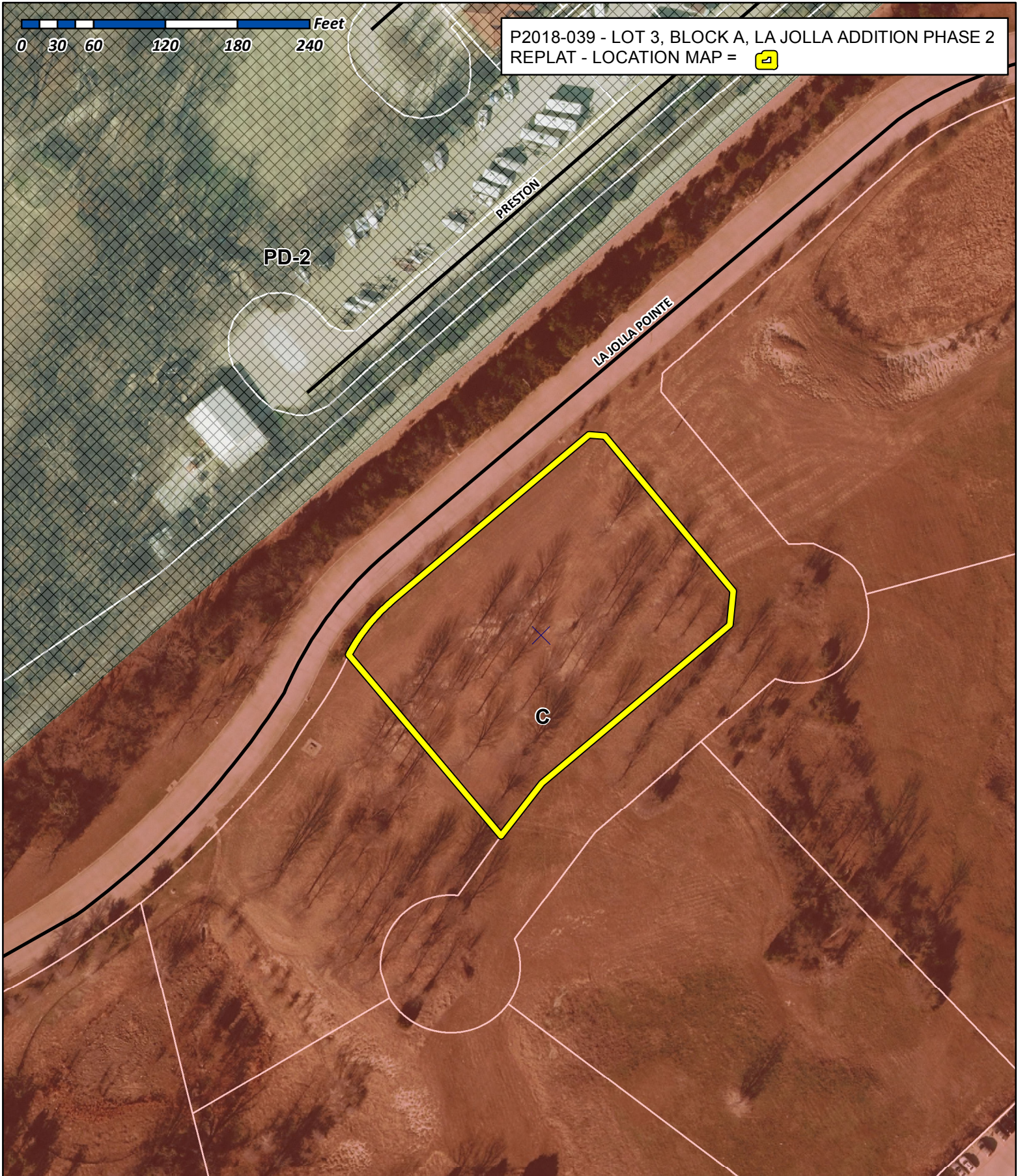


P2018-039 - LOT 3, BLOCK A, LA JOLLA ADDITION PHASE 2
REPLAT - LOCATION MAP = 

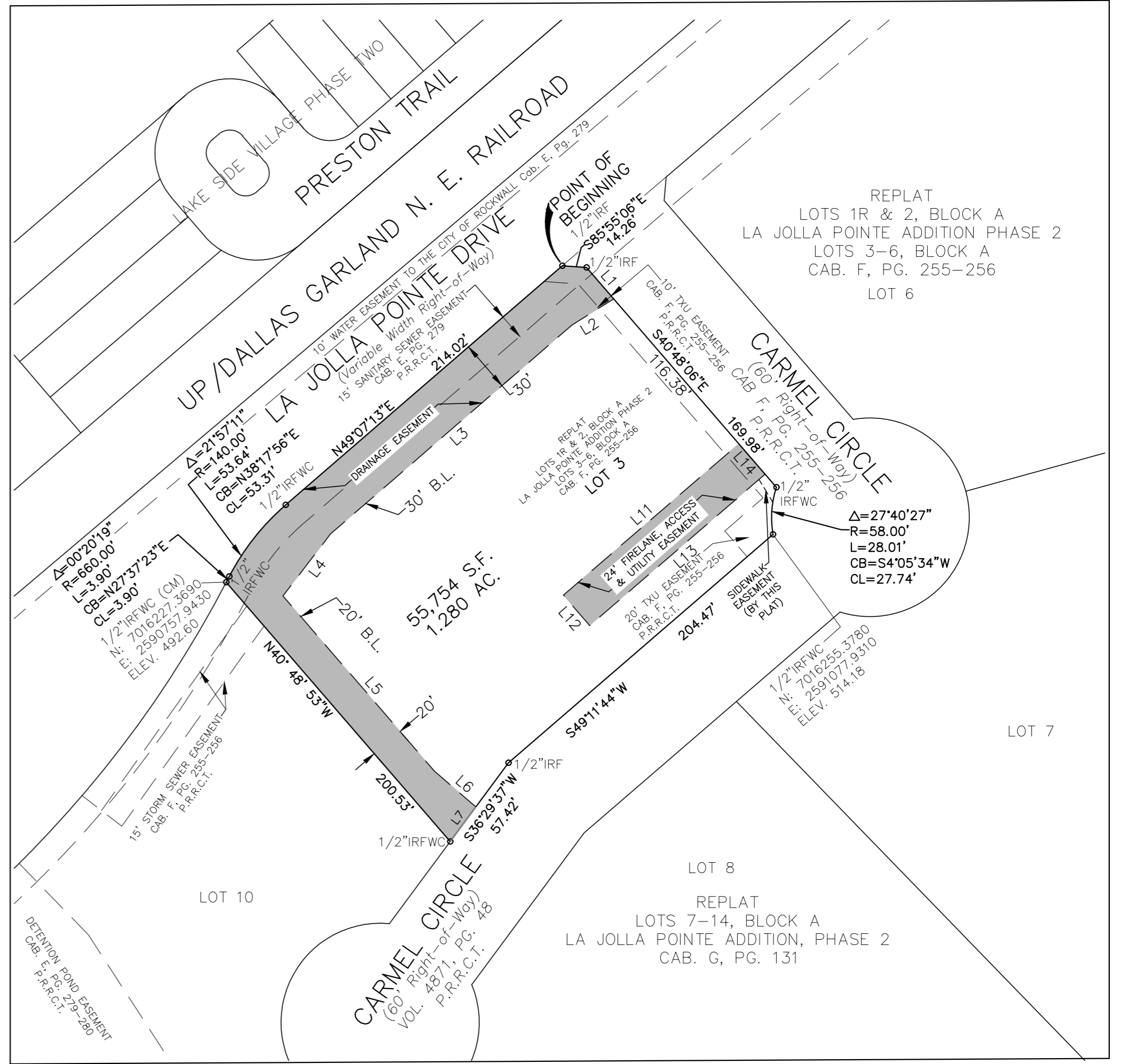
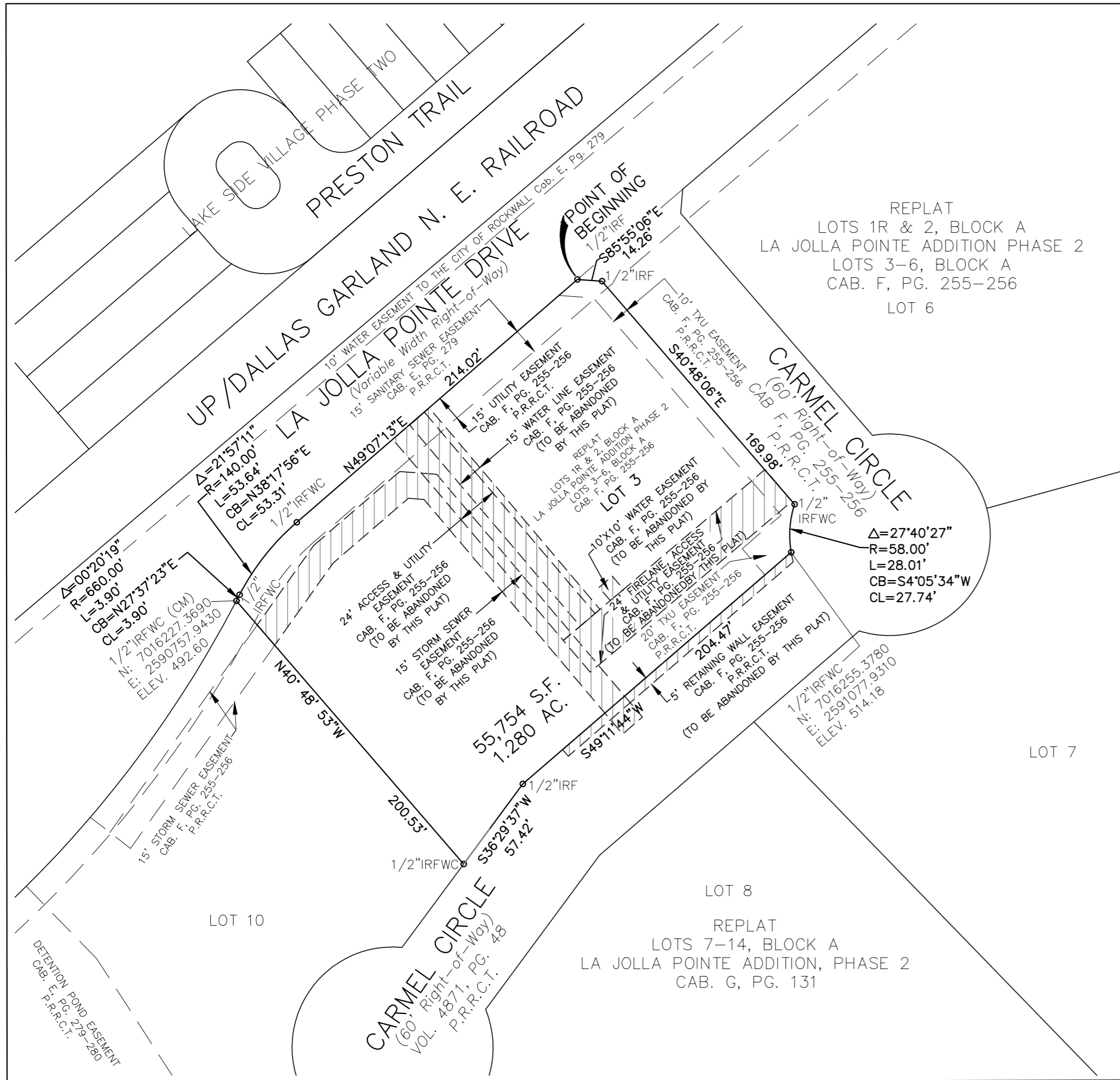


City of Rockwall

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

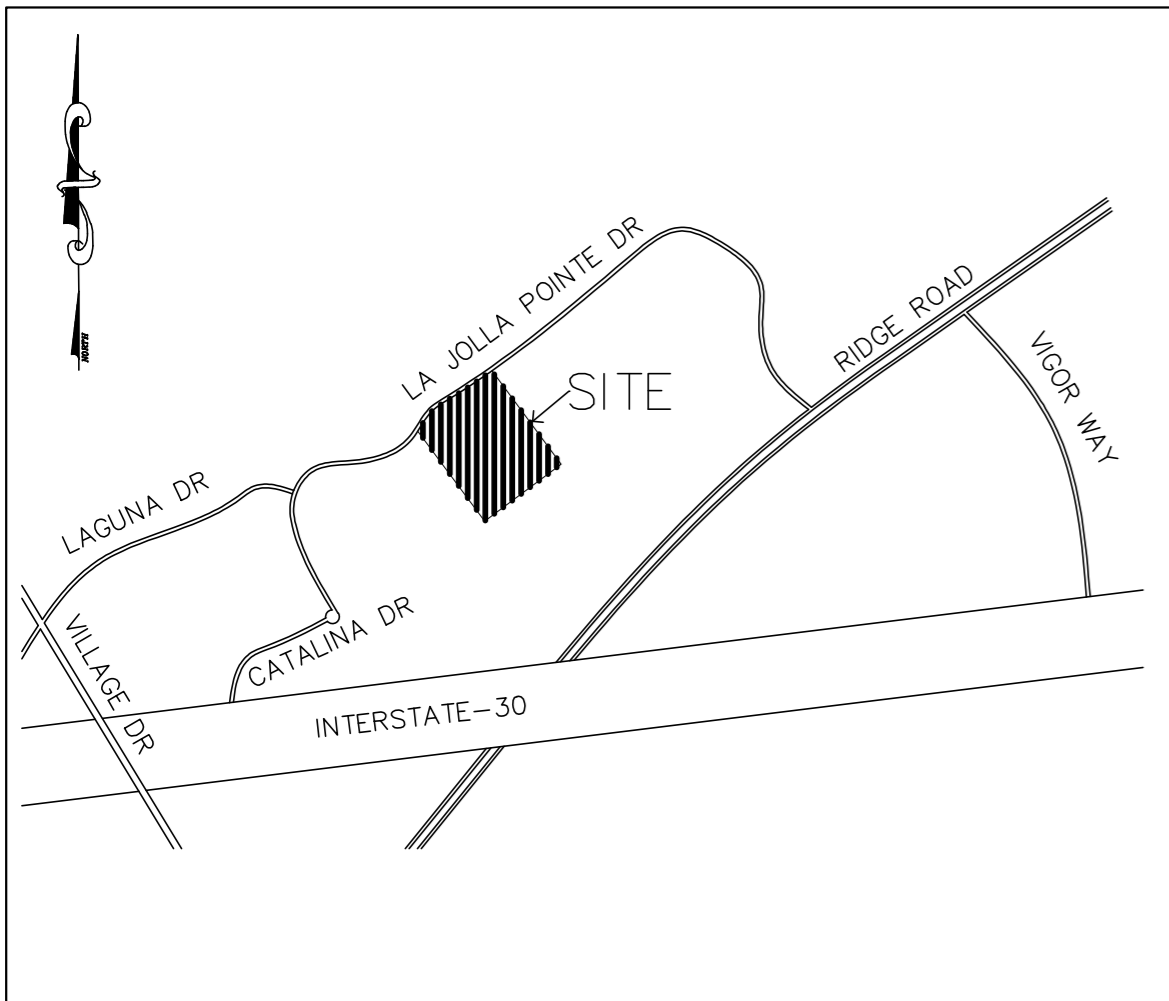
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



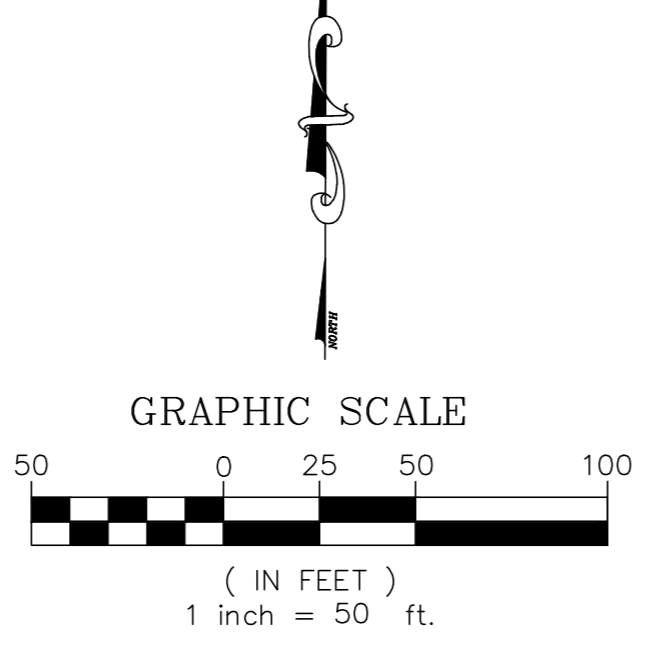


EASEMENT ABANDONMENT

EASEMENT DEDICATION



LOCATION MAP
NOT TO SCALE



LEGEND:

- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 - IRF IRON ROD FOUND
 - P.O.B. POINT OF BEGINNING
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE
 - SQ FT SQUARE FEET
 - IRFWC IRON ROD FOUND WITH CAP
 - VOL. VOLUME
 - CAB. CABINET
 - PG. PAGE
- EASEMENT TO BE ABANDONED
 EASEMENT TO BE DEDICATED

SURVEYORS:
33° LATITUDE
 17250 DALLAS PARKWAY
 DALLAS, TEXAS 75248
 (972) 677-9933

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
 7700 CODY LANE, SUITE 2705
 SACHSE, TEXAS 75048
 (469) 853-0400



ENGINEERS:
USA PROFESSIONAL SERVICES GROUP, INC.
 CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS — REGISTERED FIRM NO. F-1845
 TEXAS BOARD OF LAND SURVEYORS — REGISTERED FIRM 101074-00
 1525 VICEROY DRIVE, DALLAS, TEXAS 75235
 OFFICE: (214) 634-3300 FAX: (214) 634-3338
 WWW.USAENGINEERS.COM
 USAI 2018006.00

| Line Table | | |
|------------|-------------|---------|
| Line # | Direction | Length |
| L1 | S40°48'06"E | 24.31' |
| L2 | S57°55'27"W | 28.68' |
| L3 | S49°07'13"W | 187.06' |
| L4 | S37°30'05"W | 45.65' |
| L5 | S40°48'53"E | 135.29' |
| L6 | S49°01'37"E | 32.29' |
| L7 | S36°29'37"W | 25.23' |
| L11 | N49°11'07"E | 135.58' |
| L12 | N40°48'53"W | 23.50' |
| L13 | S49°11'07"W | 135.58' |
| L14 | S40°48'06"E | 23.50' |

NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
2. Property owner is responsible for maintaining, repairing, and replacing all drainage systems on-site.

REPLAT
 LOT 3, BLOCK A
 LA JOLLA POINTE ADDITION, PHASE 2
 BEING A REPLAT
 OF
 LOTS 1R & 2, BLOCK A
 LA JOLLA POINTE ADDITION, PHASE 2
 LOTS 3-6, BLOCK A

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

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

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

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

THENCE in a Southwesterly direction along said non-tangent curve to the left, having a central angle of 27 degrees 40 minutes 27 seconds, a radius of 58.00 feet, an arc length of 28.01 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Northerly right-of-way line of Carmel Circle (a 60' right-of-way) as recorded in Volume 4871, Page 48 of the Plat Records, Rockwall County, Texas;

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

THENCE South 36 degrees 29 minutes 37 seconds West, continuing along the Northerly right-of-way line of said Carmel Circle, a distance of 57.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of said Lot 3, Block A and the Southeasterly corner of Lot 10, Block A of the Replat of Lots 7-14, Block A LaJolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

THENCE North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A and the Westerly line of said Lot 3, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Southerly right-of-way line of said La Jolla Pointe Drive, said point also being at the beginning of a non-tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 3.90 feet;

THENCE in a Northeasterly direction along said non-tangent curve to the left having a central angle of 00 degrees 20 minutes 19 seconds, a radius of 660.00 feet, an arc length of 3.90 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

THENCE in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 57 minutes 11 seconds, a radius of 140.00 feet, an arc length of 53.64 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 49 degrees 07 minutes 13 seconds East, a distance of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner of the land shown on this plat, and designated herein as LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 the subdivision 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 subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the 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. 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 We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

CLAY SHIPMAN FIRE PROTECTION, LLC

By: _____
Owner Name
Title
Dated: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority. On this day personal appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires On:

City Engineer Date

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED:

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

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, John Truong, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public in and for the State of Texas

My Commission Expires On:

REPLAT
LOT 3, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT
OF
LOTS 1R & 2, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
LOTS 3-6, BLOCK A

1 LOT / 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SEPTEMBER 2018

SURVEYORS:
33° LATITUDE
33 DEGREES LATITUDE, LLC
17250 DALLAS PARKWAY
DALLAS, TEXAS 75248
(972) 677-9933

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853-0400

ENGINEERS:
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USA! 2018006.00