lot 9, and said Lot 10, a distance of 190.87 feet to a 1/2 inch iron rod set for the most northerly corner of said Lot 9, same being the most southerly southeast corner of said Lot 10, same being in the west right-of-way line of Carmel Circle (cul-de-sac), same being the beginning of a non-tangent curve to the left having a radius of 58.00 feet, a delta angle of 171 deg. 48 min. 23 sec., and a chord bearing and distance of North 64 deg. 09 min. 30 sec. East, 115.70 feet;

THENCE in a northeasterly direction, along the common line of said Lot 9, and the south right-of-way line of said Carmel Circle, and along said non-tangent curve to the left, passing the most easterly northeast corner of said Lot 9, same being the most westerly corner of aforesaid Lot 8, and continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a total arc distance of 173.92 feet to a 1/2 inch iron rod set for the end of said curve;

THENCE North 37 deg. 06 min. 28 sec. East, continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a distance of 37.33 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract;

THENCE South 53 deg. 10 min. 30 sec. East, through the interior of said Lot 8, a distance of 397.10 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract, same being in the southeasterly line of said Lot 8, same being in the northwesterly line of Lot 1, block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Pages 229-230, aforesaid Plat Records;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 8, and said Lot 1, a distance of 87.62 feet to a 1/2 inch iron rod set for the most southerly corner of said Lot 8, same being the northwest corner of said Lot 1, same being an angle point in the east line of aforesaid Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 8, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 49.31 feet to a 1/2 inch iron rod set for the southeast corner of aforesaid Lot 9;

THENCE South 70 deg. 39 min. 38 sec. West, along the common line of said Lot 9, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), passing the southwest corner of said Lot 9, same being the southeast corner of aforesaid Lot 10, and continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a total distance of 499.76 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 21 deg. 09 min. 56 sec. West, continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 206.62 feet to the POINT OF BEGINNING and containing 227,615 square feet or 5.225 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **HYATT ROCKWALL ADDITION** to the City of Rockwall, Texas, and whose name is 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. I further certify that all other parties who have a mortgage or lien interest in the **HYATT ROCKWALL ADDITION** 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;

- 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 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.
- All detention/drainage systems to be maintained, repaired, and replaced by property owner.
- 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 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 exaction's 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this _____ day of _____, 2018.

ROCKWALL INNKEEPERS I, LTD.

By: _____

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER: ROCKWALL INNKEEPERS I, LTD. 6176 FM 2011 LONGVIEW, TX 75603 CONTACT: _____	ENGINEER: VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 TELE 972-271-1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.
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SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

Timothy R. Mankin _____ Date
Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman _____ 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 _____, 2018.

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 _____, 2018.

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

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A
BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 05/18/2018	www.peisersurveying.com		
REV:		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	3
SCALE: 1" = 50'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		OF
DRAWN: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00		3
	 Member Since 1977		

Closure.txt

Parcel name: 1

North: 7905.48 East : 3333.15
Line Course: N 23-51-55 W Length: 438.290
North: 8306.30 East : 3155.82
Curve Length: 182.759 Radius: 120.000
Delta: 87-15-39 Tangent: 114.396
Chord: 165.601 Course: N 19-45-55 E
Course In: N 66-08-05 E Course Out: N 26-36-16 W
RP North: 8354.85 East : 3265.56
End North: 8462.15 East : 3211.82
Curve Length: 136.701 Radius: 660.000
Delta: 11-52-02 Tangent: 68.596
Chord: 136.458 Course: N 57-27-43 E
Course In: N 26-36-16 W Course Out: S 38-28-18 E
RP North: 9052.26 East : 2916.25
End North: 8535.54 East : 3326.86
Line Course: S 13-51-24 E Length: 181.809
North: 8359.02 East : 3370.40
Line Course: N 60-03-24 E Length: 190.872
North: 8454.29 East : 3535.80
Curve Length: 173.918 Radius: 58.000
Delta: 171-48-23 Tangent: 809.775
Chord: 115.704 Course: N 64-09-30 E
Course In: N 60-03-42 E Course Out: N 68-15-19 E
RP North: 8483.24 East : 3586.06
End North: 8504.73 East : 3639.93
Line Course: N 37-06-28 E Length: 37.334
North: 8534.50 East : 3662.45
Line Course: S 53-10-30 E Length: 397.098
North: 8296.49 East : 3980.32
Line Course: S 44-36-44 W Length: 87.620
North: 8234.12 East : 3918.78
Line Course: N 53-10-30 W Length: 49.310
North: 8263.67 East : 3879.31
Line Course: S 70-39-38 W Length: 499.760
North: 8098.17 East : 3407.75
Line Course: S 21-09-56 W Length: 206.624
North: 7905.48 East : 3333.15

Perimeter: 2582.096 Area: 227,615 SQ. FT. 5.23 AC.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00 Course: S 73-05-23 W
Error North: -0.000 East : -0.001

Precision 1: 2,582,095,000.000

City of Rockwall Project Plan Review History

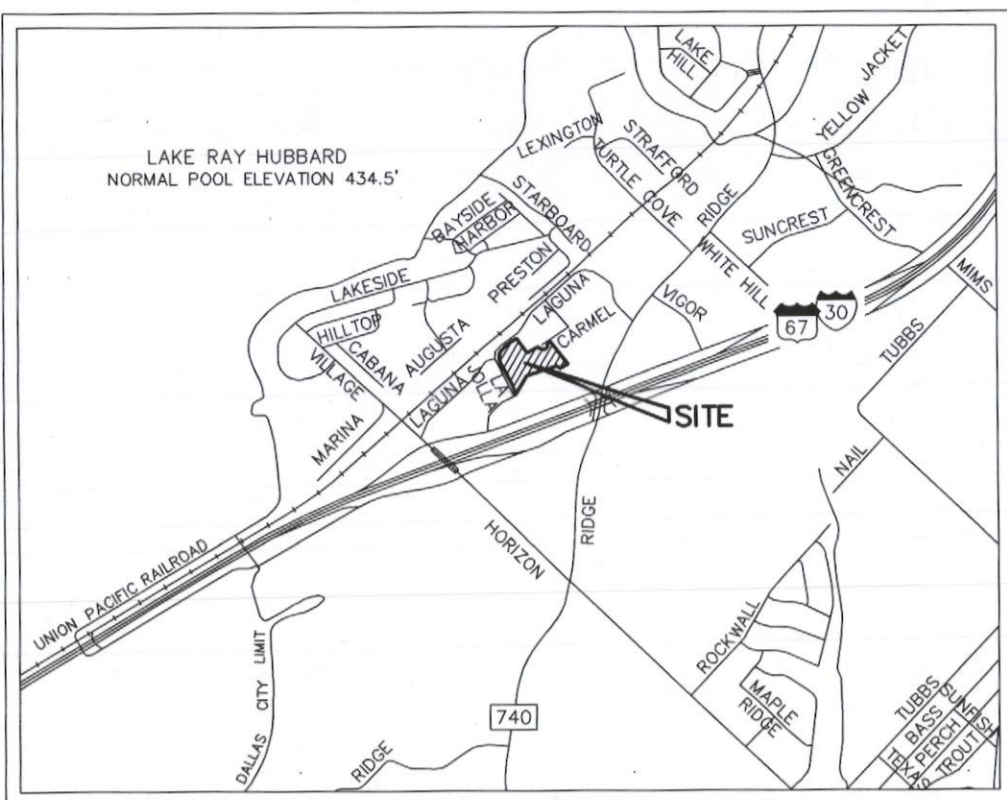


Project Number P2018-022	Owner ROCKWAY, PARTNERS LLP	Applied 7/11/2018	LM
Project Name Lots 1 & 2, Block A, Hyatt Rockwall	Applicant VASQUEZ ENGINEERING, LLC.	Approved	
Type Addition		Closed	
Subtype FINAL		Expired	
Status Staff Review		Status	
 Site Address CATALINA DR		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision LA JOLLA POINTE ADDITION PH 2	Tract 10	Block A	Lot No 10
		Parcel No 4119-000A-0010-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/11/2018	7/18/2018	7/19/2018	8	APPROVED	
ENGINEERING (7/25/2018 4:37 PM SH) Need the Instrument numbers now. Change the "detention/drainage" to "detention and drainage". Please see the attached markups.	Sarah Hager	7/11/2018	7/18/2018	7/25/2018	14	COMMENTS	
FIRE	Ariana Hargrove	7/11/2018	7/18/2018	7/19/2018	8	APPROVED	
GIS	Lance Singleton	7/11/2018	7/18/2018	7/19/2018	8	APPROVED	
PLANNING	Korey Brooks	7/11/2018	7/18/2018	7/27/2018	16	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2018-022 Lots 18, 19, & 20, Block A, La Jolla Pointe Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a replat for Lots 18, 19 & 20, Block A, La Jolla Pointe Addition, Phase 2 being a 5.769-acre tract of land currently identified as Lots 8, 9 & 11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive.						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2018-022) in the lower right hand corner of all pages on future submittals.						
M.4 Please check the first curve after the Point of Beginning. It does not seem to match the bearings on the dedication page.						
M.5 Please show all easements on page 1 and leave off the easement curve and line tables on page 3.						
M.6 Please show the centerline of La Jolla Drive						
M.7 Please note that this will need to remain La Jolla Pointe Addition						
M.8 Please note that Lot 1 will need to be Lot 18, Lot 2 will need to be Lot 19 and the remainder of Lot 8 will need to be platted at Lot 20. You will not be able to leave a remainder tract.						
M.9 Please add "General 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 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" to the plat.						
Please check the 3rd and 4th bearing on the dedication page. They do not seem to match the plat.						
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 7, 2018. The Planning and Zoning Meeting for this case is July 31, 2018.						
I.11 The projected City Council meeting date and subsequent approval for this plat is August 6, 2018						

VICINITY MAP
N.T.S.



Centerline

Easement can be shown on this page

*D=87'15'39"
R=120.00'
L=182.76'
CB=N19'45'54"E
CD=165.60'*

*D=11'52'02"
R=660.00'
L=136.70'
CB=N57'27'43"E
CD=136.46'*

*D=23'26'31"
R=660.00'
L=270.03'
CB=N39'48'26"E
CD=268.15'*

*LOT 10, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.*

*D=171'48'23"
R=58.00'
L=173.92'
CB=N64'09'30"E
CD=115.70'*

*CARMEL CIRCLE
(A 60' RIGHT-OF-WAY
PER VOL. 4871, PG. 48)*

*REMAINDER OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.*

Lot 20

*PART OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.*

*LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CAB. D, PG. 199
P.R.R.C.T.*

*LAGUNA DRIVE
(A 60' RIGHT-OF-WAY)*

*LOT 2, BLOCK A
110,827 SQ. FT. OR
2.544 AC.*

*HYATT ROCKWALL ADDITION
OVERALL AREA
227,615 SQ. FT. OR
5.225 AC.*

*LOT 11, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.*

*LOT 1, BLOCK A
116,789 SQ. FT. OR
2.681 AC.*

*ROCKWALL INNKEEPERS I, LTD.
INST. NO. 20170000016642
O.P.R.R.C.T.*

*LOT 9, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.*

*BLOCK A
LA JOLLA POINTE ADDITION
PHASE 2
CAB. G, PG. 258-260
P.R.R.C.T.*

*LOT 1, BLOCK 1
STEAK 'N SHAKE ADDITION
CAB. F, PG. 229-230
P.R.R.C.T.*

*LOT 4R, BLOCK C
LA JOLLA POINTE ADDITION
PHASE I
CAB. E, PG. 276-277
P.R.R.C.T.*

*SEE SHEET 2 FOR EASEMENT DETAILS
AND LINE & CURVE TABLES*



*PRELIMINARY-FOR REVIEW ONLY 05/25/2018
FINAL PLAT La Jolla Pointe*

*HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A Lots 18, 19, 20*

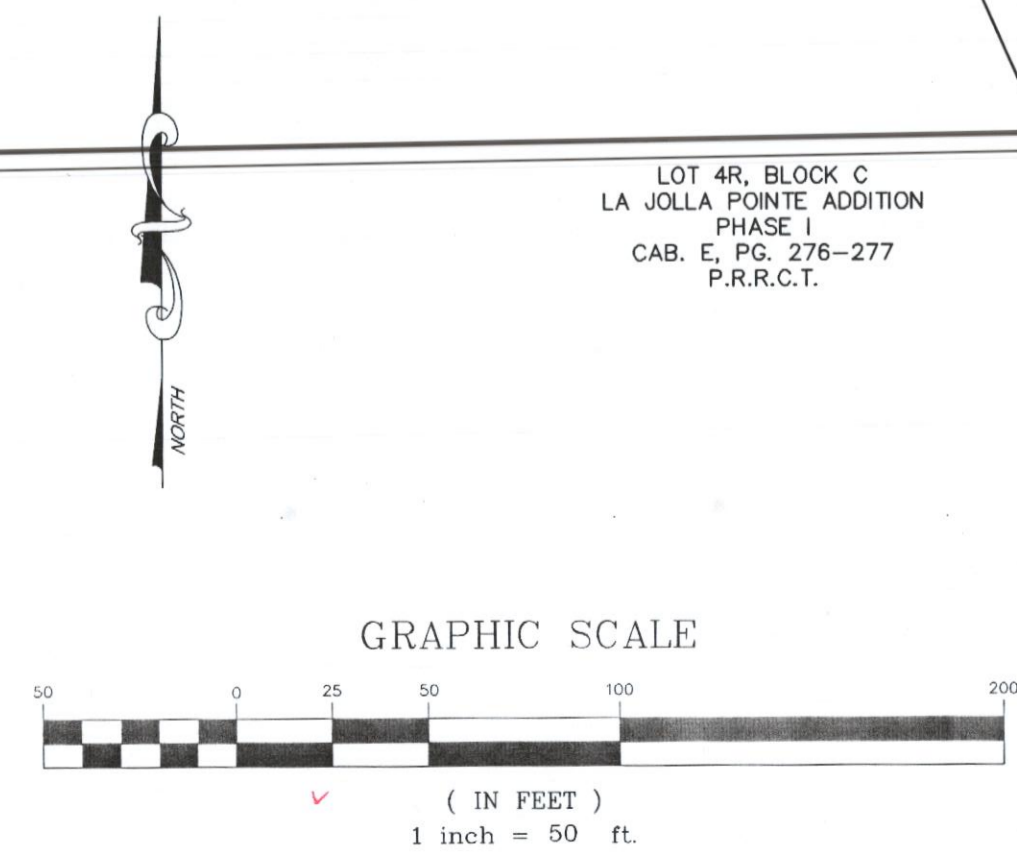
*BEING 23 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS*

CASE NO. _____ MAY 2018

OWNER: ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: _____

ENGINEER: VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 05/18/2018	www.peisersurveying.com		1
REV:	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)		OF
SCALE: 1" = 50'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		3
DRAWN: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00		Member Since 1977



POINT OF BEGINNING
1/2" IRF
N 7015397.35
E 2590586.38

OWNER'S CERTIFICATION

WHEREAS ROCKWALL INNKEEPERS I, LTD., is the sole owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 5.225 acre tract of land to Rockwall Innkeepers I, Ltd., by deed recorded in Instrument Number 20170000016642, Official Public Records, Rockwall County, Texas, and being all of Lots 11 and 9, and a part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of said Lot 11, same being the most westerly northwest corner of Lot 15, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Pages 258-260, said Plat Records, same being in the northeast right-of-way line of La Jolla Pointe Drive (a 60' right-of-way);

THENCE North 23 deg. 51 min. 55 sec. West, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, a distance of 438.29 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" for the beginning of a curve to the right having a radius of 120.00 feet, a delta angle of 87 deg. 15 min. 39 sec., and a chord bearing and distance of North 19 deg. 45 min. 54 sec. East, 165.60 feet;

THENCE in a northeasterly direction, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, and along said curve to the right, an arc distance of 182.76 feet to a 1/2 inch iron rod set with red cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the left having a radius of 660.00 feet, a delta angle of 11 deg. 52 min. 02 sec., and a chord bearing and distance of North 57 deg. 27 min. 43 sec. East, 136.46 feet, same being in the south right-of-way line of Laguna Drive (a variable width right-of-way at this point, formerly known as La Jolla Pointe Drive);

THENCE in a northeasterly direction, along the common line of said Lot 11, and the south right-of-way line of said Laguna Drive, and along said curve to the left, an arc distance of 136.70 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" found for the northeast corner of said Lot 11, same being the northwest corner of Lot 10, said Block A, of said La Jolla Pointe Addition;

THENCE South 13 deg. 51 min. 24 sec. East, along the common line of said Lot 11, and said Lot 10, a distance of 181.81 feet to a point in a detention pond (cannot monument) for the southwest corner of said Lot 10, same being the northwest corner of aforesaid Lot 9;

THENCE North 60 deg. 03 min. 24 sec. East, along the common line of said Lot 9, and said Lot 10, a distance of 190.87 feet to a 1/2 inch iron rod set for the most northerly corner of said Lot 9, same being the most southerly southeast corner of said Lot 10, same being in the west right-of-way line of Carmel Circle (cul-de-sac), same being the beginning of a non-tangent curve to the left having a radius of 58.00 feet, a delta angle of 171 deg. 48 min. 23 sec., and a chord bearing and distance of North 64 deg. 09 min. 30 sec. East, 115.70 feet;

THENCE in a northeasterly direction, along the common line of said Lot 9, and the south right-of-way line of said Carmel Circle, and along said non-tangent curve to the left, passing the most easterly northeast corner of said Lot 9, same being the most westerly corner of aforesaid Lot 8, and continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a total arc distance of 173.92 feet to a 1/2 inch iron rod set for the end of said curve;

THENCE North 37 deg. 06 min. 28 sec. East, continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a distance of 37.33 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract;

THENCE South 53 deg. 10 min. 30 sec. East, through the interior of said Lot 8, a distance of 397.10 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract, same being in the southeasterly line of said Lot 8, same being in the northwesterly line of Lot 1, block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Pages 229-230, aforesaid Plat Records;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 8, and said Lot 1, a distance of 87.62 feet to a 1/2 inch iron rod set for the most southerly corner of said Lot 8, same being the northwest corner of said Lot 1, same being an angle point in the east line of aforesaid Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 8, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 49.31 feet to a 1/2 inch iron rod set for the southeast corner of aforesaid Lot 9;

THENCE South 70 deg. 39 min. 38 sec. West, along the common line of said Lot 9, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), passing the southwest corner of said Lot 9, same being the southeast corner of aforesaid Lot 10, and continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a total distance of 499.76 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 21 deg. 09 min. 56 sec. West, continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 206.62 feet to the POINT OF BEGINNING and containing 227,615 square feet or 5.225 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **HYATT ROCKWALL ADDITION** to the City of Rockwall, Texas, and whose name is 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. I further certify that all other parties who have a mortgage or lien interest in the **HYATT ROCKWALL ADDITION** 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 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. All detention/drainage systems to be maintained, repaired, and replaced by property owner.
7. 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 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 exaction's 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.
8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this ____ day of _____, 2018.

ROCKWALL INNKEEPERS I, LTD.

By:

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER: ROCKWALL INNKEEPERS I, LTD. 6176 FM 2011 LONGVIEW, TX 75603 CONTACT: _____

ENGINEER: VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 TELE 972-271-1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

Timothy R. Mankin Date Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman 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 _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

General Note

FINAL PLAT HYATT ROCKWALL ADDITION LOTS 1 AND 2, BLOCK A

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

Table with surveying details: JOB NO.: 17-0919FP, DATE: 05/18/2018, REV: _____, SCALE: 1" = 50', DRAWN: T.R.M., FIRM No. 100999-00, SHEET 3 OF 3, Member Since 1977

PROPOSED EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.55'	30.00'	44°58'09"	N 43°39'00" E	22.95'
C2	23.58'	30.00'	45°01'51"	N 01°21'00" W	22.98'
C3	50.22'	30.00'	95°54'54"	N 71°49'22" W	44.56'
C4	5.57'	54.00'	05°54'54"	N 63°10'38" E	5.57'
C5	3.10'	30.00'	05°54'54"	N 63°10'38" E	3.10'
C6	9.62'	54.00'	10°12'23"	S 65°19'22" W	9.61'
C7	84.82'	54.00'	90°00'00"	N 64°34'27" W	76.37'
C8	35.38'	54.00'	37°32'10"	N 00°48'21" W	34.75'
C9	19.53'	30.00'	37°18'06"	S 00°41'19" E	19.19'
C10	25.92'	30.00'	49°29'42"	S 45°54'47" W	25.12'
C11	42.38'	54.00'	44°58'09"	N 43°39'00" E	41.30'
C12	44.03'	30.00'	84°05'06"	S 18°10'38" W	40.18'
C13	5.34'	30.00'	10°12'23"	S 65°19'22" W	5.34'
C14	47.12'	30.00'	90°00'00"	N 64°34'27" W	42.43'
C15	17.51'	30.00'	33°26'25"	N 02°51'14" W	17.26'
C16	30.42'	54.06'	32°14'40"	S 02°33'34" W	30.02'
C17	44.10'	30.00'	84°13'24"	N 28°32'56" E	40.23'
C18	44.75'	30.00'	85°28'27"	S 66°36'09" E	40.72'
C19	2.21'	54.00'	02°20'50"	N 64°57'40" E	2.21'
C20	5.60'	30.00'	10°41'24"	S 26°30'38" W	5.59'
C21	53.51'	42.00'	72°59'51"	S 12°37'59" W	49.97'
C22	9.29'	120.00'	04°26'03"	S 61°10'42" W	9.28'

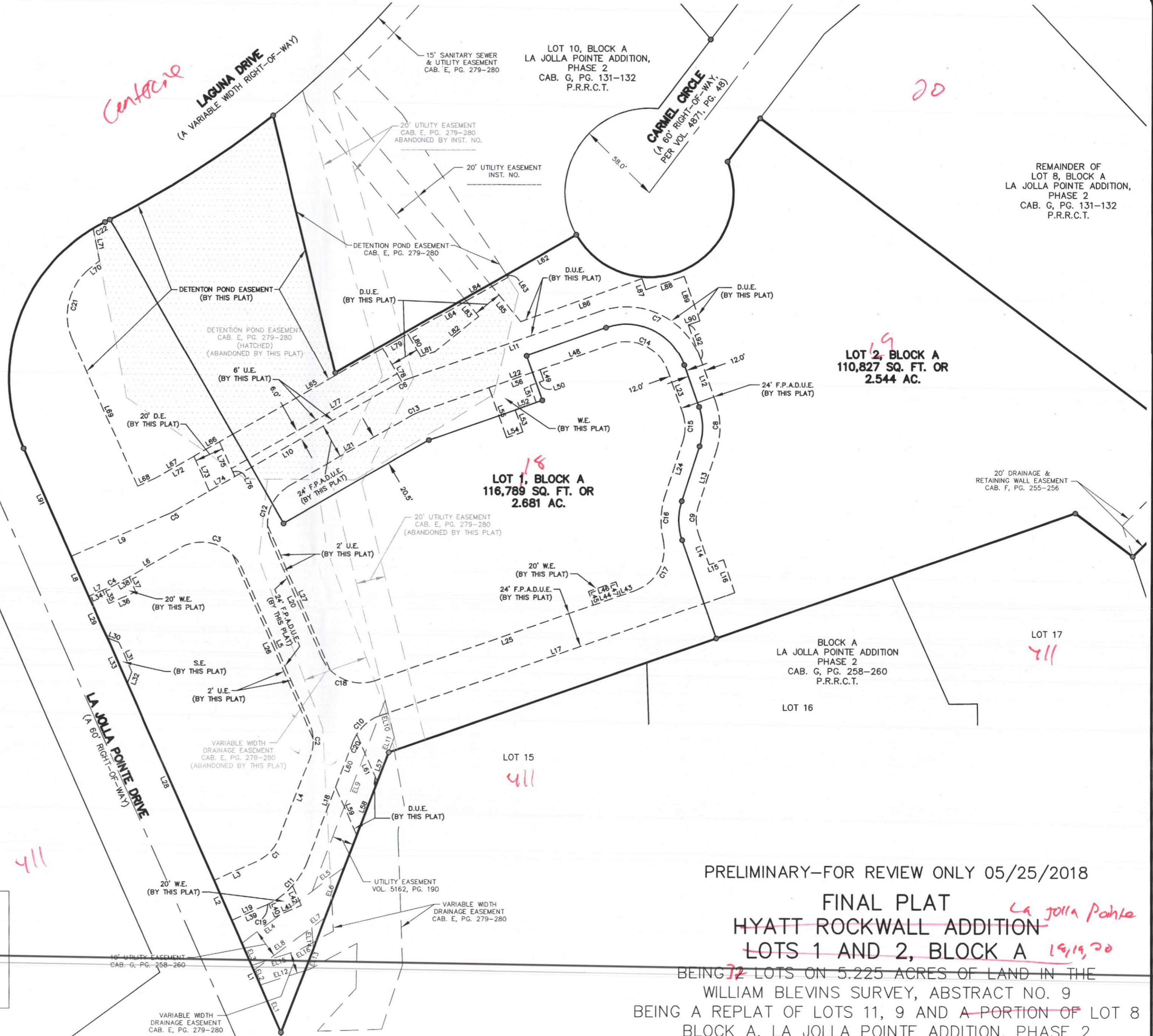
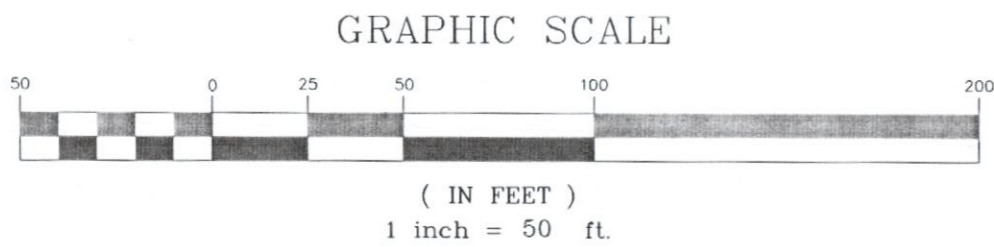
PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	84.23'	N 23°51'55" W
L2	30.00'	N 23°51'55" W
L3	31.89'	N 66°08'05" E
L4	59.52'	N 21°09'56" E
L5	116.49'	N 23°51'55" W
L6	49.92'	S 60°13'11" W
L7	15.69'	S 66°13'22" W
L8	30.08'	N 23°51'55" W
L9	73.60'	N 66°12'52" E
L10	176.77'	N 60°13'11" E
L11	139.53'	N 70°25'33" E
L12	30.65'	S 19°34'27" E
L13	39.61'	S 17°57'44" W
L14	22.11'	S 19°20'22" E
L15	10.50'	N 70°39'38" E
L16	24.00'	S 19°20'22" E
L17	258.58'	S 70°39'38" W
L18	88.54'	S 21°09'56" W
L19	25.89'	S 66°08'05" W
L20	87.01'	N 23°51'55" W
L21	98.62'	N 60°13'11" E
L22	139.53'	N 70°25'33" E
L23	30.65'	S 19°34'27" E
L24	41.75'	S 17°51'25" W
L25	188.59'	S 70°39'38" W
L26	138.03'	S 23°51'55" E
L27	108.55'	N 23°51'55" W
L28	147.74'	S 23°51'55" E
L29	31.13'	S 23°51'55" E
L30	8.49'	S 68°51'54" E
L31	22.11'	S 23°51'55" E
L32	8.49'	S 21°08'05" W
L33	34.11'	N 23°51'55" W
L34	10.54'	N 66°15'57" E
L35	10.00'	S 23°51'55" E
L36	20.00'	N 66°08'05" E
L37	11.25'	N 23°51'55" W
L38	9.33'	S 60°13'11" W
L39	25.89'	N 66°08'05" E
L40	10.05'	S 23°51'55" E
L41	20.00'	N 66°08'05" E
L42	14.78'	N 23°51'55" W
L43	10.47'	S 70°39'38" W
L44	20.00'	S 70°39'38" W
L45	10.00'	N 19°20'22" W
L46	20.00'	N 70°39'38" E
L47	10.00'	S 19°20'22" E
L48	52.84'	S 70°25'33" W
L49	8.00'	S 19°34'27" E
L50	10.00'	S 70°25'33" W

PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L51	12.50'	S 19°34'27" E
L52	15.26'	S 70°25'33" W
L53	15.99'	S 19°34'27" E
L54	12.00'	S 70°18'19" W
L55	36.51'	N 19°34'27" W
L56	37.26'	N 70°25'33" E
L57	21.46'	S 21°09'56" W
L58	39.58'	S 21°09'56" W
L59	36.04'	N 23°51'55" W
L60	33.49'	N 21°09'56" E
L61	35.31'	S 23°51'55" E
L62	55.46'	S 60°3'24" W
L63	1.99'	S 32°52'46" E
L64	89.74'	S 60°13'11" W
L65	128.50'	S 60°13'11" W
L66	30.61'	S 60°13'11" W
L67	31.36'	S 60°13'11" W
L68	12.81'	S 66°08'05" W
L69	109.51'	N 23°51'55" W
L70	9.54'	N 51°44'32" E
L71	22.69'	N 10°58'51" W
L72	31.36'	N 60°13'11" E
L73	26.14'	S 23°51'55" E
L74	20.11'	N 60°13'11" E
L75	26.14'	N 23°51'55" W
L76	6.03'	N 23°51'55" W
L77	132.07'	N 60°13'11" E
L78	26.19'	N 29°46'49" W
L79	20.00'	N 60°13'11" E
L80	17.86'	S 29°46'49" E
L81	10.15'	N 70°25'33" E
L82	38.57'	N 50°56'18" E
L83	15.53'	N 39°03'42" W
L84	20.26'	N 60°03'24" E
L85	33.04'	S 39°03'42" E
L86	88.72'	N 70°25'33" E
L87	8.00'	S 19°34'27" E
L88	27.94'	N 70°25'33" E
L89	32.50'	S 19°34'27" E
L90	8.50'	S 70°25'33" W
L91	81.00'	N 23°51'55" W
L92	25.00'	S 19°34'27" E

EASEMENT LEGEND

U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
W.E. - WATER EASEMENT
S.E. - SIDEWALK EASEMENT
D.U.E. - DRAINAGE AND UTILITY EASEMENT
F.P.A.D.U.E. - FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT

EXISTING EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	35.63'	N 23°51'55" W
EL2	14.81'	N 23°51'55" W
EL3	16.71'	N 23°51'55" W
EL4	60.45'	N 53°42'00" E
EL5	27.88'	N 53°42'00" E
EL6	37.19'	S 21°09'56" W
EL7	11.67'	S 53°41'07" W
EL8	49.72'	S 53°42'12" W
EL9	140.44'	N 21°09'29" E
EL10	26.14'	S 13°51'24" E
EL11	10.83'	S 21°09'29" W
EL12	32.36'	N 72°19'35" E
EL13	16.25'	N 21°09'56" E
EL14	14.59'	N 04°17'31" W
EL15	34.28'	N 72°19'35" E
EL16	13.94'	N 61°17'11" E



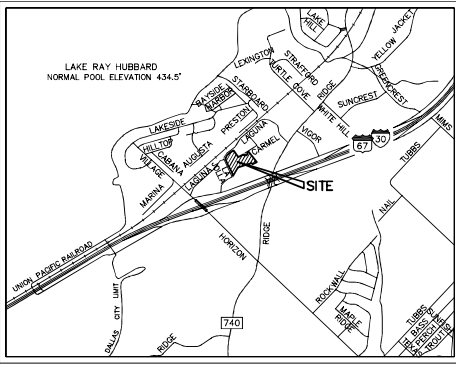
PRELIMINARY-FOR REVIEW ONLY 05/25/2018

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A
 BEING 72 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

OWNER: ROCKWALL INNKEEPERS I, LTD. 6176 FM 2011 LONGVIEW, TX 75603 CONTACT: _____	ENGINEER: VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 TELE 972-271-1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.	JOB NO.: 17-0919FP DATE: 05/18/2018 REV: _____ SCALE: 1" = 50' DRAWN: T.R.M.	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F) COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE Texas Society of Professional Surveyors Member Since 1977	SHEET 2 OF 3
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VICINITY MAP
N.T.S.



D=87'15"39"
R=120.00'
L=182.76'
CB=N19°45'54"E
CD=165.60'

D=11'52"02"
R=660.00'
L=136.70'
CB=N57°27'43"E
CD=136.46'

N 70°16'27.40"
E 259°05'50.09"
1/2" YORK
"ARTHUR"
CONTROLLING
MONUMENT

D=23'26"31"
R=660.00'
L=270.03'
CB=N59°48'26"E
CD=288.15'

D=11'32"47"
R=660.00'
L=133.00'
CB=N57°18'05"E
CD=132.78'

D=00'19"15"
R=660.00'
L=3.70'
CB=N63°14'06"E
CD=3.70'

LOT 10, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

D=171'48"23"
R=58.00'
L=173.92'
CB=N64°09'30"E
CD=115.70'

LOT 3, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. F, PG. 255-256
P.R.R.C.T.

REMAINDER OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

PART OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CAB. D, PG. 199
P.R.R.C.T.

LOT 2, BLOCK A
110,827 SQ. FT. OR
2.544 AC.

HYATT ROCKWALL ADDITION
OVERALL AREA
227,615 SQ. FT. OR
5.225 AC.

LOT 9, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

ROCKWALL INNKEEPERS I, LTD.
INST. NO. 2017000016642
O.P.R.R.C.T.

LOT 1, BLOCK A
116,789 SQ. FT. OR
2.681 AC.

LOT 11, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 16
BLOCK A
LA JOLLA POINTE ADDITION
PHASE 2
CAB. G, PG. 258-260
P.R.R.C.T.

LOT 1, BLOCK 1
STEAK 'N SHAKE ADDITION
CAB. F, PG. 229-230
P.R.R.C.T.

LOT 4R, BLOCK C
LA JOLLA POINTE ADDITION
PHASE 1
CAB. E, PG. 276-277
P.R.R.C.T.

SEE SHEET 2 FOR EASEMENT DETAILS
AND LINE & CURVE TABLES

PRELIMINARY-FOR REVIEW ONLY 05/25/2018
FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____ MAY 2018

OWNER:
ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: _____

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.: 17-0919FP
DATE: 05/18/2018
REV:
SCALE: 1" = 50'
DRAWN: T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

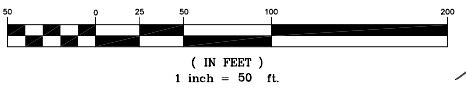
823 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas
Surveyors
Member Since 1977

SHEET
OF
3

GRAPHIC SCALE



POINT OF BEGINNING

1/2" IRF
N 70°15'57.35"
E 259°05'58.38"

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.55'	30.00'	44°58'09"	N 43°39'00" E	22.95'
C2	23.58'	30.00'	45°01'51"	N 01°21'00" W	22.98'
C3	50.22'	30.00'	95°54'54"	N 71°49'22" W	44.56'
C4	5.57'	54.00'	05°54'54"	N 63°10'38" E	5.57'
C5	3.10'	30.00'	05°54'54"	N 63°10'38" E	3.10'
C6	9.62'	54.00'	10°12'33"	S 65°19'22" W	9.61'
C7	84.82'	54.00'	90°00'00"	N 64°34'27" W	76.37'
C8	35.38'	54.00'	37°32'10"	N 00°48'21" W	34.75'
C9	19.53'	30.00'	37°18'06"	S 00°41'19" E	19.19'
C10	25.92'	30.00'	49°29'42"	S 45°54'47" W	25.12'
C11	42.38'	54.00'	44°58'09"	N 43°39'00" E	41.30'
C12	44.03'	30.00'	84°05'06"	S 18°10'38" W	40.18'
C13	5.34'	30.00'	10°12'33"	S 65°19'22" W	5.34'
C14	47.12'	30.00'	90°00'00"	N 64°34'27" W	42.43'
C15	17.51'	30.00'	33°26'25"	N 02°51'14" W	17.26'
C16	30.42'	54.06'	32°14'40"	S 02°33'34" W	30.02'
C17	44.10'	30.00'	84°13'24"	N 28°32'56" E	40.23'
C18	44.75'	30.00'	85°28'27"	S 66°36'09" E	40.72'
C19	2.21'	54.00'	02°20'50"	N 64°57'40" E	2.21'
C20	5.60'	30.00'	10°41'24"	S 26°30'38" W	5.59'
C21	53.51'	42.00'	72°59'51"	S 12°37'59" W	49.97'
C22	9.29'	120.00'	04°26'03"	S 61°10'42" W	9.28'

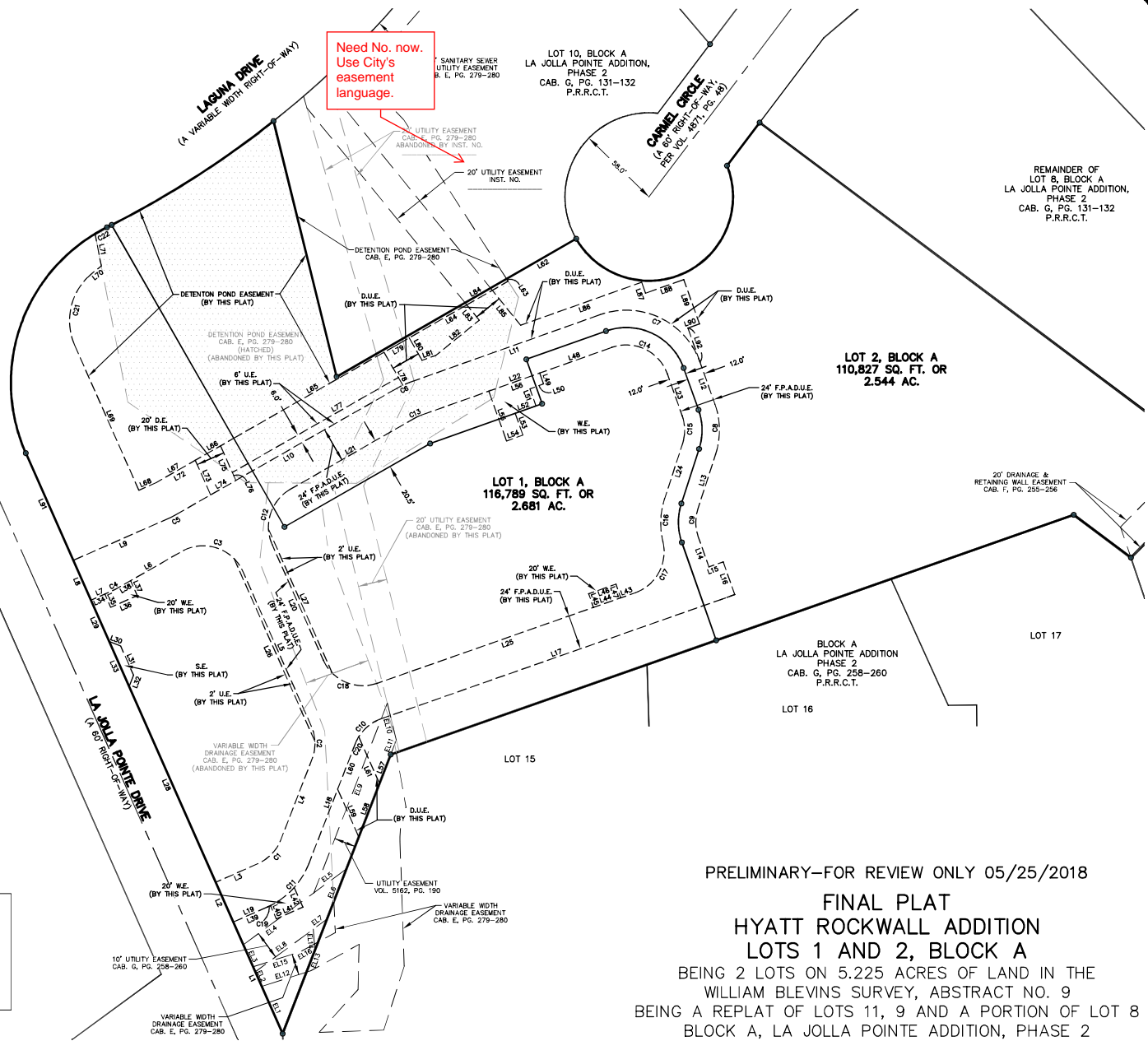
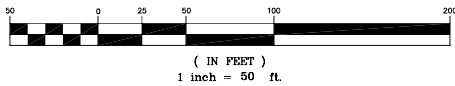
LINE	LENGTH	BEARING
L1	84.23'	N 23°51'55" W
L2	30.00'	N 23°51'55" W
L3	31.89'	N 66°08'05" E
L4	59.52'	N 21°09'56" E
L5	116.49'	N 21°31'55" W
L6	49.92'	S 60°13'11" W
L7	15.69'	S 66°13'22" W
L8	30.08'	N 23°51'55" W
L9	73.60'	N 66°12'52" E
L10	176.77'	N 60°13'11" E
L11	139.53'	N 70°25'33" E
L12	30.65'	S 19°34'27" E
L13	39.61'	S 17°51'25" W
L14	22.11'	S 19°20'22" E
L15	10.50'	N 70°39'38" E
L16	24.00'	S 19°20'22" E
L17	258.58'	S 70°39'38" W
L18	88.54'	S 21°09'56" W
L19	25.89'	S 66°08'05" W
L20	87.01'	N 23°51'55" W
L21	98.62'	N 60°13'11" E
L22	139.53'	N 70°25'33" E
L23	30.65'	S 19°34'27" E
L24	41.75'	S 17°51'25" W
L25	188.59'	S 70°39'38" W
L26	138.03'	S 23°51'55" E
L27	108.55'	N 23°51'55" W
L28	147.74'	S 23°51'55" E
L29	31.13'	S 23°51'55" E
L30	8.49'	S 68°15'41" E
L31	22.11'	S 23°51'55" E
L32	8.49'	S 21°08'05" W
L33	34.11'	N 23°51'55" W
L34	10.54'	N 66°15'57" E
L35	10.00'	S 23°51'55" E
L36	20.00'	N 66°08'05" E
L37	11.25'	N 23°51'55" W
L38	9.33'	S 60°13'11" W
L39	25.89'	N 66°08'05" E
L40	10.05'	S 23°51'55" E
L41	20.00'	N 66°08'05" E
L42	14.78'	N 23°51'55" W
L43	10.47'	S 70°39'38" W
L44	20.00'	S 70°39'38" W
L45	10.00'	N 19°20'22" W
L46	20.00'	N 70°39'38" E
L47	10.00'	S 19°20'22" E
L48	52.84'	S 70°25'33" W
L49	8.00'	S 19°34'27" E
L50	10.00'	S 70°25'33" W

LINE	LENGTH	BEARING
L51	12.50'	S 19°34'27" E
L52	16.26'	S 70°25'33" W
L53	15.99'	S 19°34'27" E
L54	12.00'	S 70°18'19" W
L55	36.51'	N 19°34'27" W
L56	37.26'	N 70°25'33" E
L57	21.46'	S 21°09'56" W
L58	39.58'	S 21°09'56" W
L59	36.04'	N 23°51'55" W
L60	33.49'	N 21°09'56" E
L61	35.31'	S 23°51'55" E
L62	55.46'	S 60°13'24" W
L63	1.99'	S 32°52'46" E
L64	89.74'	S 60°13'11" W
L65	128.50'	S 60°13'11" W
L66	30.61'	S 60°13'11" W
L67	31.36'	S 60°13'11" W
L68	12.81'	S 66°08'05" W
L69	109.51'	N 23°51'55" W
L70	9.54'	N 51°44'32" E
L71	22.69'	N 60°13'11" E
L72	31.36'	N 60°13'11" E
L73	26.14'	S 23°51'55" E
L74	20.11'	N 60°13'11" E
L75	26.14'	N 23°51'55" W
L76	6.03'	N 23°51'55" W
L77	132.07'	N 60°13'11" E
L78	26.19'	N 29°46'49" W
L79	20.00'	N 60°13'11" E
L80	17.86'	S 29°46'49" E
L81	10.15'	N 70°25'33" E
L82	38.57'	N 50°56'18" E
L83	15.53'	N 39°03'42" E
L84	20.26'	N 60°03'24" E
L85	33.04'	S 39°03'42" E
L86	88.72'	N 70°25'33" E
L87	8.00'	S 19°34'27" E
L88	27.94'	N 70°25'33" E
L89	32.50'	S 19°34'27" E
L90	8.50'	S 70°25'33" W
L91	81.00'	N 23°51'55" W
L92	25.00'	S 19°34'27" E

LINE	LENGTH	BEARING
EL1	35.63'	N 23°51'55" W
EL2	14.81'	N 23°51'55" W
EL3	16.71'	N 23°51'55" W
EL4	60.45'	N 53°42'00" E
EL5	27.88'	N 53°42'00" E
EL6	37.19'	S 21°09'56" W
EL7	11.67'	S 53°41'07" W
EL8	49.72'	S 53°42'12" W
EL9	140.44'	N 21°09'29" E
EL10	26.14'	S 33°51'41" E
EL11	10.83'	S 21°09'29" E
EL12	32.36'	N 72°19'35" E
EL13	16.25'	N 21°09'56" E
EL14	14.59'	N 04°17'31" W
EL15	34.28'	N 72°19'35" E
EL16	13.94'	N 61°17'11" E

EASEMENT LEGEND	
U.E.	- UTILITY EASEMENT
D.E.	- DRAINAGE EASEMENT
W.E.	- WATER EASEMENT
S.E.	- SIDEWALK EASEMENT
D.U.E.	- DRAINAGE AND UTILITY EASEMENT
F.P.A.D.U.E.	- FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT

GRAPHIC SCALE



PRELIMINARY-FOR REVIEW ONLY 05/25/2018

**FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A**

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

JOB NO.: 17-0919FP		PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE: 05/18/2018			
REV:		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	OF
SCALE: 1" = 50'		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	3
DRAWN: T.R.M.	OWNER: ROCKWALL INNKEEPERS I, LTD. 6176 FM 2011 LONGVIEW, TX 75603 CONTACT:	ENGINEER: VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 TELE 972-271-1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.	FIRM No. 100999-00 Member Since 1977

OWNER'S CERTIFICATION

WHEREAS ROCKWALL INNKEEPERS I, LTD., is the sole owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 5.225 acre tract of land to Rockwall Innkeepers I, Ltd., by deed recorded in Instrument Number 2017000016642, Official Public Records, Rockwall County, Texas, and being all of Lots 11 and 9, and a part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of said Lot 11, same being the most westerly northwest corner of Lot 15, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Pages 258-260, said Plat Records, same being in the northeast right-of-way line of La Jolla Pointe Drive (a 60' right-of-way);

THENCE North 23 deg. 51 min. 55 sec. West, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, a distance of 438.29 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" for the beginning of a curve to the right having a radius of 120.00 feet, a delta angle of 87 deg. 15 min. 39 sec., and a chord bearing and distance of North 19 deg. 45 min. 54 sec. East, 165.60 feet;

THENCE in a northeasterly direction, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, and along said curve to the right, an arc distance of 182.76 feet to a 1/2 inch iron rod set with red cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the left having a radius of 660.00 feet, a delta angle of 11 deg. 52 min. 02 sec., and a chord bearing and distance of North 57 deg. 27 min. 43 sec. East, 136.46 feet, same being in the south right-of-way line of Laguna Drive (a variable width right-of-way at this point, formerly known as La Jolla Pointe Drive);

THENCE in a northeasterly direction, along the common line of said Lot 11, and the south right-of-way line of said Laguna Drive, and along said curve to the left, an arc distance of 136.70 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" found for the northeast corner of said Lot 11, same being the northwest corner of Lot 10, said Block A, of said La Jolla Pointe Addition;

THENCE South 13 deg. 51 min. 24 sec. East, along the common line of said Lot 11, and said Lot 10, a distance of 181.81 feet to a point in a detention pond (cannot monument) for the southwest corner of said Lot 10, same being the northwest corner of aforesaid Lot 9;

THENCE North 60 deg. 03 min. 24 sec. East, along the common line of said Lot 9, and said Lot 10, a distance of 190.87 feet to a 1/2 inch iron rod set for the most northerly corner of said Lot 9, same being the most southerly southeast corner of said Lot 10, same being in the west right-of-way line of Carmel Circle (cul-de-sac), same being the beginning of a non-tangent curve to the left having a radius of 58.00 feet, a delta angle of 171 deg. 48 min. 23 sec., and a chord bearing and distance of North 64 deg. 09 min. 30 sec. East, 115.70 feet;

THENCE in a northeasterly direction, along the common line of said Lot 9, and the south right-of-way line of said Carmel Circle, and along said non-tangent curve to the left, passing the most easterly northeast corner of said Lot 9, same being the most westerly corner of aforesaid Lot 8, and continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a total arc distance of 173.92 feet to a 1/2 inch iron rod set for the end of said curve;

THENCE North 37 deg. 06 min. 28 sec. East, continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a distance of 37.33 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract;

THENCE South 53 deg. 10 min. 30 sec. East, through the interior of said Lot 8, a distance of 397.10 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract, same being in the southeasterly line of said Lot 8, same being in the northwesterly line of Lot 1, block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Pages 229-230, aforesaid Plat Records;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 8, and said Lot 1, a distance of 87.62 feet to a 1/2 inch iron rod set for the most southerly corner of said Lot 8, same being the northwest corner of said Lot 1, same being an angle point in the east line of aforesaid Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 8, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 49.31 feet to a 1/2 inch iron rod set for the southeast corner of aforesaid Lot 9;

THENCE South 70 deg. 39 min. 38 sec. West, along the common line of said Lot 9, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), passing the southwest corner of said Lot 9, same being the southeast corner of aforesaid Lot 10, and continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a total distance of 499.76 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 21 deg. 09 min. 56 sec. West, continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 206.62 feet to the POINT OF BEGINNING and containing 227,615 square feet or 5.225 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **HYATT ROCKWALL ADDITION** to the City of Rockwall, Texas, and whose name is 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. I further certify that all other parties who have a mortgage or lien interest in the **HYATT ROCKWALL ADDITION** 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:

- 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 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.
- All detention ~~drainage~~ **drainage** systems to be maintained, repaired, and replaced by property owner.
- 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 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 exaction's 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.
- Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

Detention and drainage.

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

Timothy R. Mankin _____ Date
Registered Professional Land Surveyor, No. 6122

ENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman _____ 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 _____, 2018.

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 _____, 2018.

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

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____ MAY 2018

WITNESS MY HAND, this _____ day of _____, 2018.

ROCKWALL INNKEEPERS I, LTD.

By: _____

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 thereof expressed.


GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER: ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011 LONGVIEW, TX 75603
CONTACT: _____
ENGINEER: VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042
972-278-2948 TELE 972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.: 17-0919FF	 823 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	SHEET
DATE: 05/18/2018			3
REV:	 www.peisersurveying.com	 Texas Society of Professional Surveyors	OF
SCALE: 1" = 50'			3
DRAWN: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977

0 37.5 75 150 225 300 Feet

P2018-022 - LOTS 8, 9 & 11, BLOCK A, LA JOLLA POINTE ADDITION
FINAL PLAT - LOCATION MAP = 

PD-2



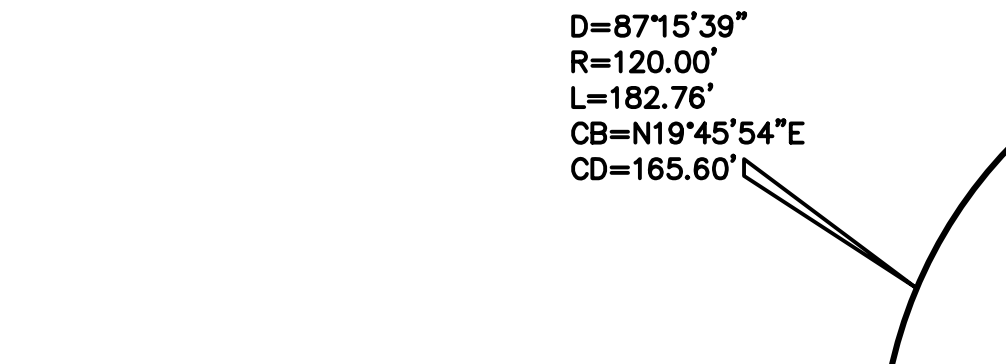
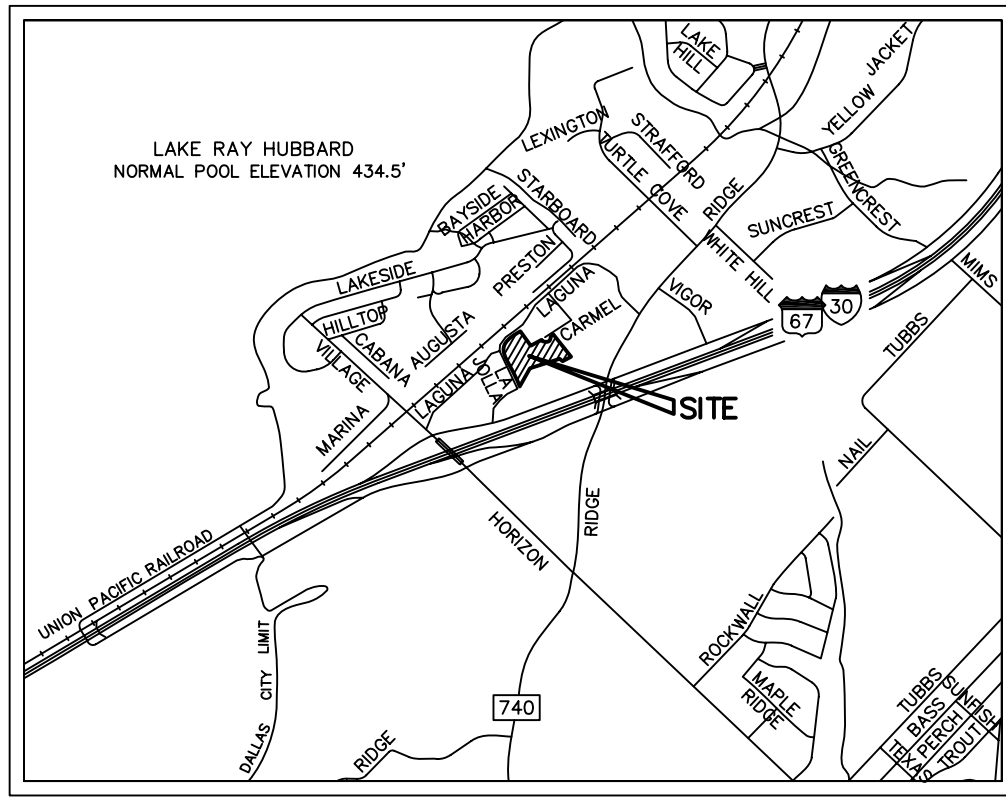
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VICINITY MAP
N.T.S.



OWNER:
ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: _____

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.: 17-0919FP
DATE: 05/18/2018
REV:
SCALE: 1" = 50'
DRAWN: T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

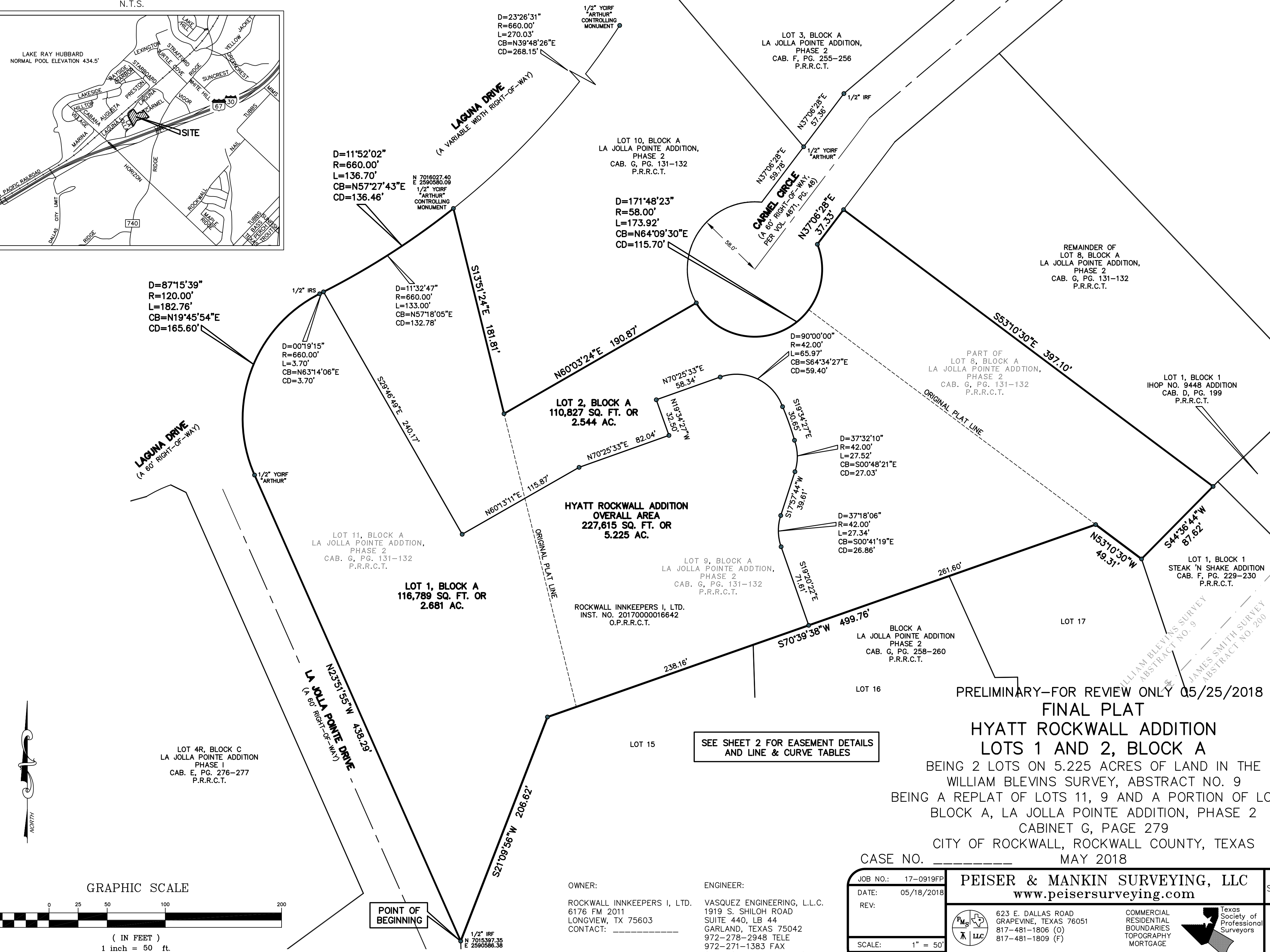
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas
Society of
Professional
Surveyors
Member Since 1977

FIRM No. 100999-00

SHEET 1 OF 3

PRELIMINARY-FOR REVIEW ONLY 05/25/2018
FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A
BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____ MAY 2018



SEE SHEET 2 FOR EASEMENT DETAILS
AND LINE & CURVE TABLES

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

**FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A**

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

JOB NO.: 17-0919FP		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
DATE: 05/18/2018				
REV:		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Texas Society of Professional Surveyors
SCALE: 1" = 50'	tman@peisersurveying.com	FIRM No. 100999-00	Member Since 1977	SHEET 1 OF 3
DRAWN: T.R.M.				

PROPOSED EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.55'	30.00'	44°58'09"	N 43°39'00" E	22.95'
C2	23.58'	30.00'	45°01'51"	N 01°21'00" W	22.98'
C3	50.22'	30.00'	95°54'54"	N 71°49'22" W	44.56'
C4	5.57'	54.00'	05°54'54"	N 63°10'38" E	5.57'
C5	3.10'	30.00'	05°54'54"	N 63°10'38" E	3.10'
C6	9.62'	54.00'	10°12'23"	S 65°19'22" W	9.61'
C7	84.82'	54.00'	90°00'00"	N 64°34'27" W	76.37'
C8	35.38'	54.00'	37°32'10"	N 00°48'21" W	34.75'
C9	19.53'	30.00'	37°18'06"	S 00°41'19" E	19.19'
C10	25.92'	30.00'	49°29'42"	S 45°54'47" W	25.12'
C11	42.38'	54.00'	44°58'09"	N 43°39'00" E	41.30'
C12	44.03'	30.00'	84°05'06"	S 18°10'38" W	40.18'
C13	5.34'	30.00'	10°12'23"	S 65°19'22" W	5.34'
C14	47.12'	30.00'	90°00'00"	N 64°34'27" W	42.43'
C15	17.51'	30.00'	33°26'25"	N 02°51'14" W	17.26'
C16	30.42'	54.06'	32°14'40"	S 02°33'34" W	30.02'
C17	44.10'	30.00'	84°13'24"	N 28°32'56" E	40.23'
C18	44.75'	30.00'	85°28'27"	S 66°36'09" E	40.72'
C19	2.21'	54.00'	02°20'50"	N 64°57'40" E	2.21'
C20	5.60'	30.00'	10°41'24"	S 26°30'38" W	5.59'
C21	53.51'	42.00'	72°59'51"	S 12°37'59" W	49.97'
C22	9.29'	120.00'	04°26'03"	S 61°10'42" W	9.28'

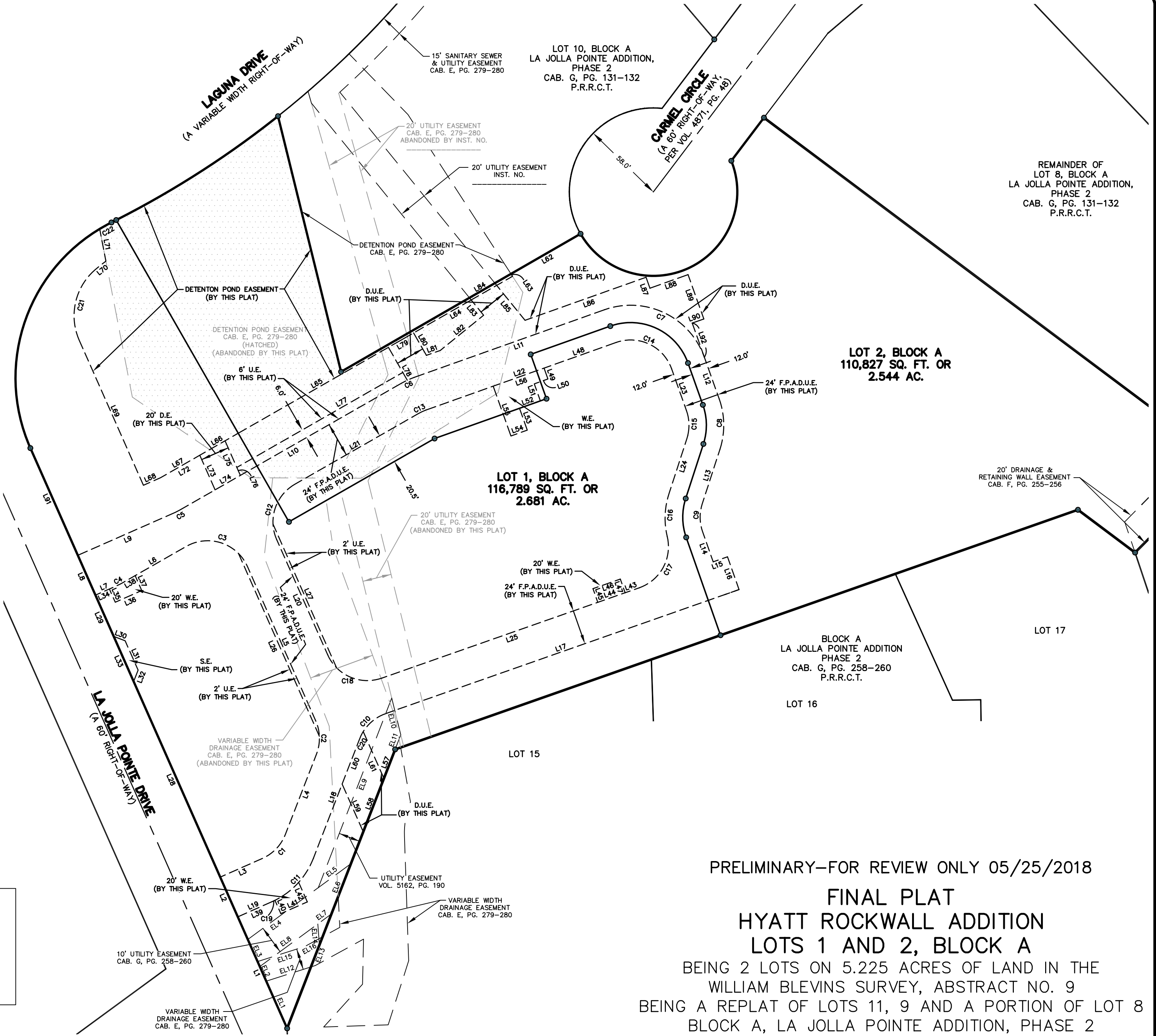
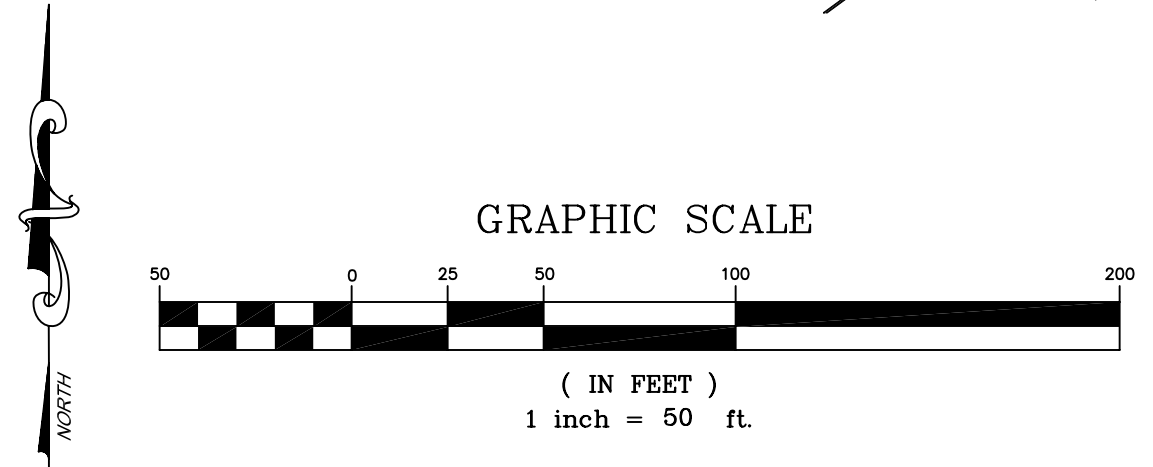
PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	84.23'	N 23°51'55" W
L2	30.00'	N 23°51'55" W
L3	31.89'	N 66°08'05" E
L4	59.52'	N 21°09'56" E
L5	116.49'	N 23°51'55" W
L6	49.92'	S 60°13'11" W
L7	15.69'	S 66°13'22" W
L8	30.08'	N 23°51'55" W
L9	73.60'	N 66°12'52" E
L10	176.77'	N 60°13'11" E
L11	139.53'	N 70°25'33" E
L12	30.65'	S 19°34'27" E
L13	39.61'	S 17°57'44" W
L14	22.11'	S 19°20'22" E
L15	10.50'	N 70°39'38" E
L16	24.00'	S 19°20'22" E
L17	258.58'	S 70°39'38" W
L18	88.54'	S 21°09'56" W
L19	25.89'	S 66°08'05" W
L20	87.01'	N 23°51'55" W
L21	98.62'	N 60°13'11" E
L22	139.53'	N 70°25'33" E
L23	30.65'	S 19°34'27" E
L24	41.75'	S 17°51'25" W
L25	188.59'	S 70°39'38" W
L26	138.03'	S 23°51'55" E
L27	108.55'	N 23°51'55" W
L28	147.74'	S 23°51'55" E
L29	31.13'	S 23°51'55" E
L30	8.49'	S 68°51'54" E
L31	22.11'	S 23°51'55" E
L32	8.49'	S 21°08'05" W
L33	34.11'	N 23°51'55" W
L34	10.54'	N 66°15'57" E
L35	10.00'	S 23°51'55" E
L36	20.00'	N 66°08'05" E
L37	11.25'	N 23°51'55" W
L38	9.33'	S 60°13'11" W
L39	25.89'	N 66°08'05" E
L40	10.05'	S 23°51'55" E
L41	20.00'	N 66°08'05" E
L42	14.78'	N 23°51'55" W
L43	10.47'	S 70°39'38" W
L44	20.00'	S 70°39'38" W
L45	10.00'	N 19°20'22" W
L46	20.00'	N 70°39'38" E
L47	10.00'	S 19°20'22" E
L48	52.84'	S 70°25'33" W
L49	8.00'	S 19°34'27" E
L50	10.00'	S 70°25'33" W

PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L51	12.50'	S 19°34'27" E
L52	15.26'	S 70°25'33" W
L53	15.99'	S 19°34'27" E
L54	12.00'	S 70°18'19" W
L55	36.51'	N 19°34'27" W
L56	37.26'	N 70°25'33" E
L57	21.46'	S 21°09'56" W
L58	39.58'	S 21°09'56" W
L59	36.04'	N 23°51'55" W
L60	33.49'	N 21°09'56" E
L61	35.31'	S 23°51'55" W
L62	55.46'	S 60°3'24" W
L63	1.99'	S 32°52'46" E
L64	89.74'	S 60°13'11" W
L65	128.50'	S 60°13'11" W
L66	30.61'	S 60°13'11" W
L67	31.36'	S 60°13'11" W
L68	12.81'	S 66°08'05" W
L69	109.51'	N 23°51'55" W
L70	9.54'	N 51°44'32" E
L71	22.69'	N 10°58'51" W
L72	31.36'	N 60°13'11" E
L73	26.14'	S 23°51'55" E
L74	20.11'	N 60°13'11" E
L75	26.14'	N 23°51'55" W
L76	6.03'	N 23°51'55" W
L77	132.07'	N 60°13'11" E
L78	26.19'	N 29°46'49" W
L79	20.00'	N 60°13'11" E
L80	17.86'	S 29°46'49" E
L81	10.15'	N 70°25'33" E
L82	38.57'	N 50°56'18" E
L83	15.53'	N 39°03'42" W
L84	20.26'	N 60°03'24" E
L85	33.04'	S 39°03'42" E
L86	88.72'	N 70°25'33" E
L87	8.00'	S 19°34'27" E
L88	27.94'	N 70°25'33" E
L89	32.50'	S 19°34'27" E
L90	8.50'	S 70°25'33" W
L91	81.00'	N 23°51'55" W
L92	25.00'	S 19°34'27" E

EASEMENT LEGEND

U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
W.E. - WATER EASEMENT
S.E. - SIDEWALK EASEMENT
D.U.E. - DRAINAGE AND UTILITY EASEMENT
F.P.A.D.U.E. - FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT

EXISTING EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	35.63'	N 23°51'55" W
EL2	14.81'	N 23°51'55" W
EL3	16.71'	N 23°51'55" W
EL4	60.45'	N 53°42'00" E
EL5	27.88'	N 53°42'00" E
EL6	37.19'	S 21°09'56" W
EL7	11.67'	S 53°41'07" W
EL8	49.72'	S 53°42'12" W
EL9	140.44'	N 21°09'29" E
EL10	26.14'	S 13°51'24" E
EL11	10.83'	S 21°09'29" W
EL12	32.36'	N 72°19'35" E
EL13	16.25'	N 21°09'56" E
EL14	14.59'	N 04°17'31" W
EL15	34.28'	N 72°19'35" E
EL16	13.94'	N 61°17'11" E



PRELIMINARY-FOR REVIEW ONLY 05/25/2018

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A
 BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

OWNER: ROCKWALL INNKEEPERS I, LTD.
 6176 FM 2011
 LONGVIEW, TX 75603
 CONTACT: _____

ENGINEER: VASQUEZ ENGINEERING, L.L.C.
 1919 S. SHILOH ROAD
 SUITE 440, LB 44
 GARLAND, TEXAS 75042
 972-278-2948 TELE
 972-271-1383 FAX
 CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE Member Since 1977
DATE: 05/18/2018			
REV:			
SCALE: 1" = 50'			
DRAWN: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00		

OWNER'S CERTIFICATION

WHEREAS ROCKWALL INNKEEPERS I, LTD., is the sole owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 5.225 acre tract of land to Rockwall Innkeepers I, Ltd., by deed recorded in Instrument Number 2017000016642, Official Public Records, Rockwall County, Texas, and being all of Lots 11 and 9, and a part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of said Lot 11, same being the most westerly northwest corner of Lot 15, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Pages 258-260, said Plat Records, same being in the northeast right-of-way line of La Jolla Pointe Drive (a 60' right-of-way);

THENCE North 23 deg. 51 min. 55 sec. West, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, a distance of 438.29 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" for the beginning of a curve to the right having a radius of 120.00 feet, a delta angle of 87 deg. 15 min. 39 sec., and a chord bearing and distance of North 19 deg. 45 min. 54 sec. East, 165.60 feet;

THENCE in a northeasterly direction, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, and along said curve to the right, an arc distance of 182.76 feet to a 1/2 inch iron rod set with red cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the left having a radius of 660.00 feet, a delta angle of 11 deg. 52 min. 02 sec., and a chord bearing and distance of North 57 deg. 27 min. 43 sec. East, 136.46 feet, same being in the south right-of-way line of Laguna Drive (a variable width right-of-way at this point, formerly known as La Jolla Pointe Drive);

THENCE in a northeasterly direction, along the common line of said Lot 11, and the south right-of-way line of said Laguna Drive, and along said curve to the left, an arc distance of 136.70 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" found for the northeast corner of said Lot 11, same being the northwest corner of Lot 10, said Block A, of said La Jolla Pointe Addition;

THENCE South 13 deg. 51 min. 24 sec. East, along the common line of said Lot 11, and said Lot 10, a distance of 181.81 feet to a point in a detention pond (cannot monument) for the southwest corner of said Lot 10, same being the northwest corner of aforesaid Lot 9;

THENCE North 60 deg. 03 min. 24 sec. East, along the common line of said Lot 9, and said Lot 10, a distance of 190.87 feet to a 1/2 inch iron rod set for the most northerly corner of said Lot 9, same being the most southerly southeast corner of said Lot 10, same being in the west right-of-way line of Carmel Circle (cul-de-sac), same being the beginning of a non-tangent curve to the left having a radius of 58.00 feet, a delta angle of 171 deg. 48 min. 23 sec., and a chord bearing and distance of North 64 deg. 09 min. 30 sec. East, 115.70 feet;

THENCE in a northeasterly direction, along the common line of said Lot 9, and the south right-of-way line of said Carmel Circle, and along said non-tangent curve to the left, passing the most easterly northeast corner of said Lot 9, same being the most westerly corner of aforesaid Lot 8, and continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a total arc distance of 173.92 feet to a 1/2 inch iron rod set for the end of said curve;

THENCE North 37 deg. 06 min. 28 sec. East, continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a distance of 37.33 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract;

THENCE South 53 deg. 10 min. 30 sec. East, through the interior of said Lot 8, a distance of 397.10 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract, same being in the southeasterly line of said Lot 8, same being in the northwesterly line of Lot 1, block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Pages 229-230, aforesaid Plat Records;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 8, and said Lot 1, a distance of 87.62 feet to a 1/2 inch iron rod set for the most southerly corner of said Lot 8, same being the northwest corner of said Lot 1, same being an angle point in the east line of aforesaid Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 8, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 49.31 feet to a 1/2 inch iron rod set for the southeast corner of aforesaid Lot 9;

THENCE South 70 deg. 39 min. 38 sec. West, along the common line of said Lot 9, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), passing the southwest corner of said Lot 9, same being the southeast corner of aforesaid Lot 10, and continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a total distance of 499.76 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 21 deg. 09 min. 56 sec. West, continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 206.62 feet to the POINT OF BEGINNING and containing 227,615 square feet or 5.225 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **HYATT ROCKWALL ADDITION** to the City of Rockwall, Texas, and whose name is 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. I further certify that all other parties who have a mortgage or lien interest in the **HYATT ROCKWALL ADDITION** 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;

- 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 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.
- All detention/drainage systems to be maintained, repaired, and replaced by property owner.
- 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 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 exaction's 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this _____ day of _____, 2018.

ROCKWALL INNKEEPERS I, LTD.

By: _____

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER: ROCKWALL INNKEEPERS I, LTD. 6176 FM 2011 LONGVIEW, TX 75603 CONTACT: _____	ENGINEER: VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 TELE 972-271-1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.
---	--

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman 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 _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A
BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 05/18/2018	www.peisersurveying.com		
REV:		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	3
SCALE: 1" = 50'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		OF
DRAWN: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00		3
	 Member Since 1977		

Closure.txt

Parcel name: 1

North: 7905.48 East : 3333.15
Line Course: N 23-51-55 W Length: 438.290
North: 8306.30 East : 3155.82
Curve Length: 182.759 Radius: 120.000
Delta: 87-15-39 Tangent: 114.396
Chord: 165.601 Course: N 19-45-55 E
Course In: N 66-08-05 E Course Out: N 26-36-16 W
RP North: 8354.85 East : 3265.56
End North: 8462.15 East : 3211.82
Curve Length: 136.701 Radius: 660.000
Delta: 11-52-02 Tangent: 68.596
Chord: 136.458 Course: N 57-27-43 E
Course In: N 26-36-16 W Course Out: S 38-28-18 E
RP North: 9052.26 East : 2916.25
End North: 8535.54 East : 3326.86
Line Course: S 13-51-24 E Length: 181.809
North: 8359.02 East : 3370.40
Line Course: N 60-03-24 E Length: 190.872
North: 8454.29 East : 3535.80
Curve Length: 173.918 Radius: 58.000
Delta: 171-48-23 Tangent: 809.775
Chord: 115.704 Course: N 64-09-30 E
Course In: N 60-03-42 E Course Out: N 68-15-19 E
RP North: 8483.24 East : 3586.06
End North: 8504.73 East : 3639.93
Line Course: N 37-06-28 E Length: 37.334
North: 8534.50 East : 3662.45
Line Course: S 53-10-30 E Length: 397.098
North: 8296.49 East : 3980.32
Line Course: S 44-36-44 W Length: 87.620
North: 8234.12 East : 3918.78
Line Course: N 53-10-30 W Length: 49.310
North: 8263.67 East : 3879.31
Line Course: S 70-39-38 W Length: 499.760
North: 8098.17 East : 3407.75
Line Course: S 21-09-56 W Length: 206.624
North: 7905.48 East : 3333.15

Perimeter: 2582.096 Area: 227,615 SQ. FT. 5.23 AC.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00 Course: S 73-05-23 W
Error North: -0.000 East : -0.001

Precision 1: 2,582,095,000.000

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/06/2018

APPLICANT: Juan Vasquez, P.E.; *Vasquez Engineering*

AGENDA ITEM: **P2018-022**; *Lots 18, 19, & 20, Block A, La Jolla Pointe Addition*

SUMMARY:

Consider a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a replat for Lots 18, 19 & 20, Block A, La Jolla Pointe Addition, Phase 2 being a 5.769-acre tract of land currently identified as Lots 8, 9 & 11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

PLAT INFORMATION:

- The objective of this request is to replat a 5.769-acre tract of land [*i.e. Lots 8, 9, & 11, Block A, La Jolla Pointe Addition*] into three (3) parcels of land [*i.e. Lots 18, 19, & 20, Block A, La Jolla Pointe Addition*] for the purpose of constructing two (2) hotels.
- On August 21, 2017, the City Council approved two (2) Specific Use Permits (SUPs), *Z2017-027 (Ordinance No. 17-43)* and *Z2017-028 (Ordinance No. 17-38)*, to allow hotels on Lots 18 and 19.
- On November 11, 2017, the Planning and Zoning Commission approved a site plan [*SP2017-033*] for a hotel on Lot 18. There is a second hotel proposed for Lot 19 which has been entitled but does not have an approved site plan.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the Subdivision Ordinance in the *Municipal Code of Ordinances*.

RECOMMENDATIONS:

Should the City Council approve the *replat* for *Lots 18, 19, & 20, Block A, La Jolla Pointe Addition*, staff would recommend the following conditions:


- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

- 2) Any construction resulting from the approval of this *replat* shall conform to the requirements set forth by the Unified Development Code, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On July 31, 2018, the Planning and Zoning Commission's motion to recommend approval of the applicant's request with staff recommendations passed by a vote of 5-0 with Commissioners Logan and Chodun absent.

0 37.5 75 150 225 300 Feet

P2018-022 - LOTS 8, 9 & 11, BLOCK A, LA JOLLA POINTE ADDITION
FINAL PLAT - LOCATION MAP = 

PD-2



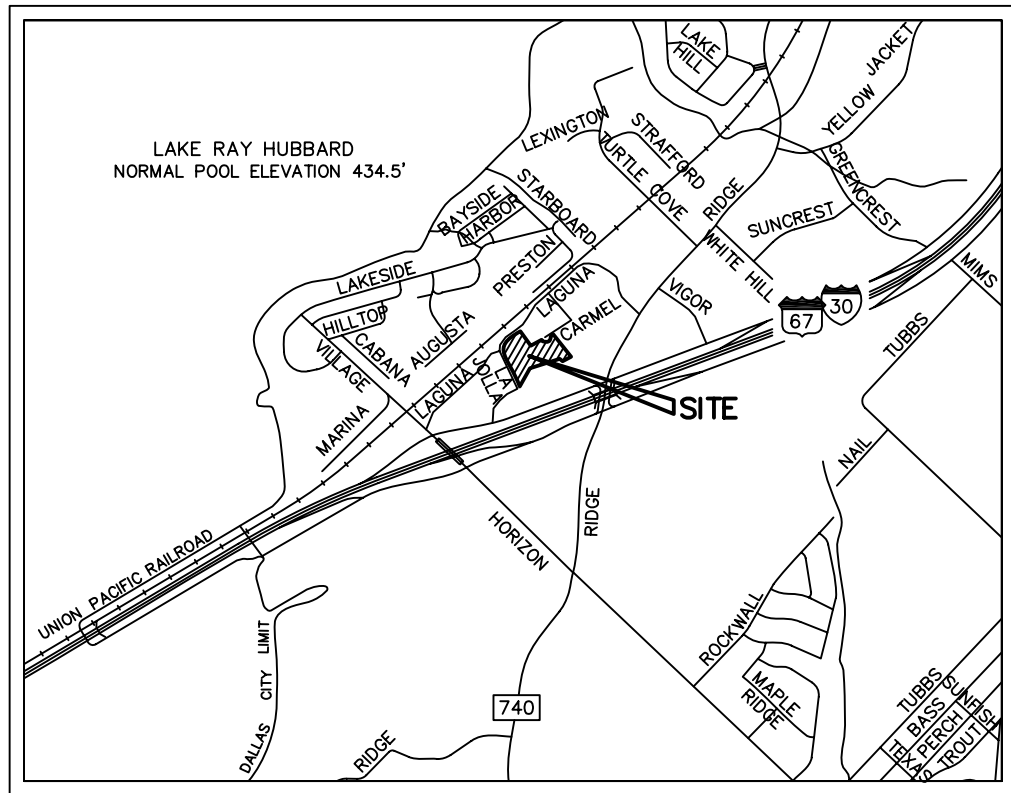
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VICINITY MAP
N.T.S.



LAGUNA DRIVE
(A 60' RIGHT-OF-WAY)

LAGUNA DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

CARMEL CIRCLE
(A 60' RIGHT-OF-WAY PER VOL. 4871, PG. 48)

D=11°52'02"
R=660.00'
L=136.70'
CB=N57°27'43"E
CD=136.46'

LOT 10, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

D=171°48'23"
R=58.00'
L=173.92'
CB=N64°09'30"E
CD=115.70'

D=87°15'39"
R=120.00'
L=182.76'
CB=N19°45'54"E
CD=165.60'

D=00°19'15"
R=660.00'
L=3.70'
CB=N63°14'06"E
CD=3.70'

D=11°32'47"
R=660.00'
L=133.00'
CB=N57°18'05"E
CD=132.78'

LOT 2, BLOCK A
110,827 SQ. FT. OR
2.544 AC.

HYATT ROCKWALL ADDITION
OVERALL AREA
227,615 SQ. FT. OR
5.225 AC.

LOT 11, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 1, BLOCK A
116,789 SQ. FT. OR
2.681 AC.

ROCKWALL INNKEEPERS I, LTD.
INST. NO. 2017000016642
O.P.R.R.C.T.

LOT 9, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

BLOCK A
LA JOLLA POINTE ADDITION
PHASE 2
CAB. G, PG. 258-260
P.R.R.C.T.

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CAB. D, PG. 199
P.R.R.C.T.

LOT 1, BLOCK 1
STEAK 'N SHAKE ADDITION
CAB. F, PG. 229-230
P.R.R.C.T.

PART OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 4R, BLOCK C
LA JOLLA POINTE ADDITION
PHASE I
CAB. E, PG. 276-277
P.R.R.C.T.

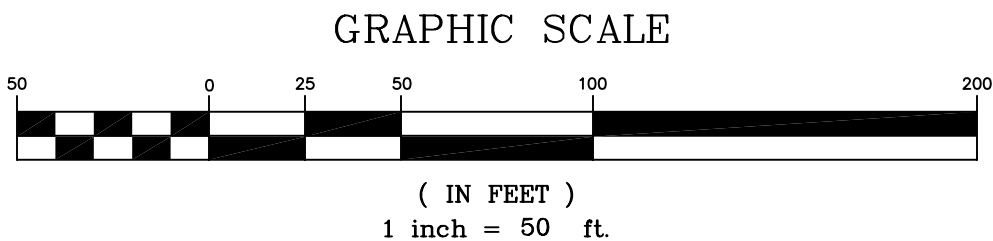
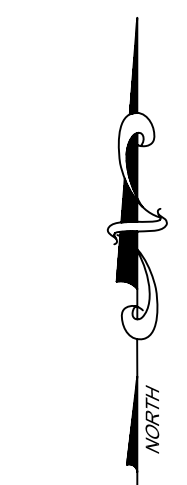
SEE SHEET 2 FOR EASEMENT DETAILS
AND LINE & CURVE TABLES

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018



POINT OF
BEGINNING

OWNER:
ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: _____

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.:	17-0919FP
DATE:	05/18/2018
REV:	
SCALE:	1" = 50'
DRAWN:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Member Since 1977

SHEET	1
OF	3

PROPOSED EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.55'	30.00'	44°58'09"	N 43°39'00" E	22.95'
C2	23.58'	30.00'	45°01'51"	N 01°21'00" W	22.98'
C3	50.22'	30.00'	95°54'54"	N 71°49'22" W	44.56'
C4	5.57'	54.00'	05°54'54"	N 63°10'38" E	5.57'
C5	3.10'	30.00'	05°54'54"	N 63°10'38" E	3.10'
C6	9.62'	54.00'	10°12'23"	S 65°19'22" W	9.61'
C7	84.82'	54.00'	90°00'00"	N 64°34'27" W	76.37'
C8	35.38'	54.00'	37°32'10"	N 00°48'21" W	34.75'
C9	19.53'	30.00'	37°18'06"	S 00°41'19" E	19.19'
C10	25.92'	30.00'	49°29'42"	S 45°54'47" W	25.12'
C11	42.38'	54.00'	44°58'09"	N 43°39'00" E	41.30'
C12	44.03'	30.00'	84°05'06"	S 18°10'38" W	40.18'
C13	5.34'	30.00'	10°12'23"	S 65°19'22" W	5.34'
C14	47.12'	30.00'	90°00'00"	N 64°34'27" W	42.43'
C15	17.51'	30.00'	33°26'25"	N 02°51'14" W	17.26'
C16	30.42'	54.06'	32°14'40"	S 02°33'34" W	30.02'
C17	44.10'	30.00'	84°13'24"	N 28°32'56" E	40.23'
C18	44.75'	30.00'	85°28'27"	S 66°36'09" E	40.72'
C19	2.21'	54.00'	02°20'50"	N 64°57'40" E	2.21'
C20	5.60'	30.00'	10°41'24"	S 26°30'38" W	5.59'
C21	53.51'	42.00'	72°59'51"	S 12°37'59" W	49.97'
C22	9.29'	120.00'	04°26'03"	S 61°10'42" W	9.28'

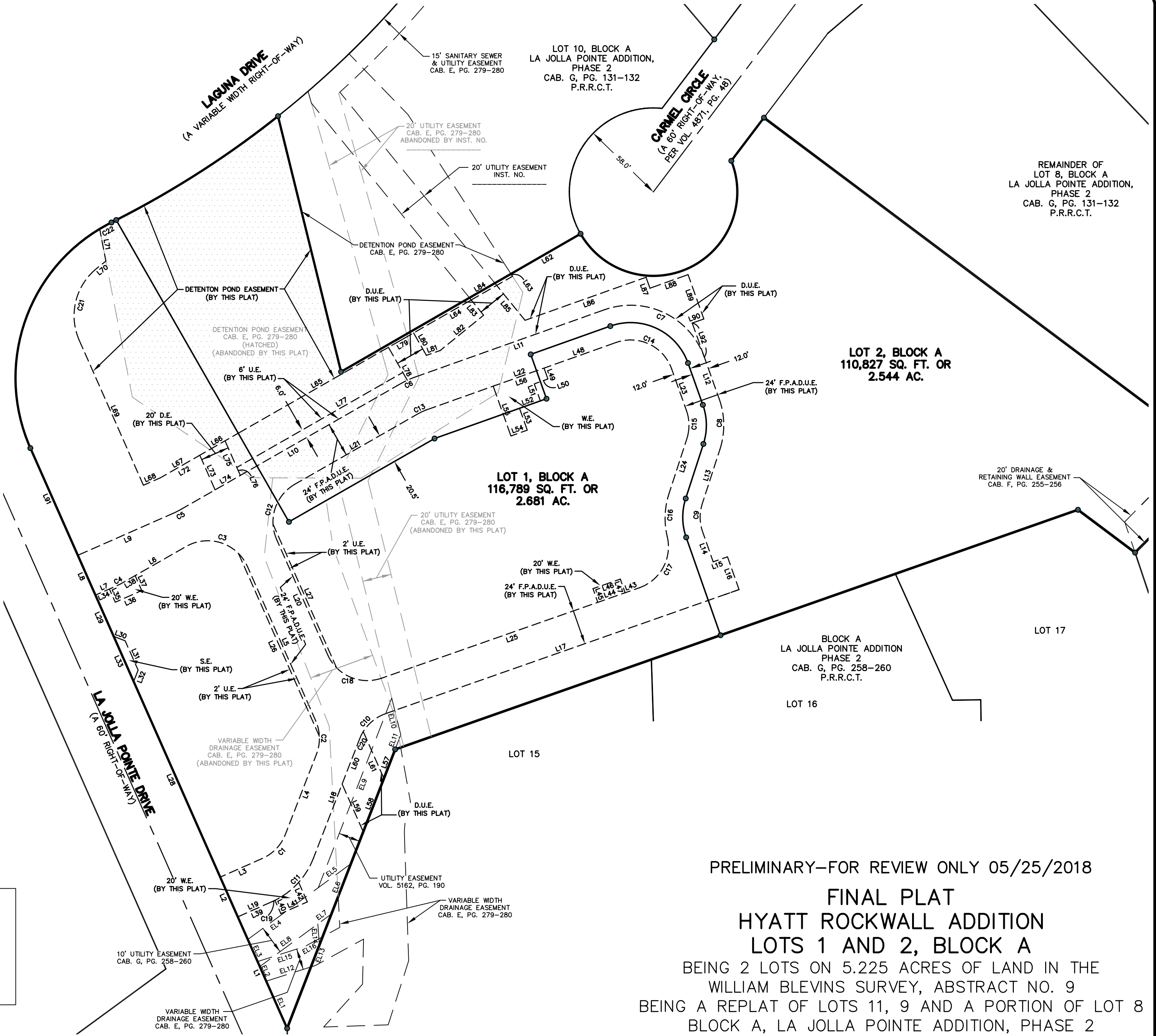
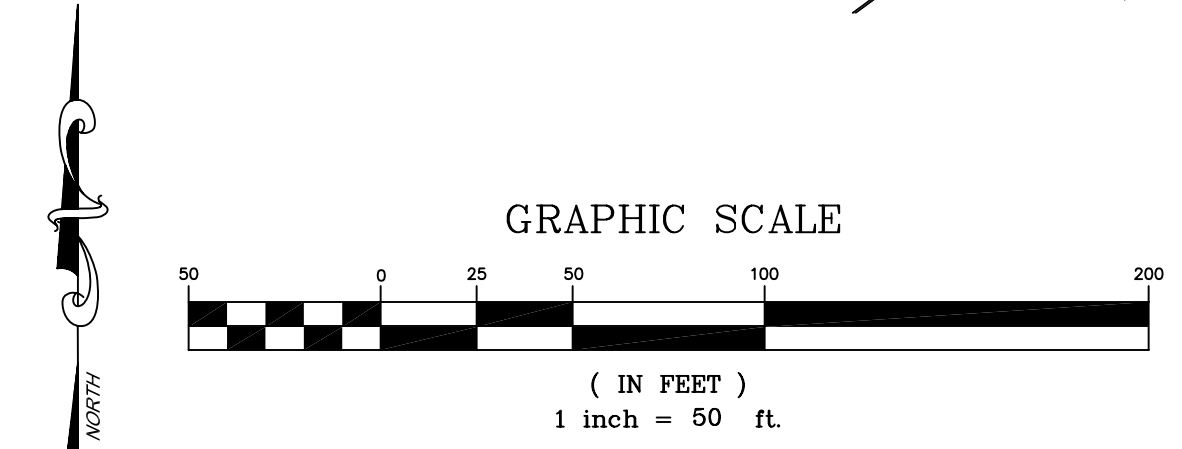
PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	84.23'	N 23°51'55" W
L2	30.00'	N 23°51'55" W
L3	31.89'	N 66°08'05" E
L4	59.52'	N 21°09'56" E
L5	116.49'	N 23°51'55" W
L6	49.92'	S 60°13'11" W
L7	15.69'	S 66°13'22" W
L8	30.08'	N 23°51'55" W
L9	73.60'	N 66°12'52" E
L10	176.77'	N 60°13'11" E
L11	139.53'	N 70°25'33" E
L12	30.65'	S 19°34'27" E
L13	39.61'	S 17°57'44" W
L14	22.11'	S 19°20'22" E
L15	10.50'	N 70°39'38" E
L16	24.00'	S 19°20'22" E
L17	258.58'	S 70°39'38" W
L18	88.54'	S 21°09'56" W
L19	25.89'	S 66°08'05" W
L20	87.01'	N 23°51'55" W
L21	98.62'	N 60°13'11" E
L22	139.53'	N 70°25'33" E
L23	30.65'	S 19°34'27" E
L24	41.75'	S 17°51'25" W
L25	188.59'	S 70°39'38" W
L26	138.03'	S 23°51'55" E
L27	108.55'	N 23°51'55" W
L28	147.74'	S 23°51'55" E
L29	31.13'	S 23°51'55" E
L30	8.49'	S 68°51'54" E
L31	22.11'	S 23°51'55" E
L32	8.49'	S 21°08'05" W
L33	34.11'	N 23°51'55" W
L34	10.54'	N 66°15'57" E
L35	10.00'	S 23°51'55" E
L36	20.00'	N 66°08'05" E
L37	11.25'	N 23°51'55" W
L38	9.33'	S 60°13'11" W
L39	25.89'	N 66°08'05" E
L40	10.05'	S 23°51'55" E
L41	20.00'	N 66°08'05" E
L42	14.78'	N 23°51'55" W
L43	10.47'	S 70°39'38" W
L44	20.00'	S 70°39'38" W
L45	10.00'	N 19°20'22" W
L46	20.00'	N 70°39'38" E
L47	10.00'	S 19°20'22" E
L48	52.84'	S 70°25'33" W
L49	8.00'	S 19°34'27" E
L50	10.00'	S 70°25'33" W

PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L51	12.50'	S 19°34'27" E
L52	15.26'	S 70°25'33" W
L53	15.99'	S 19°34'27" E
L54	12.00'	S 70°18'19" W
L55	36.51'	N 19°34'27" W
L56	37.26'	N 70°25'33" E
L57	21.46'	S 21°09'56" W
L58	39.58'	S 21°09'56" W
L59	36.04'	N 23°51'55" W
L60	33.49'	N 21°09'56" E
L61	35.31'	S 23°51'55" W
L62	55.46'	S 60°3'24" W
L63	1.99'	S 32°52'46" E
L64	89.74'	S 60°13'11" W
L65	128.50'	S 60°13'11" W
L66	30.61'	S 60°13'11" W
L67	31.36'	S 60°13'11" W
L68	12.81'	S 66°08'05" W
L69	109.51'	N 23°51'55" W
L70	9.54'	N 51°44'32" E
L71	22.69'	N 10°58'51" W
L72	31.36'	N 60°13'11" E
L73	26.14'	S 23°51'55" E
L74	20.11'	N 60°13'11" E
L75	26.14'	N 23°51'55" W
L76	6.03'	N 23°51'55" W
L77	132.07'	N 60°13'11" E
L78	26.19'	N 29°46'49" W
L79	20.00'	N 60°13'11" E
L80	17.86'	S 29°46'49" E
L81	10.15'	N 70°25'33" E
L82	38.57'	N 50°56'18" E
L83	15.53'	N 39°03'42" W
L84	20.26'	N 60°03'24" E
L85	33.04'	S 39°03'42" E
L86	88.72'	N 70°25'33" E
L87	8.00'	S 19°34'27" E
L88	27.94'	N 70°25'33" E
L89	32.50'	S 19°34'27" E
L90	8.50'	S 70°25'33" W
L91	81.00'	N 23°51'55" W
L92	25.00'	S 19°34'27" E

EASEMENT LEGEND

U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
W.E. - WATER EASEMENT
S.E. - SIDEWALK EASEMENT
D.U.E. - DRAINAGE AND UTILITY EASEMENT
F.P.A.D.U.E. - FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT

EXISTING EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	35.63'	N 23°51'55" W
EL2	14.81'	N 23°51'55" W
EL3	16.71'	N 23°51'55" W
EL4	60.45'	N 53°42'00" E
EL5	27.88'	N 53°42'00" E
EL6	37.19'	S 21°09'56" W
EL7	11.67'	S 53°41'07" W
EL8	49.72'	S 53°42'12" W
EL9	140.44'	N 21°09'29" E
EL10	26.14'	S 13°51'24" E
EL11	10.83'	S 21°09'29" W
EL12	32.36'	N 72°19'35" E
EL13	16.25'	N 21°09'56" E
EL14	14.59'	N 04°17'31" W
EL15	34.28'	N 72°19'35" E
EL16	13.94'	N 61°17'11" E



PRELIMINARY-FOR REVIEW ONLY 05/25/2018

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A
 BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE: 05/18/2018	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	2
REV:	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
SCALE: 1" = 50'	TEXAS SOCIETY OF PROFESSIONAL SURVEYORS Member Since 1977	3
DRAWN: T.R.M.	FIRM No. 100999-00	

OWNER: ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: _____

ENGINEER: VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER'S CERTIFICATION

WHEREAS ROCKWALL INNKEEPERS I, LTD., is the sole owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 5.225 acre tract of land to Rockwall Innkeepers I, Ltd., by deed recorded in Instrument Number 2017000016642, Official Public Records, Rockwall County, Texas, and being all of Lots 11 and 9, and a part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of said Lot 11, same being the most westerly northwest corner of Lot 15, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Pages 258-260, said Plat Records, same being in the northeast right-of-way line of La Jolla Pointe Drive (a 60' right-of-way);

THENCE North 23 deg. 51 min. 55 sec. West, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, a distance of 438.29 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" for the beginning of a curve to the right having a radius of 120.00 feet, a delta angle of 87 deg. 15 min. 39 sec., and a chord bearing and distance of North 19 deg. 45 min. 54 sec. East, 165.60 feet;

THENCE in a northeasterly direction, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, and along said curve to the right, an arc distance of 182.76 feet to a 1/2 inch iron rod set with red cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the left having a radius of 660.00 feet, a delta angle of 11 deg. 52 min. 02 sec., and a chord bearing and distance of North 57 deg. 27 min. 43 sec. East, 136.46 feet, same being in the south right-of-way line of Laguna Drive (a variable width right-of-way at this point, formerly known as La Jolla Pointe Drive);

THENCE in a northeasterly direction, along the common line of said Lot 11, and the south right-of-way line of said Laguna Drive, and along said curve to the left, an arc distance of 136.70 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" found for the northeast corner of said Lot 11, same being the northwest corner of Lot 10, said Block A, of said La Jolla Pointe Addition;

THENCE South 13 deg. 51 min. 24 sec. East, along the common line of said Lot 11, and said Lot 10, a distance of 181.81 feet to a point in a detention pond (cannot monument) for the southwest corner of said Lot 10, same being the northwest corner of aforesaid Lot 9;

THENCE North 60 deg. 03 min. 24 sec. East, along the common line of said Lot 9, and said Lot 10, a distance of 190.87 feet to a 1/2 inch iron rod set for the most northerly corner of said Lot 9, same being the most southerly southeast corner of said Lot 10, same being in the west right-of-way line of Carmel Circle (cul-de-sac), same being the beginning of a non-tangent curve to the left having a radius of 58.00 feet, a delta angle of 171 deg. 48 min. 23 sec., and a chord bearing and distance of North 64 deg. 09 min. 30 sec. East, 115.70 feet;

THENCE in a northeasterly direction, along the common line of said Lot 9, and the south right-of-way line of said Carmel Circle, and along said non-tangent curve to the left, passing the most easterly northeast corner of said Lot 9, same being the most westerly corner of aforesaid Lot 8, and continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a total arc distance of 173.92 feet to a 1/2 inch iron rod set for the end of said curve;

THENCE North 37 deg. 06 min. 28 sec. East, continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a distance of 37.33 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract;

THENCE South 53 deg. 10 min. 30 sec. East, through the interior of said Lot 8, a distance of 397.10 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract, same being in the southeasterly line of said Lot 8, same being in the northwesterly line of Lot 1, block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Pages 229-230, aforesaid Plat Records;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 8, and said Lot 1, a distance of 87.62 feet to a 1/2 inch iron rod set for the most southerly corner of said Lot 8, same being the northwest corner of said Lot 1, same being an angle point in the east line of aforesaid Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 8, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 49.31 feet to a 1/2 inch iron rod set for the southeast corner of aforesaid Lot 9;

THENCE South 70 deg. 39 min. 38 sec. West, along the common line of said Lot 9, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), passing the southwest corner of said Lot 9, same being the southeast corner of aforesaid Lot 10, and continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a total distance of 499.76 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 21 deg. 09 min. 56 sec. West, continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 206.62 feet to the POINT OF BEGINNING and containing 227,615 square feet or 5.225 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **HYATT ROCKWALL ADDITION** to the City of Rockwall, Texas, and whose name is 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. I further certify that all other parties who have a mortgage or lien interest in the **HYATT ROCKWALL ADDITION** 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;

- 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 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.
- All detention/drainage systems to be maintained, repaired, and replaced by property owner.
- 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 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 exaction's 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this _____ day of _____, 2018.

ROCKWALL INNKEEPERS I, LTD.

By: _____

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER: ROCKWALL INNKEEPERS I, LTD. 6176 FM 2011 LONGVIEW, TX 75603 CONTACT: _____	ENGINEER: VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 TELE 972-271-1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.
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SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman 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 _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A
BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 05/18/2018	www.peisersurveying.com		
REV:		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	3
SCALE: 1" = 50'		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
DRAWN: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	3
Member Since 1977			

Closure.txt

Parcel name: 1

North: 7905.48 East : 3333.15
Line Course: N 23-51-55 W Length: 438.290
North: 8306.30 East : 3155.82
Curve Length: 182.759 Radius: 120.000
Delta: 87-15-39 Tangent: 114.396
Chord: 165.601 Course: N 19-45-55 E
Course In: N 66-08-05 E Course Out: N 26-36-16 W
RP North: 8354.85 East : 3265.56
End North: 8462.15 East : 3211.82
Curve Length: 136.701 Radius: 660.000
Delta: 11-52-02 Tangent: 68.596
Chord: 136.458 Course: N 57-27-43 E
Course In: N 26-36-16 W Course Out: S 38-28-18 E
RP North: 9052.26 East : 2916.25
End North: 8535.54 East : 3326.86
Line Course: S 13-51-24 E Length: 181.809
North: 8359.02 East : 3370.40
Line Course: N 60-03-24 E Length: 190.872
North: 8454.29 East : 3535.80
Curve Length: 173.918 Radius: 58.000
Delta: 171-48-23 Tangent: 809.775
Chord: 115.704 Course: N 64-09-30 E
Course In: N 60-03-42 E Course Out: N 68-15-19 E
RP North: 8483.24 East : 3586.06
End North: 8504.73 East : 3639.93
Line Course: N 37-06-28 E Length: 37.334
North: 8534.50 East : 3662.45
Line Course: S 53-10-30 E Length: 397.098
North: 8296.49 East : 3980.32
Line Course: S 44-36-44 W Length: 87.620
North: 8234.12 East : 3918.78
Line Course: N 53-10-30 W Length: 49.310
North: 8263.67 East : 3879.31
Line Course: S 70-39-38 W Length: 499.760
North: 8098.17 East : 3407.75
Line Course: S 21-09-56 W Length: 206.624
North: 7905.48 East : 3333.15

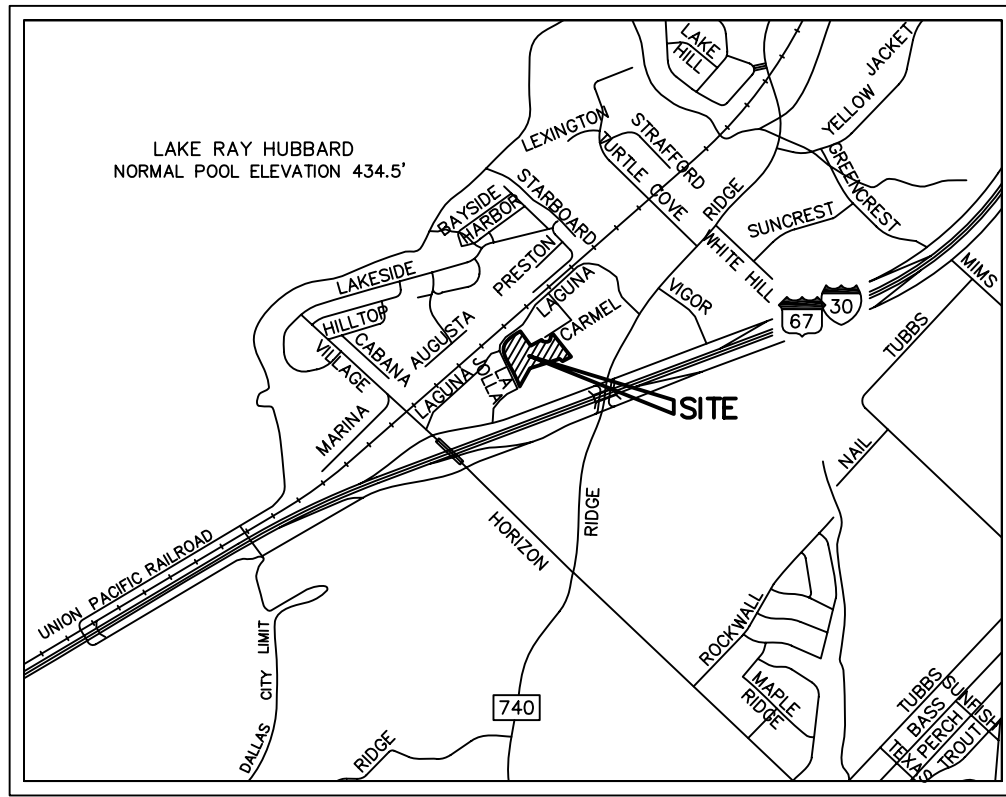
Perimeter: 2582.096 Area: 227,615 SQ. FT. 5.23 AC.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.00 Course: S 73-05-23 W
Error North: -0.000 East : -0.001

Precision 1: 2,582,095,000.000

VICINITY MAP
N.T.S.



LAGUNA DRIVE
(A 60' RIGHT-OF-WAY)

LAGUNA DRIVE
(A VARIABLE WIDTH RIGHT-OF-WAY)

CARMEL CIRCLE
(A 60' RIGHT-OF-WAY PER VOL. 4871, PG. 48)

D=11°52'02"
R=660.00'
L=136.70'
CB=N57°27'43"E
CD=136.46'

LOT 10, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

D=171°48'23"
R=58.00'
L=173.92'
CB=N64°09'30"E
CD=115.70'

D=87°15'39"
R=120.00'
L=182.76'
CB=N19°45'54"E
CD=165.60'

D=00°19'15"
R=660.00'
L=3.70'
CB=N63°14'06"E
CD=3.70'

D=11°32'47"
R=660.00'
L=133.00'
CB=N57°18'05"E
CD=132.78'

LOT 2, BLOCK A
110,827 SQ. FT. OR
2.544 AC.

HYATT ROCKWALL ADDITION
OVERALL AREA
227,615 SQ. FT. OR
5.225 AC.

LOT 11, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 1, BLOCK A
116,789 SQ. FT. OR
2.681 AC.

ROCKWALL INNKEEPERS I, LTD.
INST. NO. 20170000016642
O.P.R.R.C.T.

LOT 9, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

BLOCK A
LA JOLLA POINTE ADDITION
PHASE 2
CAB. G, PG. 258-260
P.R.R.C.T.

PART OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CAB. D, PG. 199
P.R.R.C.T.

LOT 1, BLOCK 1
STEAK 'N SHAKE ADDITION
CAB. F, PG. 229-230
P.R.R.C.T.

SEE SHEET 2 FOR EASEMENT DETAILS
AND LINE & CURVE TABLES

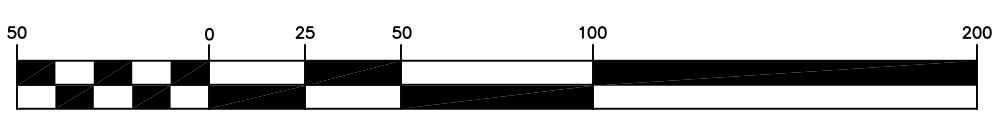
PRELIMINARY-FOR REVIEW ONLY 05/25/2018

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
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CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

POINT OF
BEGINNING

1/2" IRF
N 7015397.35
E 2590586.38

OWNER:
ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: _____

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.:	17-0919FP
DATE:	05/18/2018
REV:	
SCALE:	1" = 50'
DRAWN:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE



Member Since 1977

SHEET	1
OF	
	3

PROPOSED EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.55'	30.00'	44°58'09"	N 43°39'00" E	22.95'
C2	23.58'	30.00'	45°01'51"	N 01°21'00" W	22.98'
C3	50.22'	30.00'	95°54'54"	N 71°49'22" W	44.56'
C4	5.57'	54.00'	05°54'54"	N 63°10'38" E	5.57'
C5	3.10'	30.00'	05°54'54"	N 63°10'38" E	3.10'
C6	9.62'	54.00'	10°12'23"	S 65°19'22" W	9.61'
C7	84.82'	54.00'	90°00'00"	N 64°34'27" W	76.37'
C8	35.38'	54.00'	37°32'10"	N 00°48'21" W	34.75'
C9	19.53'	30.00'	37°18'06"	S 00°41'19" E	19.19'
C10	25.92'	30.00'	49°29'42"	S 45°54'47" W	25.12'
C11	42.38'	54.00'	44°58'09"	N 43°39'00" E	41.30'
C12	44.03'	30.00'	84°05'06"	S 18°10'38" W	40.18'
C13	5.34'	30.00'	10°12'23"	S 65°19'22" W	5.34'
C14	47.12'	30.00'	90°00'00"	N 64°34'27" W	42.43'
C15	17.51'	30.00'	33°26'25"	N 02°51'14" W	17.26'
C16	30.42'	54.06'	32°14'40"	S 02°33'34" W	30.02'
C17	44.10'	30.00'	84°13'24"	N 28°32'56" E	40.23'
C18	44.75'	30.00'	85°28'27"	S 66°36'09" E	40.72'
C19	2.21'	54.00'	02°20'50"	N 64°57'40" E	2.21'
C20	5.60'	30.00'	10°41'24"	S 26°30'38" W	5.59'
C21	53.51'	42.00'	72°59'51"	S 12°37'59" W	49.97'
C22	9.29'	120.00'	04°26'03"	S 61°10'42" W	9.28'

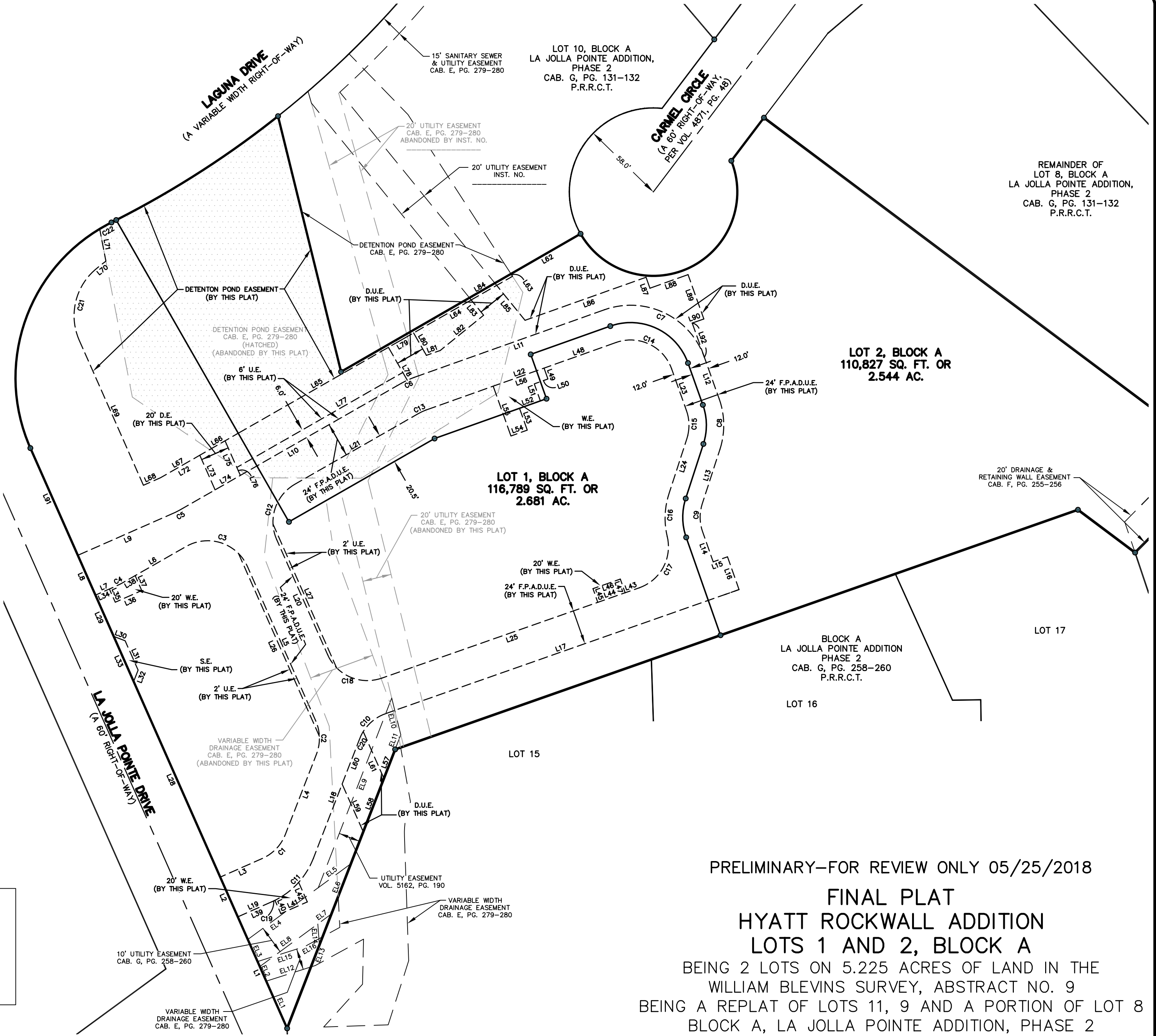
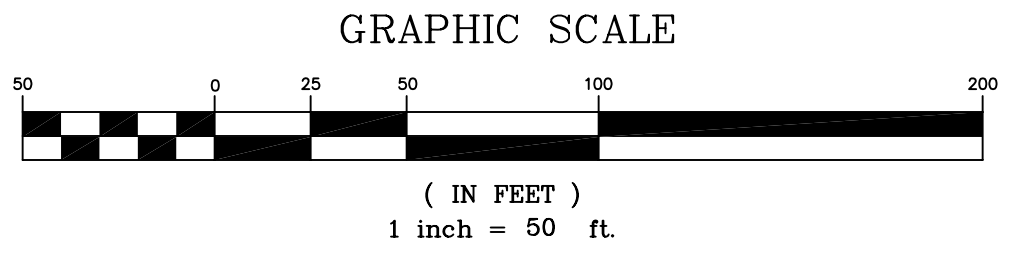
PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	84.23'	N 23°51'55" W
L2	30.00'	N 23°51'55" W
L3	31.89'	N 66°08'05" E
L4	59.52'	N 21°09'56" E
L5	116.49'	N 23°51'55" W
L6	49.92'	S 60°13'11" W
L7	15.69'	S 66°13'22" W
L8	30.08'	N 23°51'55" W
L9	73.60'	N 66°12'52" E
L10	176.77'	N 60°13'11" E
L11	139.53'	N 70°25'33" E
L12	30.65'	S 19°34'27" E
L13	39.61'	S 17°57'44" W
L14	22.11'	S 19°20'22" E
L15	10.50'	N 70°39'38" E
L16	24.00'	S 19°20'22" E
L17	258.58'	S 70°39'38" W
L18	88.54'	S 21°09'56" W
L19	25.89'	S 66°08'05" W
L20	87.01'	N 23°51'55" W
L21	98.62'	N 60°13'11" E
L22	139.53'	N 70°25'33" E
L23	30.65'	S 19°34'27" E
L24	41.75'	S 17°51'25" W
L25	188.59'	S 70°39'38" W
L26	138.03'	S 23°51'55" E
L27	108.55'	N 23°51'55" W
L28	147.74'	S 23°51'55" E
L29	31.13'	S 23°51'55" E
L30	8.49'	S 68°51'54" E
L31	22.11'	S 23°51'55" E
L32	8.49'	S 21°08'05" W
L33	34.11'	N 23°51'55" W
L34	10.54'	N 66°15'57" E
L35	10.00'	S 23°51'55" E
L36	20.00'	N 66°08'05" E
L37	11.25'	N 23°51'55" W
L38	9.33'	S 60°13'11" W
L39	25.89'	N 66°08'05" E
L40	10.05'	S 23°51'55" E
L41	20.00'	N 66°08'05" E
L42	14.78'	N 23°51'55" W
L43	10.47'	S 70°39'38" W
L44	20.00'	S 70°39'38" W
L45	10.00'	N 19°20'22" W
L46	20.00'	N 70°39'38" E
L47	10.00'	S 19°20'22" E
L48	52.84'	S 70°25'33" W
L49	8.00'	S 19°34'27" E
L50	10.00'	S 70°25'33" W

PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L51	12.50'	S 19°34'27" E
L52	15.26'	S 70°25'33" W
L53	15.99'	S 19°34'27" E
L54	12.00'	S 70°18'19" W
L55	36.51'	N 19°34'27" W
L56	37.26'	N 70°25'33" E
L57	21.46'	S 21°09'56" W
L58	39.58'	S 21°09'56" W
L59	36.04'	N 23°51'55" W
L60	33.49'	N 21°09'56" E
L61	35.31'	S 23°51'55" E
L62	55.46'	S 60°3'24" W
L63	1.99'	S 32°52'46" E
L64	89.74'	S 60°13'11" W
L65	128.50'	S 60°13'11" W
L66	30.61'	S 60°13'11" W
L67	31.36'	S 60°13'11" W
L68	12.81'	S 66°08'05" W
L69	109.51'	N 23°51'55" W
L70	9.54'	N 51°44'32" E
L71	22.69'	N 10°58'51" W
L72	31.36'	N 60°13'11" E
L73	26.14'	S 23°51'55" E
L74	20.11'	N 60°13'11" E
L75	26.14'	N 23°51'55" W
L76	6.03'	N 23°51'55" W
L77	132.07'	N 60°13'11" E
L78	26.19'	N 29°46'49" W
L79	20.00'	N 60°13'11" E
L80	17.86'	S 29°46'49" E
L81	10.15'	N 70°25'33" E
L82	38.57'	N 50°56'18" E
L83	15.53'	N 39°03'42" W
L84	20.26'	N 60°03'24" E
L85	33.04'	S 39°03'42" E
L86	88.72'	N 70°25'33" E
L87	8.00'	S 19°34'27" E
L88	27.94'	N 70°25'33" E
L89	32.50'	S 19°34'27" E
L90	8.50'	S 70°25'33" W
L91	81.00'	N 23°51'55" W
L92	25.00'	S 19°34'27" E

EASEMENT LEGEND

U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
W.E. - WATER EASEMENT
S.E. - SIDEWALK EASEMENT
D.U.E. - DRAINAGE AND UTILITY EASEMENT
F.P.A.D.U.E. - FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT

EXISTING EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	35.63'	N 23°51'55" W
EL2	14.81'	N 23°51'55" W
EL3	16.71'	N 23°51'55" W
EL4	60.45'	N 53°42'00" E
EL5	27.88'	N 53°42'00" E
EL6	37.19'	S 21°09'56" W
EL7	11.67'	S 53°41'07" W
EL8	49.72'	S 53°42'12" W
EL9	140.44'	N 21°09'29" E
EL10	26.14'	S 13°51'24" E
EL11	10.83'	S 21°09'29" W
EL12	32.36'	N 72°19'35" E
EL13	16.25'	N 21°09'56" E
EL14	14.59'	N 04°17'31" W
EL15	34.28'	N 72°19'35" E
EL16	13.94'	N 61°17'11" E



PRELIMINARY-FOR REVIEW ONLY 05/25/2018

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A
 BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

OWNER:
 ROCKWALL INNKEEPERS I, LTD.
 6176 FM 2011
 LONGVIEW, TX 75603
 CONTACT: _____

ENGINEER:
 VASQUEZ ENGINEERING, L.L.C.
 1919 S. SHILOH ROAD
 SUITE 440, LB 44
 GARLAND, TEXAS 75042
 972-278-2948 TELE
 972-271-1383 FAX
 CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE: 05/18/2018	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	2
REV:	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
SCALE: 1" = 50'	Texas Society of Professional Surveyors	3
DRAWN: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00	Member Since 1977

OWNER'S CERTIFICATION

WHEREAS ROCKWALL INNKEEPERS I, LTD., is the sole owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 5.225 acre tract of land to Rockwall Innkeepers I, Ltd., by deed recorded in Instrument Number 2017000016642, Official Public Records, Rockwall County, Texas, and being all of Lots 11 and 9, and a part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of said Lot 11, same being the most westerly northwest corner of Lot 15, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Pages 258-260, said Plat Records, same being in the northeast right-of-way line of La Jolla Pointe Drive (a 60' right-of-way);

THENCE North 23 deg. 51 min. 55 sec. West, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, a distance of 438.29 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" for the beginning of a curve to the right having a radius of 120.00 feet, a delta angle of 87 deg. 15 min. 39 sec., and a chord bearing and distance of North 19 deg. 45 min. 54 sec. East, 165.60 feet;

THENCE in a northeasterly direction, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, and along said curve to the right, an arc distance of 182.76 feet to a 1/2 inch iron rod set with red cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the left having a radius of 660.00 feet, a delta angle of 11 deg. 52 min. 02 sec., and a chord bearing and distance of North 57 deg. 27 min. 43 sec. East, 136.46 feet, same being in the south right-of-way line of Laguna Drive (a variable width right-of-way at this point, formerly known as La Jolla Pointe Drive);

THENCE in a northeasterly direction, along the common line of said Lot 11, and the south right-of-way line of said Laguna Drive, and along said curve to the left, an arc distance of 136.70 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" found for the northeast corner of said Lot 11, same being the northwest corner of Lot 10, said Block A, of said La Jolla Pointe Addition;

THENCE South 13 deg. 51 min. 24 sec. East, along the common line of said Lot 11, and said Lot 10, a distance of 181.81 feet to a point in a detention pond (cannot monument) for the southwest corner of said Lot 10, same being the northwest corner of aforesaid Lot 9;

THENCE North 60 deg. 03 min. 24 sec. East, along the common line of said Lot 9, and said Lot 10, a distance of 190.87 feet to a 1/2 inch iron rod set for the most northerly corner of said Lot 9, same being the most southerly southeast corner of said Lot 10, same being in the west right-of-way line of Carmel Circle (cul-de-sac), same being the beginning of a non-tangent curve to the left having a radius of 58.00 feet, a delta angle of 171 deg. 48 min. 23 sec., and a chord bearing and distance of North 64 deg. 09 min. 30 sec. East, 115.70 feet;

THENCE in a northeasterly direction, along the common line of said Lot 9, and the south right-of-way line of said Carmel Circle, and along said non-tangent curve to the left, passing the most easterly northeast corner of said Lot 9, same being the most westerly corner of aforesaid Lot 8, and continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a total arc distance of 173.92 feet to a 1/2 inch iron rod set for the end of said curve;

THENCE North 37 deg. 06 min. 28 sec. East, continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a distance of 37.33 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract;

THENCE South 53 deg. 10 min. 30 sec. East, through the interior of said Lot 8, a distance of 397.10 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract, same being in the southeasterly line of said Lot 8, same being in the northwesterly line of Lot 1, block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Pages 229-230, aforesaid Plat Records;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 8, and said Lot 1, a distance of 87.62 feet to a 1/2 inch iron rod set for the most southerly corner of said Lot 8, same being the northwest corner of said Lot 1, same being an angle point in the east line of aforesaid Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 8, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 49.31 feet to a 1/2 inch iron rod set for the southeast corner of aforesaid Lot 9;

THENCE South 70 deg. 39 min. 38 sec. West, along the common line of said Lot 9, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), passing the southwest corner of said Lot 9, same being the southeast corner of aforesaid Lot 10, and continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a total distance of 499.76 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 21 deg. 09 min. 56 sec. West, continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 206.62 feet to the POINT OF BEGINNING and containing 227,615 square feet or 5.225 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **HYATT ROCKWALL ADDITION** to the City of Rockwall, Texas, and whose name is 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. I further certify that all other parties who have a mortgage or lien interest in the **HYATT ROCKWALL ADDITION** 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;

- 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 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.
- All detention/drainage systems to be maintained, repaired, and replaced by property owner.
- 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 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 exaction's 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

8. Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this _____ day of _____, 2018.

ROCKWALL INNKEEPERS I, LTD.

By: _____

STATE OF TEXAS:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER: ROCKWALL INNKEEPERS I, LTD. 6176 FM 2011 LONGVIEW, TX 75603 CONTACT: _____	ENGINEER: VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 TELE 972-271-1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.
---	--

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman 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 _____, 2018.

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 _____, 2018.

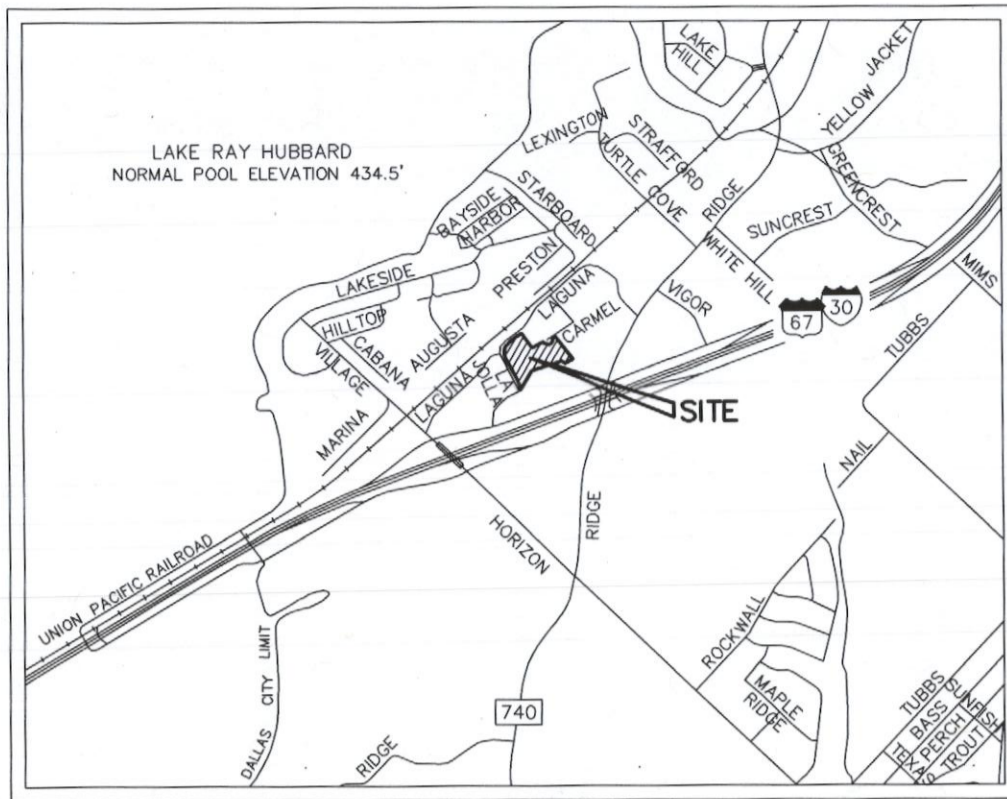
Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A
BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 05/18/2018	www.peisersurveying.com		
REV:		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	3
SCALE: 1" = 50'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		OF
DRAWN: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00		3
	 Member Since 1977		

VICINITY MAP
N.T.S.



Centerline

Easement can be shown on this page

D=87'15'39"
R=120.00'
L=182.76'
CB=N19'45'54"E
CD=165.60'

D=11'52'02"
R=660.00'
L=136.70'
CB=N57'27'43"E
CD=136.46'

D=23'26'31"
R=660.00'
L=270.03'
CB=N39'48'26"E
CD=268.15'

LOT 10, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

D=171'48'23"
R=58.00'
L=173.92'
CB=N64'09'30"E
CD=115.70'

LOT 3, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. F, PG. 255-256
P.R.R.C.T.

REMAINDER OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

Lot 20

PART OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CAB. D, PG. 199
P.R.R.C.T.

LOT 1, BLOCK 1
STEAK 'N SHAKE ADDITION
CAB. F, PG. 229-230
P.R.R.C.T.

19
LOT 2, BLOCK A
110,827 SQ. FT. OR
2.544 AC.

HYATT ROCKWALL ADDITION
OVERALL AREA
227,615 SQ. FT. OR
5.225 AC.

LOT 11, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 1, BLOCK A
116,789 SQ. FT. OR
2.681 AC.

ROCKWALL INNKEEPERS I, LTD.
INST. NO. 20170000016642
O.P.R.R.C.T.

LOT 9, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

BLOCK A
LA JOLLA POINTE ADDITION
PHASE 2
CAB. G, PG. 258-260
P.R.R.C.T.

LAGUNA DRIVE
(A 60' RIGHT-OF-WAY)

LA JOLLA POINTE DRIVE
(A 60' RIGHT-OF-WAY)

CAMEL CIRCLE
(A 60' RIGHT-OF-WAY
PER VOL. 4871, PG. 48)

ORIGINAL PLAT LINE

ORIGINAL PLAT LINE

WILLIAM BLEVINS SURVEY
ABSTRACT NO. 9
JAMES SMITH SURVEY
ABSTRACT NO. 200

PRELIMINARY-FOR REVIEW ONLY 05/25/2018
FINAL PLAT *La Jolla Pointe*

~~HYATT ROCKWALL ADDITION~~
~~LOTS 1 AND 2, BLOCK A~~ *Lots 1, 9, 10, 20*

BEING *73* LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SEE SHEET 2 FOR EASEMENT DETAILS
AND LINE & CURVE TABLES

RECEIVED
JUL 16 2018
FILE COPY

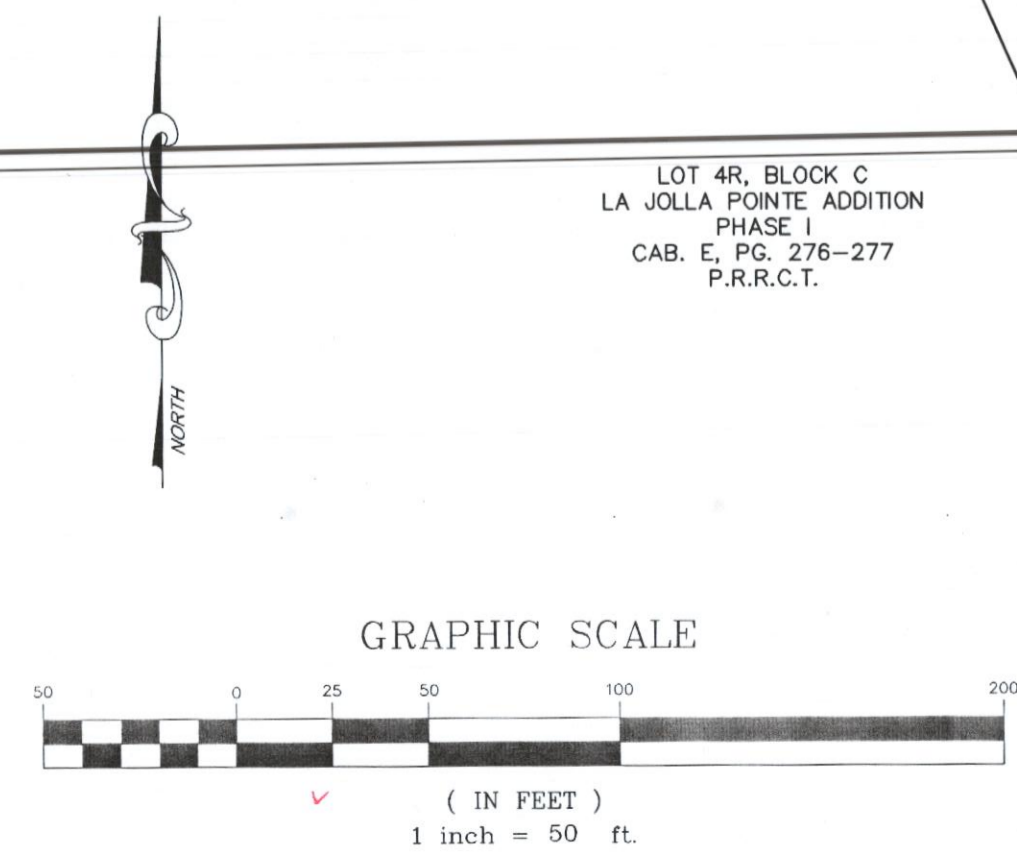
2018-022

CASE NO. _____ MAY 2018

OWNER: ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: _____

ENGINEER: VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE: 05/18/2018	www.peisersurveying.com	1
REV:	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	OF
SCALE: 1" = 50'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	3
DRAWN: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00	Member Since 1977



POINT OF BEGINNING
1/2" IRF
N 7015397.35
E 2590586.38

OWNER'S CERTIFICATION

WHEREAS ROCKWALL INNKEEPERS I, LTD., is the sole owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 5.225 acre tract of land to Rockwall Innkeepers I, Ltd., by deed recorded in Instrument Number 20170000016642, Official Public Records, Rockwall County, Texas, and being all of Lots 11 and 9, and a part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of said Lot 11, same being the most westerly northwest corner of Lot 15, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Pages 258-260, said Plat Records, same being in the northeast right-of-way line of La Jolla Pointe Drive (a 60' right-of-way);

THENCE North 23 deg. 51 min. 55 sec. West, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, a distance of 438.29 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" for the beginning of a curve to the right having a radius of 120.00 feet, a delta angle of 87 deg. 15 min. 39 sec., and a chord bearing and distance of North 19 deg. 45 min. 54 sec. East, 165.60 feet;

THENCE in a northeasterly direction, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, and along said curve to the right, an arc distance of 182.76 feet to a 1/2 inch iron rod set with red cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the left having a radius of 660.00 feet, a delta angle of 11 deg. 52 min. 02 sec., and a chord bearing and distance of North 57 deg. 27 min. 43 sec. East, 136.46 feet, same being in the south right-of-way line of Laguna Drive (a variable width right-of-way at this point, formerly known as La Jolla Pointe Drive);

THENCE in a northeasterly direction, along the common line of said Lot 11, and the south right-of-way line of said Laguna Drive, and along said curve to the left, an arc distance of 136.70 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" found for the northeast corner of said Lot 11, same being the northwest corner of Lot 10, said Block A, of said La Jolla Pointe Addition;

THENCE South 13 deg. 51 min. 24 sec. East, along the common line of said Lot 11, and said Lot 10, a distance of 181.81 feet to a point in a detention pond (cannot monument) for the southwest corner of said Lot 10, same being the northwest corner of aforesaid Lot 9;

THENCE North 60 deg. 03 min. 24 sec. East, along the common line of said Lot 9, and said Lot 10, a distance of 190.87 feet to a 1/2 inch iron rod set for the most northerly corner of said Lot 9, same being the most southerly southeast corner of said Lot 10, same being in the west right-of-way line of Carmel Circle (cul-de-sac), same being the beginning of a non-tangent curve to the left having a radius of 58.00 feet, a delta angle of 171 deg. 48 min. 23 sec., and a chord bearing and distance of North 64 deg. 09 min. 30 sec. East, 115.70 feet;

THENCE in a northeasterly direction, along the common line of said Lot 9, and the south right-of-way line of said Carmel Circle, and along said non-tangent curve to the left, passing the most easterly northeast corner of said Lot 9, same being the most westerly corner of aforesaid Lot 8, and continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a total arc distance of 173.92 feet to a 1/2 inch iron rod set for the end of said curve;

THENCE North 37 deg. 06 min. 28 sec. East, continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a distance of 37.33 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract;

THENCE South 53 deg. 10 min. 30 sec. East, through the interior of said Lot 8, a distance of 397.10 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract, same being in the southeasterly line of said Lot 8, same being in the northwesterly line of Lot 1, block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Pages 229-230, aforesaid Plat Records;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 8, and said Lot 1, a distance of 87.62 feet to a 1/2 inch iron rod set for the most southerly corner of said Lot 8, same being the northwest corner of said Lot 1, same being an angle point in the east line of aforesaid Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 8, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 49.31 feet to a 1/2 inch iron rod set for the southeast corner of aforesaid Lot 9;

THENCE South 70 deg. 39 min. 38 sec. West, along the common line of said Lot 9, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), passing the southwest corner of said Lot 9, same being the southeast corner of aforesaid Lot 10, and continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a total distance of 499.76 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 21 deg. 09 min. 56 sec. West, continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 206.62 feet to the POINT OF BEGINNING and containing 227,615 square feet or 5.225 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **HYATT ROCKWALL ADDITION** to the City of Rockwall, Texas, and whose name is 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. I further certify that all other parties who have a mortgage or lien interest in the **HYATT ROCKWALL ADDITION** 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:

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- 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.
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- 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.
- All detention/drainage systems to be maintained, repaired, and replaced by property owner.
- 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 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 exaction's 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.
- Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

WITNESS MY HAND, this _____ day of _____, 2018.

ROCKWALL INNKEEPERS I, LTD.

By:

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER:

ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
CONTACT: _____

ENGINEER:

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

Timothy R. Mankin
Registered Professional Land Surveyor, No. 6122

Date

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman 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 _____, 2018.

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 _____, 2018.

Mayor, City of Rockwall

City Secretary

City Engineer

General Note

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

JOB NO.: 17-0919FP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET	
DATE: 05/18/2018			
REV:	 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
SCALE: 1" = 50'			
DRAWN: T.R.M.			 Timothy R. Mankin Registered Professional Land Surveyor, No. 6122 Member Since 1977
			FIRM No. 100999-00

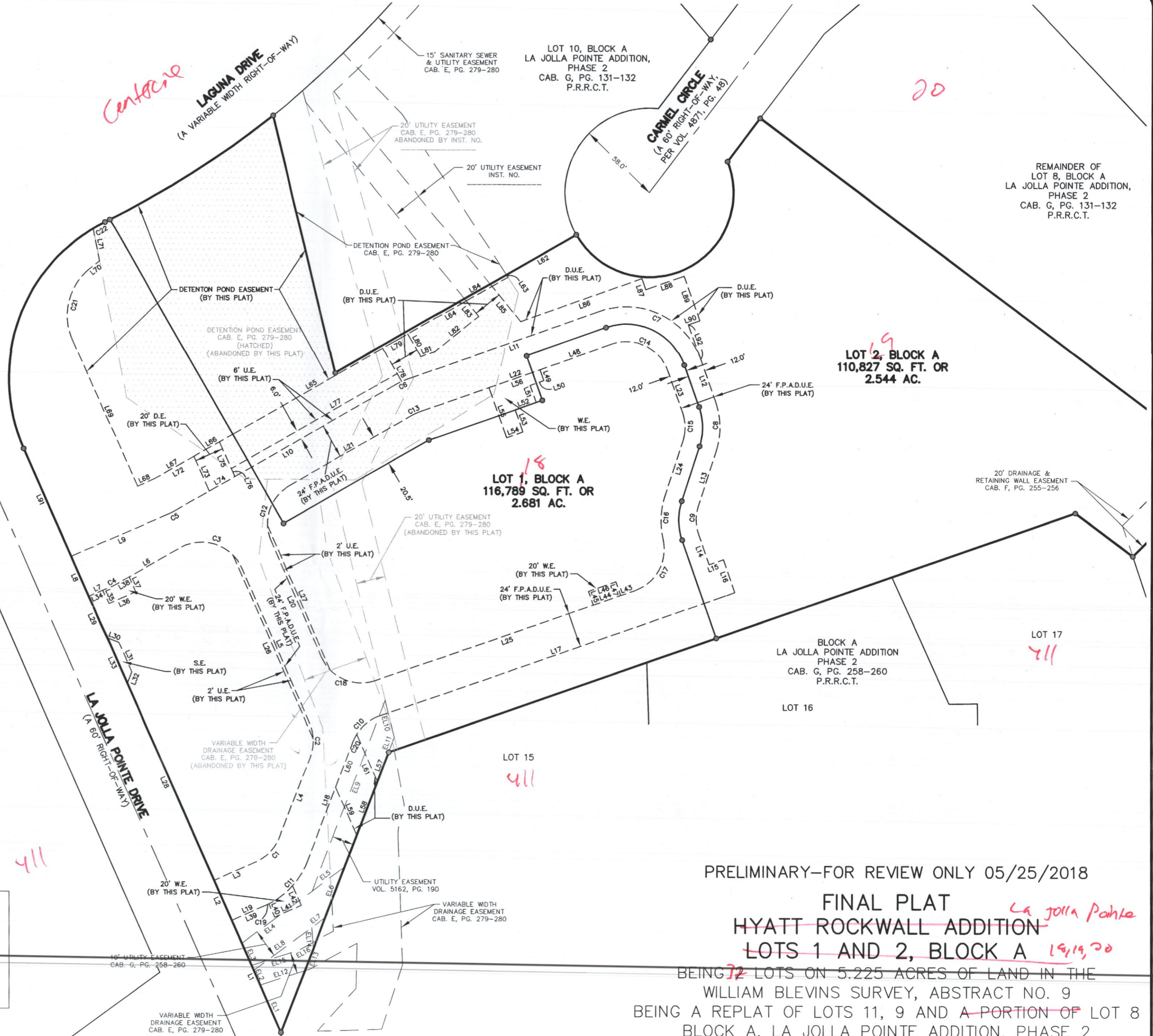
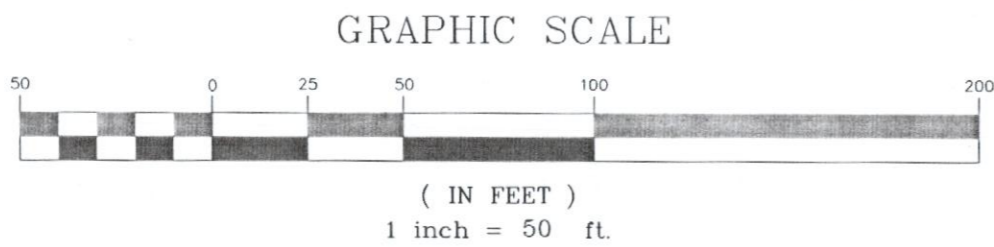
PROPOSED EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.55'	30.00'	44°58'09"	N 43°39'00" E	22.95'
C2	23.58'	30.00'	45°01'51"	N 01°21'00" W	22.98'
C3	50.22'	30.00'	95°54'54"	N 71°49'22" W	44.56'
C4	5.57'	54.00'	05°54'54"	N 63°10'38" E	5.57'
C5	3.10'	30.00'	05°54'54"	N 63°10'38" E	3.10'
C6	9.62'	54.00'	10°12'23"	S 65°19'22" W	9.61'
C7	84.82'	54.00'	90°00'00"	N 64°34'27" W	76.37'
C8	35.38'	54.00'	37°32'10"	N 00°48'21" W	34.75'
C9	19.53'	30.00'	37°18'06"	S 00°41'19" E	19.19'
C10	25.92'	30.00'	49°29'42"	S 45°54'47" W	25.12'
C11	42.38'	54.00'	44°58'09"	N 43°39'00" E	41.30'
C12	44.03'	30.00'	84°05'06"	S 18°10'38" W	40.18'
C13	5.34'	30.00'	10°12'23"	S 65°19'22" W	5.34'
C14	47.12'	30.00'	90°00'00"	N 64°34'27" W	42.43'
C15	17.51'	30.00'	33°26'25"	N 02°51'14" W	17.26'
C16	30.42'	54.06'	32°14'40"	S 02°33'34" W	30.02'
C17	44.10'	30.00'	84°13'24"	N 28°32'56" E	40.23'
C18	44.75'	30.00'	85°28'27"	S 66°36'09" E	40.72'
C19	2.21'	54.00'	02°20'50"	N 64°57'40" E	2.21'
C20	5.60'	30.00'	10°41'24"	S 26°30'38" W	5.59'
C21	53.51'	42.00'	72°59'51"	S 12°37'59" W	49.97'
C22	9.29'	120.00'	04°26'03"	S 61°10'42" W	9.28'

PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	84.23'	N 23°51'55" W
L2	30.00'	N 23°51'55" W
L3	31.89'	N 66°08'05" E
L4	59.52'	N 21°09'56" E
L5	116.49'	N 23°51'55" W
L6	49.92'	S 60°13'11" W
L7	15.69'	S 66°13'22" W
L8	30.08'	N 23°51'55" W
L9	73.60'	N 66°12'52" E
L10	176.77'	N 60°13'11" E
L11	139.53'	N 70°25'33" E
L12	30.65'	S 19°34'27" E
L13	39.61'	S 17°57'44" W
L14	22.11'	S 19°20'22" E
L15	10.50'	N 70°39'38" E
L16	24.00'	S 19°20'22" E
L17	258.58'	S 70°39'38" W
L18	88.54'	S 21°09'56" W
L19	25.89'	S 66°08'05" W
L20	87.01'	N 23°51'55" W
L21	98.62'	N 60°13'11" E
L22	139.53'	N 70°25'33" E
L23	30.65'	S 19°34'27" E
L24	41.75'	S 17°51'25" W
L25	188.59'	S 70°39'38" W
L26	138.03'	S 23°51'55" E
L27	108.55'	N 23°51'55" W
L28	147.74'	S 23°51'55" E
L29	31.13'	S 23°51'55" E
L30	8.49'	S 68°51'54" E
L31	22.11'	S 23°51'55" E
L32	8.49'	S 21°08'05" W
L33	34.11'	N 23°51'55" W
L34	10.54'	N 66°15'57" E
L35	10.00'	S 23°51'55" E
L36	20.00'	N 66°08'05" E
L37	11.25'	N 23°51'55" W
L38	9.33'	S 60°13'11" W
L39	25.89'	N 66°08'05" E
L40	10.05'	S 23°51'55" E
L41	20.00'	N 66°08'05" E
L42	14.78'	N 23°51'55" W
L43	10.47'	S 70°39'38" W
L44	20.00'	S 70°39'38" W
L45	10.00'	N 19°20'22" W
L46	20.00'	N 70°39'38" E
L47	10.00'	S 19°20'22" E
L48	52.84'	S 70°25'33" W
L49	8.00'	S 19°34'27" E
L50	10.00'	S 70°25'33" W

PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L51	12.50'	S 19°34'27" E
L52	15.26'	S 70°25'33" W
L53	15.99'	S 19°34'27" E
L54	12.00'	S 70°18'19" W
L55	36.51'	N 19°34'27" W
L56	37.26'	N 70°25'33" E
L57	21.46'	S 21°09'56" W
L58	39.58'	S 21°09'56" W
L59	36.04'	N 23°51'55" W
L60	33.49'	N 21°09'56" E
L61	35.31'	S 23°51'55" E
L62	55.46'	S 60°3'24" W
L63	1.99'	S 32°52'46" E
L64	89.74'	S 60°13'11" W
L65	128.50'	S 60°13'11" W
L66	30.61'	S 60°13'11" W
L67	31.36'	S 60°13'11" W
L68	12.81'	S 66°08'05" W
L69	109.51'	N 23°51'55" W
L70	9.54'	N 51°44'32" E
L71	22.69'	N 10°58'51" W
L72	31.36'	N 60°13'11" E
L73	26.14'	S 23°51'55" E
L74	20.11'	N 60°13'11" E
L75	26.14'	N 23°51'55" W
L76	6.03'	N 23°51'55" W
L77	132.07'	N 60°13'11" E
L78	26.19'	N 29°46'49" W
L79	20.00'	N 60°13'11" E
L80	17.86'	S 29°46'49" E
L81	10.15'	N 70°25'33" E
L82	38.57'	N 50°56'18" E
L83	15.53'	N 39°03'42" W
L84	20.26'	N 60°03'24" E
L85	33.04'	S 39°03'42" E
L86	88.72'	N 70°25'33" E
L87	8.00'	S 19°34'27" E
L88	27.94'	N 70°25'33" E
L89	32.50'	S 19°34'27" E
L90	8.50'	S 70°25'33" W
L91	81.00'	N 23°51'55" W
L92	25.00'	S 19°34'27" E

EASEMENT LEGEND		
U.E.	-	UTILITY EASEMENT
D.E.	-	DRAINAGE EASEMENT
W.E.	-	WATER EASEMENT
S.E.	-	SIDEWALK EASEMENT
D.U.E.	-	DRAINAGE AND UTILITY EASEMENT
F.P.A.D.U.E.	-	FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT

EXISTING EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
EL1	35.63'	N 23°51'55" W
EL2	14.81'	N 23°51'55" W
EL3	16.71'	N 23°51'55" W
EL4	60.45'	N 53°42'00" E
EL5	27.88'	N 53°42'00" E
EL6	37.19'	S 21°09'56" W
EL7	11.67'	S 53°41'07" W
EL8	49.72'	S 53°42'12" W
EL9	140.44'	N 21°09'29" E
EL10	26.14'	S 13°51'24" E
EL11	10.83'	S 21°09'29" W
EL12	32.36'	N 72°19'35" E
EL13	16.25'	N 21°09'56" E
EL14	14.59'	N 04°17'31" W
EL15	34.28'	N 72°19'35" E
EL16	13.94'	N 61°17'11" E



PRELIMINARY-FOR REVIEW ONLY 05/25/2018

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A

BEING 72 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

OWNER: ROCKWALL INNKEEPERS I, LTD.
 6176 FM 2011
 LONGVIEW, TX 75603
 CONTACT: _____

ENGINEER: VASQUEZ ENGINEERING, L.L.C.
 1919 S. SHILOH ROAD
 SUITE 440, LB 44
 GARLAND, TEXAS 75042
 972-278-2948 TELE
 972-271-1383 FAX
 CONTACT: JUAN J. VASQUEZ, P.E.

JOB NO.: 17-0919FP		PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		SHEET
DATE: 05/18/2018						2
REV:						OF
SCALE: 1" = 50'						3
DRAWN: T.R.M.						

City of Rockwall Project Plan Review History



Project Number P2018-022	Owner ROCKWAY, PARTNERS LLP	Applied 7/11/2018 LM
Project Name Lots 1 & 2, Block A, Hyatt Rockwall	Applicant VASQUEZ ENGINEERING, LLC.	Approved
Type Addition		Closed
Subtype FINAL		Expired
Status Staff Review		Status

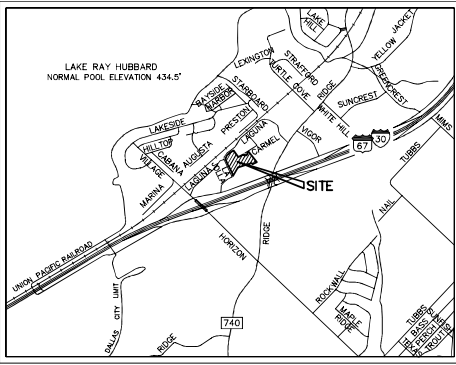
Site Address CATALINA DR	City, State Zip ROCKWALL, TX 75087	Zoning
------------------------------------	--	---------------

Subdivision LA JOLLA POINTE ADDITION PH 2	Tract 10	Block A	Lot No 10	Parcel No 4119-000A-0010-00-OR	General Plan
---	--------------------	-------------------	---------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/11/2018	7/18/2018	7/19/2018	8	APPROVED	
ENGINEERING (7/25/2018 4:37 PM SH) Need the Instrument numbers now. Change the "detention/drainage" to "detention and drainage". Please see the attached markups.	Sarah Hager	7/11/2018	7/18/2018	7/25/2018	14	COMMENTS	
FIRE	Ariana Hargrove	7/11/2018	7/18/2018	7/19/2018	8	APPROVED	
GIS	Lance Singleton	7/11/2018	7/18/2018	7/19/2018	8	APPROVED	
PLANNING	Korey Brooks	7/11/2018	7/18/2018	7/27/2018	16	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
P2018-022 Lots 18, 19, & 20, Block A, La Jolla Pointe Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This is a request by Juan Vasquez of Vasquez Engineering, LLC on behalf of Deepak Gandhi of Rockwall Inn Keepers I, LTD for the approval of a replat for Lots 18, 19 & 20, Block A, La Jolla Pointe Addition, Phase 2 being a 5.769-acre tract of land currently identified as Lots 8, 9 & 11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) Districts, generally located along La Jolla Pointe Drive, east of the intersection of La Jolla Pointe Drive and Laguna Drive.						
I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (P2018-022) in the lower right hand corner of all pages on future submittals.						
M.4 Please check the first curve after the Point of Beginning. It does not seem to match the bearings on the dedication page.						
M.5 Please show all easements on page 1 and leave off the easement curve and line tables on page 3.						
M.6 Please show the centerline of La Jolla Drive						
M.7 Please note that this will need to remain La Jolla Pointe Addition						
M.8 Please note that Lot 1 will need to be Lot 18, Lot 2 will need to be Lot 19 and the remainder of Lot 8 will need to be platted at Lot 20. You will not be able to leave a remainder tract.						
M.9 Please add "General 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 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" to the plat.						
Please check the 3rd and 4th bearing on the dedication page. They do not seem to match the plat.						
I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by August 7, 2018. The Planning and Zoning Meeting for this case is July 31, 2018.						
I.11 The projected City Council meeting date and subsequent approval for this plat is August 6, 2018						

VICINITY MAP
N.T.S.



D=87'15'39"
R=120.00'
L=182.76'
CB=N19°45'54"E
CD=165.60'

D=11'52'02"
R=660.00'
L=136.70'
CB=N57°27'43"E
CD=136.46'

N 70°16'27.40
E 259°05'50.09
1/2" YORK
"ARTHUR"
CONTROLLING
MONUMENT

D=23'26'31"
R=660.00'
L=270.03'
CB=N59°48'26"E
CD=288.15'

D=11'32'47"
R=660.00'
L=133.00'
CB=N57°18'05"E
CD=132.78'

D=00'19'15"
R=660.00'
L=3.70
CB=N63°14'06"E
CD=3.70'

LOT 10, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

D=171'48'23"
R=58.00'
L=173.92'
CB=N64°09'30"E
CD=115.70'

LOT 3, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. F, PG. 255-256
P.R.R.C.T.

REMAINDER OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

PART OF
LOT 8, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 1, BLOCK 1
IHOP NO. 9448 ADDITION
CAB. D, PG. 199
P.R.R.C.T.

LOT 2, BLOCK A
110,827 SQ. FT. OR
2.544 AC.

HYATT ROCKWALL ADDITION
OVERALL AREA
227,615 SQ. FT. OR
5.225 AC.

LOT 9, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

ROCKWALL INNKEEPERS I, LTD.
INST. NO. 2017000016642
O.P.R.R.C.T.

LOT 1, BLOCK A
116,789 SQ. FT. OR
2.681 AC.

LOT 11, BLOCK A
LA JOLLA POINTE ADDITION,
PHASE 2
CAB. G, PG. 131-132
P.R.R.C.T.

LOT 4R, BLOCK C
LA JOLLA POINTE ADDITION
PHASE 1
CAB. E, PG. 276-277
P.R.R.C.T.

LOT 16
BLOCK A
LA JOLLA POINTE ADDITION
PHASE 2
CAB. G, PG. 258-260
P.R.R.C.T.

LOT 1, BLOCK 1
STEAK 'N SHAKE ADDITION
CAB. F, PG. 229-230
P.R.R.C.T.

SEE SHEET 2 FOR EASEMENT DETAILS
AND LINE & CURVE TABLES

PRELIMINARY-FOR REVIEW ONLY 05/25/2018
FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 279
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____ MAY 2018

OWNER:
ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603
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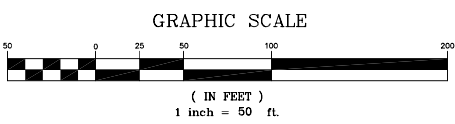
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

823 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1808 (O)
817-481-1809 (F)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas
Surveyors
Member Since 1977

SHEET
OF
3



POINT OF
BEGINNING

1/2" REF
N 70°15'57.35
E 259°05'58.38

WILLIAM BLEVINS SURVEY
ABSTRACT NO. 9
&
JAMES SMITH SURVEY
ABSTRACT NO. 200

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	23.55'	30.00'	44°58'09"	N 43°39'00" E	22.95'
C2	23.58'	30.00'	45°01'51"	N 01°21'00" W	22.98'
C3	50.22'	30.00'	95°54'54"	N 71°49'22" W	44.56'
C4	5.57'	54.00'	05°54'54"	N 63°10'38" E	5.57'
C5	3.10'	30.00'	05°54'54"	N 63°10'38" E	3.10'
C6	9.62'	54.00'	10°12'33"	S 65°19'22" W	9.61'
C7	84.82'	54.00'	90°00'00"	N 64°34'27" W	76.37'
C8	35.38'	54.00'	37°32'10"	N 00°48'21" W	34.75'
C9	19.53'	30.00'	37°18'06"	S 00°41'19" E	19.19'
C10	25.92'	30.00'	49°29'42"	S 45°54'47" W	25.12'
C11	42.38'	54.00'	44°58'09"	N 43°39'00" E	41.30'
C12	44.03'	30.00'	84°05'06"	S 18°10'38" W	40.18'
C13	5.34'	30.00'	10°12'33"	S 65°19'22" W	5.34'
C14	47.12'	30.00'	90°00'00"	N 64°34'27" W	42.43'
C15	17.51'	30.00'	33°26'25"	N 02°51'14" W	17.26'
C16	30.42'	54.06'	32°14'40"	S 02°33'34" W	30.02'
C17	44.10'	30.00'	84°13'24"	N 28°32'56" E	40.23'
C18	44.75'	30.00'	85°28'27"	S 66°36'09" E	40.72'
C19	2.21'	54.00'	02°20'50"	N 64°57'40" E	2.21'
C20	5.60'	30.00'	10°41'24"	S 26°30'38" W	5.59'
C21	53.51'	42.00'	72°59'51"	S 12°37'59" W	49.97'
C22	9.29'	120.00'	04°26'03"	S 61°10'42" W	9.28'

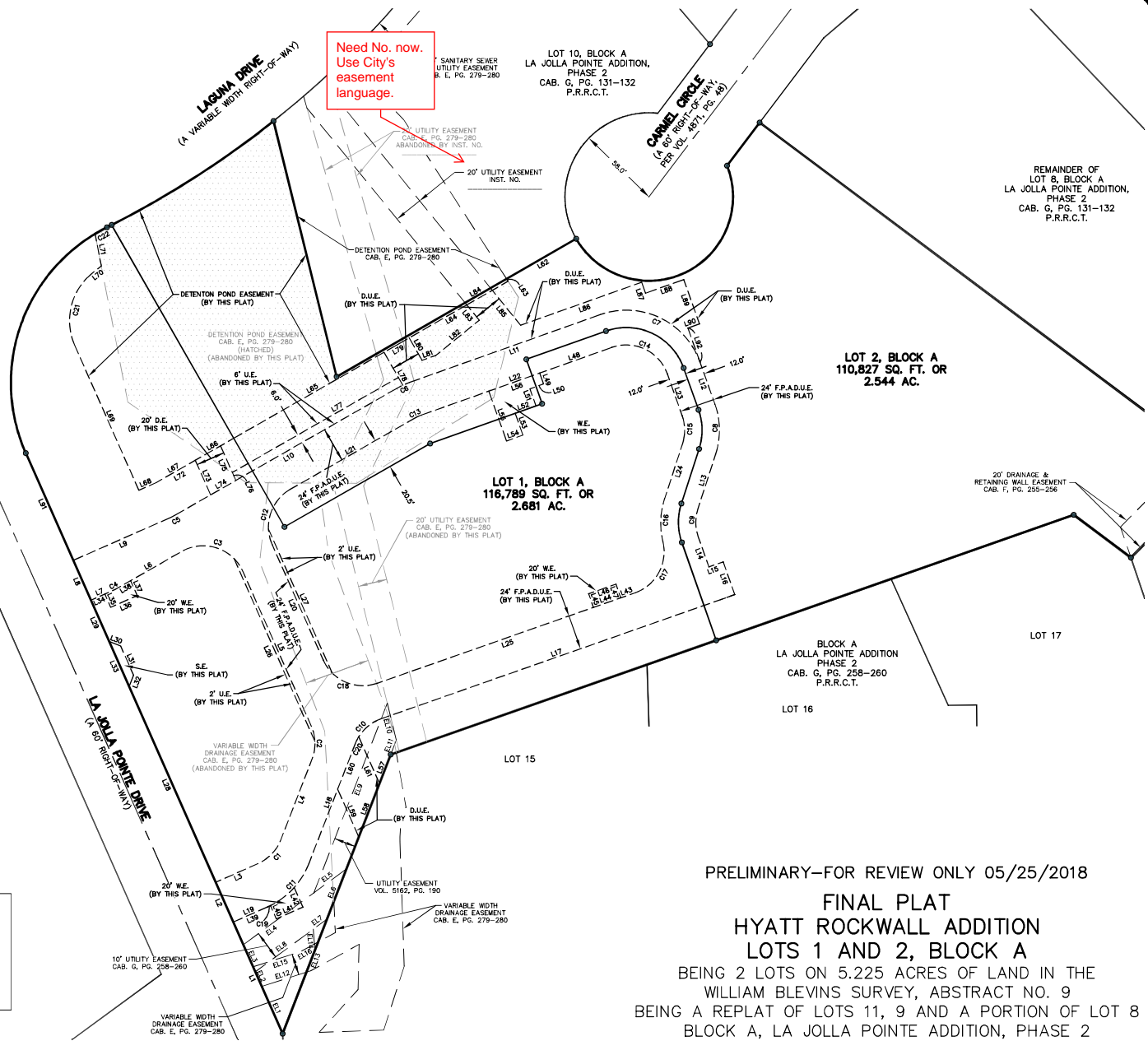
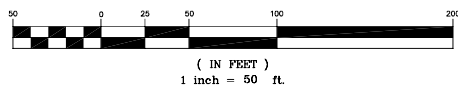
LINE	LENGTH	BEARING
L1	84.23'	N 23°51'55" W
L2	30.00'	N 23°51'55" W
L3	31.89'	N 66°08'05" E
L4	59.52'	N 21°09'56" E
L5	116.49'	N 21°31'55" W
L6	49.92'	S 60°13'11" W
L7	15.69'	S 66°13'22" W
L8	30.08'	N 23°51'55" W
L9	73.60'	N 66°12'52" E
L10	176.77'	N 60°13'11" E
L11	139.53'	N 70°25'33" E
L12	30.65'	S 19°34'27" E
L13	39.61'	S 17°51'25" W
L14	22.11'	S 19°20'22" E
L15	10.50'	N 70°39'38" E
L16	24.00'	S 19°20'22" E
L17	258.58'	S 70°39'38" W
L18	88.54'	S 21°09'56" W
L19	25.89'	S 66°08'05" W
L20	87.01'	N 23°51'55" W
L21	98.62'	N 60°13'11" E
L22	139.53'	N 70°25'33" E
L23	30.65'	S 19°34'27" E
L24	41.75'	S 17°51'25" W
L25	188.59'	S 70°39'38" W
L26	138.03'	S 23°51'55" E
L27	108.55'	N 23°51'55" W
L28	147.74'	S 23°51'55" E
L29	31.13'	S 23°51'55" E
L30	8.49'	S 68°15'41" E
L31	22.11'	S 23°51'55" E
L32	8.49'	S 21°08'05" W
L33	34.11'	N 23°51'55" W
L34	10.54'	N 66°15'57" E
L35	10.00'	S 23°51'55" E
L36	20.00'	N 66°08'05" E
L37	11.25'	N 23°51'55" W
L38	9.33'	S 60°13'11" W
L39	25.89'	N 66°08'05" E
L40	10.05'	S 23°51'55" E
L41	20.00'	N 66°08'05" E
L42	14.78'	N 23°51'55" W
L43	10.47'	S 70°39'38" W
L44	20.00'	S 70°39'38" W
L45	10.00'	N 19°20'22" W
L46	20.00'	N 70°39'38" E
L47	10.00'	S 19°20'22" E
L48	52.84'	S 70°25'33" W
L49	8.00'	S 19°34'27" E
L50	10.00'	S 70°25'33" W

LINE	LENGTH	BEARING
L51	12.50'	S 19°34'27" E
L52	16.26'	S 70°25'33" W
L53	15.99'	S 19°34'27" E
L54	12.00'	S 70°18'19" W
L55	36.51'	N 19°34'27" W
L56	37.26'	N 70°25'33" E
L57	21.46'	S 21°09'56" W
L58	39.58'	S 21°09'56" W
L59	36.04'	N 23°51'55" W
L60	33.49'	N 21°09'56" E
L61	35.31'	S 23°51'55" E
L62	55.46'	S 60°13'24" W
L63	1.99'	S 32°52'46" E
L64	89.74'	S 60°13'11" W
L65	128.50'	S 60°13'11" W
L66	30.61'	S 60°13'11" W
L67	31.36'	S 60°13'11" W
L68	12.81'	S 66°08'05" W
L69	109.51'	N 23°51'55" W
L70	9.54'	N 51°44'32" E
L71	22.69'	N 60°13'11" E
L72	31.36'	N 60°13'11" E
L73	26.14'	S 23°51'55" E
L74	20.11'	N 60°13'11" E
L75	26.14'	N 23°51'55" W
L76	6.03'	N 23°51'55" W
L77	132.07'	N 60°13'11" E
L78	26.19'	N 29°46'49" W
L79	20.00'	N 60°13'11" E
L80	17.86'	S 29°46'49" E
L81	10.15'	N 70°25'33" E
L82	38.57'	N 50°56'18" E
L83	15.53'	N 39°03'42" E
L84	20.26'	N 60°03'24" E
L85	33.04'	S 39°03'42" E
L86	88.72'	N 70°25'33" E
L87	8.00'	S 19°34'27" E
L88	27.94'	N 70°25'33" E
L89	32.50'	S 19°34'27" E
L90	8.50'	S 70°25'33" W
L91	81.00'	N 23°51'55" W
L92	25.00'	S 19°34'27" E

LINE	LENGTH	BEARING
EL1	35.63'	N 23°51'55" W
EL2	14.81'	N 23°51'55" W
EL3	16.71'	N 23°51'55" W
EL4	60.45'	N 53°42'00" E
EL5	27.88'	N 53°42'00" E
EL6	37.19'	S 21°09'56" W
EL7	11.67'	S 53°41'07" W
EL8	49.72'	S 53°42'12" W
EL9	140.44'	N 21°09'29" E
EL10	26.14'	S 33°51'41" E
EL11	10.83'	S 21°09'29" E
EL12	32.36'	N 72°19'35" E
EL13	16.25'	N 21°09'56" E
EL14	14.59'	N 04°17'31" W
EL15	34.28'	N 72°19'35" E
EL16	13.94'	N 61°17'11" E

EASEMENT LEGEND	
U.E.	- UTILITY EASEMENT
D.E.	- DRAINAGE EASEMENT
W.E.	- WATER EASEMENT
S.E.	- SIDEWALK EASEMENT
D.U.E.	- DRAINAGE AND UTILITY EASEMENT
F.P.A.D.U.E.	- FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT

GRAPHIC SCALE



PRELIMINARY-FOR REVIEW ONLY 05/25/2018

**FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A**

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO. _____ MAY 2018

JOB NO.: 17-0919FP		PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE: 05/18/2018			2
REV:		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	OF
SCALE: 1" = 50'		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	3
DRAWN: T.R.M.	tmarkin@peisersurveying.com	FIRM No. 100999-00 Member Since 1977	

OWNER: ROCKWALL INNKEEPERS I, LTD.
6176 FM 2011 LONGVIEW, TX 75603
CONTACT: _____

ENGINEER: VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042
972-278-2948 TELE 972-271-1383 FAX
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER'S CERTIFICATION

WHEREAS ROCKWALL INNKEEPERS I, LTD., is the sole owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 5.225 acre tract of land to Rockwall Innkeepers I, Ltd., by deed recorded in Instrument Number 2017000016642, Official Public Records, Rockwall County, Texas, and being all of Lots 11 and 9, and a part of Lot 8, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the south corner of said Lot 11, same being the most westerly northwest corner of Lot 15, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Pages 258-260, said Plat Records, same being in the northeast right-of-way line of La Jolla Pointe Drive (a 60' right-of-way);

THENCE North 23 deg. 51 min. 55 sec. West, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, a distance of 438.29 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" for the beginning of a curve to the right having a radius of 120.00 feet, a delta angle of 87 deg. 15 min. 39 sec., and a chord bearing and distance of North 19 deg. 45 min. 54 sec. East, 165.60 feet;

THENCE in a northeasterly direction, along the common line of said Lot 11, and the northeast right-of-way line of said La Jolla Pointe Drive, and along said curve to the right, an arc distance of 182.76 feet to a 1/2 inch iron rod set with red cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) for the beginning of a curve to the left having a radius of 660.00 feet, a delta angle of 11 deg. 52 min. 02 sec., and a chord bearing and distance of North 57 deg. 27 min. 43 sec. East, 136.46 feet, same being in the south right-of-way line of Laguna Drive (a variable width right-of-way at this point, formerly known as La Jolla Pointe Drive);

THENCE in a northeasterly direction, along the common line of said Lot 11, and the south right-of-way line of said Laguna Drive, and along said curve to the left, an arc distance of 136.70 feet to a 1/2 inch iron rod found with yellow cap stamped "Arthur" found for the northeast corner of said Lot 11, same being the northwest corner of Lot 10, said Block A, of said La Jolla Pointe Addition;

THENCE South 13 deg. 51 min. 24 sec. East, along the common line of said Lot 11, and said Lot 10, a distance of 181.81 feet to a point in a detention pond (cannot monument) for the southwest corner of said Lot 10, same being the northwest corner of aforesaid Lot 9;

THENCE North 60 deg. 03 min. 24 sec. East, along the common line of said Lot 9, and said Lot 10, a distance of 190.87 feet to a 1/2 inch iron rod set for the most northerly corner of said Lot 9, same being the most southerly southeast corner of said Lot 10, same being in the west right-of-way line of Carmel Circle (cul-de-sac), same being the beginning of a non-tangent curve to the left having a radius of 58.00 feet, a delta angle of 171 deg. 48 min. 23 sec., and a chord bearing and distance of North 64 deg. 09 min. 30 sec. East, 115.70 feet;

THENCE in a northeasterly direction, along the common line of said Lot 9, and the south right-of-way line of said Carmel Circle, and along said non-tangent curve to the left, passing the most easterly northeast corner of said Lot 9, same being the most westerly corner of aforesaid Lot 8, and continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a total arc distance of 173.92 feet to a 1/2 inch iron rod set for the end of said curve;

THENCE North 37 deg. 06 min. 28 sec. East, continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a distance of 37.33 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract;

THENCE South 53 deg. 10 min. 30 sec. East, through the interior of said Lot 8, a distance of 397.10 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract, same being in the southeasterly line of said Lot 8, same being in the northwesterly line of Lot 1, block 1, Steak 'N Shake Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Pages 229-230, aforesaid Plat Records;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 8, and said Lot 1, a distance of 87.62 feet to a 1/2 inch iron rod set for the most southerly corner of said Lot 8, same being the northwest corner of said Lot 1, same being an angle point in the east line of aforesaid Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 8, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 49.31 feet to a 1/2 inch iron rod set for the southeast corner of aforesaid Lot 9;

THENCE South 70 deg. 39 min. 38 sec. West, along the common line of said Lot 9, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), passing the southwest corner of said Lot 9, same being the southeast corner of aforesaid Lot 10, and continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a total distance of 499.76 feet to a 1/2 inch iron rod set for an angle point;

THENCE South 21 deg. 09 min. 56 sec. West, continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 206.62 feet to the POINT OF BEGINNING and containing 227,615 square feet or 5.225 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **HYATT ROCKWALL ADDITION** to the City of Rockwall, Texas, and whose name is 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. I further certify that all other parties who have a mortgage or lien interest in the **HYATT ROCKWALL ADDITION** 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:

- 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 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.
- All detention ~~drainage~~ **drainage** systems to be maintained, repaired, and replaced by property owner.
- 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 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 exaction's 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; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.
- Non standard street signs, poles and fixtures to be maintained by Home Owner's Association.

Detention and drainage.

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas.

PRELIMINARY-FOR REVIEW ONLY 05/25/2018

Timothy R. Mankin _____ Date
Registered Professional Land Surveyor, No. 6122 _____

ENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman _____ 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 _____, 2018.

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 _____, 2018.

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

FINAL PLAT
HYATT ROCKWALL ADDITION
LOTS 1 AND 2, BLOCK A

BEING 2 LOTS ON 5.225 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND A PORTION OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____ MAY 2018

WITNESS MY HAND, this _____ day of _____, 2018.

ROCKWALL INNKEEPERS I, LTD.

By: _____

STATE OF TEXAS:
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER: ROCKWALL INNKEEPERS I, LTD. 6176 FM 2011 LONGVIEW, TX 75603 CONTACT: _____	ENGINEER: VASQUEZ ENGINEERING, L.L.C. 1919 S. SHILOH ROAD SUITE 440, LB 44 GARLAND, TEXAS 75042 972-278-2948 TELE 972-271-1383 FAX CONTACT: JUAN J. VASQUEZ, P.E.
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JOB NO.: 17-0919FF	 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	SHEET
DATE: 05/18/2018			3
REV:	 www.peisersurveying.com	OF	
SCALE: 1" = 50'		3	
DRAWN: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977		