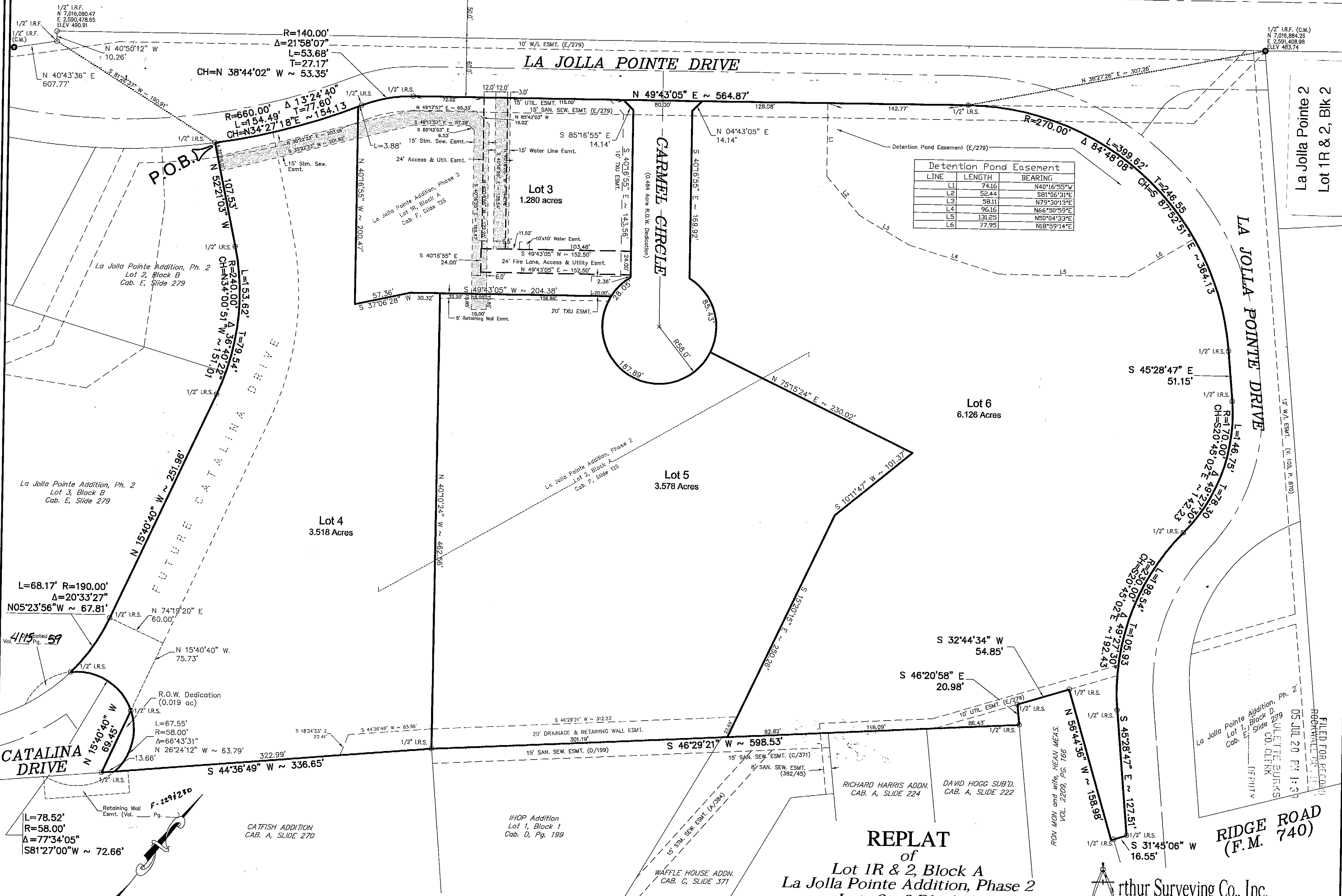


#275514 E-279  
**FINAL PLAT - PHASE 2**  
**La Jolla Pointe Addition**  
 26.066 Acres  
 W. Blevin Survey, Abstract No. 9  
 City of Rockwall, Rockwall County, Texas  
 - February 2003 -

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

**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



LINE	LENGTH	BEARING
L1	74.16	N40°16'55"W
L2	52.44	S81°06'31"E
L3	58.11	N79°30'13"E
L4	96.16	N66°50'59"E
L5	131.25	N50°04'33"E
L6	77.95	N18°59'14"E

La Jolla Pointe 2  
Lot 1R & 2, Blk 2

LA JOLLA POINTE DRIVE

1/2" W/L ESMT. (V. 105, P. 870)

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
05 JUL 20 PM 1:30  
JULIETTE BURKS  
CO. CLERK  
OFFICE

RIDGE ROAD (F.M. 740)

**REPLAT**  
of  
**Lot 1R & 2, Block A**  
**La Jolla Pointe Addition, Phase 2**  
**Lots 3 - 6 Block A**  
**15.005 Acres**  
**City of Rockwall**  
**Rockwall County, Texas**

**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

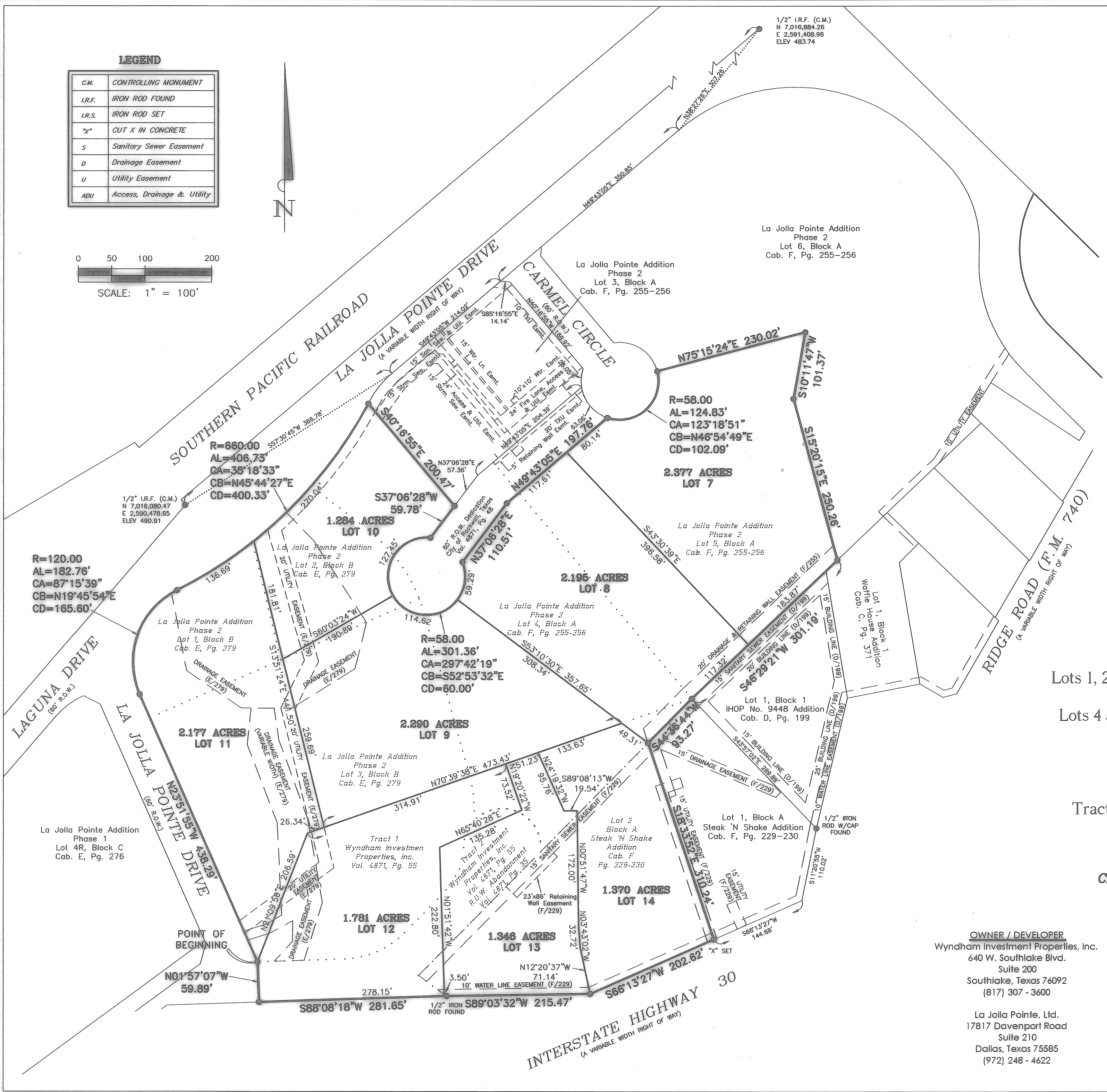
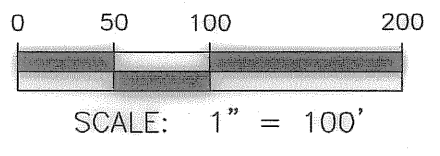
DRAWN BY: T.J.M. DATE: 08/27/04 SCALE: 1"=60' CHECKED BY: DLA ASC NO.: 2408160

**NOTE**  
All property corners are 1/2 inch iron rods with caps stamped "ARTHUR SURVEYING COMPANY" unless otherwise noted.

60 0 60 120 180 Feet

**LEGEND**

C.M.	CONTROLLING MONUMENT
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
"X"	CUT X IN CONCRETE
S	Sanitary Sewer Easement
D	Drainage Easement
U	Utility Easement
ADU	Access, Drainage & Utility



- Notes:
1. Basis of Bearing is the deed of record in Volume 81, Page 405, D.R.R.C.T.
  2. All corners are 1/2 inch iron rods set with a cap stamped "Arthur Surveying Company", unless otherwise noted.
  3. 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.
  4. All of Catalina Drive (variable width right of way) located in Lot 12 and 13 is to be abandoned by this plat.
  5. A portion of the Sanitary Sewer Easement recorded in Cabinet F, Page 229, located in Lots 12, 13 and 14 is to be abandoned by this plat.
  6. All of a (23' x 86') Retaining Wall Easement recorded in Cabinet F, Page 229, located in Lot 13 is to be abandoned by this plat.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, W. THAD MURLEY III, 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 supervision.

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

Date: 2/6/07



**REPLAT**  
 Lots 7 - 14, Block A  
 La Jolla Pointe Addition, Phase 2  
*Being all of*  
 Lots 1, 2 and 3, Block B, La Jolla Pointe Addition, Phase 2  
 Cabinet E, Slide 279  
 Lots 4 and 5, Block A, La Jolla Pointe Addition, Phase 2  
 Cabinet F, Slide 255-256  
 Lot 2, Block A, Steak N Shake Addition  
 Cabinet F, Slide 229-230  
*and*  
 Tracts 1 & 2, Wyndham Investment Properties, Inc.  
 Document Number: 2006-00368715  
**14.821 Acres**  
 located in  
**City of Rockwall, Rockwall County, Texas**

**OWNER / DEVELOPER**  
 Wyndham Investment Properties, Inc.  
 640 W. Southlake Blvd.  
 Suite 200  
 Southlake, Texas 76092  
 (817) 307 - 3600

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

-- JANUARY 2007 --  
 SHEET 1 OF 2

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



STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS La Jolla Pointe, Ltd., and Wyndham Investment Properties, Inc., are the sole owners of a certain lot, tract or parcel of land situated in the William Blevins Survey, Abstract No. 9, and James Smith Survey, Abstract No. 200, located in the City of Rockwall, Rockwall County, Texas, and being all of Lots 1, 2 and 3, Block B, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, according to the plat recorded in Cabinet E, Page 279, of the Plat Records of Rockwall County, Texas, Lots 4 and 5, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, according to the plat recorded in Cabinet F, Page 255-256, of the Plat Records of Rockwall County, Texas, Lot 2, Block A, Steak N Shake Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet F, Page 229-230, of the Plat Records of Rockwall County, Texas, and Tracts 1 & 2, described in deed to Wyndham Investment Properties, Inc., recorded in Document No. 2006-00368715, Real Property Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set at the most southwesterly corner of said Lot 3, Block B, same being in the east line of La Jolla Pointe Drive (a 60 feet right of way);

THENCE along the east right of way line of said La Jolla Pointe Drive, the following courses and distance:

North 23 degrees 51 minutes 55 seconds West, a distance of 438.29 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for the beginning of a tangent curve to the right having a radius of 120.00 feet, a central angle of 87 degrees 15 minutes 39 seconds, a chord bearing of North 19 degrees 45 minutes 54 seconds East, and a chord distance of 165.60 feet;

Northeasterly along said curve for an arc length of 182.76 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for the beginning of a reverse curve to the left having a radius of 660.00 feet, a central angle of 35 degrees 18 minutes 33 seconds, a chord bearing of North 45 degrees 44 minutes 27 seconds East, and a chord distance of 400.33 feet;

Northeasterly along said curve for an arc length of 406.73 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set at the most westerly corner of Lot 3, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, according to the plat recorded in Cabinet F, Page 255-256, of the Plat Records of Rockwall County, Texas;

THENCE South 40 degrees 16 minutes 55 seconds East, along the southwest line of said Lot 3, Block A, a distance of 200.47 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for corner in the north right of way line of a tract of land described in deed to City of Rockwall, Texas, recorded in Document No. 2006-00368714, Real Property Records of Denton County, Texas;

THENCE along said right of way line, the following courses and distance:

South 37 degrees 06 minutes 28 seconds West, a distance of 59.78 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for the beginning of a non-tangent curve to the left having a radius of 58.00 feet, a central angle of 297 degrees 42 minutes 19 seconds, a chord bearing of South 52 degrees 53 minutes 32 seconds East, and a chord distance of 60.00 feet;

Southeasterly along said curve for an arc length of 301.36 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for corner;

North 37 degrees 06 minutes 28 seconds East, a distance of 110.51 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for corner;

North 49 degrees 43 minutes 05 seconds East, a distance of 197.76 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for the beginning of a non-tangent curve to the left having a radius of 58.00 feet, a central angle of 123 degrees 18 minutes 51 seconds, a chord bearing of North 46 degrees 54 minutes 49 seconds East, and a chord distance of 102.09 feet;

Northeasterly along said curve for an arc length of 124.83 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set at a southwesterly corner of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, according to the plat recorded in Cabinet F, Page 255-256, of the Plat Records of Rockwall County, Texas;

THENCE along the south lines of said Lot 6, Block A, the following courses and distances:

North 75 degrees 15 minutes 24 seconds East, a distance of 230.02 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for corner;

South 10 degrees 11 minutes 47 seconds West, a distance of 101.37 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for corner;

South 15 degrees 20 minutes 15 seconds East, a distance of 250.26 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set in the northwest line of Lot 1, Block 1, Waffle House Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet C, Page 371, of the Plat Records of Rockwall County, Texas;

THENCE South 46 degrees 29 minutes 21 seconds West, along the southeast line of Block A, of said La Jolla Pointe Addition, a distance of 301.19 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set at the most westerly corner of Lot 1, Block 1, IHOP No. 9448 Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet D, Page 199, of the Plat Records of Rockwall County, Texas;

THENCE South 44 degrees 36 minutes 44 seconds West, along the northwest line of Lot 1, Block A, of said Steak N Shake Addition, a distance of 93.27 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for corner;

THENCE South 18 degrees 33 minutes 52 seconds East, along the southwest line of said Lot 1, Block A, of said Steak N Shake Addition, a distance of 310.24 feet to an "X" set in the north line of Interstate Highway No. 30;

THENCE along the north line of said Interstate Highway No. 30, the following courses and distances:

South 66 degrees 13 minutes 27 seconds West, a distance of 202.62 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for corner;

South 89 degrees 03 minutes 32 seconds West, a distance of 215.47 feet to a 1/2 inch iron rod found for corner;

South 88 degrees 08 minutes 18 seconds West, a distance of 281.65 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set in the east line of said La Jolla Pointe Drive;

THENCE North 01 degrees 57 minutes 07 seconds West, along said east line, a distance of 59.89 feet to the POINT OF BEGINNING, and containing a 14.821 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

STATE OF TEXAS  
COUNTY OF ROCKWALL

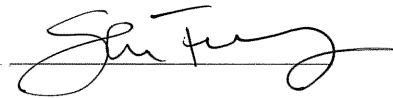
We the undersigned owner of the land shown on this plat, and designated herein as the subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in La Jolla Pointe Addition, Phase 2, have been notified and signed this plat.

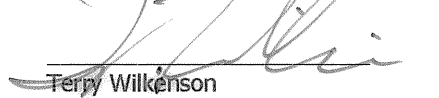
We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

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.

  
Authorized Representative  
La Jolla Pointe, Ltd.  
Rockway PARTNERS

  
Terry Wilkinson  
Authorized Representative  
Wyndham Investment Properties, Inc.

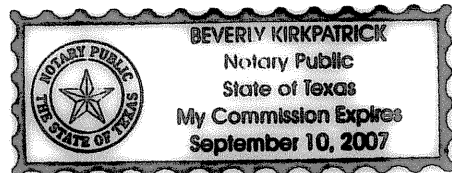
STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Terry Wilkinson 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 29 day of January, 2007.

  
Beverly Kirkpatrick  
Notary Public in and for the State of Texas

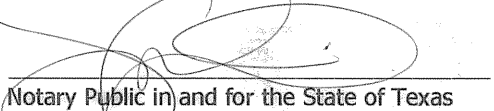
9-10-2007  
My Commission Expires:



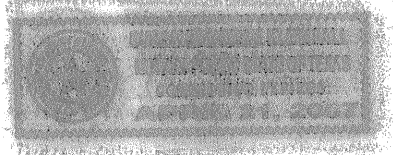
STATE OF TEXAS  
COUNTY OF ROCKWALL

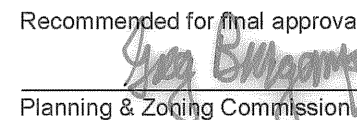
Before me, the undersigned authority, on this day personally appeared Stewart Terry known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 31st day of January, 2007

  
Notary Public in and for the State of Texas

April 21, 07  
My Commission Expires:



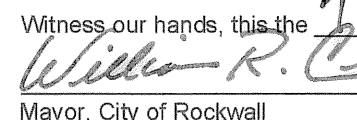
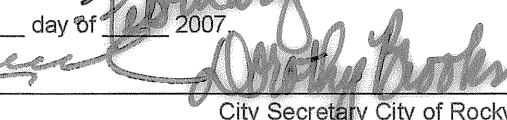
Recommended for final approval:  
  
Planning & Zoning Commission  
Date 2-5-07

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 21st day of April, 2007.


This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, 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 7 day of February, 2007  
  
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 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.

  
City Engineer  
Date 2-7-07

REPLAT  
Lots 7 - 14, Block A  
La Jolla Pointe Addition, Phase 2  
*Being all of*  
Lots 1, 2 and 3, Block B, La Jolla Pointe Addition, Phase 2  
Cabinet E, Slide 279  
Lots 4 and 5, Block A, La Jolla Pointe Addition, Phase 2  
Cabinet F, Slide 255-256  
Lot 2, Block A, Steak N Shake Addition  
Cabinet F, Slide 229-230  
*and*  
Tracts 1 & 2, Wyndham Investment Properties, Inc.  
Document Number: 2006-00368715  
**14.821 Acres**  
*located in*  
**City of Rockwall, Rockwall County, Texas**

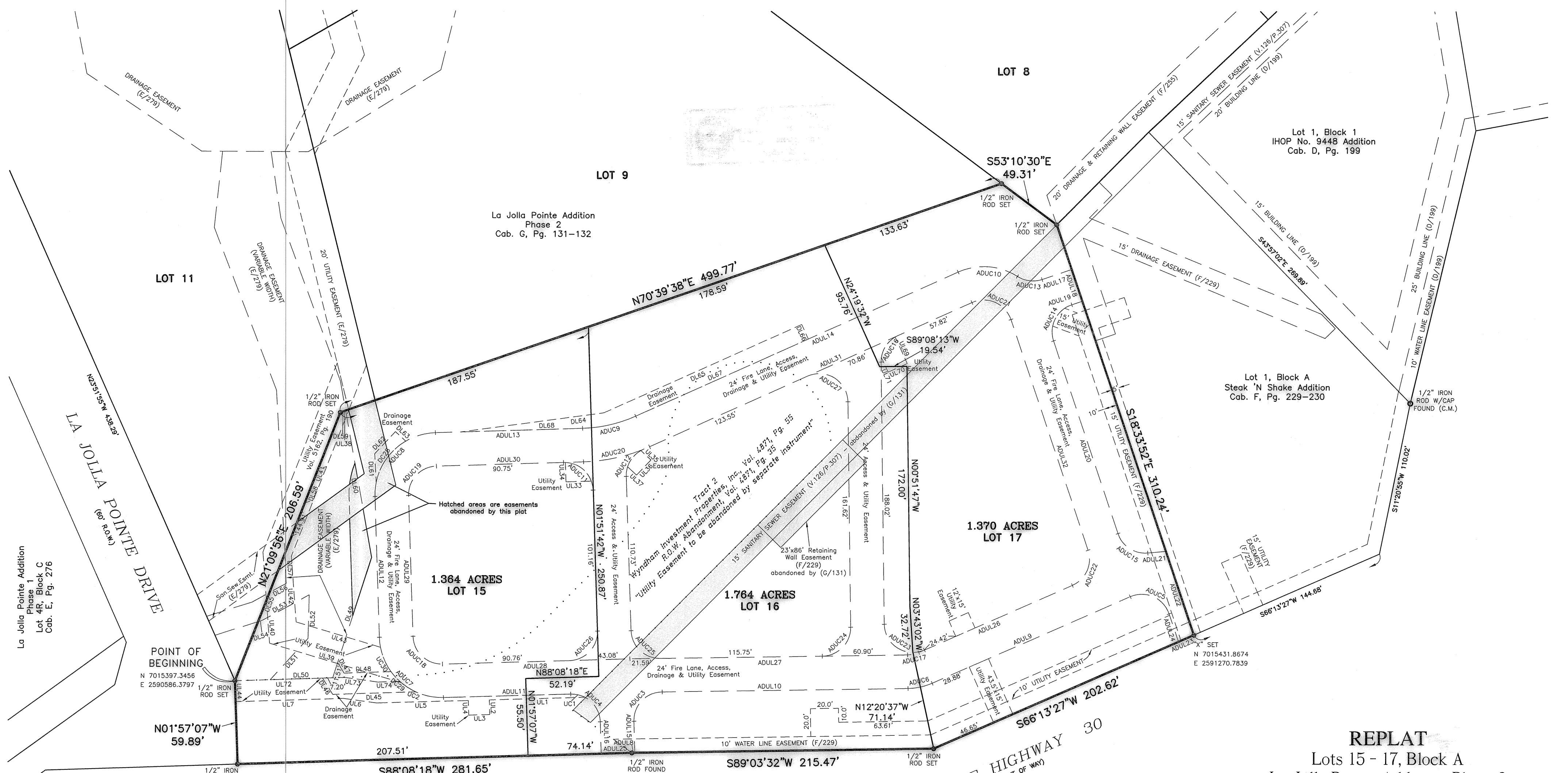
OWNER / DEVELOPER  
Wyndham Investment Properties, Inc.  
640 W. Southlake Blvd.  
Suite 200  
Southlake, Texas 76092  
(817) 307 - 3600  
  
La Jolla Pointe, Ltd.  
17817 Davenport Road  
Suite 210  
Dallas, Texas 75585  
(972) 248 - 4622

-- JANUARY 2007 --  
SHEET 2 OF 2

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

Replat La Jolla  
Pointe, Phase 2  
Lots 7-14, Block A





Lot 1, Block 1  
IHOP No. 9448 Addition  
Cab. D, Pg. 199

Lot 1, Block A  
Steak 'N Shake Addition  
Cab. F, Pg. 229-230

**REPLAT**  
Lots 15 - 17, Block A  
La Jolla Pointe Addition, Phase 2

*Being all of*  
Lots 12 - 14, Block A  
La Jolla Pointe Addition, Phase 2  
Cabinet G, Slide 131-132

**4.497 Acres**  
**located in**  
**City of Rockwall**  
**Rockwall County, Texas**

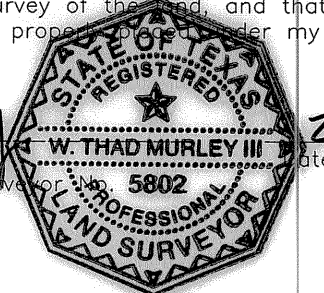
— FEBRUARY 2008 —  
SHEET 1 OF 3

- Notes:**
1. Basis of Bearing is the deed of record in Volume 81, Page 405, D.R.R.C.T.
  2. All corners are 1/2 inch iron rods set with a cap stamped "Arthur Surveying Company", unless otherwise noted.
  3. 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.

**SURVEYOR'S CERTIFICATE**  
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, W. THAD MURLEY III, 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 supervision.

*W. Thad Murley III*  
W. Thad Murley III  
Registered Professional Land Surveyor  
No. 5802  
2/15/08



**LEGEND**

C.M.	CONTROLLING MONUMENT
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
"X"	CUT X IN CONCRETE



285 W. Southwest Parkway  
Lewisville, Texas 75067  
Tel. No. (972) 353-8000  
Fax No. (972) 353-8011

**OWNER / DEVELOPER**  
N3 Development, Ltd.  
505 Pecan Street  
Suite 201  
Fort Worth, Texas 76102  
817.348.8748



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

DRAWN BY: JC DATE: 05/02/07 SCALE: 1"=50' CHECKED BY: ASC NO.: 260456

FILED FOR RECORD  
ROCKWALL COUNTY, TEXAS  
08 MAR - 4 PM 4:18  
LISA CONSTANT  
COUNTY CLERK  
DEPUTY

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS ROCKWALL SUMMIT PARTNERS, LLC, a Texas limited liability company by N3 Capital, LLC, a Texas limited liability company, being its manager, are the owners of that certain lot, tract or parcel of land situated in the William Blevins Survey, Abstract No. 9, and James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and being all of Lots 12, 13 and 14, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, according to the plat recorded in Cabinet G, Page 131-132, of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set at the most southerly corner of Lot 11, Block A, of said La Jolla Pointe Addition, Phase 2, and same being in the east line of La Jolla Pointe Drive (a 60 feet right of way);

**THENCE** North 21 degrees 09 minutes 56 seconds East, along a southeasterly line of said Lot 11, Block A, a distance of 206.59 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for corner;

**THENCE** North 70 degrees 39 minutes 38 seconds East, continuing along said Lot 11, Block A, and the southeasterly line of Lot 9, Block A, of said La Jolla Pointe Addition, Phase 2, a distance of 499.77 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set in the southwest line of Lot 8, Block A, of said La Jolla Pointe Addition, Phase 2;

**THENCE** South 53 degrees 10 minutes 30 seconds East, along said Southwest line, a distance of 49.31 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for the northwest corner of Lot 1, Block A, Steak 'N Shake Addition, an addition to the City of Rockwall, according to the plat recorded in Cabinet F, Page 229-230, of the Plat Records of Rockwall County, Texas;

**THENCE** South 18 degrees 33 minutes 52 seconds East, along the southwest line of said Lot 1, Block A, a distance of 310.24 feet to an "X" set in the north line of Interstate Highway No. 30;

**THENCE** along the north line of said Interstate Highway No. 30, the following courses and distances:

South 66 degrees 13 minutes 27 seconds West, a distance of 202.62 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set for corner;

South 89 degrees 03 minutes 32 seconds West, a distance of 215.47 feet to a 1/2 inch iron rod found for corner;

South 88 degrees 08 minutes 18 seconds West, a distance of 281.65 feet to a 1/2 inch iron rod with a cap stamped "Arthur Surveying Company" set in the east line of said La Jolla Pointe Drive;

**THENCE** North 01 degrees 57 minutes 07 seconds West, along said east line, a distance of 59.89 feet to the **POINT OF BEGINNING**, and containing a 4.497 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 15-17, Block A of La Jolla Pointe Addition, Phase 2** 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. We further certify that all other parties who have a mortgage or lien interest in La Jolla Pointe Addition, Phase 2, 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. We 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.

ROCKWALL SUMMIT PARTNERS, LLC,  
A Texas limited liability company

By: N3 Capital, LLC,  
A Texas limited liability company  
Its Manager

By: Chris Baker  
Christopher E. Baker  
Chief Operating Officer

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Christopher E. Baker, 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 19th day of February, 2008.

Betty Austin  
Notary Public in and for the State of Texas  
My Commission Expires: 08/30/2008  
6-30-2008  
My Commission Expires:

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.

Chuck Todd 2-27-08  
City Engineer Date:

**Recommended for Final Approval:**

C. Bricker 2-29-08  
Planning & 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 June, 2008.

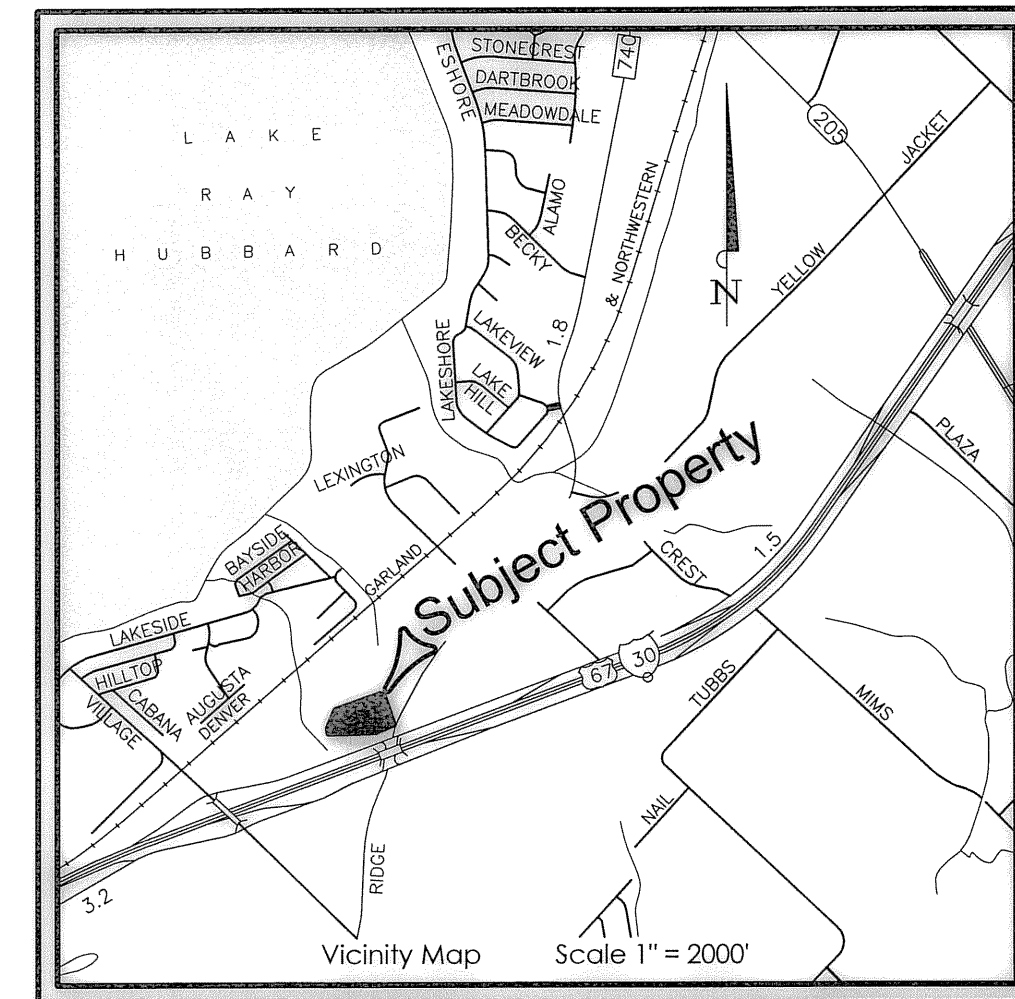
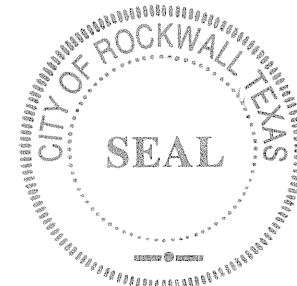
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 29th day of February, 2008.

William R. Cecil  
Mayor  
City of Rockwall

Kristy Ashberry  
City Secretary  
City of Rockwall

Chuck Todd 2-27-08  
City Engineer  
City of Rockwall

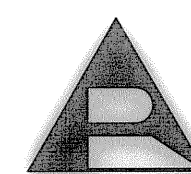


**REPLAT**  
Lots 15 - 17, Block A  
La Jolla Pointe Addition, Phase 2

**Being all of**  
Lots 12 - 14, Block A  
La Jolla Pointe Addition, Phase 2  
Cabinet G, Slide 131-132

**4.497 Acres**  
**located in**  
**City of Rockwall**  
**Rockwall County, Texas**

-- FEBRUARY 2008 --  
SHEET 2 OF 3



**Allen &  
Ridinger  
Consulting, Inc.**

285 W. Southwest Parkway  
Lewisville, Texas 75067  
Tel. No. (972) 353-8000  
Fax No. (972) 353-8011

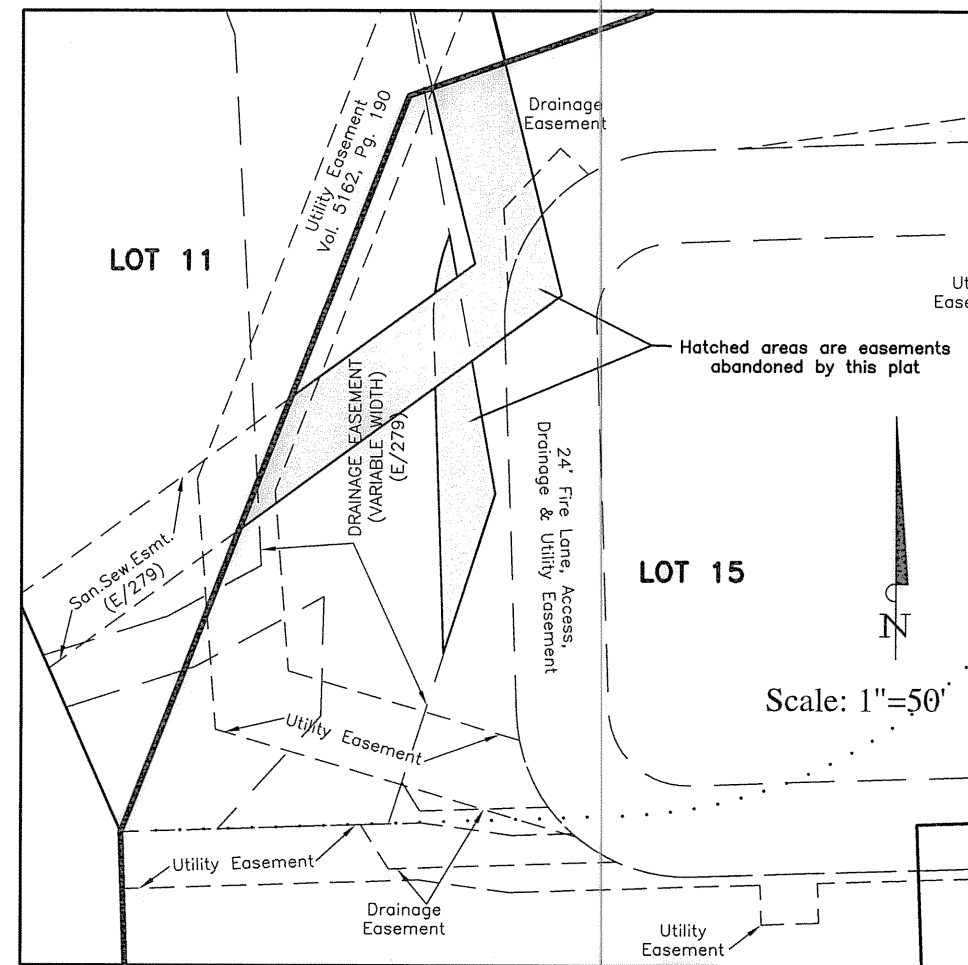
**OWNER / DEVELOPER**  
N3 Development, Ltd.  
505 Pecan Street  
Suite 201  
Fort Worth, Texas 76102  
817.348.8748



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

DRAWN BY: JC DATE: 05/02/07 SCALE: 1"=50' CHECKED BY: ASC NO.: 260456





CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
DC28	37.39	44.50	48°08'33"	S35°18'10"W	36.30
DC29	23.03	44.50	29°39'24"	S50°45'44"E	22.78

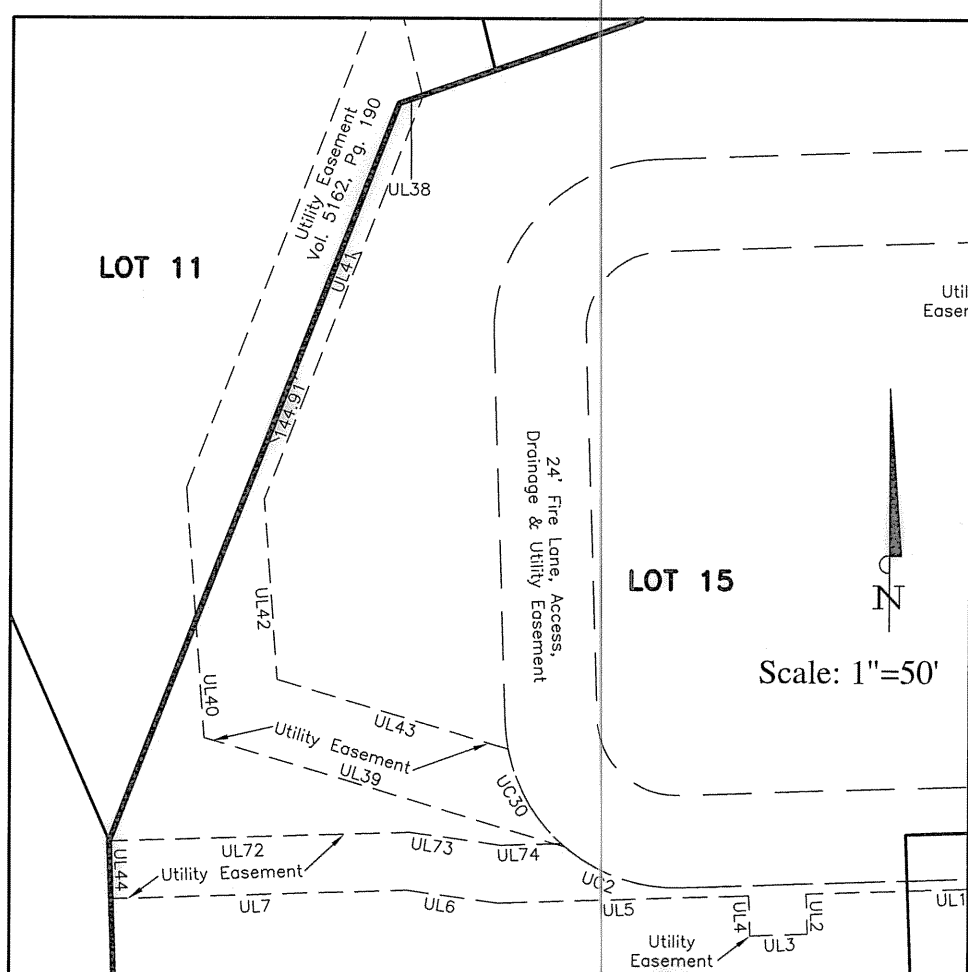
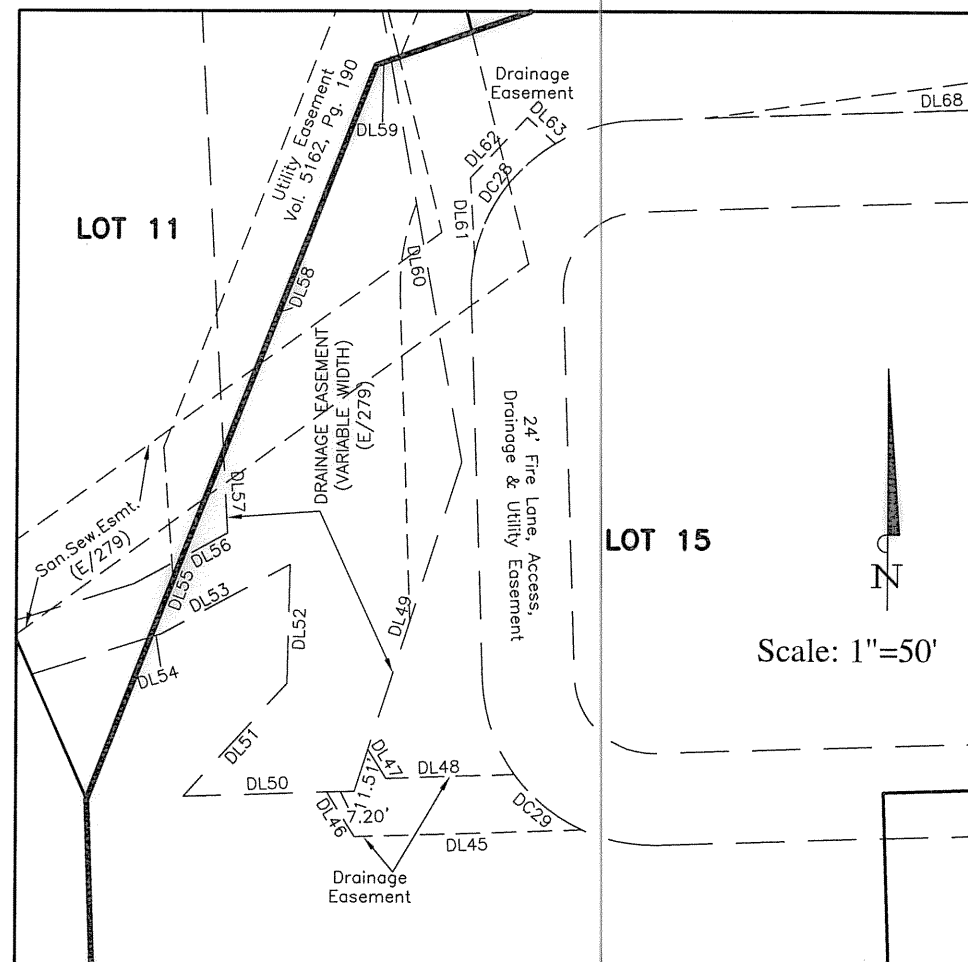
LINE	LENGTH	BEARING
DL45	59.30	S88°02'53"W
DL46	13.74	N31°57'07"W
DL47	8.92	S31°57'07"E
DL48	33.50	N88°02'53"E
DL49	90.62	S17°43'57"W
DL50	44.61	S88°08'18"W
DL51	40.01	N42°14'14"E
DL52	31.16	N01°18'27"E
DL53	37.98	S61°17'11"W
DL54	3.18	S72°19'35"W
DL55	22.33	N21°09'56"E
DL56	13.56	N61°17'11"E
DL57	21.33	N03°01'13"W
DL58	109.01	N21°09'56"E
DL59	4.00	N70°39'38"E
DL60	107.10	S10°11'33"E
DL61	20.62	N03°06'13"W
DL62	21.65	N42°49'33"E
DL63	10.06	S47°10'27"E
DL64	103.44	N82°08'01"E
DL65	154.81	N65°40'28"E
DL66	11.50	S24°19'32"E
DL67	135.00	S65°40'28"W
DL68	87.33	S88°02'53"W

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
ADUC3	32.53	20.50	90°55'14"	S43°35'55"W	29.22
ADUC4	32.20	20.50	90°00'00"	N46°51'42"W	28.99
ADUC5	34.07	20.50	95°12'41"	N66°10'13"W	30.28
ADUC6	17.74	44.50	22°50'05"	N77°38'29"E	17.62
ADUC7	69.83	44.50	89°54'35"	S46°54'25"E	62.88
ADUC8	69.90	44.50	90°00'00"	S43°02'53"W	62.93
ADUC9	39.24	100.50	22°22'25"	N76°51'41"E	39.00
ADUC10	44.20	44.50	56°54'39"	S85°52'12"E	42.41
ADUC11	32.20	20.50	89°59'33"	N46°57'20"W	28.99
ADUC12	24.89	20.50	69°34'33"	N32°49'43"E	23.39
ADUC13	18.30	20.50	51°09'00"	S82°59'23"E	17.70
ADUC14	32.21	20.50	90°00'41"	S26°25'47"W	28.99
ADUC15	27.43	20.50	76°40'28"	S56°54'47"E	25.43
ADUC16	23.81	20.50	66°32'15"	N32°24'21"E	22.49
ADUC17	8.17	20.50	22°50'05"	N77°38'29"E	8.12
ADUC18	32.17	20.50	89°54'35"	S46°54'25"E	28.97
ADUC19	32.20	20.50	90°00'00"	S43°02'53"W	28.99
ADUC20	48.62	124.50	22°22'25"	N76°51'41"E	48.31
ADUC21	34.26	20.50	95°44'59"	N66°27'03"W	30.41
ADUC22	30.34	20.50	84°48'00"	N23°49'27"E	27.65
ADUC23	40.40	20.50	112°54'46"	N57°19'10"W	34.17
ADUC24	32.17	20.50	89°55'19"	N44°05'52"E	28.97
ADUC25	31.84	20.50	88°58'54"	N46°27'01"W	28.73
ADUC26	32.24	20.50	90°05'51"	N43°05'22"E	29.02
ADUC27	40.60	20.50	113°27'45"	N57°35'39"W	34.28

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
UC1	10.46	20.50	29°13'27"	S77°14'59"E	10.34
UC2	34.03	44.50	43°49'00"	N69°57'12"W	33.21
UC30	29.96	44.50	38°34'18"	S30°32'11"E	29.39

LINE	LENGTH	BEARING
UL1	68.21	S88°08'18"W
UL2	10.50	S01°51'42"E
UL3	15.00	S88°08'18"W
UL4	10.50	N01°51'42"W
UL5	65.48	S88°08'18"W
UL6	23.91	N82°13'57"W
UL7	77.03	S88°08'18"W
UL33	18.10	S88°02'53"W
UL34	13.96	N01°57'07"W
UL35	9.80	S46°57'34"E
UL36	15.00	S43°02'26"W
UL37	8.76	N46°57'34"W
UL38	6.56	N70°39'38"E
UL39	98.27	N73°24'37"W
UL40	30.65	N04°17'31"W
UL41	113.14	S21°09'29"W
UL42	47.26	S04°17'31"E
UL43	62.95	S73°24'37"E
UL44	15.00	N01°57'07"W
UL69	20.88	S24°19'32"E
UL70	15.00	S65°40'28"W
UL71	11.61	N24°19'32"W
UL72	78.32	N88°08'18"E
UL73	23.91	S82°13'57"E
UL74	15.74	N88°08'18"E

LINE	LENGTH	BEARING
ADUL8	2.07	S88°08'18"W
ADUL9	154.31	S66°13'27"W
ADUL10	142.34	S89°03'32"W
ADUL11	90.87	S88°08'18"W
ADUL12	101.01	N01°57'07"W
ADUL13	105.13	N88°02'53"E
ADUL14	252.22	N65°40'28"E
ADUL15	22.64	S01°51'42"E
ADUL16	23.00	N01°51'42"W
ADUL17	22.32	N71°26'08"E
ADUL18	24.00	S18°33'52"E
ADUL19	7.94	S71°26'08"W
ADUL20	145.68	S18°34'33"E
ADUL21	12.98	N84°44'59"E
ADUL22	63.33	S18°33'52"E
ADUL23	12.05	S66°13'27"E
ADUL24	21.23	N18°33'52"W
ADUL25	21.93	S88°08'18"W
ADUL26	119.66	S66°13'27"W
ADUL27	198.24	S89°03'32"W
ADUL28	133.85	S88°08'18"W
ADUL29	101.01	N01°57'07"W
ADUL30	105.13	N88°02'53"E
ADUL31	252.22	N65°40'28"E
ADUL32	174.45	S18°34'33"E



**REPLAT**  
 Lots 15 - 17, Block A  
 La Jolla Pointe Addition, Phase 2

*Being all of*  
 Lots 12 - 14, Block A  
 La Jolla Pointe Addition, Phase 2  
 Cabinet G, Slide 131-132

**4.497 Acres**  
 located in  
**City of Rockwall**  
**Rockwall County, Texas**

-- FEBRUARY 2008 --  
 SHEET 3 OF 3



285 W. Southwest Parkway  
 Lewisville, Texas 75067  
 Tel. No. (972) 353-8000  
 Fax No. (972) 353-8011

**OWNER / DEVELOPER**  
 N3 Development, Ltd.  
 505 Pecan Street  
 Suite 201  
 Fort Worth, Texas 76102  
 817.348.8748

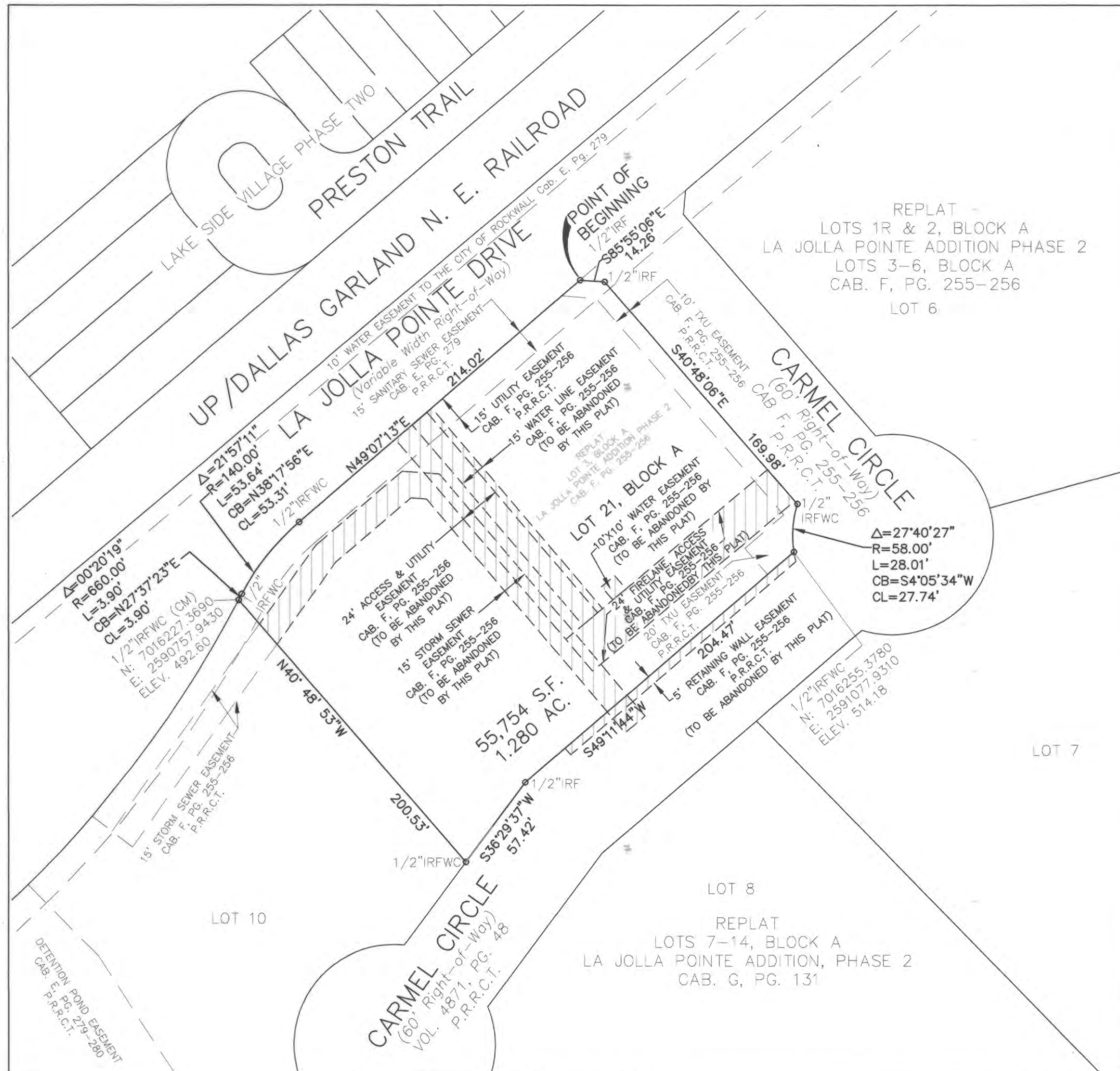


**ARTHUR SURVEYING COMPANY, INC.**  
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 Lewisville, Texas 75067  
 Office: (972) 221-9439 Fax: (972) 221-4675

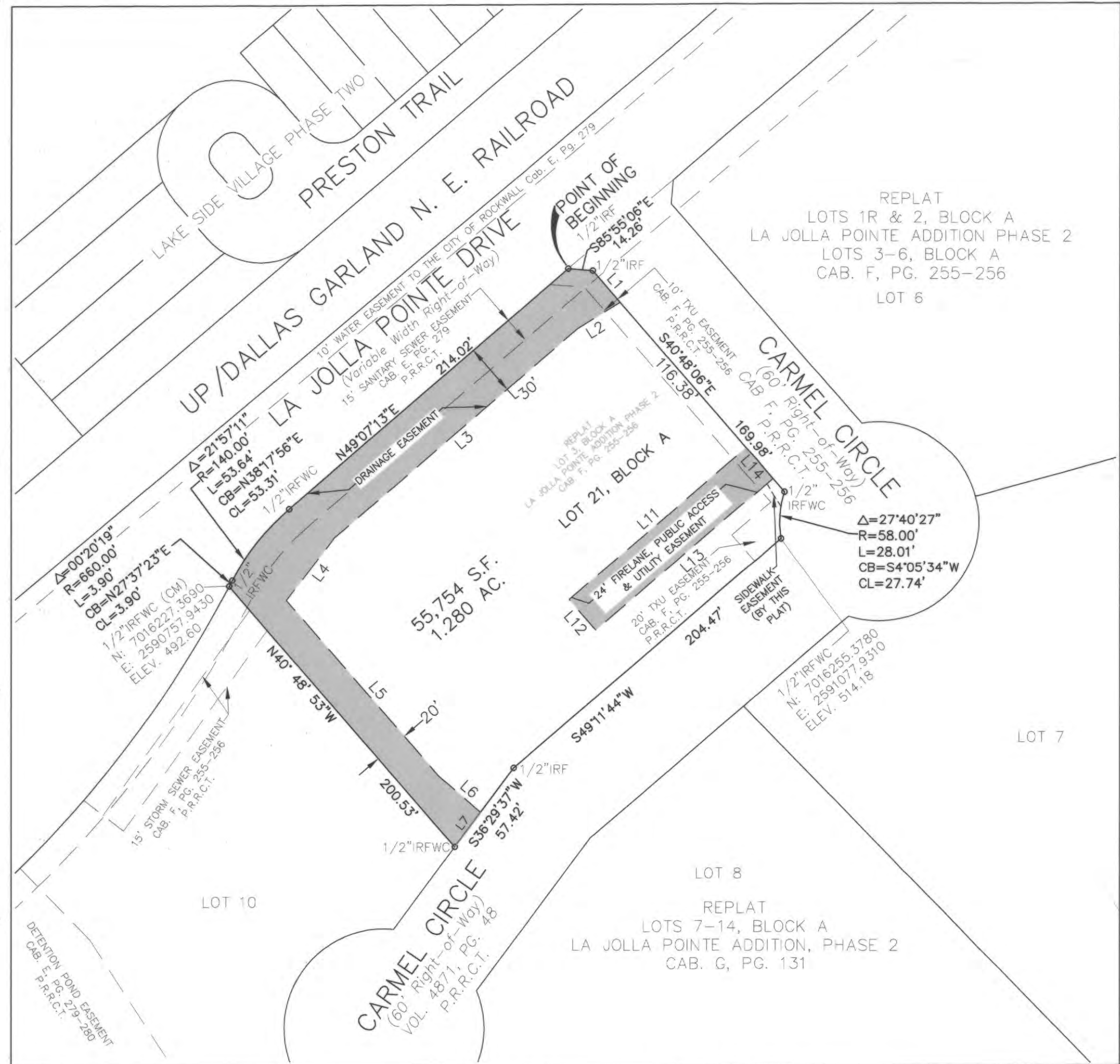
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G-260

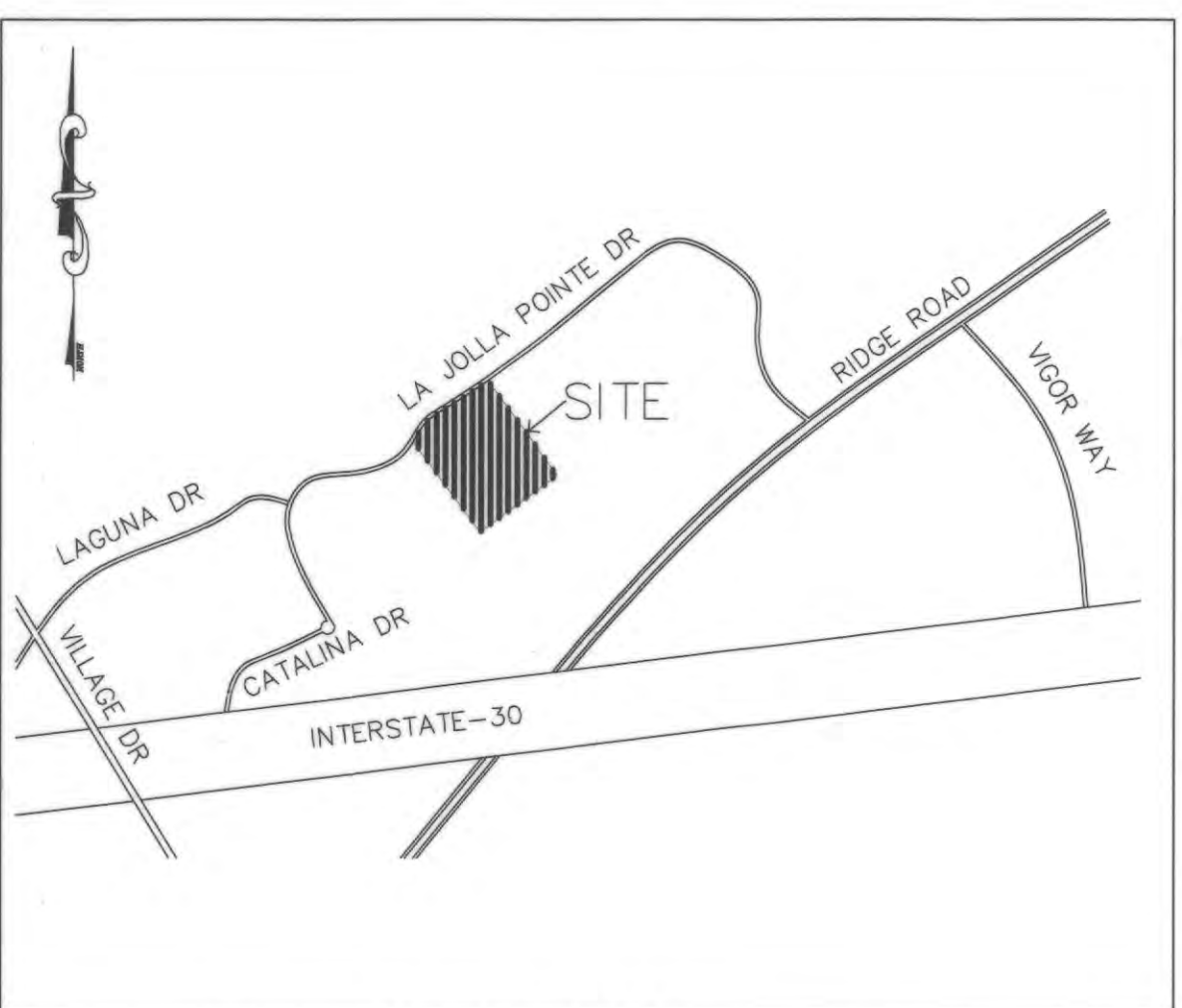




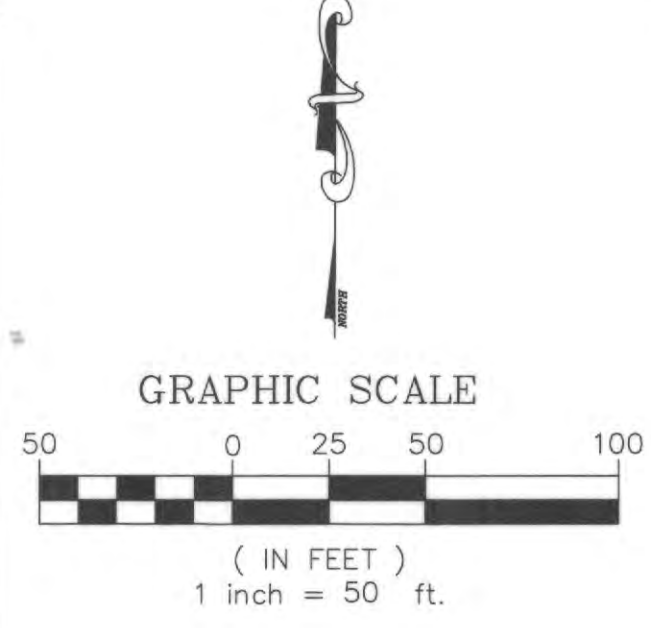
EASEMENT ABANDONMENT



EASEMENT DEDICATION



LOCATION MAP  
NOT TO SCALE



SURVEYORS:  
**33°LATITUDE**  
A LAND SURVEYING & MAPPING COMPANY  
**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

LEGEND:

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

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.

**FINAL PLAT**  
LOT 21, BLOCK A  
LA JOLLA POINTE ADDITION, PHASE 2  
BEING A REPLAT OF  
LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2  
1 LOT - 1.280 ACRES  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
SEPTEMBER 2018

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  
USA1 2018006.00



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 21, 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. We further certify that all other parties who have a mortgage or lien interest in the Lot 21, Block A La Jolla Point Addition, Phase 2 subdivision have been notified and signed this plat.

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

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: [Signature]
Owner Name Clay Shipman
Title Owner

Dated: 01/21/2019

STATE OF TEXAS
COUNTY OF Dallas

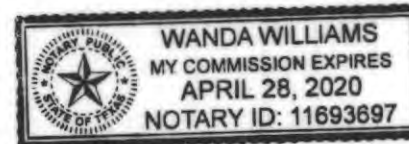
Before me, the undersigned authority, on this day personal appeared Clay Shipman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this 21st day of January, 2019.

Notary Public in and for the State of Texas

[Signature]
April 28, 2020

My Commission Expires On:



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 of guarantee that any building within such plat shall 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.

[Signature]
City Engineer Date 4-1-2019

RECOMMENDED FOR FINAL APPROVAL

[Signature]
Planning and Zoning Commission

11/22/18
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 3 day of Dec, 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 30th day of January, 2019.

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 01/09/2019
Registered Professional Land Surveyor Registration No. 6514
33 DEGREES LATITUDE, LLC



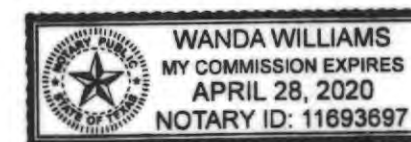
STATE OF TEXAS §
COUNTY OF DALLAS §

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 9th day of January, 2019.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires On: April 28, 2020



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
07/16/2019 01:23:17 PM
\$100.00
20190000011646



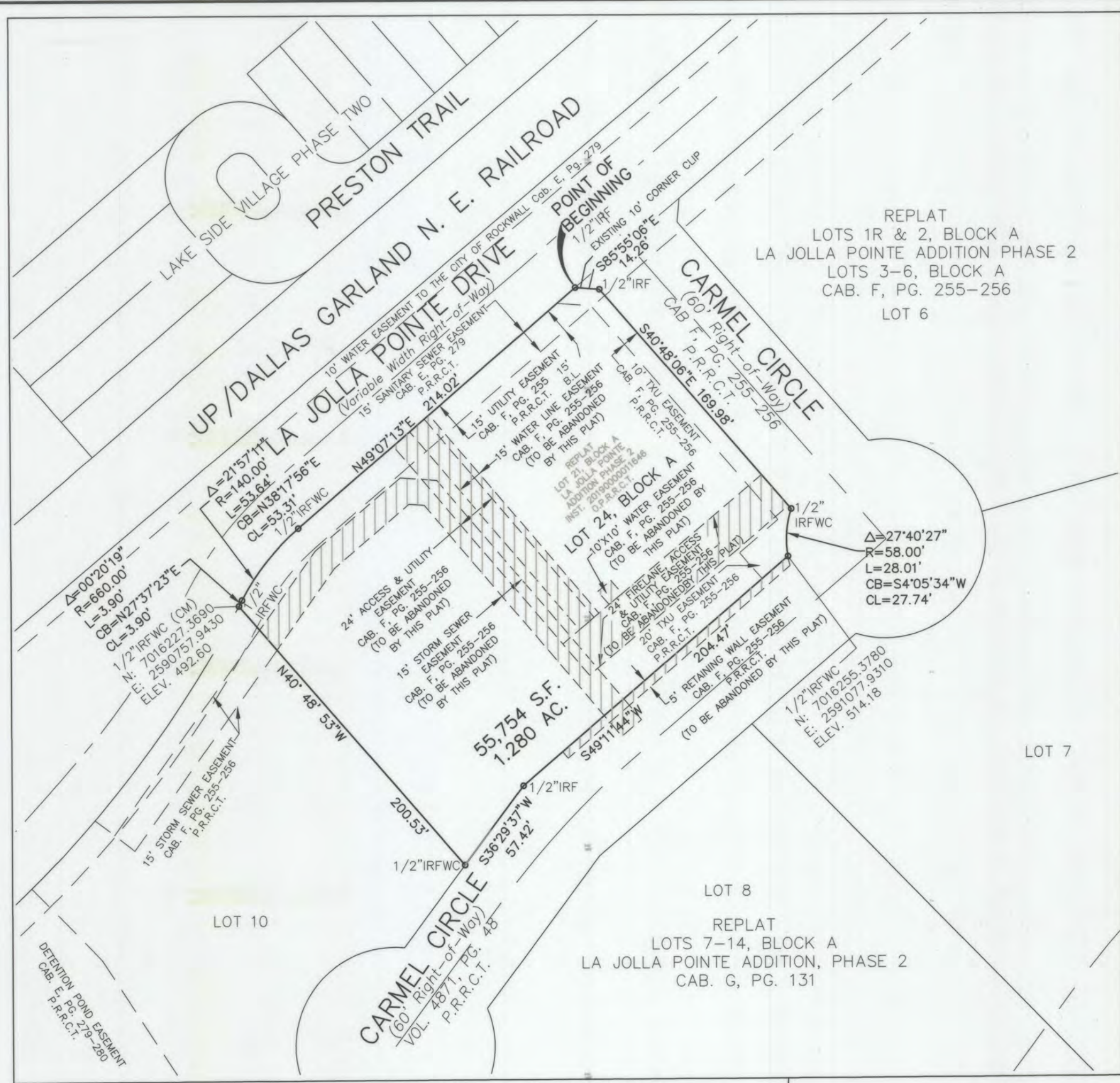
33° LATITUDE
A LAND SURVEYING & MAPPING COMPANY
33 DEGREES LATITUDE, LLC
17250 DALLAS PARKWAY
DALLAS, TEXAS 75248
(972) 677-9933

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

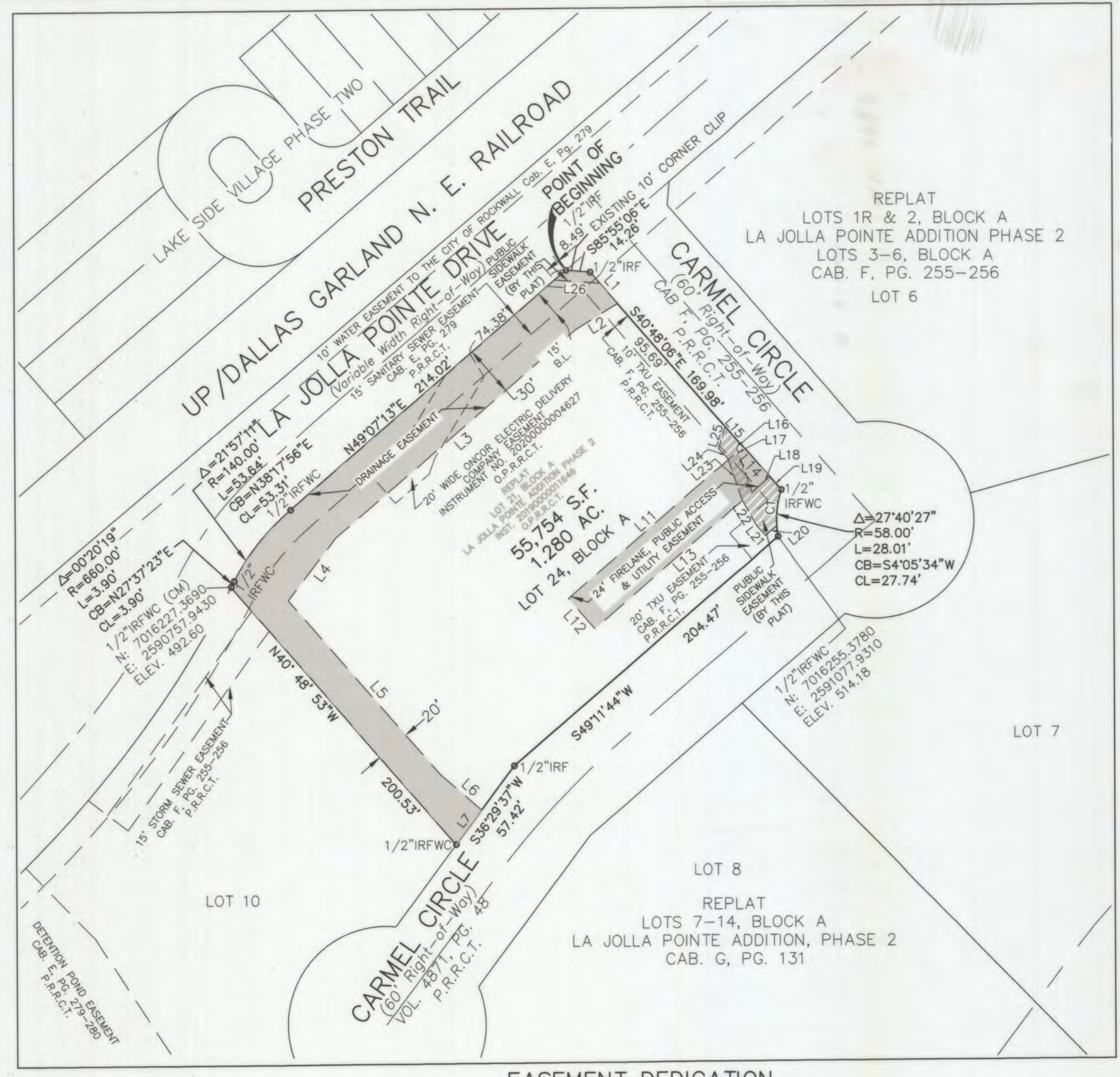
FINAL PLAT
LOT 21, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT OF
LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
1 LOT - 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SEPTEMBER 2018

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
USA1 2018006.00

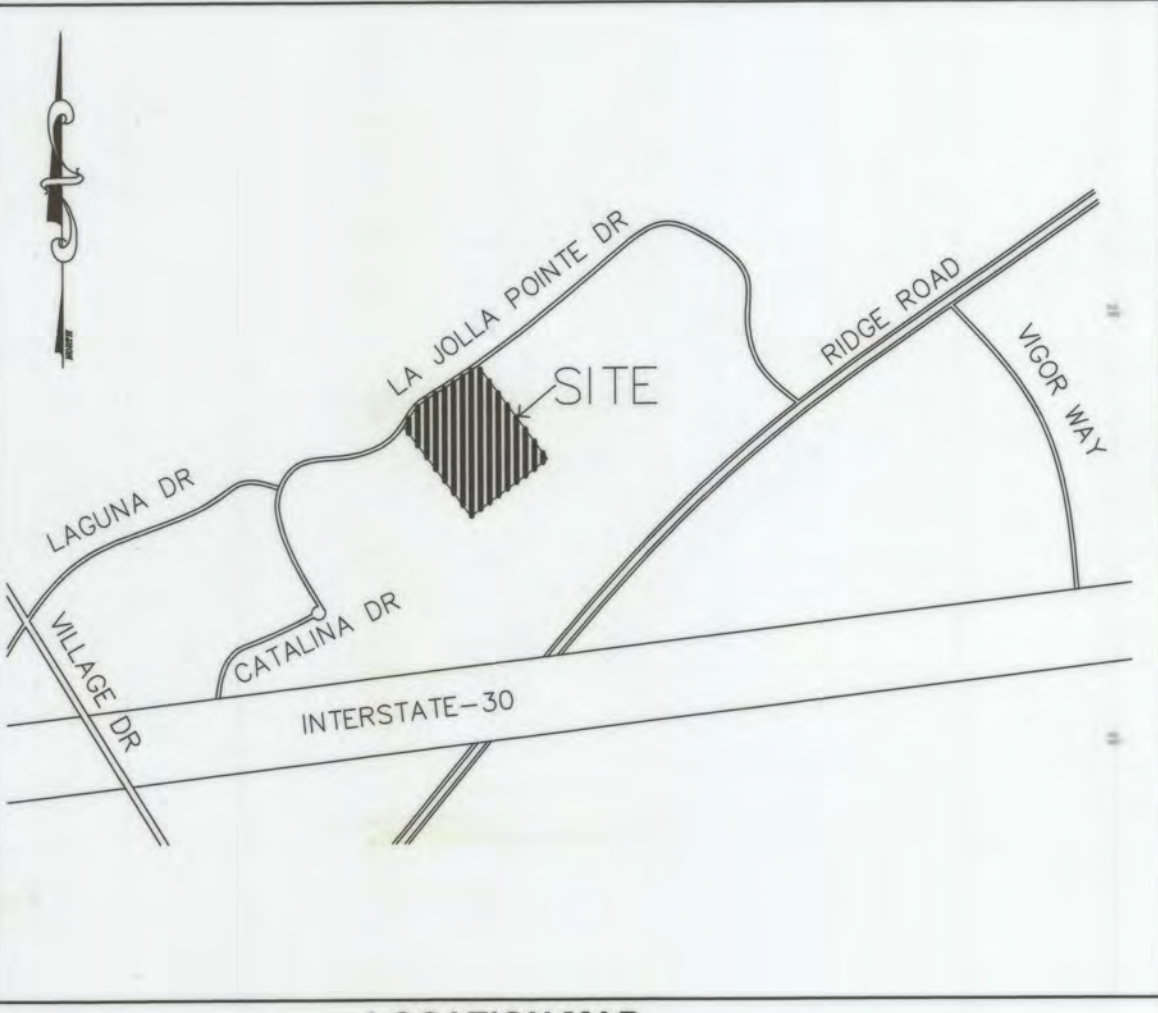




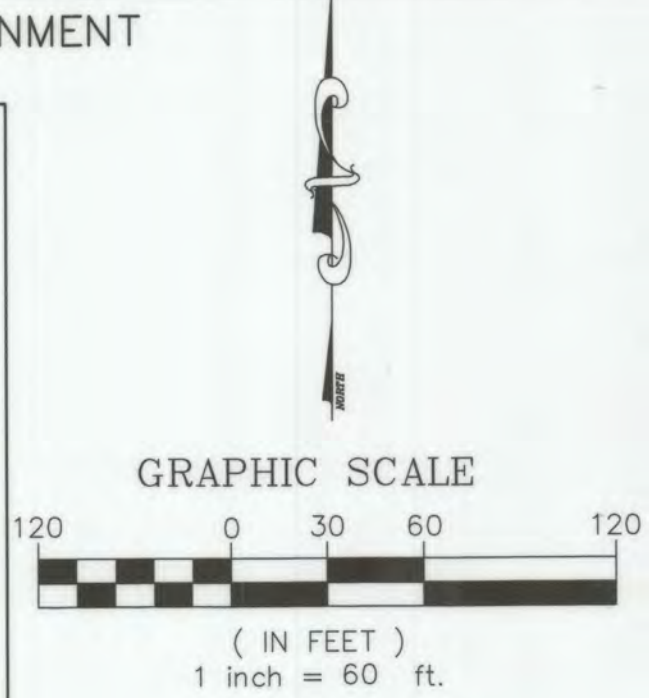
EASEMENT ABANDONMENT



EASEMENT DEDICATION



LOCATION MAP  
NOT TO SCALE



LEGEND:

- O.P.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- IRF IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- B.L. 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
- PUBLIC SIDEWALK EASEMENT

ENGINEERS/SURVEYORS:

**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

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

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'
L15	S40°48'06"E	12.66'
L16	S22°55'47"W	3.76'
L17	S18°41'03"E	27.57'
L18	N49°11'07"E	13.75'
L19	S40°48'06"E	10.11'
L20	S49°11'44"W	8.71'
L21	N40°48'16"W	7.50'
L22	N29°10'53"W	17.37'
L23	N18°41'03"W	26.15'
L24	N41°28'17"W	8.10'
L25	N15°53'16"E	13.73'
L26	S85°55'06"E	26.24'

- NOTES:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
  - Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements on-site.

CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	21°24'02"	58.00'	21.66'	S07°13'46"W	21.54'

**FINAL PLAT**  
 LOT 24, BLOCK A  
 LA JOLLA POINTE ADDITION, PHASE 2  
 BEING A REPLAT OF  
 LOT 21, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2  
 CONTAINING A TOTAL OF 1.280 ACRES  
 SITUATED WITHIN THE LA JOLLA POINTE ADDITION,  
 PHASE 2  
 AN ADDITION TO THE CITY OF ROCKWALL,  
 ROCKWALL COUNTY, TEXAS

P:\Ssksteng\2018006.00 Shipman Office Building\Drawings\2018006.00 replat.dwg, Layout1, 7/2/2020 11:06:32 AM, Dylan Moore



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 21, 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. We further certify that all other parties who have a mortgage or lien interest in the Lot 21, Block A La Jolla Point Addition, Phase 2 subdivision have been notified and signed this plat.

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

- 7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

CLAY SHIPMAN FIRE PROTECTION, LLC

By: [Signature]
Owner Name
Title

Dated: 7/24/20

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority. On this day personal appeared [Signature] 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 24th day of July, 2020.

[Signature]
Notary Public in and for the State of Texas

10-03-2021

My Commission Expires On:



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 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.

RECOMMENDED FOR FINAL APPROVAL

[Signature]
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 \_\_\_

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 3rd day of August, 2020

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall

[Signature] P.E.
City Engineer, City of Rockwall



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, William V. Perry, 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

[Signature]
William V. Perry

7-23-2020
DATE

Registered Professional Land Surveyor Registration No. 4699
USA Professional Services Group, Inc.



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/05/2020 09:11:43 AM
\$100.00
20200000017611



[Signature]

FINAL PLAT
LOT 24, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT OF
LOT 21, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CONTAINING A TOTAL OF 1.280 ACRES
SITUATED WITHIN THE LA JOLLA POINTE ADDITION,
PHASE 2
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

JULY 2, 2020

ENGINEERS/SURVEYORS:



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

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

CASE NO P2020-026

SHEET 2 OF 2



OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, CLAY SHIPMAN is the owner of a 1.280 acre tract or parcel of land situated in the W. 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 21, 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. We further certify that all other parties who have a mortgage or lien interest in the Lot 21, Block A La Jolla Point Addition, Phase 2 subdivision have been notified and signed this plat.

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

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.

- 7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

CLAY SHIPMAN FIRE PROTECTION, LLC

By: [Signature]
Owner Name
Title

Dated: 7/24/20

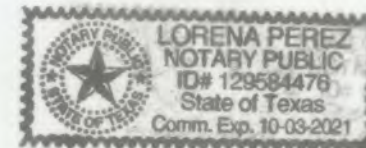
STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority. On this day personal appeared [Signature], 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 24th day of July, 2020.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires On: 10-03-2021



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 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.

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 \_\_\_.

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 3rd day of August, 2020.

[Signature]
Mayor, City of Rockwall

[Signature]
City Secretary, City of Rockwall

[Signature] P.E.
City Engineer, City of Rockwall



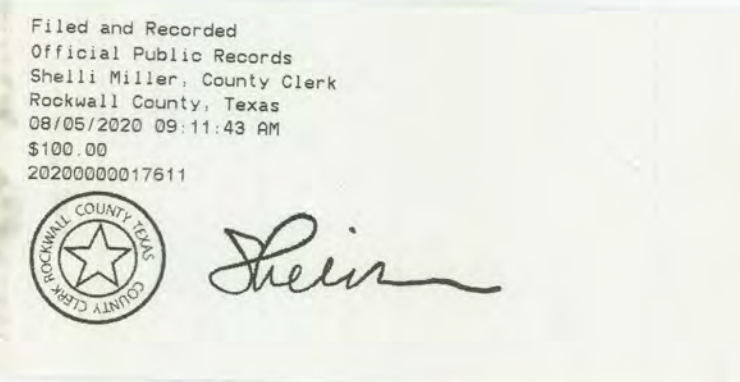
SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, William V. Perry, 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

[Signature]
William V. Perry
Registered Professional Land Surveyor Registration No. 4699
USA Professional Services Group, Inc.

7-23-2020
DATE



FINAL PLAT
LOT 24, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT OF
LOT 21, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
CONTAINING A TOTAL OF 1.280 ACRES
SITUATED WITHIN THE LA JOLLA POINTE ADDITION,
PHASE 2
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

JULY 2, 2020

ENGINEERS/SURVEYORS:

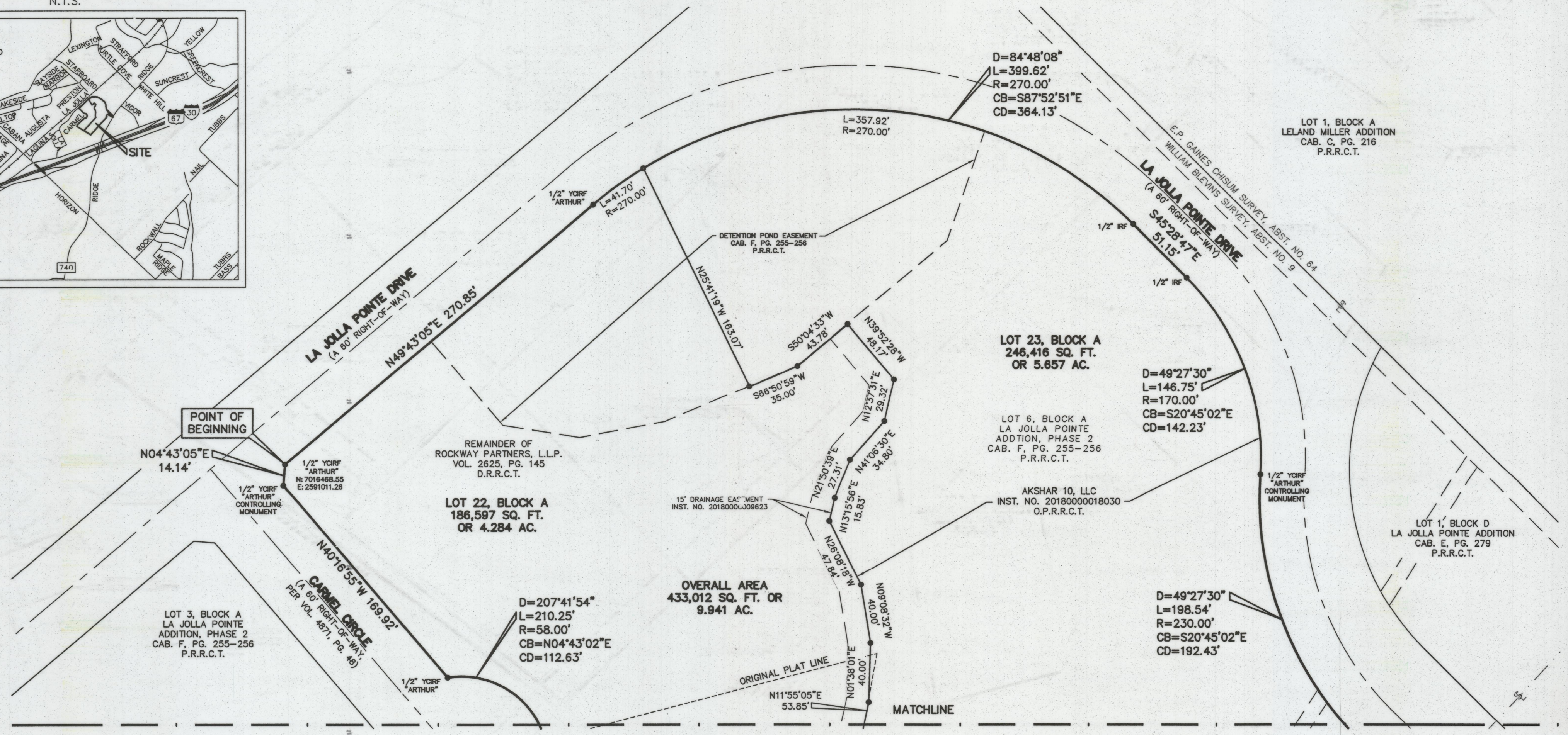
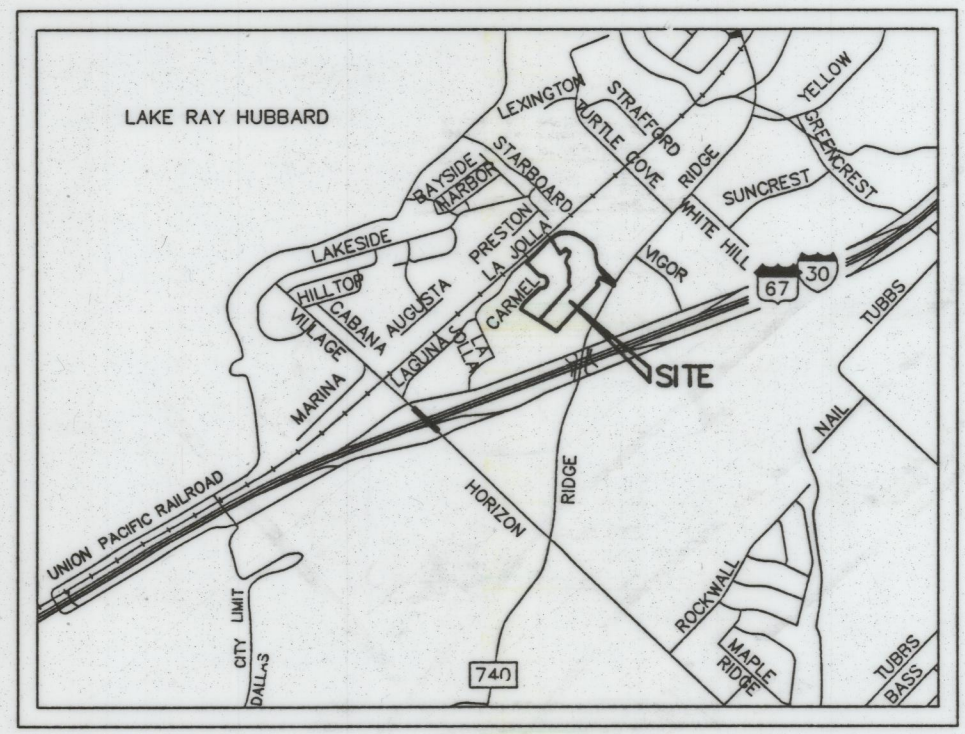


USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USA1 2018006.00

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



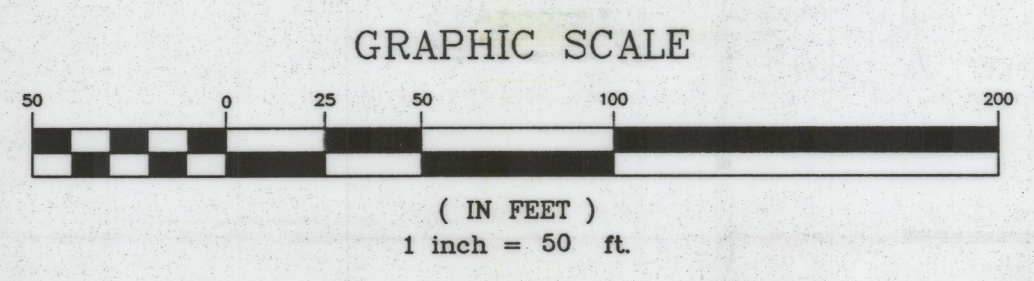
VICINITY MAP  
N.T.S.



**GENERAL NOTE**

1. This Final Plat is for conveyance purposes only and not for the development of the subject property.
2. A conveyance plat is a record of property approved by the City of Rockwall for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall. Selling a portion of this property by metes and bounds, except as shown on approved, filed, and accepted conveyance plat, final plat, or replat is violation of the city ordinance and State law.
3. All internal property corners created by this plat are monumented with 1/2 inch iron rods with red plastic cap stamped "PEISER & MANKIN SURV"

**FINAL PLAT**  
**LA JOLLA POINTE ADDITION**  
**LOTS 22-23, BLOCK A**  
 BEING A CONVEYANCE PLAT  
 ESTABLISHING A PROPERTY BOUNDARY FOR TWO (2) LOTS  
 TOTALLING 9.941 ACRES KNOWN AS  
 LOT 22, BLOCK A,  
 LA JOLLA POINTE ADDITION, PHASE 2  
 AND BEING 4.284 ACRES  
 AND LOT 23, BLOCK A,  
 LA JOLLA POINTE ADDITION, PHASE 2  
 AND BEING 5.657 ACRES  
 BEING A REPLAT OF LOTS 6, 7, & 20, BLOCK A  
 LA JOLLA POINTE ADDITION, PHASE 2  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 MARCH 2020



OWNER (LOT 23):  
 AKSHAR 10, LLC  
 2402 PATHWAY  
 EL DORADO, AR 71730  
 CONTACT: DR. VORA

OWNER (LOT 22):  
 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. P2020-009		<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com		SHEET
JOB NO.: 17-0919FP	DATE: 02/13/2020			
REV:	SCALE: 1" = 50'	Texas Society of Professional Surveyors	OF	
DRAWN: T.R.M.	tmankin@peisersurveying.com		FIRM No. 100999-00	3



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

LOT 7, BLOCK A  
LA JOLLA POINTE  
ADDITION, PHASE 2  
CAB. G, PG. 131-132  
P.R.R.C.T.

LOT 23, BLOCK A  
246,416 SQ. FT.  
OR 5.657 AC.

REMAINDER OF  
ROCKWAY PARTNERS, L.L.P.  
VOL. 2625, PG. 145  
D.R.R.C.T.

OVERALL AREA  
433,012 SQ. FT. OR  
9.941 AC.

LOT 6, BLOCK A  
LA JOLLA POINTE  
ADDITION, PHASE 2  
CAB. F, PG. 255-256  
P.R.R.C.T.

VILLAGE ONE  
CAB. A, PG. 265  
P.R.R.C.T.

LOT 22, BLOCK A  
186,597 SQ. FT.  
OR 4.284 AC.

AKSHAR 10, LLC  
INST. NO. 2018000018030  
O.P.R.R.C.T.

DAVID HOGG SUBDIVISION  
CAB. A, PG. 222  
P.R.R.C.T.

LOT 20, BLOCK A  
LA JOLLA POINTE ADDITION  
INST. NO. 20180000018728  
O.P.R.R.C.T.

RICHARD HARRIS  
SUBDIVISION  
CAB. A, PG. 224  
P.R.R.C.T.

15' BUILDING LINE  
INST. NO. 20180000018728

30' DRAINAGE &  
RETAINING WALL EASEMENT  
CAB. F, PG. 255-256

REMAINDER OF  
I-30 & 740 ADDITION  
CAB. A, PG. 384  
P.R.R.C.T.

D.U.E.  
INST. NO.  
20180000018728

LOT 1, BLOCK 1  
WAFFLE HOUSE ADDITION  
CAB. C, PG. 371  
P.R.R.C.T.

24' F.P.A.D.U.E.  
INST. NO. 20180000018728

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

LOT 19, BLOCK A  
LA JOLLA POINTE ADDITION  
INST. NO. 20180000018728  
O.P.R.R.C.T.

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

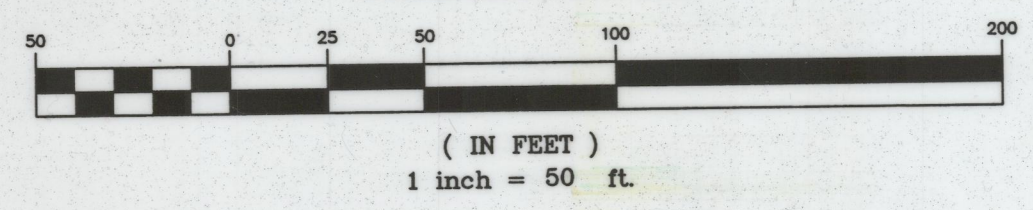
BLOCK A  
LA JOLLA POINTE  
ADDITION  
PHASE 2  
CAB. G, PG. 258-260  
P.R.R.C.T.

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

**FINAL PLAT**  
**LA JOLLA POINTE ADDITION**  
**LOTS 22-23, BLOCK A**  
BEING A CONVEYANCE PLAT  
ESTABLISHING A PROPERTY BOUNDARY FOR TWO (2) LOTS  
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LOT 22, BLOCK A,  
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AND BEING 4.284 ACRES  
AND LOT 23, BLOCK A,  
LA JOLLA POINTE ADDITION, PHASE 2  
AND BEING 5.657 ACRES  
BEING A REPLAT OF LOTS 6, 7, & 20, BLOCK A  
LA JOLLA POINTE ADDITION, PHASE 2  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
MARCH 2020



GRAPHIC SCALE



OWNER (LOT 23):  
AKSHAR 10, LLC  
2402 PATHWAY  
EL DORADO, AR 71730  
CONTACT: DR. VORA

OWNER (LOT 22):  
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.

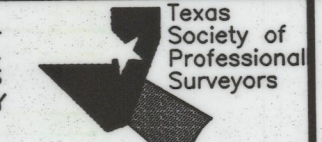
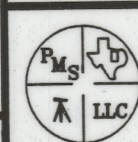
CASE NO. P2020-009

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

**PEISER & MANKIN SURVEYING, LLC**  
www.peisersurveying.com

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

COMMERCIAL  
RESIDENTIAL  
BOUNDARIES  
TOPOGRAPHY  
MORTGAGE



tmankin@peisersurveying.com FIRM No. 100999-00

Member Since 1977

SHEET	2
OF	3



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 2018000018030, 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 2018000018728, 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 1/2 inch iron rod with yellow cap stamped "Arthur Surveying Company" found (hereinafter referred to as 1/2" YCIRF) 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 1/2" YCIRF 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 1/2 inch iron rod found for angle point;
South 45 deg. 28 min. 47 sec. East, a distance of 51.15 feet to a 1/2 inch iron rod found 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 1/2" YCIRF 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 1/2" YCIRF for angle point;
South 45 deg. 28 min. 47 sec. East, a distance of 127.51 feet to a 1/2 inch iron rod found 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 an "X" cut found in concrete 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 from which a 1/2 inch iron rod with red plastic cap stamped "RSCI RPLS 5304" found bears North 79 deg. 01 min. East, 0.9 foot 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 1/2 inch iron rod found 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 an "X" cut found in concrete 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 1/2 inch iron rod set 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 1/2 inch iron rod set 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 2018000018728);

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 1/2 inch iron rod set 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 1/2 inch iron rod set for angle point;
North 49 deg. 43 min. 05 sec. East, passing a 1/2" YCIRF for 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 1/2 inch iron rod set 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 1/2" YCIRF at the 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 1/2" YCIRF 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 1/2" YCIRF for the most westerly 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.

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 26th day of June, 2020.

AKSHAR 10, LLC

SCV vora
BY: SHAILESH VORA, MANAGING MEMBER

STATE OF Arkansas
COUNTY OF Franklin

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Arkansas, on this day personally appeared Shailesh Vora, Managing Member of Akshar 10, LLC, 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 26th DAY OF June, 2020.

Shirley Marks
NOTARY PUBLIC in and for the STATE OF Arkansas

Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
08/05/2020 08:42:35 AM
\$150.00
2020000017593



Shirin

OWNER (LOT 23):
AKSHAR 10, LLC
2402 PATHWAY
EL DORADO, AR 71730
CONTACT: DR. VORA

OWNER (LOT 22):
ROCKWAY PARTNERS, LLP
9071 E VASSAR DRIVE
DENVER, CO 80231
CONTACT: ANTHONY SCALISE

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.

WITNESS MY HAND, this 20 day of June, 2020.

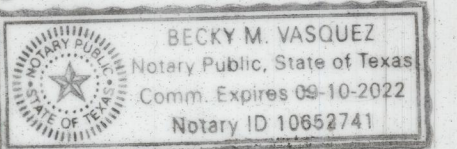
ROCKWAY PARTNERS, LLP
BY: LIPV, ITS GENERAL PARTNER

Anthony Scalise
By: ANTHONY SCALISE, PARTNER

STATE OF TEXAS:
COUNTY OF DALLAS:
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Colorado, on this day personally appeared Anthony Scalise, Partner of LIPV, General Partner of Rockway Partners, LLP, 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 20 DAY OF June, 2020.

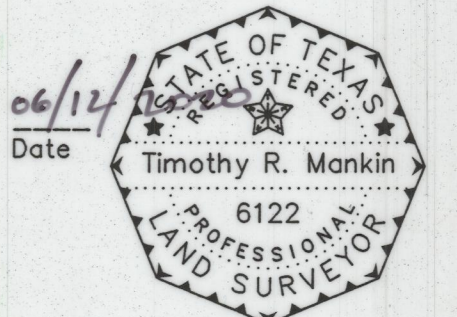
Becky M. Vasquez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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.

Timothy R. Mankin
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 20th day of July, 2020.

Mayor, City of Rockwall
City Secretary
City Engineer

FINAL PLAT

LA JOLLA POINTE ADDITION
LOTS 22-23, BLOCK A

BEING A CONVEYANCE PLAT
ESTABLISHING A PROPERTY BOUNDARY
FOR TWO (2) LOTS TOTALING 9.941 ACRES
KNOWN AS LOT 22, BLOCK A,
LA JOLLA POINTE ADDITION, PHASE 2
AND BEING 4.284 ACRES
AND LOT 23, BLOCK A,
LA JOLLA POINTE ADDITION, PHASE 2
AND BEING 5.657 ACRES

BEING A REPLAT OF LOTS 6, 7, & 20, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
MARCH 2020

CASE NO. P2020-009

Table with job information: 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 SOUTHLAKE, TEXAS 76092, 817-481-1806 (O), COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE, Texas Society of Professional Surveyors, SHEET 3 OF 3, Member Since 1977