

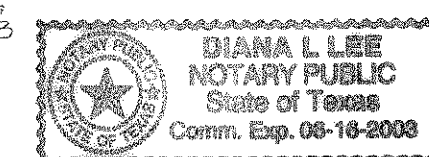
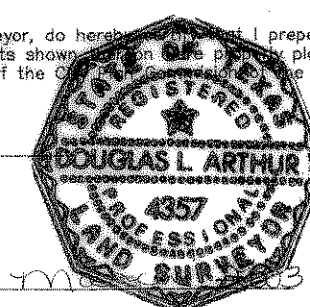
RECOMMENDED FOR FINAL APPROVAL
 Planning and Zoning Commission
 Date: 3-25-2003

I hereby certify that the above and foregoing plat of subdivision to the City of Rockwall, Texas was approved by the Council of the City of Rockwall on the 25th day of November 2002.
 This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from a said date of final approval.
 Said addition shall be subject to the requirements of the Subdivision Regulations of the City of Rockwall, Texas.
 WITNESS OUR HANDS, this 28th day of March 2003.
 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 permitted therefore under the provisions of the City of Rockwall, Texas, nor shall such availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

APPROVED
 City Engineer
 City of Rockwall

SURVEYOR'S CERTIFICATE
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT I, Douglas L. Arthur, a Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual and accurate survey of the land, and the true corner monuments shown on the plat are in place and under my personal supervision in accordance with the Platting Rules and Regulations of the State of Texas.
 WITNESS MY HANDS, this 24th day of March 2003.
 Douglas L. Arthur
 Registered Professional Land Surveyor No. 4357
 STATE OF TEXAS
 COUNTY OF DENTON
 This instrument was acknowledged before me on the 24th day of March 2003.
 Notary Public in and for the State of Texas
 My commission expires: 11/14/2005



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

- February 2003 -

Arthur Surveying Co., Inc.
 Professional Land Surveyors
 972-221-0439 ~ Fax 972-221-4675
 17817 Davenport Road, Suite 210
 Dallas, Texas 75585
 (972) 248-4622

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

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

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

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

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

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

North 49 degrees 53 minutes 27 seconds East, a distance of 304.32 feet to a 1/2 inch iron rod set for corner;

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

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

Northeasterly along a curve to the right having a radius of 120.00 feet, a delta angle of 25 degrees 12 minutes 52 seconds and a arc length of 78.33 feet, whose chord bears North 38 degrees 36 minutes 08 seconds West, a distance of 52.38 feet to a 1/2 inch iron rod set at the intersection of the east line of Laguna Drive and the south line of La Jolla Pointe Drive;

THENCE South 63 degrees 46 minutes 53 seconds East, along the south line of La Jolla Pointe Drive, a distance of 28.09 feet to a 1/2 inch iron rod set for corner;

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

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

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

THENCE southerly along a curve to the left having a radius of 150.00 feet, a delta angle of 30 degrees 18 minutes 11 seconds and a arc length of 78.33 feet, whose chord bears South 38 degrees 36 minutes 08 seconds West, a distance of 78.41 feet to a 1/2 inch iron rod set at the intersection of the west line of Catalina Drive and the north line of Interstate Highway 30;

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

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

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

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

North 72 degrees 35 minutes 38 seconds West, a distance of 184.76 feet to the POINT OF BEGINNING and containing 7.588 acres of land, more or less, and being subject to any and all easements that may affect.

SAVE AND EXCEPT: Lot 2, Block C Phase 1, La Jolla Pointe Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet D, Page 281 of the Plat Records of Rockwall County, Texas.

1. The undersigned, Michael E. Horn, President of Delta Advisor, Inc., a Texas Corporation, General Partner of the Land Shown on this plat, and designated herein as the LA JOLLA POINTE ADDITION, PHASE 1, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public for all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the LA JOLLA POINTE ADDITION, PHASE 1, have been notified and signed this plat.

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

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

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

ROCKWALL PARTNERS, LLP
 L.P. INC. GENERAL PARTNER
 By: [Signature]
 President

Date: 3/25/03

STATE OF TEXAS
 COUNTY OF DENTON
 This instrument was acknowledged before me on the 25th March 2003.

[Signature]
 Notary Public in and for the State of Texas
 My commission expires: 12/2007

USA M. COOPER
 My Commission Expires
 January 24, 2007

FILED FOR RECORD
 ROCKWALL CO., TEXAS
 03 MAR 28 PM 2:01
 LAULLETTE BURKS
 CO. CLERK
 BY: [Signature] DEPUTY

NOTES

1. Dealings based on west line of Rockway Partners, LLP, tract recorded in Volume 2825, Page 145 of the Deed Records of Rockwall County, Texas.

2. All corner are 1/2 inch iron rod sets, 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/Pond No. 480547 0005 C, dated June 16, 1992.