




P2020-009 LOTS 22 AND 22R,
 BLOCK A, LA JOLLA POINTE
 PLAT - LOCATION MAP = 



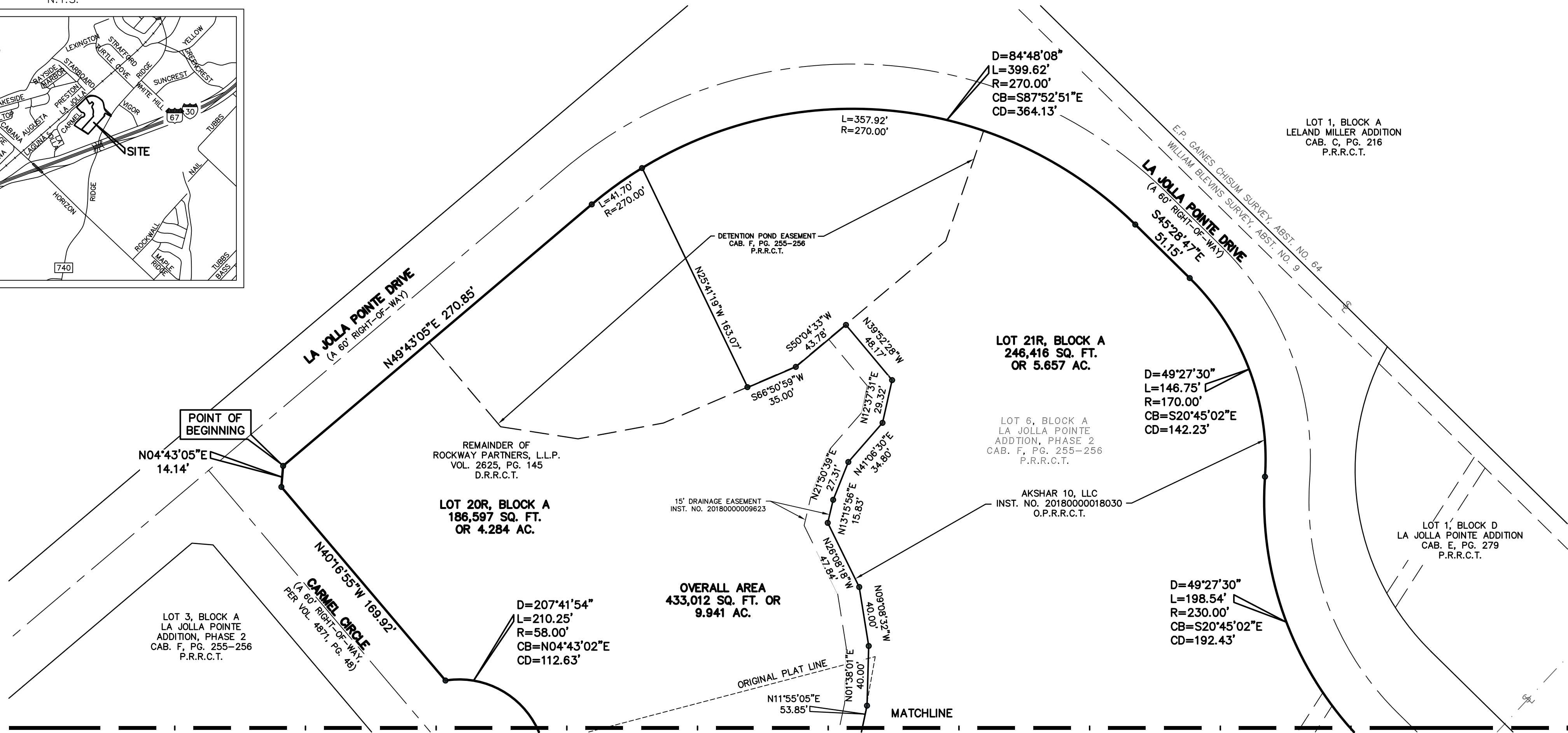
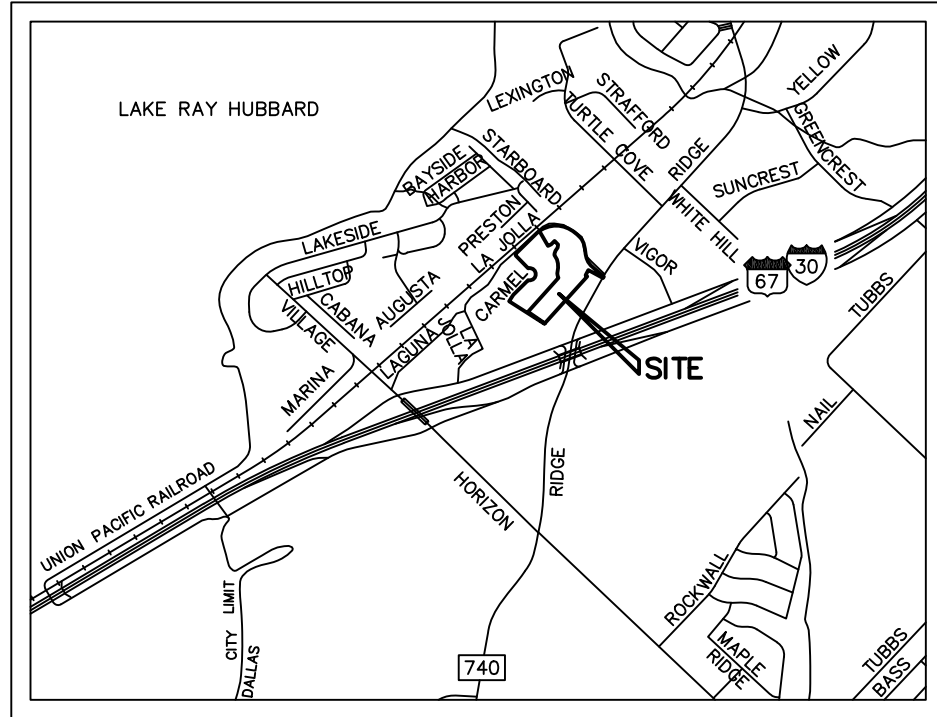
City of Rockwall

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

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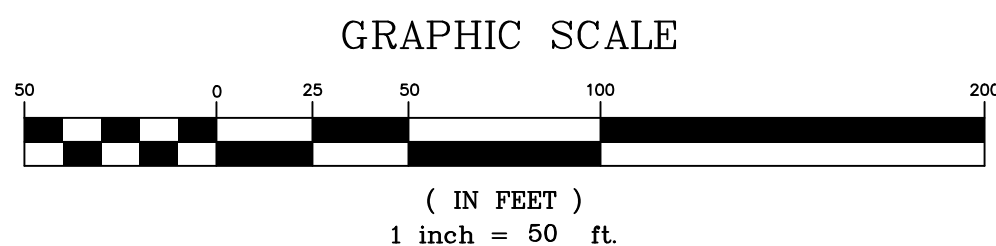


VICINITY MAP
N.T.S.



CONVAYANCE PLAT
LA JOLLA POINTE ADDITION
LOTS 20R-21R, BLOCK A
BEING 2 LOTS ON 9.941 ACRES OF LAND IN THE
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9
BEING A REPLAT OF LOT 6, BLOCK A,
LA JOLLA POINTE ADDITION, PHASE 2
CABINET F, PAGE 255-256
AND LOT 7, BLOCK A,
LA JOLLA POINTE ADDITION, PHASE 2
CABINET G, PAGE 131-132
AND LOT 20, BLOCK A
LA JOLLA POINTE ADDITION
INSTRUMENT NUMBER 20180000018728
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FEBRUARY 2020

PRELIMINARY-FOR REVIEW ONLY 02/17/2020



OWNER (LOT 21R):
AKSHAR 10, LLC
2402 PATHWAY
EL DORADO, AR 71730
CONTACT: DR. VORA

OWNER (LOT 20R):
ROCKWAY PARTNERS, LLP
9071 E VASSAR DRIVE
DENVER, CO 80231
CONTACT: JOHN HAMMERBECK

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.

CASE NO. P2020-

JOB NO.:	17-0919FP
DATE:	02/13/2020
REV:	
SCALE:	1" = 50'
DRAWN:	T.R.M.

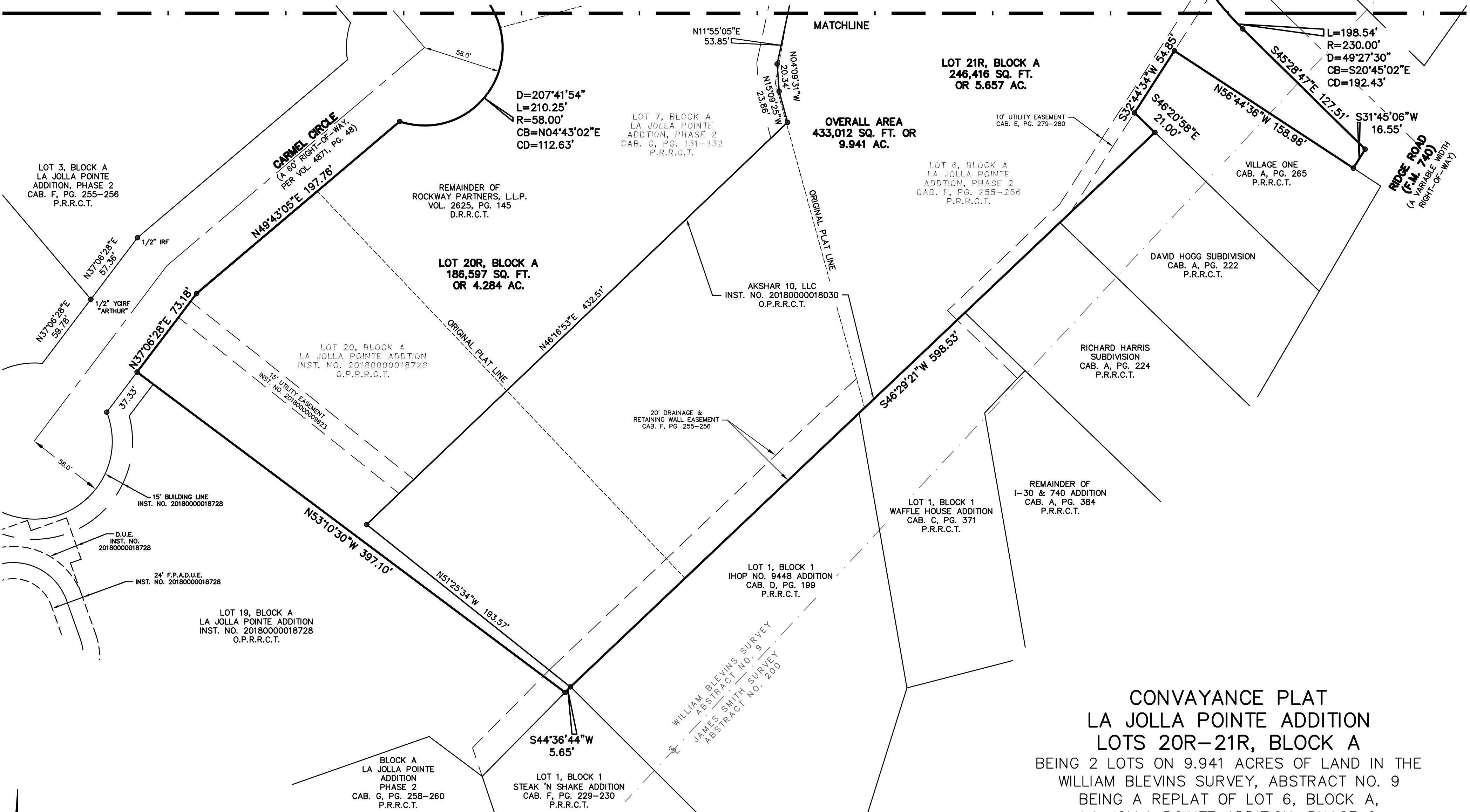
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

1604 HART STREET
SOUTH LAKE, TEXAS 76092
817-481-1806 (O)

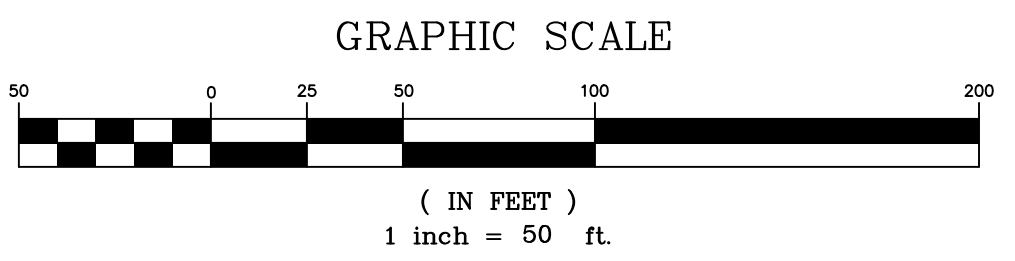
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

SHEET	1
	OF
	3



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CASE NO. P2020-

JOB NO.: 17-0919CP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O) COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE 	SHEET 2 OF 3 Member Since 1977
DATE: 02/13/2020			
REV:			
SCALE: 1" = 50'		tman@peisersurveying.com FIRM No. 100999-00	
DRAWN: T.R.M.			

OWNER'S CERTIFICATION

WHEREAS AKSHAR 10, LLC. AND ROCKWAY PARTNERS, LLP, are the sole owners of a tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the William Blevins Survey, Abstract No. 9, and the James Smith Survey, Abstract No. 200 in the City of Rockwall, Rockwall County, Texas, and being all of that certain tract of land to Akshar 10, LLC, by deed recorded in Instrument Number 20180000018030, Official Public Records, Rockwall County, Texas, and being the remainder of that certain tract of land conveyed to Rockway Partners, LLP, by deed recorded in Volume 2625, Page 145, Deed Records, Rockwall County, Texas, and being all of Lot 20, Block A, La Jolla Pointe Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20180000018728, Official Public Records, Rockwall County, Texas, and being all of Lot 6, 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 F, Page 255-256, Plat Records, Rockwall County, Texas, and being all of Lot 7, 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 131-132, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point for the most northerly northeast corner of said Lot 6, same being the north end of a corner clip in the intersection of La Jolla Pointe Drive (60 foot right-of-way) and Carmel Circle (60 foot right-of-way);

THENCE along the common line of said Lot 6 and said La Jolla Pointe Drive as follows: North 49 deg. 43 min. 05 sec. East, a distance of 270.85 feet to a point for the beginning of a curve to the right, having a radius of 270.00 feet and a delta angle of 84 deg. 48 min. 08 sec.; Along said curve to the right, an arc distance of 399.62 feet and a chord bearing and distance of South 87 deg. 52 min. 51 sec. East, 364.13 feet to a point for angle point; South 45 deg. 28 min. 47 sec. East, a distance of 51.15 feet to a point for the beginning of a curve to the right, having a radius of 170.00 feet and a delta angle of 49 deg. 27 min. 30 sec.; Along said curve to the right, an arc distance of 146.75 feet and a chord bearing and distance of South 20 deg. 45 min. 02 sec. East, 142.23 feet to a point for the beginning of a reverse curve to the left, having a radius of 230.00 feet and a delta angle of 49 deg. 27 min. 30 sec.; Along said reverse curve to the left, an arc distance of 198.54 feet and a chord bearing and distance of South 20 deg. 45 min. 02 sec. East, 192.43 feet to a point for angle point; South 45 deg. 28 min. 47 sec. East, a distance of 127.51 feet to a point for the most easterly corner of said Lot 6, same being in the intersection of said La Jolla Pointe Drive and Ridge Road (FM 740) (variable width right-of-way);

THENCE South 31 deg. 45 min. 06 sec. West, along the common line of said Lot 6 and said Ridge Road, a distance of 16.55 feet to a point for corner, same being in the northeasterly line of Village One, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 265, Plat Records, Rockwall County, Texas;

THENCE along the common line of said Lot 6 and said Village One as follows: North 56 deg. 44 min. 36 sec. West, a distance of 158.98 feet to a point for internal corner, same being the north corner of said Village One; South 32 deg. 44 min. 34 sec. West, a distance of 54.85 feet to a point for internal corner, same being the west corner of said Village One; South 46 deg. 20 min. 58 sec. East, a distance of 21.00 feet to a point for corner, same being the norther corner of David Hogg Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 222, Plat Records, Rockwall County, Texas;

THENCE South 46 deg. 29 min. 21 sec. West, along the common line of said Lot 6 and said David Hogg Subdivision, passing the west corner of said David Hogg Subdivision, same being the north corner of Richard Harris Subdivision, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 224, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 6 and said Richard Harris Subdivision, passing the west corner of said Richard Harris Subdivision, same being the north corner of Lot 1, Block 1, Waffle House Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Page 371, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 6 and said Lot 1, Block 1, Waffle House Addition, passing the south corner of said Lot 6, same being the southeast corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Lot 1, Block 1, Waffle House Addition, passing the northwest corner of said Lot 1, Block 1, Waffle House Addition, same being the north corner of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 199, Plat Records, Rockwall County, Texas, and continuing along the common line of said Lot 7 and said Lot 1, Block 1, IHOP No. 9448 Addition, passing the south corner of said Lot 7, same being the east corner of aforesaid Lot 20, and continuing along the common line of said Lot 20 and said Lot 1, Block 1, IHOP No. 9448 Addition, a total distance of 598.53 feet to a point for corner, same being the west corner of said Lot 1, Block 1, IHOP No. 9448 Addition, same being the north corner 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, Page 229-230, Plat Records, Rockwall County, Texas;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 20 and said Lot 1, Block 1, Steak 'N Shake Addition, a distance of 5.65 feet to a point for the south corner of said Lot 20, same being the most easterly corner of Lot 19, said Block A, La Jolla Pointe Addition (Instrument Number 20180000018728);

THENCE North 53 deg. 10 min. 30 sec. West, along the common line of said Lot 20 and said Lot 19, a distance of 397.10 feet to a point for the most westerly corner of said Lot 20, same being the most northerly corner of said Lot 19, same being in the southerly right-of-way line of aforesaid Carmel Circle (60 foot right-of-way);

THENCE along the common line of said Lot 20 and said Carmel Circle as follows: North 37 deg. 06 min. 28 sec. East, a distance of 73.18 feet to a point for angle point; North 49 deg. 43 min. 05 sec. East, passing the most northerly corner of said Lot 20, same being the most westerly corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Carmel Drive, a total distance of 197.76 feet to a point for the beginning of a non-tangent curve to the left, having a radius of 58.00 feet and a delta angle of 207 deg. 41 min. 54 sec.;

THENCE along said non-tangent curve to the left, and along the common line of said Lot 7 and said Carmel Drive, passing a northerly corner of said Lot 7, same being a southwest corner of aforesaid Lot 6, and continuing along the common line of said Lot 6 and said Carmel Circle, a total arc distance of 210.25 feet and a chord bearing and distance of North 04 deg. 43 min. 02 sec. East, 112.63 feet to a point for corner;

THENCE North 40 deg. 16 min. 55 sec. West, continuing along the common line of said Lot 6 and said Carmel Circle, a distance of 169.92 feet to a point for the most westerly6 northwest corner of said Lot 6, same being the south end of aforesaid corner clip in the intersection of La Jolla Pointe Drive and Carmel Circle;

THENCE North 04 deg. 43 min. 05 sec. East, along the common line of said Lot 6 and said corner clip, a distance of 14.14 feet to the POINT OF BEGINNING and containing 433,012 square feet or 9.941 acres of computed land, more or less.

GENERAL NOTE
It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

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 **LA JOLLA POINTE 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 **LA JOLLA POINTE 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 and 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 _____, 2020.

AKSHAR 10, LLC

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 _____, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS MY HAND, this _____ day of _____, 2020.

ROCKWAY PARTNERS, LLP

By: JOHN HAMMERBECK

STATE OF COLORADO:
COUNTY OF _____:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared John Hammerbeck, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

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 02/17/2020

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 _____, 2020.

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 _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

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LA JOLLA POINTE ADDITION
LOTS 20R-21R, BLOCK A**
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SCALE: 1" = 50'		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
DRAWN: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	3
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