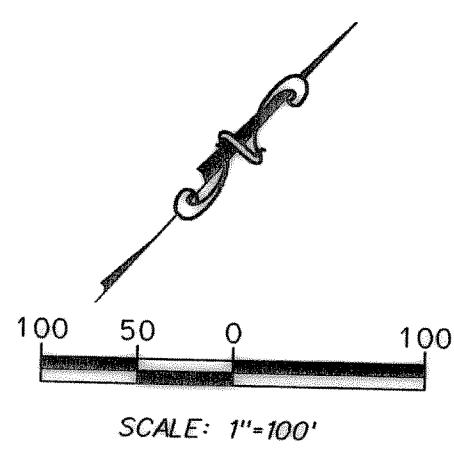
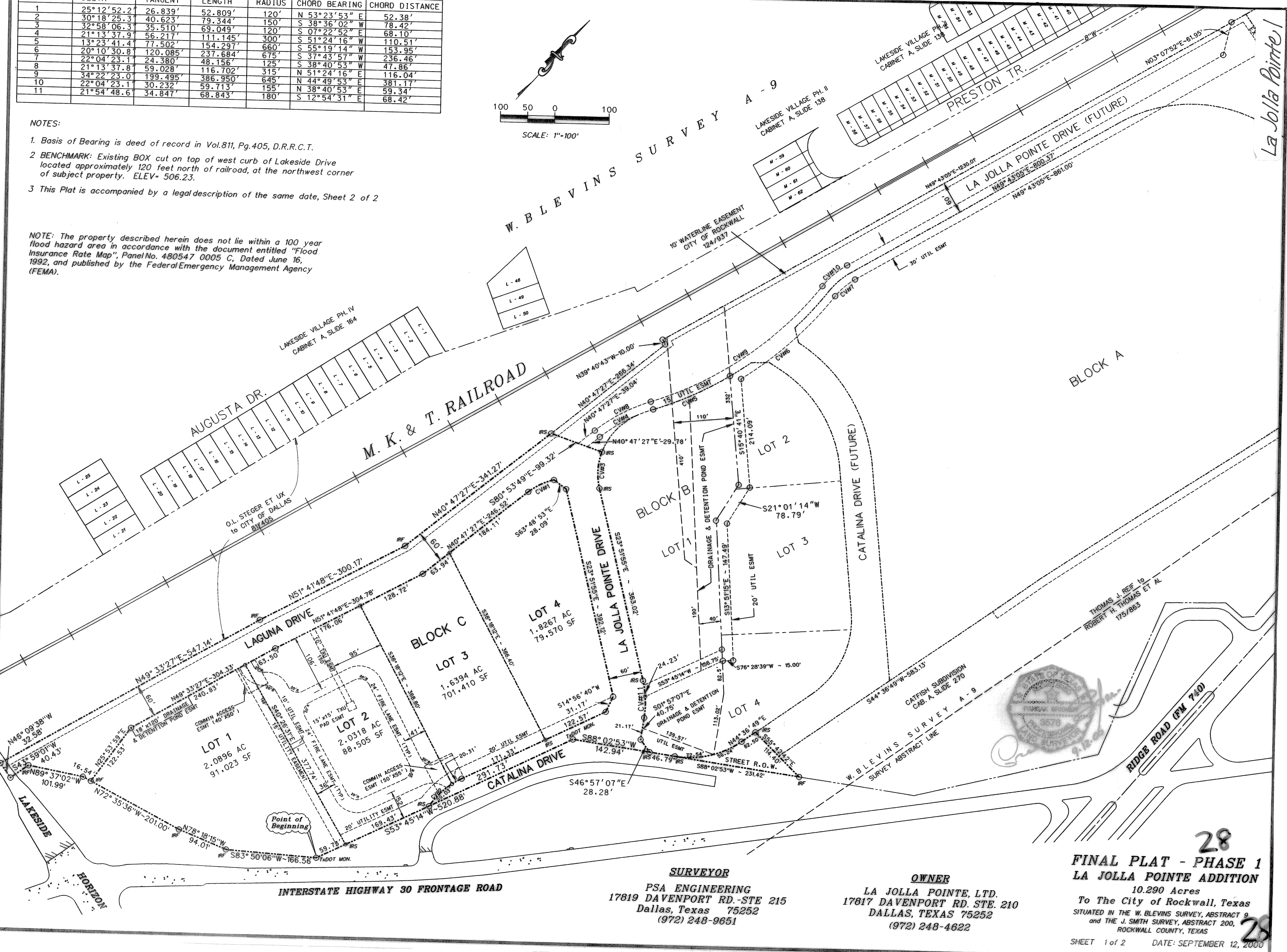


	ANGLE	TANGENT	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
1	25° 12' 52.2"	26.839'	52.809'	120'	N 53° 23' 53" E	52.38'
2	30° 18' 25.3"	40.623'	79.344'	150'	S 38° 36' 02" W	78.42'
3	32° 58' 06.3"	35.510'	69.049'	120'	S 07° 22' 52" E	68.10'
4	21° 13' 37.9"	56.217'	111.145'	300'	S 51° 24' 16" W	110.51'
5	13° 23' 41.4"	77.502'	154.297'	660'	S 55° 19' 14" W	153.95'
6	20° 10' 30.8"	120.085'	237.684'	675'	S 37° 43' 57" W	236.46'
7	22° 04' 23.1"	24.380'	48.156'	125'	S 38° 40' 53" W	47.86'
8	21° 13' 37.8"	59.028'	116.702'	315'	N 51° 24' 16" E	116.04'
9	34° 22' 23.0"	199.495'	386.950'	645'	N 44° 49' 53" E	381.17'
10	22° 04' 23.1"	30.232'	59.713'	155'	N 38° 40' 53" E	59.34'
11	21° 54' 48.6"	34.847'	68.843'	180'	S 12° 54' 31" E	68.42'



- NOTES:
1. Basis of Bearing is deed of record in Vol.811, Pg.405, D.R.R.C.T.
 2. BENCHMARK: Existing BOX cut on top of west curb of Lakeside Drive located approximately 120 feet north of railroad, at the northwest corner of subject property. ELEV= 506.23.
 3. This Plat is accompanied by a legal description of the same date, Sheet 2 of 2

NOTE: The property described herein does not lie within a 100 year flood hazard area in accordance with the document entitled "Flood Insurance Rate Map", Panel No. 480547 0005 C, Dated June 16, 1992, and published by the Federal Emergency Management Agency (FEMA).



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

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

28
FINAL PLAT - PHASE 1
LA JOLLA POINTE ADDITION
 10.290 Acres
 To The City of Rockwall, Texas
 SITUATED IN THE W. BLEVINS SURVEY, ABSTRACT 9
 and THE J. SMITH SURVEY, ABSTRACT 200,
 ROCKWALL COUNTY, TEXAS
28

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

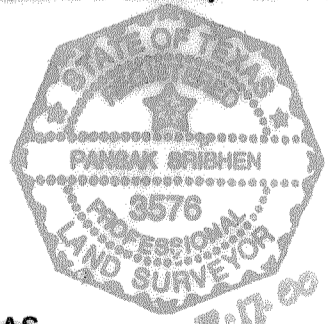
Being a tract of land situated in the W. Blevins Survey, Abstract No. A-9, in the City of Rockwall, Rockwall County, State of Texas; and being a portion of a 35.997 acre tract of land conveyed by Melvin C. Hurdle and Sport-R-U's, Inc. to La Jolla Pointe, Ltd., a Texas limited partnership, by a Special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

- BEGINNING at the Texas Department of Transportation (TxDOT) right-of-way monument located on the northeasterly right-of-way line of IH-30 Frontage Road, a variable width right-of-way, said point also being located approximately 450 feet east of the centerline of Horizon Road/Lakeside Drive;
- THENCE S 83° 50' 06" W, along the north right-of-way line of IH-30 Frontage Road, a distance of 166.56 feet to a 1/2" iron rod found for a corner;
- THENCE N 78° 18' 15" W, along the north right-of-way line of IH-30 Frontage Road, a distance of 94.01 feet to a 1/2" iron rod found for a corner;
- THENCE N 72° 35' 36" W, along the north right-of-way line of IH-30 Frontage Road, a distance of 201.00 feet to a 1/2" iron rod found for a corner;
- THENCE N 89° 37' 02" W, for a distant of 101.99 feet to a 1/2" iron rod found for a corner;
- THENCE S 43° 59' 01" W, for a distant of 40.43 feet to a nail, located on the centerline of Lakeside Drive, for a corner;
- THENCE N 46° 09' 38" W, for a distant of 32.58 feet to a nail, located on the centerline of Lakeside Drive, for a corner;
- THENCE N 49° 33' 27" E, along the south right-of-way of the M.K.&T Railroad, for a distant of 547.14 feet to a 1/2" iron rod found for a corner;
- THENCE N 51° 41' 48" E, along the south right-of-way of the M.K.&T Railroad, for a distant of 300.17 feet to a 1/2" iron rod found for a corner;
- THENCE N 40° 47' 27" E, along the south right-of-way of the M.K.&T Railroad, for a distant of 341.27 feet to a 1/2" iron rod found for a corner;
- THENCE S 80° 53' 49" E, for a distant of 99.32 feet to a 1/2" iron rod set for a corner;
- THENCE along the curve to left with the central angle of 32° 58' 06", chord bearing of S 07° 22' 52" E, tangent distant of 35.51 feet, for a length of 69.05 feet to a 1/2" iron rod set for a corner;
- THENCE S 23° 51' 55" E, for a distant of 363.02 feet to a 1/2" iron rod set for a corner;
- THENCE along the curve to right with the central angle of 21° 54' 49", chord bearing of S 12° 54' 31" E, tangent distant of 34.85 feet, for a length of 68.84 feet to a 1/2" iron rod set for a corner;
- THENCE S 01° 57' 07" E, for a distant of 40.759 feet to a 1/2" iron rod set for a corner;
- THENCE S 46° 57' 07" E, for a distant of 28.28 feet to a 1/2" iron rod set for a corner;
- THENCE S 88° 02' 53" W, along the north right-of-way line of IH-30 Frontage Road, a distance of 142.94 feet to a TxDOT monument found for a corner;
- THENCE S 53° 45' 14" W, for a distant of 520.88 feet to the Point of Beginning and containing 10.290 acres of land (448,232 SF), more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Pansak Sribhen, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Platting Rules and Regulations of the City Plan Commission of the City of Rockwall, Rockwall County, Texas.

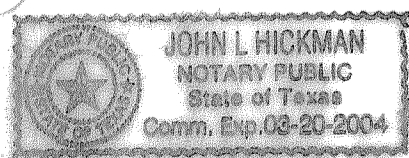


Pansak Sribhen
Pansak Sribhen, RPLS
Registered Professional Land Surveyor No. 3576

STATE OF TEXAS
COUNTY OF ROCKWALL

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

John L. Hickman
Notary Public in and for the State of Texas
My Commission Expires:



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I, the undersigned, Michael E. Horn, President of Delta Advisor, Inc., a Texas Corporation, General Partner of the land shown on this plat, and designated herein as the LA JOLLA POINTE ADDITION, PHASE I, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the La Jolla Pointe Addition, Phase I, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and 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 the owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

LA JOLLA POINTE, LTD.
a Texas Limited Partnership

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

Date: July 18, 2000

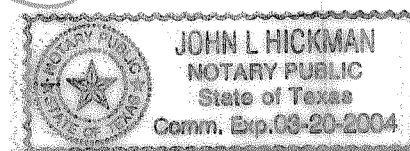
By: *Michael E. Horn*
Michael E. Horn, Esq.
President

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael E. Horn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

John L. Hickman
Notary Public in and for the State of Texas
My Commission Expires:



RECOMMENDED FOR FINAL APPROVAL

John L. Hickman
Planning and Zoning Commission

8/7/00
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 17th day of July 2000.

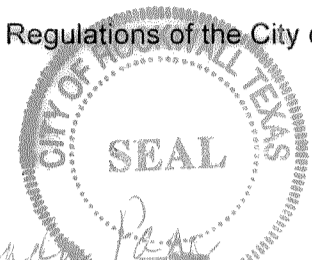
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from a said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this the 17th day of July 2000.

Scott A. Sork
Mayor, City of Rockwall

Beirson Page
City Secretary City of Rockwall



Approved by Rockwall City Council July 17, 2000

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 personal use and fire protection within such plat, as required under Ordinance 83-54.

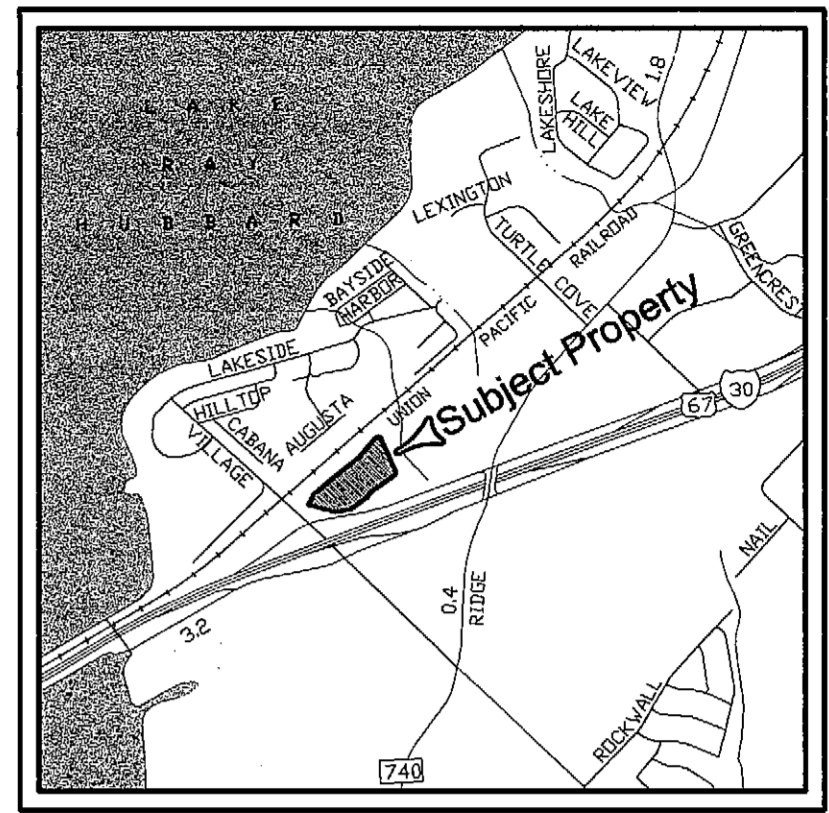
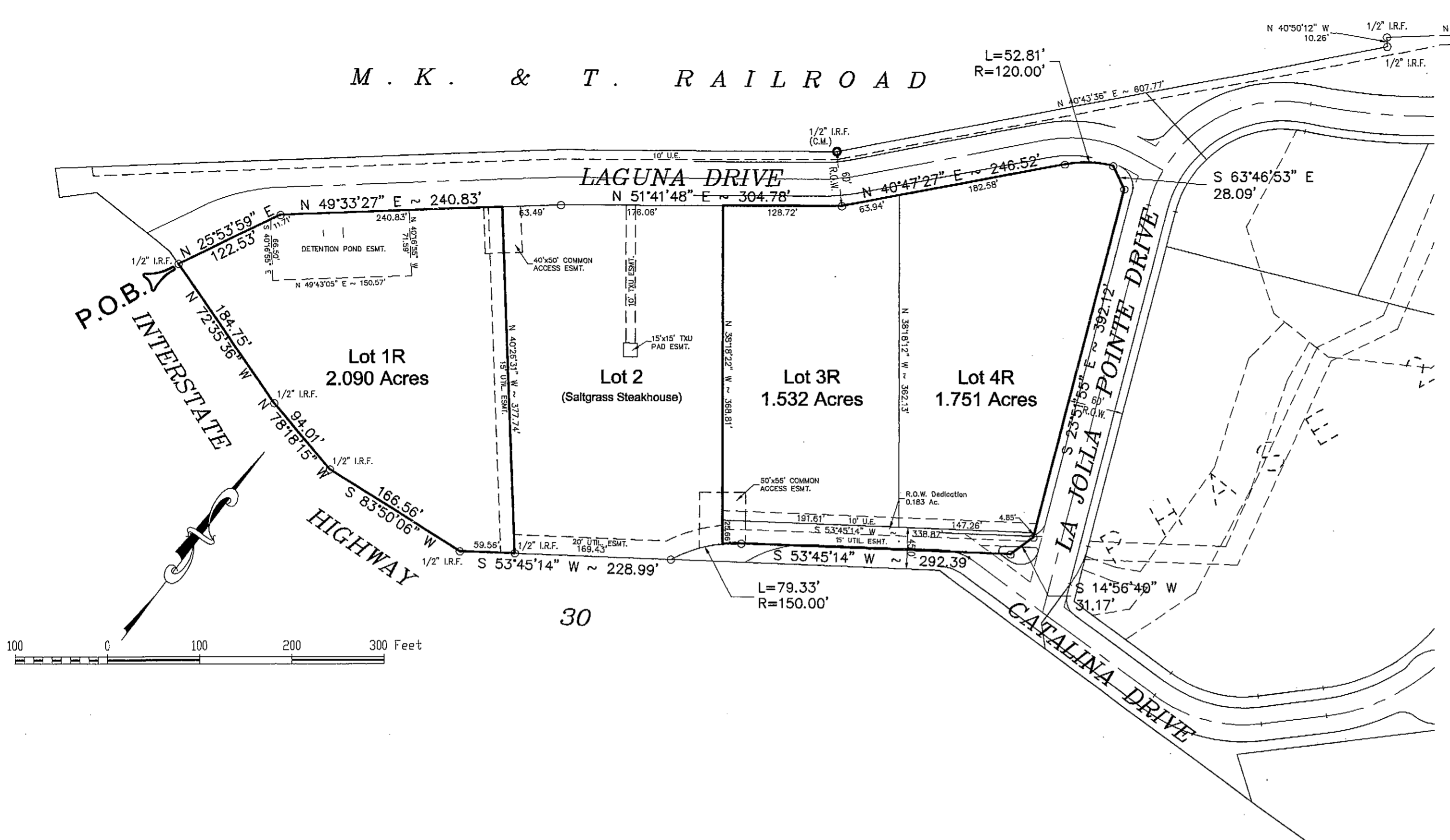
FINAL PLAT
PHASE 1
LA JOLLA POINTE ADDITION
10.290 Acres
TO THE CITY OF ROCKWALL, TEXAS
SITUATED IN THE W. BLEVINS SURVEY, ABSTRACT 9
& THE J. SMITH SURVEY, ABSTRACT 200,
ROCKWALL, ROCKWALL COUNTY, TEXAS

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

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

La Jolla Pointe

28



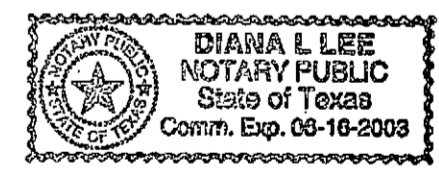
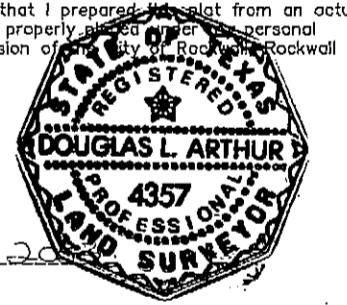
RECOMMENDED FOR FINAL APPROVAL
Wm. [Signature] 3-25-2003
Planning and Zoning Commission Date

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 4th day of November 2002.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk, Rockwall, County, Texas, within one hundred twenty (120) days from a said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.
WITNESS OUR HANDS, this the 25th day of March 2003.
[Signatures]
Mayor, City of Rockwall City Secretary City of Rockwall

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

APPROVED
Chuck Todd 3-26-03
City Engineer
City of Rockwall

SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
THAT I, Douglas L. Arthur, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and the corner monuments shown thereon were properly set and personally supervised in accordance with the Subdivision Regulations of the City of Rockwall, Texas.
[Signature]
Douglas L. Arthur
Registered Professional Land Surveyor No. 4357
STATE OF TEXAS
COUNTY OF DENTON
This instrument was acknowledged before me on the 24th March 2003.
[Signature]
Notary Public in and for the State of Texas
My commission expires: 6/16/2003



FILED FOR RECORD
ROCKWALL CO. TEXAS
03 MAR 28 PM 2:01
PAULETTE BURKS
CO. CLERK
BY: SA DEPUTY

#27512
E-276

REPLAT - PHASE 1
La Jolla Pointe Addition
Lots 1R, 3R & 4R, Block C
7.588 Acres
W. BLEVINS SURVEY, ABSTRACT NO. 9
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

February 2003

Arthur Surveying Co., Inc.
Professional Land Surveyors
972-221-9439 ~ Fax 972-221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75067

OWNER / DEVELOPER
La Jolla Pointe, Ltd.
17817 Davenport Road, Suite 210
Dallas, Texas 75585
(972) 248-4622

DRAWN BY: T.M. DATE: 12/07/02 SCALE: 1"=100' CHECKED BY: ASC NO.: 2301329

WHEREAS WE, LA JOLLA POINTE, LTD., are the owners of all that certain lot, tract or parcel of land situated in the W. Blevins Survey, Abstract Number 9, City of Rockwall, Rockwall County, Texas, and being all of Lots 1, 3 and 4, Block C of La Jolla Pointe Addition, Phase 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 281 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the north line of Interstate Highway 30 and the east line of Laguna Drive, said point being the most southerly corner of said Lot 1, Block C;

THENCE the following five (5) calls along the east line of Laguna Drive:

North 25 degrees 53 minutes 59 seconds East, a distance of 122.53 feet to a 1/2 inch iron rod set for corner;

North 49 degrees 33 minutes 27 seconds East, a distance of 304.32 feet to a 1/2 inch iron rod set for corner;

North 51 degrees 41 minutes 48 seconds East, a distance of 304.78 feet to a 1/2 inch iron rod set for corner;

North 40 degrees 47 minutes 27 seconds East, a distance of 246.52 feet to a 1/2 inch iron rod set for corner;

Northeasterly along a curve to the right having a radius of 120.00 feet, a delta angle of 25 degrees 12 minutes 52 seconds and a arc length of 52.81 feet, whose chord bears North 53 degrees 23 minutes 53 seconds East, a distance of 52.38 feet to a 1/2 inch iron rod set at the intersection of the east line of Laguna Drive and the south line of La Jolla Pointe Drive;

THENCE South 53 degrees 46 minutes 53 seconds East, along the south line of La Jolla Pointe Drive, a distance of 28.09 feet to a 1/2 inch iron rod set for corner;

THENCE South 23 degrees 51 minutes 55 seconds East, continuing along the south line of La Jolla Pointe Drive, a distance of 392.12 feet to a 1/2 inch iron rod set at the intersection of said south line and the west line of Catalina Drive;

THENCE South 14 degrees 56 minutes 40 seconds West, along the west line of Catalina Drive, a distance of 31.17 feet to a 1/2 inch iron rod set for corner;

THENCE South 53 degrees 45 minutes 14 seconds West, continuing along the west line of Catalina Drive, a distance of 292.39 feet to a 1/2 inch iron rod set for corner;

THENCE southerly along a curve to the left having a radius of 150.00 feet, a delta angle of 30 degrees 18 minutes 11 seconds, and a arc length of 79.33 feet, whose chord bears South 39 degrees 36 minutes 08 seconds West, a distance of 78.41 feet to a 1/2 inch iron rod set at the intersection of the west line of Catalina Drive and the north line of Interstate Highway 30;

THENCE the following four (4) calls along the north line of Interstate Highway 30:

South 53 degrees 41 minutes 41 seconds West, a distance of 228.99 feet to a 1/2 inch iron rod found;

South 83 degrees 50 minutes 06 seconds West, a distance of 166.56 feet to a 1/2 inch iron rod found;

North 78 degrees 18 minutes 15 seconds West, a distance of 94.01 feet to a 1/2 inch iron rod found;

North 72 degrees 35 minutes 36 seconds West, a distance of 184.76 feet to the POINT OF BEGINNING and containing 7.588 acres of land, more or less, and being subject to any and all easements that may affect.

I, the undersigned, Michael E. Horn, President of Delta Advisor, Inc., a Texas Corporation, General partner of the Land Shown on this plat, and designated herein as the LA JOLLA POINTE ADDITION, PHASE I, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the La JOLLA Pointe Addition, Phase I, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities dealing to use of using same. I also understand the following:

- No Building 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.
- No housedwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or the owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street of streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's Engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

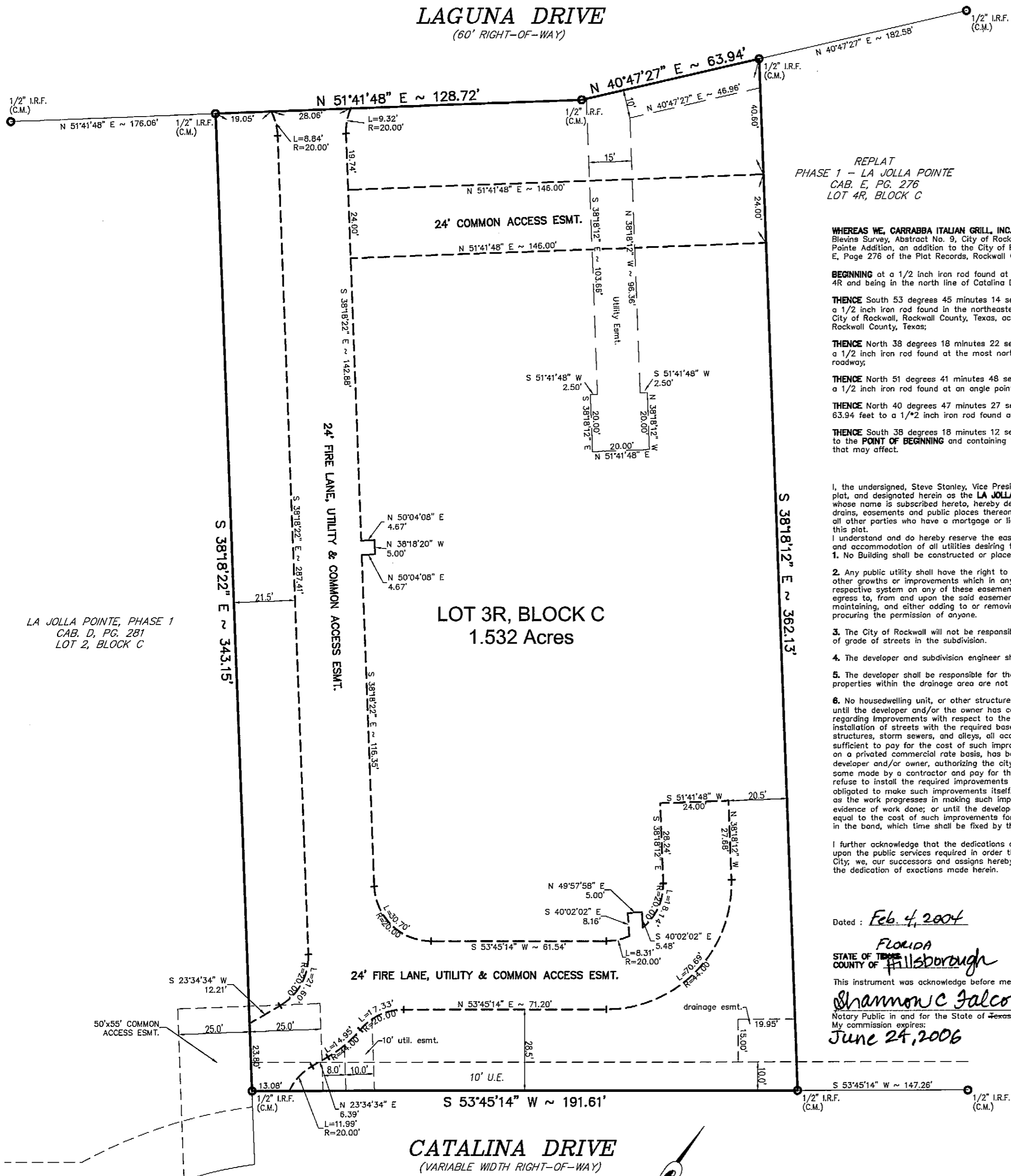
I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City, we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Dated: 3/25/03
By: *[Signature]*
John Hammerbeck
President

STATE OF TEXAS
COUNTY OF ROCKWALL
This instrument was acknowledged before me on the 25th March 2003
[Signature]
Notary Public in and for the State of Texas
My commission expires: 12/24/2007

LISA M. COOPER
Notary Public, State of Texas
My Commission Expires
January 24, 2007

LAGUNA DRIVE
(60' RIGHT-OF-WAY)



REPLAT
PHASE 1 - LA JOLLA POINTE
CAB. E, PG. 276
LOT 4R, BLOCK C

WHEREAS WE, CARRABBA ITALIAN GRILL, INC. are the owners of all that certain lot, tract or parcel of land situated in the W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas, and being all of Lot 3R of the Replat of La Jolla Poinsite Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 276 of the Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the most easterly corner of said Lot 3R, being the most southerly corner of Lot 4R and being in the north line of Catalina Drive, a public roadway;

THENCE South 53 degrees 45 minutes 14 seconds West, along the northerly line of Catalina Drive, a distance of 191.61 feet to a 1/2 inch iron rod found in the northeasterly line of Lot 2, Block C of La Jolla Poinsite Addition, Phase 1, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 281 of the Plat Records, Rockwall County, Texas;

THENCE North 38 degrees 18 minutes 22 seconds West, along the northeast line of said Lot 2, a distance of 343.15 feet to a 1/2 inch iron rod found at the most northerly corner thereof, said point being in the easterly line of Laguna Drive, a public roadway;

THENCE North 51 degrees 41 minutes 48 seconds East, along the easterly line of Laguna Drive, a distance of 128.72 feet to a 1/2 inch iron rod found at an angle point in said line;

THENCE North 40 degrees 47 minutes 27 seconds East, continuing along the easterly line of Laguna Drive, a distance of 63.94 feet to a 1/2 inch iron rod found at the westerly corner of said Lot 4R;

THENCE South 38 degrees 18 minutes 12 seconds East, along the southwesterly line of said Lot 4R, a distance of 362.13 feet to the **POINT OF BEGINNING** and containing 1.532 acres of land, more or less, and being subject to any and all easements that may affect.

I, the undersigned, Steve Stanley, Vice President-Construction, of Carrabba's Italian Grill, Inc., owner of the land shown on this plat, and designated herein as the **LA JOLLA POINTE ADDITION, PHASE 1**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever of 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 Poinsite Addition, Phase 1, 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 of using same. I also understand the following:

- No Building 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.
- No housedwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or the owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street of streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's Engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

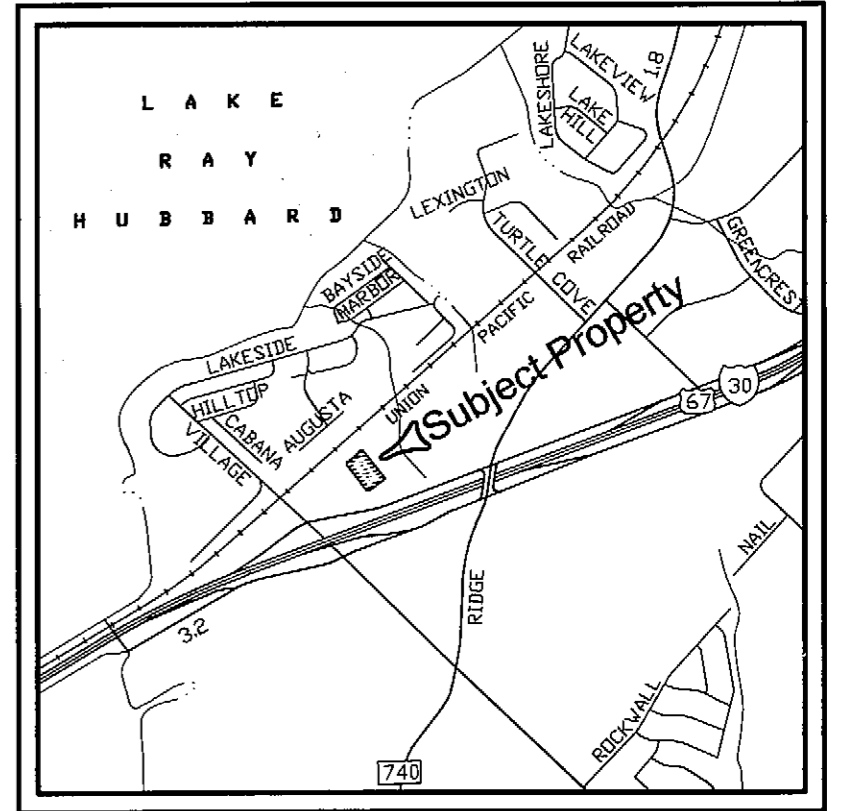
I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Dated: Feb. 4, 2004 By: Steve Stanley
CARRABBA'S ITALIAN GRILL, INC.
Sr. Vice President-Construction

Shannon C. Falcone
Notary Public in and for the State of Florida
My commission expires: June 24, 2006

This instrument was acknowledged before me on the 4th day of February 2004

Shannon C. Falcone
Commission # DD12899
Expires June 24, 2006
Bonded Thru
Atlantic Bonding Co., Inc.



La Jolla Poinsite 1
Lots 3R, Blk C
Carrabba's

RECOMMENDED FOR FINAL APPROVAL
[Signature] 2/6/2004
Planning and Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of a subdivision of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 17th day of November 2003

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from a said date of final approval. Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 6th day of February 2004
[Signature] Mayor, City of Rockwall
[Signature] City Secretary City of Rockwall

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

APPROVED Chuck Todd 2-6-04
City Engineer
City of Rockwall



SURVEYOR'S CERTIFICATE
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT I, Douglas L. Arthur, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and the the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Rules and Regulations of the Commission of the City of Rockwall, Rockwall County, Texas.

Douglas L. Arthur
Registered Professional Land Surveyor No. 4357



STATE OF TEXAS
COUNTY OF DENTON
This instrument was acknowledged before me on the 4th day of February 2004
Notary Public, State of Texas
My Commission Expires January 08, 2006
Notary Public in and for the State of Texas
My commission expires:

FILED FOR RECORD
ROCKWALL COUNTY, TEXAS
04 FEB - 9 AM 10:14
PAUL E. BURKS
CLERK
BY: _____
DEPUTY

REPLAT - PHASE 1
LA JOLLA POINTE ADDITION
Lot 3R, Block C
1.532 Acres
W. BLEVINS SURVEY, ABSTRACT NO. 9
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

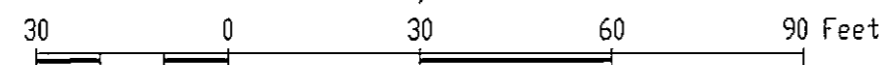
-- February 2004 --

Arthur Surveying Co., Inc.
Professional Land Surveyors

OWNER / DEVELOPER
Carrabba's Italian Grill, Inc.
2202 N. West Shore Blvd.
Tampa, Florida 33607
(813) 282-1225

DRAWN BY: T.M. DATE: 09/25/03 SCALE: 1"= 30' CHECKED BY: ASAC NO.: 2308349

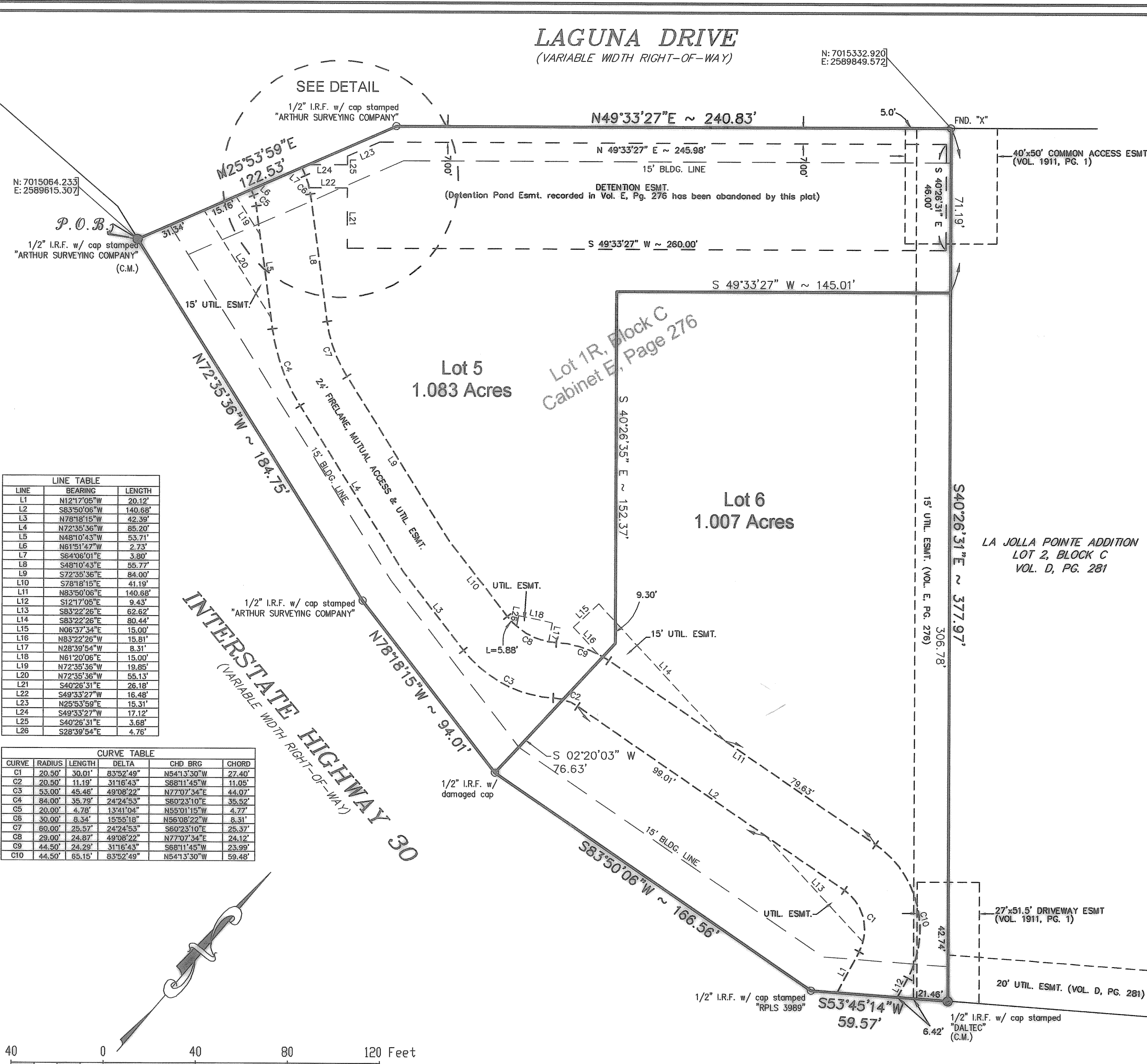
- NOTES
- Bearings based on the Replat of La Jolla Poinsite Addition, filed in Cabinet E, Page 276 of the Plat Records of Rockwall County, Texas.
 - All corner are 1/2 inch iron rods set, unless otherwise noted.
 - No portion of subject property appears to lie within a special flood hazard area according to the FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, Community/Panel No. 480547 0005 C, Dated June 16, 1992.



F19

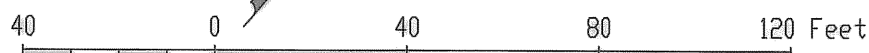
LAGUNA DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

N: 7015332.920
E: 258949.572

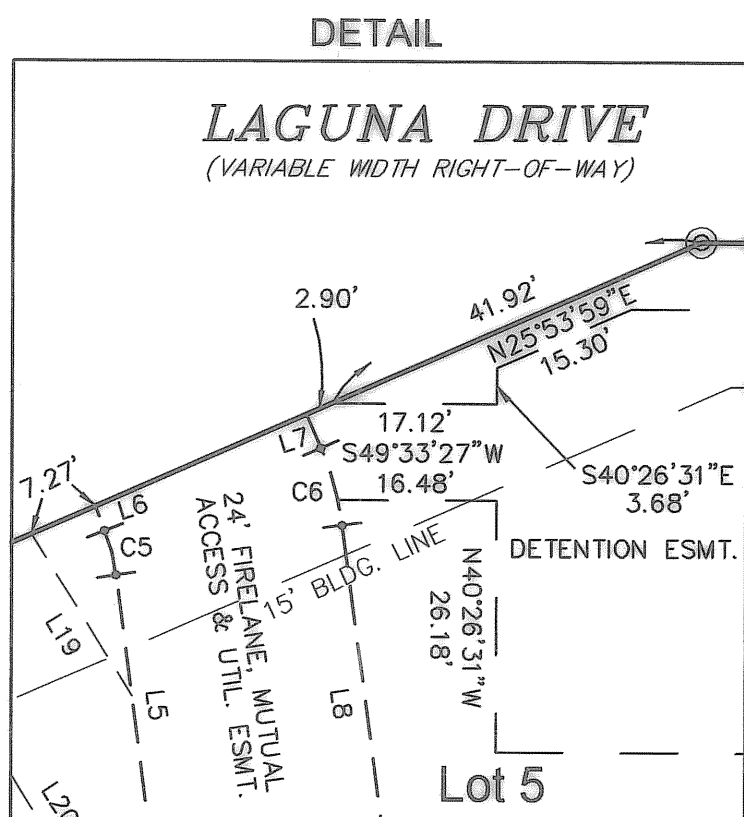
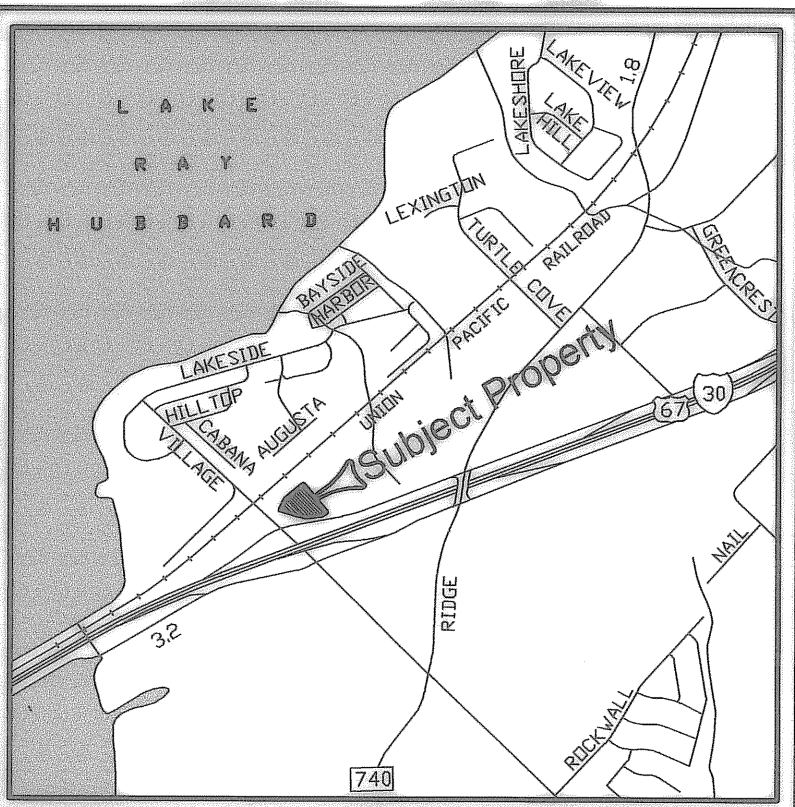


LINE	BEARING	LENGTH
L1	N121°06'W	20.12'
L2	S83°50'06"W	140.68'
L3	N78°18'15"W	42.39'
L4	N72°35'36"W	85.20'
L5	N48°10'43"W	53.71'
L6	N61°11'47"W	2.73'
L7	S64°30'01"E	3.90'
L8	S48°10'43"E	55.77'
L9	S72°35'36"E	84.00'
L10	S78°18'15"E	41.19'
L11	N83°50'06"E	140.68'
L12	S121°06'E	9.43'
L13	S83°22'26"E	62.62'
L14	S83°22'26"E	80.44'
L15	N83°27'34"E	15.00'
L16	N83°22'26"W	15.81'
L17	N28°39'54"W	8.31'
L18	N61°20'06"E	15.00'
L19	N72°35'36"W	19.86'
L20	N72°35'36"W	55.13'
L21	S40°26'31"E	26.18'
L22	S49°33'27"W	16.48'
L23	N25°33'59"E	15.31'
L24	S49°33'27"W	17.12'
L25	S40°26'31"E	3.68'
L26	S28°39'54"E	4.76'

CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD
C1	20.50'	30.01'	83°52'49"	N54°13'30"W	27.40'
C2	20.50'	11.19'	31°16'43"	S68°11'45"W	11.05'
C3	53.00'	45.46'	49°08'22"	N72°07'34"E	44.07'
C4	84.00'	39.79'	24°24'53"	S80°23'10"E	38.52'
C5	20.00'	4.78'	13°41'04"	N55°01'15"W	4.77'
C6	30.00'	8.34'	18°52'18"	N58°08'22"W	8.31'
C7	60.00'	26.57'	24°24'53"	S60°23'10"E	25.37'
C8	28.00'	24.87'	49°08'22"	N72°07'34"E	24.12'
C9	44.50'	24.29'	31°16'43"	S68°11'45"W	23.99'
C10	44.50'	65.15'	83°52'49"	N54°13'30"W	59.48'



VICINITY MAP SCALE 1"=2000'



WHEREAS WE, RMC Rock, LP and RMC Rockwall GP, LLC, its general partner, are the owners of all that certain lot, tract or parcel of land situated in the William Blevins Survey, Abstract Number 9 in the City of Rockwall, Rockwall County, Texas and being all of Lot 1R, Block C of La Jolla Pointe Addition, Phase I, an addition to the City of Rockwall, Rockwall County, Texas, according to the map or plat thereof recorded in Volume E, Page 276 of the Plat Records of Rockwall County, Texas and being more particularly described as follows:

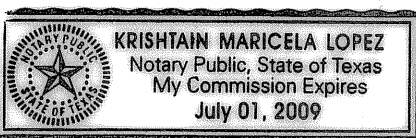
- BEGINNING at a 1/2 inch iron rod found with cap stamped "Arthur Surveying Company" in the north line of Interstate Highway 30 (IH30) and the southeast line of Laguna Drive, also being the most westerly corner of said Lot 1R;
- THENCE North 25 degrees 53 minutes 59 seconds East, along the southeasterly line of said Laguna Drive, a distance of 122.53 feet to a 1/4 inch iron rod found with cap stamped "Arthur Surveying Company" for corner;
- THENCE North 49 degrees 33 minutes 27 seconds East, along the southeasterly line of said Laguna Drive, a distance of 240.83 feet to a "x" found in concrete at the most westerly corner of Lot 2, Block C of La Jolla Pointe Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the map or plat thereof recorded in Cabinet D, Page 281 of the Plat Records of Rockwall County, Texas;
- THENCE South 40 degrees 26 minutes 31 seconds East, along the southeasterly line of said Lot 2, a distance of 377.97 feet to a 1/4 inch iron rod found with cap stamped "DALTECH" in the northerly line of said IH30;
- THENCE South 53 degrees 45 minutes 14 seconds West, along the northerly line of said IH30, a distance of 59.57 feet to a 1/4 inch iron rod found with cap stamped "RPLS 3989" for corner;
- THENCE South 83 degrees 50 minutes 06 seconds West, along the northerly line of said IH30, a distance of 166.56 feet to a 1/4 inch iron rod found with a damaged cap for corner;
- THENCE North 78 degrees 18 minutes 15 seconds West, along the northerly line of said IH30, a distance of 94.01 feet to a 1/4 inch iron rod found with cap stamped "Arthur Surveying Company" for corner;
- THENCE North 72 degrees 35 minutes 36 seconds West, along the northerly line of said IH30, a distance of 184.75 feet to the POINT OF BEGINNING, and containing 2.090 acres of land, more or less, and being subject to any easements that may affect.

I, the undersigned, Chris Matthews president RMC Rockwall GP, LLC general partners of RMC Rock, LP, are the owners of the land shown on this plat, and designated herein as LA JOLLA POINTE ADDITION, PHASE I, LOTS 5 and 6, BLOCK C, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LA JOLLA POINTE ADDITION, PHASE I, have been notified and signed this plat.

- No Building shall be constructed or placed upon, over, or across the utility easements as described herein.
- No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or the owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding Improvements with respect to the entire block on the street of streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the City's Engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress Payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
- I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

RMC Rock, LP, a Texas limited partnership
By: *Chris Matthews*
Chris Matthews, President

This instrument was acknowledged before me on the 12th day of January 2007
Kristain M. Kroy
Notary Public in and for the State of Texas
My commission expires: 07-01-2007



RECOMMENDED FOR FINAL APPROVAL
Planning and Zoning Commission Date 1-30-07

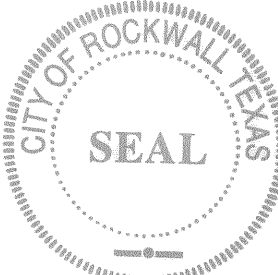
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas was approved by the City Council of the City of Rockwall on the 12th day of January 2006.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (180) days from a said date of final approval.
Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this the 31st day of January 2007
William R. Casper Mayor, City of Rockwall
Dorothy Brooks City Secretary City of Rockwall

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

APPROVED
Chuck Todd 1-25-07
City Engineer
City of Rockwall



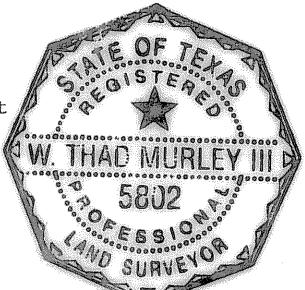
a Replat of
**La Jolla Pointe Addition,
Phase I
Lots 5 & 6, Block C**

BEING A REPLAT OF LOT 1R, BLOCK C OF LA JOLLA POINTE ADDITION, PHASE I, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME E, PAGE 276, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

BEING 2.090 ACRES IN THE
W. BLEVINS SURVEY, ABSTRACT NO. 9
ROCKWALL COUNTY, TEXAS

— JANUARY 2007 —

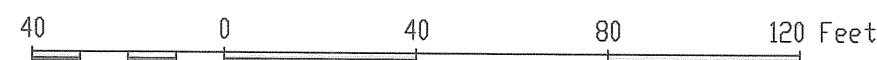
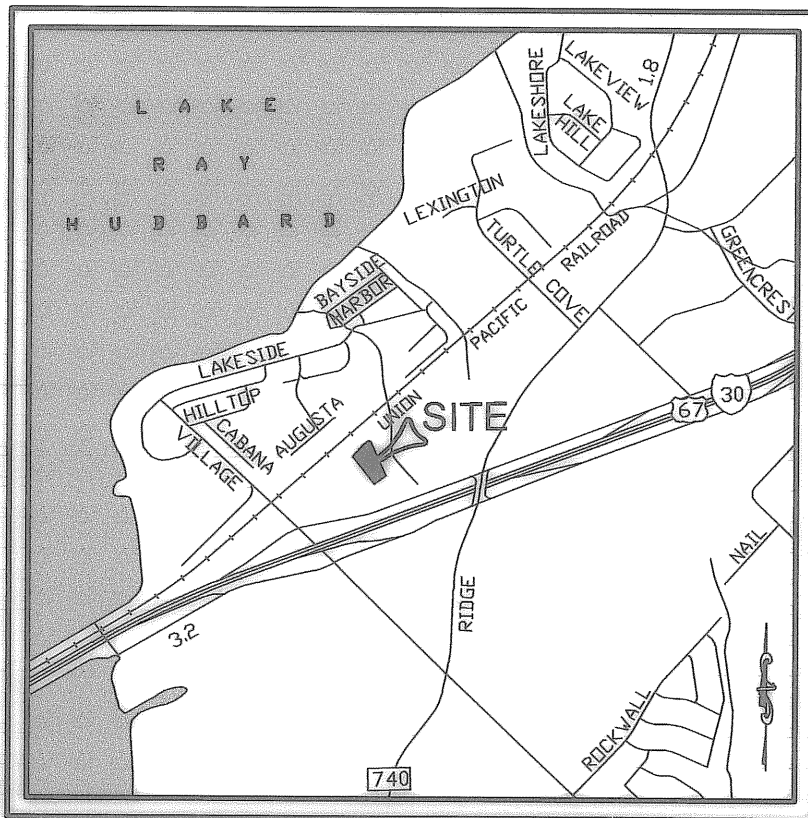
ARTHUR SURVEYING COMPANY, INC.
Registered Professional Land Surveyors
P.O. Box 54 - Lewisville, Texas 75067
Office: (972) 221-9439 Fax: (972) 221-4675



DRAWN BY: T.M. DATE: 02/15/06 SCALE: 1"=40' CHECKED BY: ASC NO.: 2607318

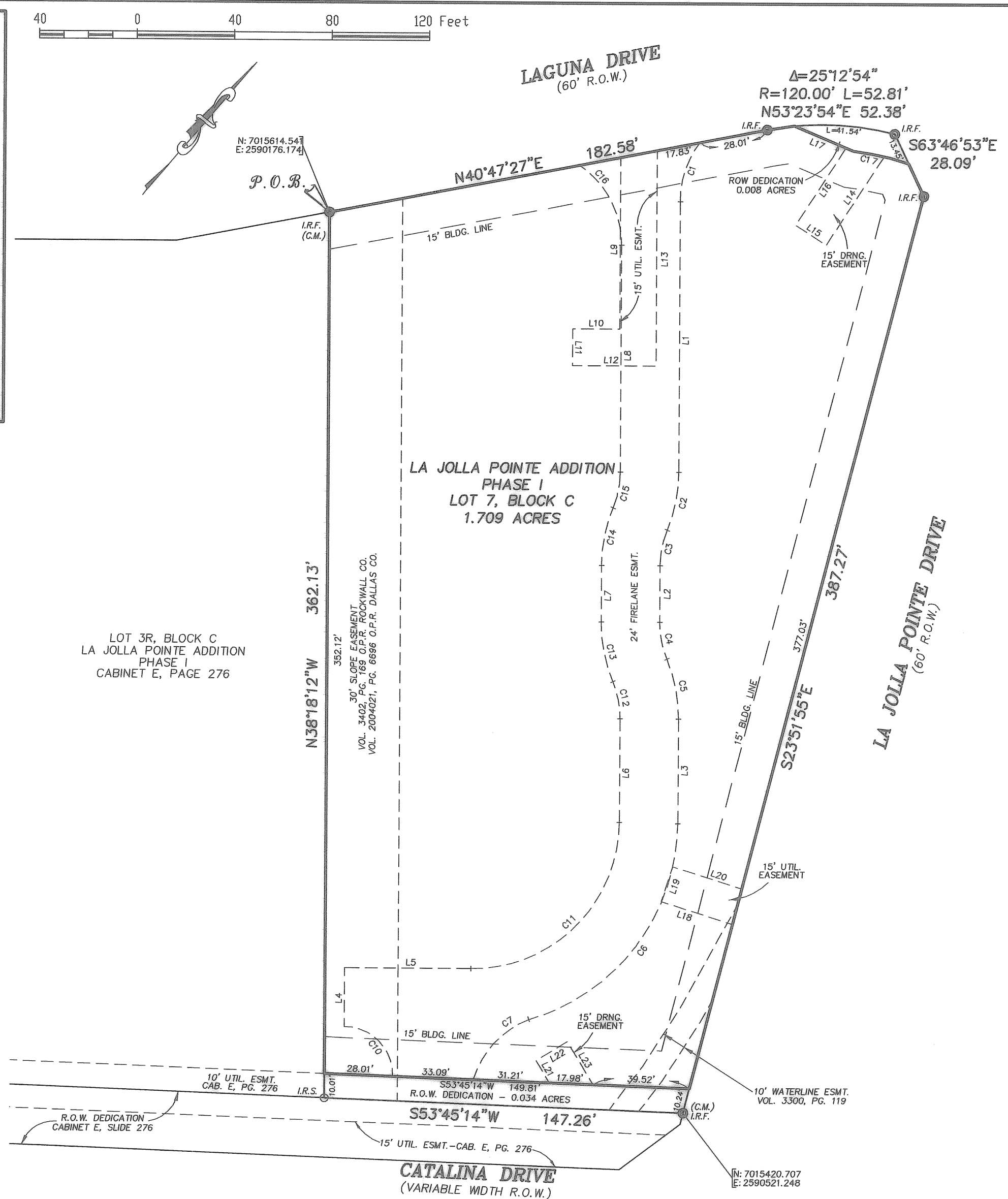
Replat La Jolla Pointe Lots 5 & 6, Block C

899



LINE	LENGTH	BEARING
L1	110.73'	S38°18'12"E
L2	23.00'	S38°16'34"E
L3	42.76'	S38°18'12"E
L4	24.00'	N38°18'12"W
L5	51.82'	N51°41'48"E
L6	42.46'	N38°18'12"W
L7	23.00'	N38°16'34"W
L8	92.84'	N38°18'12"W
L9	70.11'	S38°18'12"E
L10	19.37'	S51°41'48"W
L11	15.00'	S38°18'12"E
L12	34.37'	N51°41'48"E
L13	88.00'	N38°18'12"W
L14	43.28'	S05°16'37"E
L15	15.00'	S84°43'23"W
L16	37.68'	N05°16'37"W
L17	26.33'	S74°26'44"W
L18	30.74'	S69°09'23"W
L19	15.00'	N20°32'40"W
L20	29.87'	N69°09'23"E
L21	10.63'	N69°42'17"W
L22	15.00'	N20°17'43"E
L23	20.54'	S69°42'17"E

CURVE	LENGTH	RADIUS	CHORD BRC	CHORD
C1	25.93'	39.00'	S20°05'28"E	25.46'
C2	24.24'	63.00'	N27°16'44"W	24.09'
C3	14.99'	39.00'	S27°15'55"E	14.90'
C4	15.50'	39.00'	S49°39'39"E	15.40'
C5	25.01'	63.00'	N49°40'28"W	24.84'
C6	107.93'	84.00'	N01°17'31"W	100.65'
C7	34.69'	39.00'	S04°04'38"W	33.56'
C10	31.55'	20.00'	N83°06'18"W	28.38'
C11	94.71'	60.00'	N06°54'53"E	85.18'
C12	15.48'	39.00'	N49°40'28"W	15.38'
C13	25.04'	63.00'	S49°39'39"E	24.87'
C14	24.21'	63.00'	S27°15'55"E	24.07'
C15	15.01'	39.00'	N27°16'44"W	14.92'
C16	38.50'	39.00'	N66°34'54"W	36.95'
C17	23.33'	110.00'	S64°25'08"W	23.28'



NOTES:

- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480547 0005 C, present effective date of map June 16, 1992.
- All iron rods found are 1/4 inch with cap stamped "Arthur Surveying Company" unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
- Bearings are based on the northwest line of Lot 4R, Block C of La Jolla Pointe Addition, Cabinet E, Page 276.
- Coordinates shown hereon are based on NAD83 Texas State Plane Coordinates, Texas North Central Zone (Feet).

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: That I, W. Thad Murley III, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with all existing Rules and Regulations of the City Plan Commission of the City of Rockwall, Texas.

W. Thad Murley III
 Registered Professional Land Surveyor No. 5802

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date 3-13-07

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 5th day of February, 2007.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (180) days from a said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this the 14th day of March, 2007.

Walter R. Cecil Mayor, City of Rockwall
Norothy Brooks City Secretary, City of Rockwall

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

APPROVED

Chuck Todd 3-14-07
 City Engineer
 City of Rockwall

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS WE, Rockwall RMKP, LP, are the owners of Lot 4R, Block C of La Jolla Pointe Addition Phase I, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet E, Slide 276, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/4 inch iron rod found at the most westerly corner of said Lot 4R and at the most northerly corner of Lot 3R, Block C of said La Jolla Pointe Addition, said point also being in the southeast right-of-way line of Laguna Drive having a 60 foot wide right-of-way;

THENCE North 40 degrees 47 minutes 27 seconds East, along the southeast line of said Laguna Drive, a distance of 182.58 feet to a 1/4 inch iron rod found at the beginning of a tangent curve to the right having a radius of 120.00 feet;

THENCE continuing said along said Laguna Drive with said curve, an arc length of 52.81 feet, having a delta angle of 25 degrees 12 minutes 54 seconds and whose chord bears North 53 degrees 23 minutes 54 seconds East, a distance of 52.38 feet to a 1/4 inch iron rod found;

THENCE South 63 degrees 46 minutes 53 seconds East, along said Laguna Drive, a distance of 28.09 feet to a 1/4 inch iron rod found in the southwest right-of-way line of La Jolla Pointe Drive having a 60 foot wide right-of-way;

THENCE South 23 degrees 51 minutes 55 seconds East, with the southwest line of said La Jolla Pointe Drive, a distance of 387.27 feet to a 1/4 inch iron rod found in the northwest right-of-way line of Catalina Drive having a variable width right-of-way;

THENCE South 53 degrees 45 minutes 14 seconds West, departing said La Jolla Pointe Drive and along the northwest line of said Catalina Drive, a distance of 147.26 feet to a 1/4 inch iron rod set with cap stamped "Arthur Surveying Company" and at the most easterly corner of aforementioned Lot 3R;

THENCE North 38 degrees 18 minutes 12 seconds West, departing said Catalina Drive and along the northeast line of said Lot 3R, a distance of 362.13 feet to the POINT OF BEGINNING, and containing 1.751 acres of land, more or less.

NOW, therefore, know all men by these presents:

I, the undersigned, Kaveen R. Patel of Rockwall RMKP, LP, the owners of the land shown on this plat, and designate herein as LA JOLLA POINTE ADDITION, PHASE I, LOT 4R-1, BLOCK C, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein express I further certify that all other parties who have a mortgage or lien interest in LA JOLLA POINTE ADDITION, PHASE I have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use of using same. I also understand the following:

- No Building 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 the 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.
- No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or the owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding Improvements with respect to the entire block on the street of streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's Engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the city be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress Payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

Rockwall RMKP, LP
 by: RMKN Corporation
 its general partner

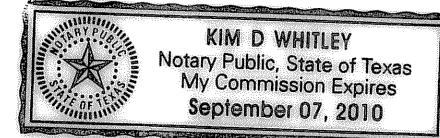
Kaveen R. Patel
 President

3-12-2007
 Date

STATE OF TEXAS
 COUNTY OF

This instrument was acknowledge before me on the 12th day of March 2007.

Kim D Whitley
 Notary Public in and for the State of Texas
 My commission expires:



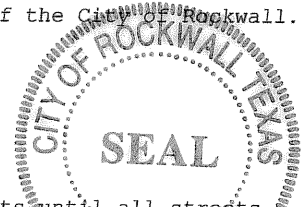
a Replat of
**La Jolla Pointe Addition,
 Phase I
 Lot 7, Block C**

BEING A REPLAT OF LOT 4R, BLOCK C OF LA JOLLA POINTE ADDITION, PHASE I, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, PAGE 276, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

BEING 1.751 ACRES IN THE
 W. BLEVINS SURVEY, ABSTRACT NO. 9
 ROCKWALL COUNTY, TEXAS

— MARCH 2007 —
Arthur Surveying Co., Inc.
 Professional Land Surveyors
 972-221-9439 ~ Fax 972-221-4675
 220 Elm Street, Suite 200 ~ P.O. Box 54
 Lewisville, Texas 75067

OWNER:
 Rockwall RMKP, LP
 6005 Silverleaf Lane
 Garland, Texas 75043
 Contact: Kaveen R. Patel
 Phone: 972.226.9342



C:\2006\PROJECTS\INDAKES\LOT 4R\2609122.dwg 3/8/2007 1:31:00 PM CST

LA JOLLA POINTE ADDITION
 Replat La Jolla Pointe Addition Phase I Lot 7, Block C
 FILED FOR RECORD
 ROCKWALL COUNTY TEXAS
 MARCH 21 PM 3:04
 USA CONSTANT
 COUNTY CLERK
 DEPEND