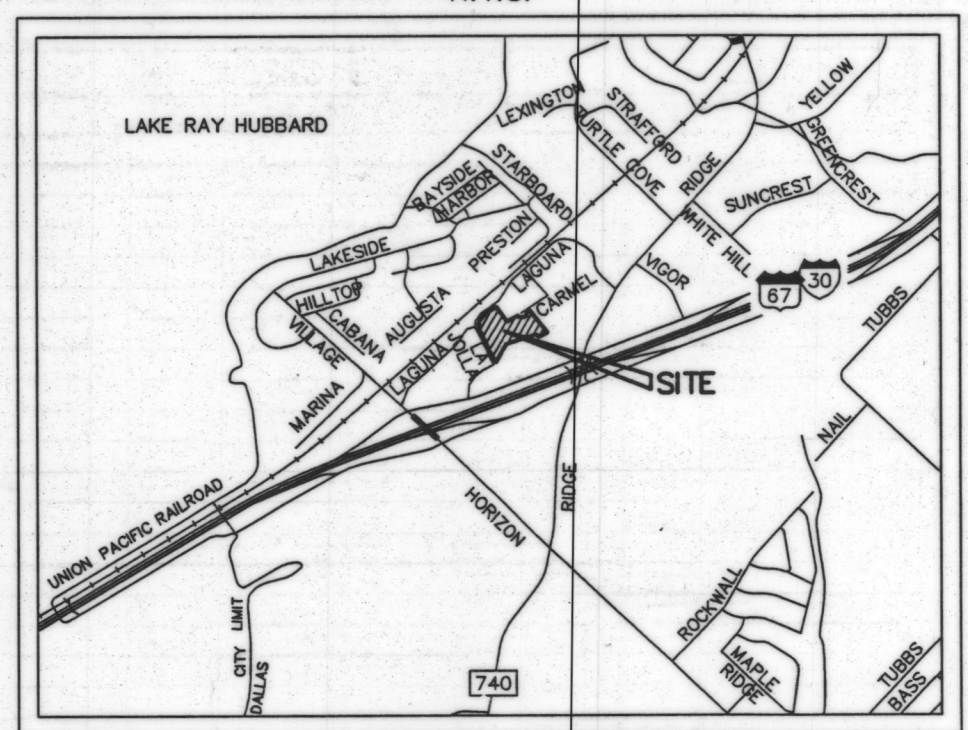


VICINITY MAP  
N.T.S.



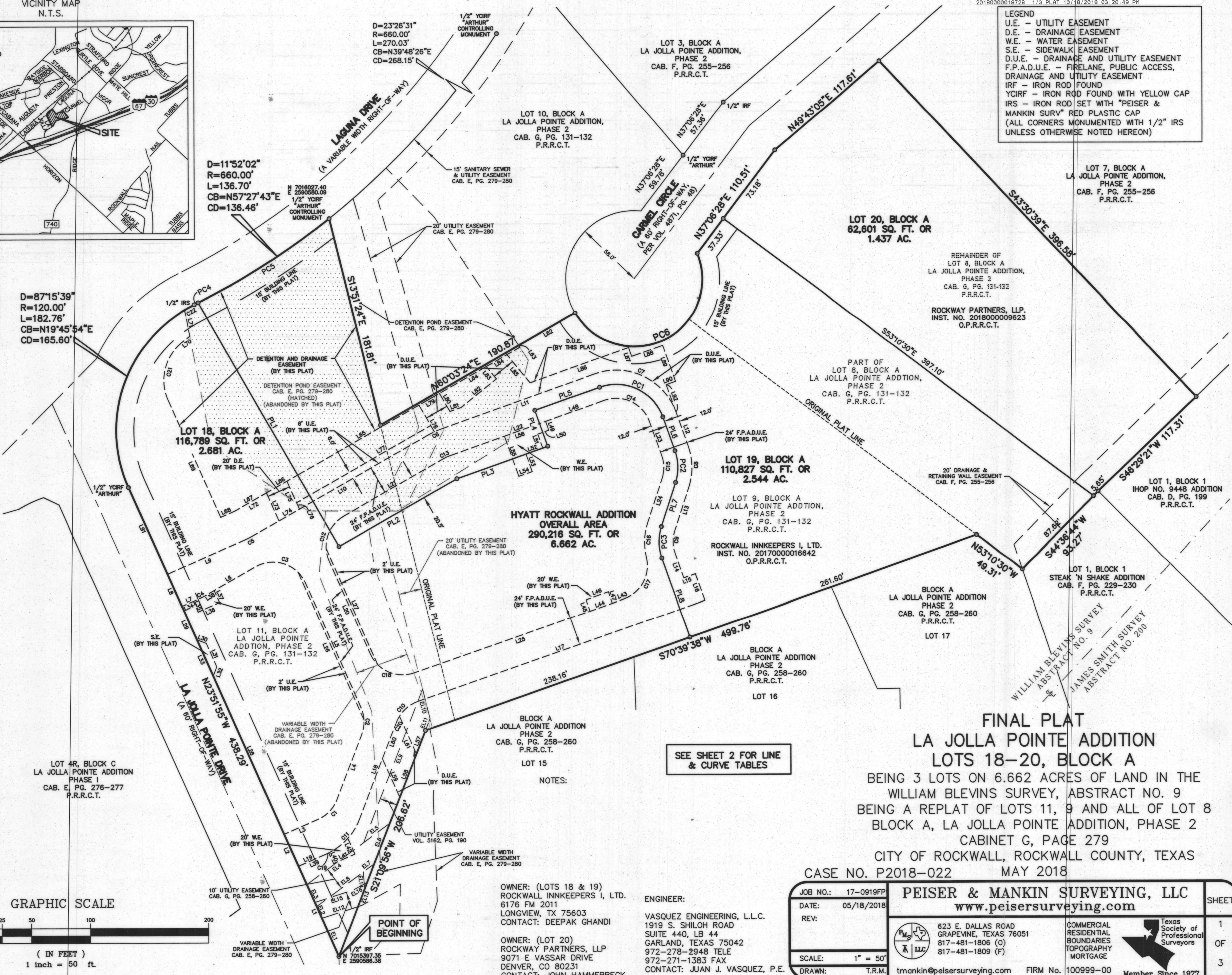
**LEGEND**

- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- W.E. - WATER EASEMENT
- S.E. - SIDEWALK EASEMENT
- D.U.E. - DRAINAGE AND UTILITY EASEMENT
- F.P.A.D.U.E. - FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT
- IRF - IRON ROD FOUND
- YCRIF - IRON ROD FOUND WITH YELLOW CAP
- IRS - IRON ROD SET WITH "PEISER & MANKIN SURV" RED PLASTIC CAP (ALL CORNERS MONUMENTED WITH 1/2" IRS UNLESS OTHERWISE NOTED HEREON)

D=8715'39"  
R=120.00'  
L=182.76'  
CB=N19°45'54"E  
CD=165.60'

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

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



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

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

LOT 18, BLOCK A  
116,789 SQ. FT. OR  
2.681 AC.

HYATT ROCKWALL ADDITION  
OVERALL AREA  
290,216 SQ. FT. OR  
6.662 AC.

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

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

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

LOT 20, BLOCK A  
62,601 SQ. FT. OR  
1.437 AC.

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

ROCKWAY PARTNERS, LLP.  
INST. NO. 201800009623  
O.P.R.R.C.T.

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

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

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

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

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

NOTES:

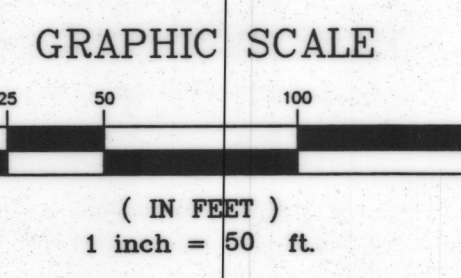
OWNER: (LOTS 18 & 19)  
ROCKWALL INNKEEPERS I, LTD.  
6176 FM 2011  
LONGVIEW, TX 75603  
CONTACT: DEEPAK GHANDI

OWNER: (LOT 20)  
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.

SEE SHEET 2 FOR LINE  
& CURVE TABLES

**FINAL PLAT**  
**LA JOLLA POINTE ADDITION**  
**LOTS 18-20, BLOCK A**  
BEING 3 LOTS ON 6.662 ACRES OF LAND IN THE  
WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9  
BEING A REPLAT OF LOTS 11, 9 AND ALL OF LOT 8  
BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2  
CABINET G, PAGE 279  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NO. P2018-022 MAY 2018



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

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

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

PROPOSED EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L61	12.50'	S 19°34'27" E
L62	15.26'	S 70°25'33" W
L63	15.99'	S 19°34'27" E
L64	12.00'	S 70°18'19" W
L65	36.51'	N 19°34'27" W
L66	37.26'	N 70°25'33" E
L67	21.46'	S 21°09'56" W
L68	39.58'	S 21°09'56" W
L69	36.04'	N 23°51'55" W
L70	33.49'	N 21°09'56" E
L71	35.31'	S 23°51'55" E
L72	55.46'	S 60°3'24" W
L73	1.99'	S 32°52'46" E
L74	89.74'	S 60°13'11" W
L75	128.50'	S 60°13'11" W
L76	30.61'	S 60°13'11" W
L77	31.36'	S 60°13'11" W
L78	12.81'	S 66°08'05" W
L79	109.51'	N 23°51'55" W
L80	9.54'	N 51°44'32" E
L81	22.69'	N 10°58'51" W
L82	31.36'	N 60°13'11" E
L83	26.14'	S 23°51'55" E
L84	20.11'	N 60°13'11" E
L85	26.14'	N 23°51'55" W
L86	6.03'	N 23°51'55" W
L87	132.07'	N 60°13'11" E
L88	26.19'	N 29°46'49" W
L89	20.00'	N 60°13'11" E
L90	17.86'	S 29°46'49" E
L91	10.15'	N 70°25'33" E
L92	38.57'	N 50°56'18" E
L93	15.53'	N 39°03'42" W
L94	20.26'	N 60°03'24" E
L95	33.04'	S 39°03'42" E
L96	88.72'	N 70°25'33" E
L97	8.00'	S 19°34'27" E
L98	27.94'	N 70°25'33" E
L99	32.50'	S 19°34'27" E
L100	8.50'	S 70°25'33" W
L101	81.00'	N 23°51'55" W
L102	25.00'	S 19°34'27" E

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

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
PL1	240.17'	S 29°46'49" E
PL2	115.87'	N 60°13'11" E
PL3	82.04'	N 70°25'33" E
PL4	32.50'	N 19°34'27" W
PL5	58.34'	N 70°25'33" E
PL6	30.65'	S 19°34'27" E
PL7	39.61'	S 17°57'44" W
PL8	71.61'	S 19°20'22" E

PROPERTY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
PC1	65.97'	42.00'	90°00'00"	S 64°34'27" E	59.40'
PC2	27.52'	42.00'	37°32'10"	S 00°48'21" E	27.03'
PC3	27.34'	42.00'	37°18'06"	S 00°41'19" E	26.86'
PC4	3.70'	660.00'	00°19'15"	N 63°14'06" E	3.70'
PC5	133.00'	660.00'	11°32'47"	N 57°18'05" E	132.78'
PC6	173.92'	58.00'	171°48'23"	N 64°09'30" E	115.70'

OWNER: (LOTS 18 & 19)  
 ROCKWALL INNKEEPERS I, LTD.  
 6176 FM 2011  
 LONGVIEW, TX 75603  
 CONTACT: DEEPAK GHANDI

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

ENGINEER:

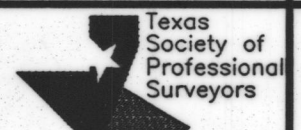
VASQUEZ ENGINEERING, L.L.C.  
 1919 S. SHILOH ROAD  
 SUITE 440, LB 44  
 GARLAND, TEXAS 75042  
 972-278-2948 TELE  
 972-271-1383 FAX  
 CONTACT: JUAN J. VASQUEZ, P.E.

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

PEISER & MANKIN SURVEYING, LLC  
 www.peisersurveying.com

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

COMMERCIAL  
 RESIDENTIAL  
 BOUNDARIES  
 TOPOGRAPHY  
 MORTGAGE



tmankin@peisersurveying.com FIRM No. 100999-00

Member Since 1977

SHEET  
 2  
 OF  
 3

FINAL PLAT  
 LA JOLLA POINTE ADDITION  
 LOTS 18-20, BLOCK A  
 BEING 3 LOTS ON 6.662 ACRES OF LAND IN THE  
 WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9  
 BEING A REPLAT OF LOTS 11, 9 AND ALL OF LOT 8  
 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2  
 CABINET G, PAGE 279  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. P2018-022 MAY 2018

OWNER'S CERTIFICATION

WHEREAS ROCKWALL INNKEEPERS I, LTD. AND ROCKWAY PARTNERS, LLP, are the sole owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING that certain tract of land situated in the R. Ballard Survey, Abstract No. 29, in the City of Rockwall, Rockwall County, Texas, and being all of that certain 5.225 acre tract of land to Rockwall Innkeepers I, Ltd., by deed recorded in Instrument Number 2017000016642, Official Public Records, Rockwall County, Texas, and being all that certain tract of land conveyed to Rockway Partners, LLP, by deed recorded in Instrument Number 201800009623, Official Public Records, Rockwall County, Texas, and being all of Lots 11 8, and 9, Block A, La Jolla Pointe Addition, Phase 2, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 131, Plat Records, Rockwall County, Texas, and being more particularly described as follows:

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

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

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

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

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

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

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

THENCE North 37 deg. 06 min. 28 sec. East, continuing along the common line of said Lot 8, and the south right-of-way line of said Carmel Circle, a distance of 110.51 feet to a 1/2 inch iron rod set for angle point;

THENCE North 49 deg. 43 min. 05 sec. East, continuing along the common line of said Lot 8 and the south right-of-way line of said Carmel Circle, a distance of 117.61 feet to a 1/2 inch iron rod set for the northeast corner of said Lot 8, same being the northwest corner of Lot 7, aforesaid Block A, La Jolla Pointe Addition (Cabinet F, Page 255-256), same being the most easterly northeast corner of the herein described tract;

THENCE South 43 deg. 30 min. 39 sec. East, along the common line of said Lot 8 and said Lot 7, a distance of 396.58 feet to a 1/2 inch iron rod set for the most easterly southeast corner of the herein described tract, same being the southeast corner of said Lot 8, same being the southwest corner of said Lot 7, same being in the northwesterly line 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, aforesaid Plat Records;

THENCE South 46 deg. 29 min. 21 sec. West, along the common line of said Lot 8 and said Lot 1 (IHOP), a distance of 117.31 feet to a 1/2 inch iron rod set for angle point, same being the most westerly corner of said Lot 1 (IHOP), same being the most northerly 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, said Plat Records;

THENCE South 44 deg. 36 min. 44 sec. West, along the common line of said Lot 8, and said Lot 1 (Steak 'N Shake), a distance of 93.27 feet to a 1/2 inch iron rod set for the most southerly corner of said Lot 8, same being the northwest corner of said Lot 1 (Steak 'N Shake), same being an angle point in the east line of aforesaid Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260);

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

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

THENCE South 21 deg. 09 min. 56 sec. West, continuing along the common line of said Lot 10, and said Block A, La Jolla Pointe Addition, Phase 2 (Cabinet G, Pages 258-260), a distance of 206.62 feet to the POINT OF BEGINNING and containing 6.662 acres of computed land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:~

STATE OF TEXAS~ COUNTY OF ROCKWALL~

I the undersigned owner of the land shown on this plat, and designated herein as the 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 28 day of SEPTEMBER, 2018.

ROCKWALL INNKEEPERS I, LTD.

BY: DEEPAK GHANDI

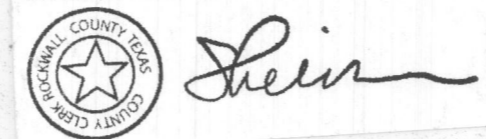
STATE OF TEXAS: COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Deepak Ghandi, 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 28 DAY OF SEPTEMBER 2018

David R. Smith, NOTARY PUBLIC in and for the STATE OF TEXAS

Filed and Recorded Official Public Records Shelli Miller, County Clerk Rockwall County, Texas 10/18/2018 03:20:49 PM \$150.00 20180000018728



OWNER: (LOTS 18 & 19) ROCKWALL INNKEEPERS I, LTD. 6176 FM 2011 LONGVIEW, TX 75603 CONTACT: DEEPAK GHANDI

OWNER: (LOT 20) 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.

WITNESS MY HAND, this 2 day of October 2018.

ROCKWAY PARTNERS, LLP

BY: JOHN HAMMERBECK

STATE OF COLORADO: COUNTY OF ARAPAHOE: BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared John Hammerbeck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2 DAY OF October 2018.

NOTARY PUBLIC in and for the STATE OF COLORADO

SURVEYOR'S CERTIFICATE

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

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

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman

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 13th day of August, 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 12th day of October 2018.

Mayor, City of Rockwall, City Secretary, City Engineer

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

FINAL PLAT LA JOLLA POINTE ADDITION LOTS 18-20, BLOCK A BEING 3 LOTS ON 6.662 ACRES OF LAND IN THE WILLIAM BLEVINS SURVEY, ABSTRACT NO. 9 BEING A REPLAT OF LOTS 11, 9 AND ALL OF LOT 8 BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 CABINET G, PAGE 279 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Table with project details: JOB NO. 17-0919FP, DATE 05/18/2018, REV, SCALE 1" = 50', DRAWN T.R.M., CASE NO. P2018-022, MAY 2018, PEISER & MANKIN SURVEYING, LLC, www.peisersurveying.com, FIRM No. 100999-00, Member Since 1977.