

☐ TREESCAPE PLAN

### **PLANNING AND ZONING CASE CHECKLIST**

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

P&Z CASE # 10010 - 00 P&Z DATE	CC DATE	APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE	_ HPAB DATE	PARK BOARD DATE
ZONING APPLICATION  SPECIFIC USE PERMIT  ZONING CHANGE  PD CONCEPT PLAN  PD DEVELOPMENT PLAN  SITE PLAN  LANDSCAPE PLAN  TREESCAPE PLAN  PHOTOMETRIC PLAN  BUILDING ELEVATIONS  MATERIAL SAMPLES  COLOR RENDERING	APPLICATION RECIEPT LOCATION HOA MAP PON MAP FLU MAP NEWSPAP S00-FT. BU PROJECT R STAFF REP CORRESPO COPY-ALL COPY-MAR CITY COUN MINUTES-I PLAT FILED CABINET SLIDE #_	TER PUBLIC NOTICE  UFFER PUBLIC NOTICE  EVIEW  ORT  ONDENCE  PLANS REQUIRED  RK-UPS  ICIL MINUTES-LASERFICHE
PLATTING APPLICATION  MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT ADMINISTRATIVE/MINOR PLAT VACATION PLAT	ZONING MAP	UPDATED



### **DEVELOPMENT APPLICATION**

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Address Subdivision Park Place West Phase III Addition Lot Block General Location South of Park Place Blvd. East of TL Townsend Dr.  ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] Current Zoning Planned Development District Proposed Zoning Acreage 25.291 Lots [Current] NA Lots [Proposed] 82 Reguired for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.  DWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] [/] Owner Contact Person Bill Bricker Contact Person Address 1200 E. Washington Address 1200 E. Washington City, State & Zip Phone P3727222439 E-Mail Bill@colbentures.com  NOTARY VERIFICATION [REQUIRED] Selecte me, the undersigned authority, on this day personally appeared contact Person [Owner/Applicant Name] the undersigned, who stated the notomation on this application to be true and certified the following:  NOTARY VERIFICATION [REQUIRED] Selecte me, the undersigned authority, on this day personally appeared personally appear	[ ] Preliminary Pl [ √ ] Final Plat (\$300. [ ] Replat (\$300. [ ] Amending or I [ ] Plat Reinstate Site Plan Applicat [ ] Site Plan (\$250	100.00 + \$15.00 Acre) <sup>1</sup> at (\$200.00 + \$15.00 Acre) <sup>1</sup> 10.00 + \$20.00 Acre) <sup>1</sup> 10.00 + \$20.00 Acre) <sup>1</sup> 10.00 + \$20.00 Acre) <sup>1</sup> Winor Plat (\$150.00) ment Request (\$100.00)	[ ] Specific Us [ ] PD Develo  Other Applica [ ] Tree Remo  Notes:  1: In determinin	ange (\$200.00 + \$15.00 Acre) <sup>1</sup> se Permit (\$200.00 + \$15.00 Acre) pment Plans (\$200.00 + \$15.00  tion Fees: oval (\$75.00)  g the fee, please use the exact acres mount. For requests on less than o	Acre) <sup>1</sup> age when multiplying by
Subdivision  Park Place West Phase III Addition  South of Park Place Blvd. East of TL Townsend Dr.  ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]  Current Zoning Planned Development District Current Use Proposed Zoning Acreage  Z5.291 Lots [Current] NA Lots [Proposed] Regulard for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.  DWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]  [1] Owner Columbia Development Company, LLC [1] Applicant Address Bill Bricker Contact Person Address 1200 E. Washington Address City, State & Zip Phone 9727222439 Phone P-Mail Dill@colbentures.com E-Mail Dill@colbentures.com Phone P727222439 Phone P727222439 Phone P-Mail Dill@colbentures.com Phone P72722439 Phone P72722439 Phone P-Mail Dill@colbentures.com Phone P72722439 Phone P-Mail Dill@colbentures.com Phone P72722439 Phone P727244800 Phone P727244800 Ph	PROPERTY INFO	DRMATION [PLEASE PRINT]			
General Location  South of Park Place Blvd. East of TL Townsend Dr.  ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]  Current Zoning Planned Development District Proposed Zoning Acreage  25.291 Lots [Current] NA Lots [Proposed] 82  Reguired for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.  DWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]  [ ] Owner  Columbia Development Company, LLC [ ] Applicant Bill Bricker Contact Person Bill Bricker Contact Person Bill Bricker Address 1200 E. Washington Address 1200 E. Washington Address 1801 Gateway Blvd. #101  City, State & Zip Phone 9727222439 Phone 9727222439 Phone 9727222439 Phone 9727222439 Fermall bill @colbentures.com E-Mail bill @colbentures.com  NOTARY VERIFICATION [REQUIRED]  Before me, the undersigned authority, on this day personally appeared for purpose of this application to be true and certified the following:  "Thereby certify that I cam the awner, or duly authorized agent of the owner, for the purpose of this application, submitted herein is true and correct; and the application fee of \$ 20.00  NOTARY VERIFICATION [REQUIRED]  Before me, the undersigned authority, on this day personally appeared for the owner, for the purpose of this application, all information submitted herein is true and correct; and the application fee of \$ 20.00  NOTARY VERIFICATION [Required]  NOTARY VERIFICATION [Required]  Source the cost of this application, has been paid to the City of Rockwell on this the log and Provide Information authority on this application to be submitted to reproduce any copyrighted information submitted in contained within this application to be public. The City's also authorized and permitted to provide information contained within this application to the public. The City's is also authorized and permitted to pervode any copyrighted information.  VICKIE HUBBARD NOTARY	Address				
CONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]  Current Zoning Planned Development District Current Use Proposed Zoning Planned Development District Proposed Use REsidentail  Acreage 25.291 Lots [Current] NA Lots [Proposed] 82  Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.  COWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]  [ / ) Owner Columbia Development Company, LLC [ ] Applicant Binkley & Barfield, Inc.  Contact Person Bill Bricker Contact Person Jonathan Fitzgerald Address 1200 E. Washington Address 1801 Gateway Blvd. #101  City, State & Zip Rockwall, TX 75087 City, State & Zip Richardson, TX 75080 Phone 9727222439 Phone 9726442800 E-Mail bill@colbentures.com E-Mail jfitzgerald@binkleybarfield.com  NOTARY VERIFICATION [ReQuireD]  Sefore me, the undersigned authority, on this day personally appeared formation on this application to be true and certified the following: [Owner/Applicant Name] the undersigned, who stated the normation on this application to be true and certified the following: [Owner/Applicant Name] the undersigned, who stated the normation on this application to be true and certified the following: [Owner/Applicant Name] the undersigned, who stated the normation on this application to be true and certified the following: [Owner/Applicant Name] the undersigned, who stated the normation on this application to be true and certified the following: [Owner/Applicant Name] the undersigned who stated the day of Place k. 20 Lb. By signing this application to the public. The City is also authorized and permitted to gravulae information contained within this application to the public. The City is also authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to provide information contained within this application to the pub	Subdivision	Park Place West Phase III Addition		Lot	Block
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## DIVIDIO OF THE Local Government Code.    OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]	Acreage	25.291 Lots [Current]	NA	Lots [Proposed]	82
[ ] Owner Columbia Development Company, LLC [ ] Applicant Binkley & Barfield, Inc.  Contact Person Bill Bricker Contact Person Jonathan Fitzgerald  Address 1200 E. Washington Address 1801 Gateway Blvd. #101  City, State & Zip Rockwall, TX 75087 City, State & Zip Richardson, TX 75080  Phone 9727222439 Phone 9726442800  E-Mail bill@colbentures.com E-Mail jfitzgerald@binkleybarfield.com  NOTARY VERIFICATION (REQUIRED)  Before me, the undersigned authority, on this day personally appeared Information on this application to be true and certified the following:  Thereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \$20.00 , to cover the cost of this application, has been paid to the City of Rockwall on this the logarity is authorized and permitted to provide information contained within this application to the public. The City is las authorized and permitted to reproduce any copyrighted information submitted in contained within this application to the public. The City is a cuthorized and permitted to reproduce any copyrighted information submitted in contained within this application to its associated or in response to a request for public information."  VICKIE HUBBARD Notary ID # 5338119 My Commission Expires February 18, 2020	212.009 of the	Local Government Code.			
Address 1200 E. Washington  Address 1801 Gateway Blvd. #101  City, State & Zip Rockwall, TX 75087  City, State & Zip Richardson, TX 75080  Phone 9727222439  E-Mail bill@colbentures.com  Before me, the undersigned authority, on this day personally appeared information on this application to be true and certified the following:  Thereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 20.00 , to cover the cost of this application, has been paid to the City of Rockwall on this the long day of March in the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction of the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction of the public information.  Given under my hand and seal of office on this the log day of March 100 and 100 application Expires February 18, 2020  Owner's/Applicant's Signature  Address 1801 Gateway Blvd. #101  Richardson, TX 75080  Phone 9726442800  E-Mail jfitzgerald@binkleybarfield.com  [Owner/Applicant Name] the undersigned, who stated the information on this application is true and correct; and the application fee of \$ 20.00 , to cover the cost of this application, has been paid to the City of Rockwall in his the log day of March 100 application is true and correct; and the application of the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction if such correction is subscienced in the public information.  Silven under my hand and seal of office on this the log day of March 100 application in the public information.  Owner's/Applicant's Signature		40 Sept. Market Market Sept. Sept. Market Sept.			
City, State & Zip Rockwall, TX 75087  Phone 9727222439  Phone 9726442800  E-Mail bill@colbentures.com  E-Mail jfitzgerald@binkleybarfield.com  NOTARY VERIFICATION [REQUIRED]  Before me, the undersigned authority, on this day personally appeared [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:  Thereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 820.00 , to cover the cost of this application, has been paid to the City of Rockwall on this the loady of March 20 18 . By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in confined within this application to response to a request for public information."  Siven under my hand and seal of office on this the loady of March 20 18 .  Owner's/Applicant's Signature  City, State & Zip Richardson, TX 75080  Phone 9726442800  E-Mail jfitzgerald@binkleybarfield.com  [Owner/Applicant Name] the undersigned, who stated the undersigned, who stated the information submitted to provide information submitted herein is true and correct; and the application to the public. The City is also authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in confined within this application to the public that a publication is a submitted in confined within this application to the public that a publication is a submitted in confined within this application to the public that a publication to the city of Rockwall on the City of Rockwall on this the load of March 20 18 20 20 20 20 20 20 20 20 20 20 20 20 20	Contact Person	Bill Bricker	Contact Person	Jonathan Fitzgerald	
Phone 9727222439  E-Mail bill@colbentures.com  E-Mail pfitzgerald@binkleybarfield.com  NOTARY VERIFICATION [REQUIRED]  Gefore me, the undersigned authority, on this day personally appeared information on this application to be true and certified the following:  If hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 820.00, to cover the cost of this application, has been paid to the City of Rockwall on this the day of	Address	1200 E. Washington	Address	1801 Gateway Blvd. #101	
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	Before me, the undersign information on this app "I hereby certify that I dithe application fee of \$, 20 18 . By signing the public. The City is associated or in responsional and an accordance of the public of the public.	gned authority, on this day personally appeared C.W. Milication to be true and certified the following:  am the owner, or duly authorized agent of the owner, for the 820.00, to cover the cost of this application, has a this application I agree that the City of Rockwall (i.e. "City") is also authorized and permitted to reproduce any copyrighte se to a request for public information."  and seal of office on this the	purpose of this applic been paid to the City o s authorized and perm d information submitt	ration; all information submitted he for formation submitted he for formation contains the second se	rein is true and correct; and  if March  ied within this application to  tion, if such rencoduction is  VICKIE HUBBARD  Diary ID # 5338119  Commission Expires
			llard	My Commission Expires	



# **RECEIPT**

Project Number: P2018-007

Job Address: 1200 E WASHINGTON

ROCKWALL, TX 75087

Receipt Number: B78424
Printed: 3/26/2018 2:59 pm

Fee Description Account Number Fee Amount

**PLATTING** 

01-4280

\$ 805.82

**Total Fees Paid:** 

Date Paid: 3/26/2018 12:00:00AM

Paid By: COLUMBIA, EXTRUSION CORP

Pay Method: CHECK 5540

Received By: LM

\$ 805.82



### **DEVELOPMENT REVIEW COMMITTEE (DRC)** CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review:

Wayne Carter, Charter Communications

Jim Friske, Charter Communications

Dinah Wood, Atmos Randy Voight, Oncor Phillip Dickerson, Oncor Brian Duncan, AT&T Javier Fernandez, RISD Brenda Callaway, TXDOT

Stephen Geiger, Farmer's Electric Frank Spataro, Farmer's Electric

Internal Review:

Amy Williams, Engineering

John Shannon, Building Inspections

Ariana Hargrove, Fire Andy Hesser, Parks Andy Villarreal, Police

From: Planning & Zoning Department

Date: 3/19/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 03/23/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 3/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 3/27/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number:

P2018-007

**Project Name:** 

Park Place West Phase III Addition

**Project Type:** 

**PLAT** 

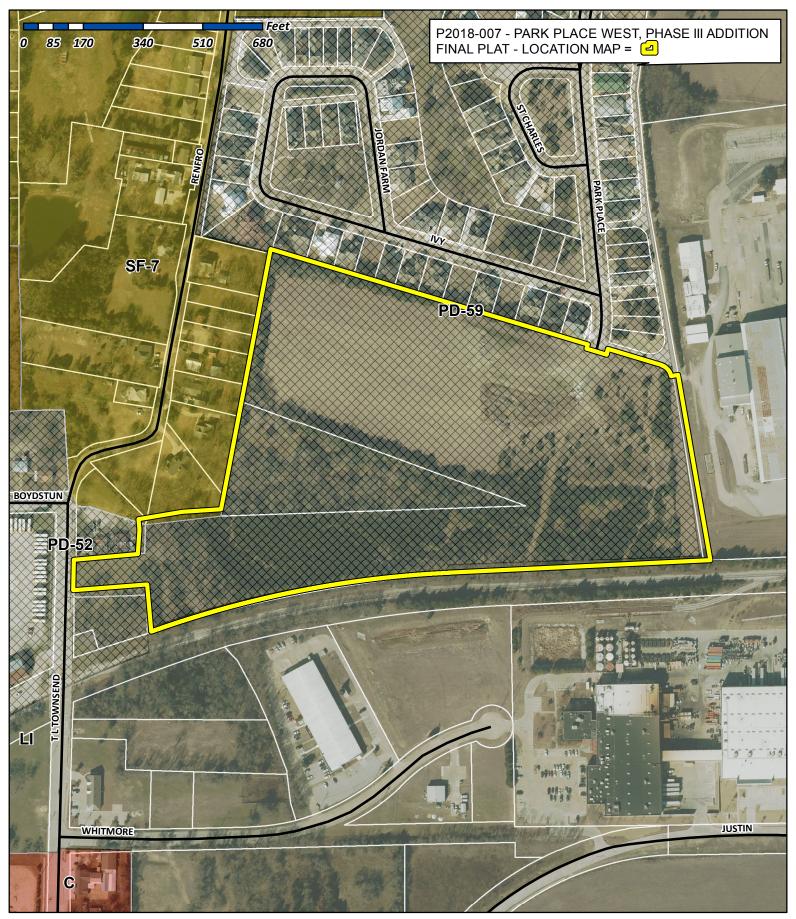
**Applicant Name:** 

**BINKLEY & BARDFIELD, INC.** 

**Owner Name:** 

**COLUMBIA, EXTRUSION CORP** 

**Project Description:** 

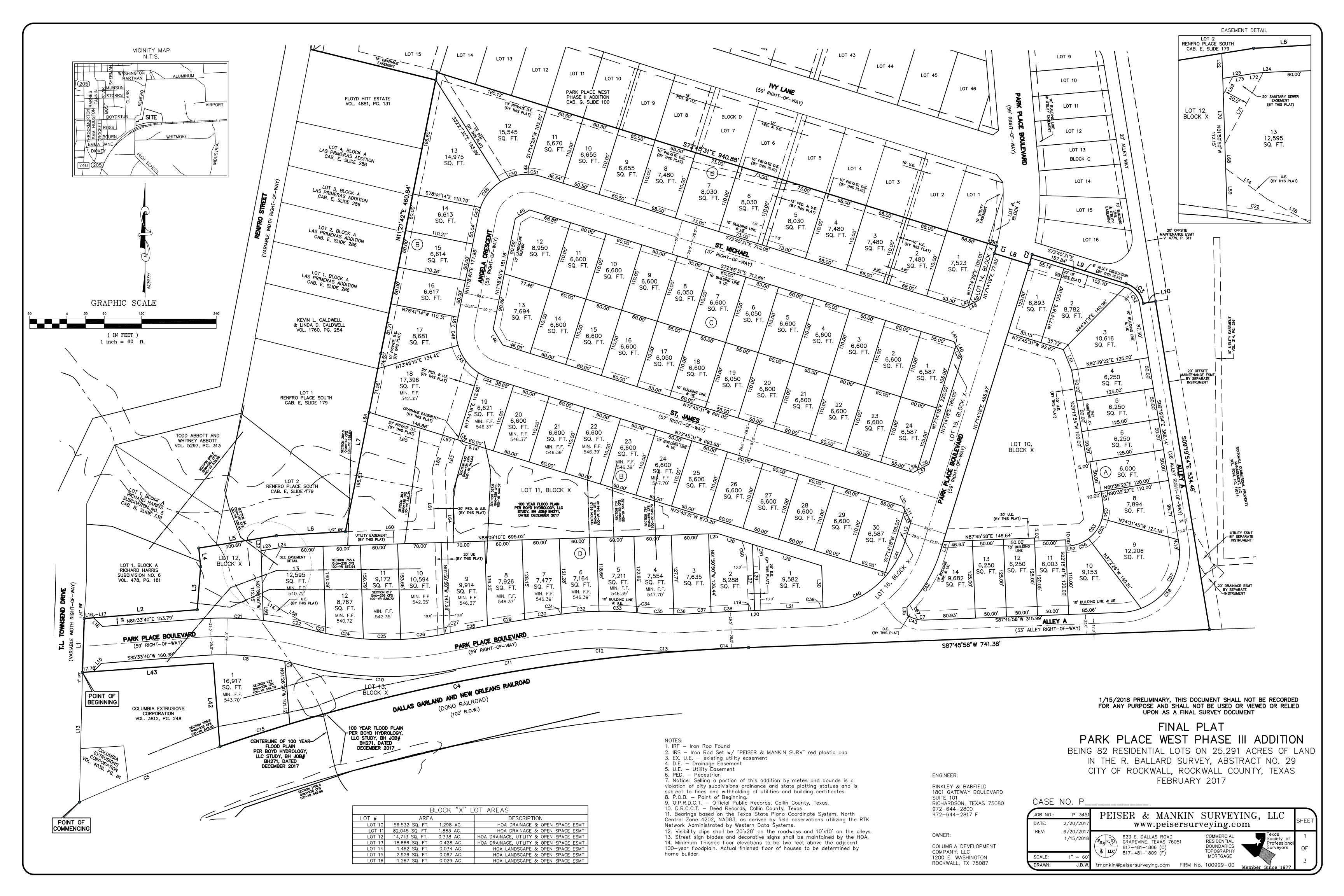




# City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





	LINE TA	BLE
LINE	LENGTH	BEARING
L1	86.63	N 01°55'48" E
L2	182.12'	N 85°33'40" E
L3 L4	69.54 <sup>'</sup>	N 04°30'38" E N 05°42'23" W
L5	29.95' 126.45'	N 05°42'23" W N 80°56'29" E
L6	111.01	N 86°39'04" E
L7	291.65	N 11°14'14" E
L8	59.00'	S 72°45'41" E
L9	158.05	S 72°45'31" E
L10	20.00'	N 80°40'06" E
L11 L12	134.71' 210.88'	N 04°28'08" W S 85°56'53" W
L13	208.56	N 01°20'58" E
L14	41.20	N 53°26'47" W
L15	18.25	S 43°34'24" W
L16	10.06	S 85°33'40" W
L17	4.84	S 85°33'40" W
L18 L19	20.13'	S 46°15'17" E
L20	12.13' 20.00'	S 87°45'58" W S 87°45'58" W
L21	103.34	S 87°45'58" W
L22	20.14	N 02°11'44" W
L23	27.26'	N 80°56'29" E
L24	17.43'	N 86°39'04" E
L25	15.02'	N 88°09'10" E
L26 L27	58.18'	S 72°45'31" E S 01°50'50" E
L27	77.31' 116.40'	S 01°50'50" E S 72°45'31" E
L29	77.22	N 01°50'50" W
L30	67.56	S 01°50'50" E
L31	4.32'	N 72°45'31" W
L32	7.07	S 27°45'37" E
L33	21.22'	S 27°45'37" E
L34 L35	19.45' 13.13'	N 17°14'18" E S 02°15'22" E
L36	21.22	S 62°14'23" W
L37	28.28	N 62°14'23" E
L38	7.07	N 62°14'23" E
L39	21.22'	S 27°45'37" E
L40	28.29'	S 27°45'37" E
L41 L42	7.07	N 27°45'37" W
L42	134.71' 210.88'	N 04°28'08" W S 85°56'53" W
L44	10.00	S 01°32'01" W
L45	26.78	S 59°16'37" W
L46	29.71	S 30°43'23" E
L47	7.06'	S 62°14'24" W
L48	28.28'	N 62°14'24" E
L49 L50	21.22' 14.76'	S 62°14'24" W S 72°45'31" E
L50	14.76' 35.78'	S 22°01'07" E
L52	2.46	N 87°45'58" E
L53	18.17	N 09°19'54" W
L54	0.67	S 47°14'02" E
L55	50.67	S 72°45'31" E
L56 L57	12.93'	N 27°45'42" W
L57	27.40' 71.66'	S 27°45'41" E S 60°56'46" E
L59	39.83	N 01°50'50" W
L60	143.21	N 88°09'10" E
L61	97.55	S 01°50'50" E
L62	55.43'	N 17°14'19" E
L63 L64	52.09'	N 17°14'19" E
L64	116.61' 121.79'	S 01°50'50" E S 72°45'31" E
L66	20.00	S 11°14'14" W
L67	20.00	S 72°45'42" E
L68	19.75	N 01°50'43" W
L69	15.93'	S 28°18'24" W
L70	39.82'	S 01°50'50" E
L71	64.93'	N 28°18'24" E
L72 L73	5.58' 19.19'	S 86°39'04" W S 80°56'29" W
L/3	19.19	S 80°56'29" W

		VE TABLE	CON		
CD	СВ	DELTA	RADIUS	LENGTH	CURVE
12.3	N 16°08'05" E	02°12'27"	320.50	12.35	C1
16.3	N 16°00'16" E	02°28'05"	379.50	16.35	C2
42.0	N 41°02'42" W	63°25'37"	40.00'	44.28'	C3
864.4	S 79°22'42" W	17°03'14"	2914.93'	867.62	C4
242.7	S 68°27'42" W	04°45'26"	2923.97'	242.78	C5
3.3	S 85°45'52" W	00°24'28"	470.50	3.35'	C6
12.0	S 85°10'02" E	14°04'00"	49.32'	12.11	C7
135.3	N 83°10'11" W	16°32'22"	470.50'	135.82	C8
25.4	N 76°21'07" W	03°05'45"	470.50	25.42'	C9
244.1	S 88°07'49" E	26°39'13"	529.50'	246.32	C10
184.7	S 80°20'48" W	03°36'27"	2935.43	184.82	C11
112.7	S 89°02'03" W	13°46'04"	470.50'	113.06'	C12 C13
90.5	S 88°59'06" E	09°48′21″	529.50'	90.62	C13
91.2	S 87°00'32" W	01°47'34"	2914.93'	91.21	C14
118.0	S 72°00'40" W	02°19'11"	2914.93'	118.01'	C15
16.4	C 70°79'10" W	00°29'21"	1007 71'	16.40'	C17
16.4	S 70°38'12" W S 69°55'10" W	00 29 21 01°15'40"	1923.71	16.42' 62.31'	C17
62.3	S 69°55'10" W S 67°47'55" W	02°59'53"	2830.79' 2923.97'	153.00'	C18
152.9	S 66°11'29" W	02 59 53 00°12'59"	2923.97 2923.97	11.05	C20
11.0 105.0	N 88°44'33" W	11°24'13"	528.88 <sup>'</sup>	105.27	C21
35.7	N 76°43'57" W	03°56'17"	520.08	76.20	C22
26.4	S 76°24'52" E	03'13'18"	470.50°	26.45	C23
60.9	S 81°44'19" E	07°25'37"	470.50°	60.99	C24
60.0	S 89°06'43" E	07°19'12"	470.50°	60.11	C25
70.2	N 82°56'39" E	08°34'04"	470.50 <sup>°</sup>	70.36	C26
0.9	N 78°36'06" E	00°07'03"	470.50 <sup>°</sup>	0.96	C27
69.9	S 79°12'42" W	01°20'15"	2994.43	69.90'	C28
60.5	S 80°27'35" W	01°09'31"	2994.43	60.55	C29
58.0	S 81°35'40" W	01°06'41"	2994.43	58.09	C30
2.3	S 82°16'30" W	00°14'58"	529.50'	2.30'	C31
60.0	S 85°39'03" W	06°30'08"	529.50'	60.09	C32
60.1	N 87°50'32" W	06°30'43"	529.50'	60.18	C33
4.6	N 84°20'03" W	00°30'16"	529.50	4.66	C34
55.5	S 87°27'57" E	06°46'03"	470.50	55.57	C35
24.9	N 87°37'53" E	03°02'18"	470.50	24.95	C36
35.0	S 86°27'00" W	00°40'32"	2973.93	35.07	C37
57.9	S 87°20'46" W	01°06'59"	2973.93	57.95	C38
6.6	N 86°29'49" E	02°32'17"	150.50'	6.67'	C39
118.2	N 62°05'30" E	46°16'21"	150.50'	121.54	C40
56.7	N 28°05'49" E	21°43'02"	150.50	57.04	C41
101.4	N 31°14'56" E	28°01'16"	209.50'	102.46	C42
29.5	S 74°39'50" E	35°08'25"	49.00'	30.05	C43
21.5	S 64°52'44" E	15°45'35"	78.50'	21.59	C44
54.7	S 36°35'53" E	40°48'07"	78.50	55.90'	C45
37.3	S 02°26'32" E	27°30′35″	78.50'	37.69'	C46
9.9	S 14°58'09" W	07°20'54"	78.50'	9.99'	C47
52.3	S 38°04'23" W	38°56'14"	78.50'	53.35'	C48
31.1	S 46°05'18" W	22°48'02"	78.75	31.34	C49
45.9	S 74°32'16" W	33°59'31"	78.50	46.57	C50
21.4	N 80°36'45" W	15°42'27"	78.50	21.52	C51 C52
35.7	N 41°02'43" W	63°25'37"	34.00'	37.64	
89.9	N 39°13'02" E	97°05'52"	60.00'	101.68'	C53 C54
25.7	N 03°04'10" E	24°48′10″	60.00'	25.97	C54
38.5	N 34°12'55" E	37°29'18"	60.00'	39.26'	
35.8	N 70°21'46" E	34°48'24"	60.00'	36.45	C56 C57
122.0	N 29°38'52" E	77°57′34″	97.00'	131.98'	C57
145.4	N 39°13'02" E	97°05'52"	97.00'	164.38'	C58
39.7	N 59°59'47" W	25°31'29"	90.00'	40.09'	C59
<u>36.4</u> 27.5	N 13°30'47" W	23°19'54"	90.00'	36.65'	C60
// 5	N 09°03'08" W	14°24'35"	110.00	27.66	U01

1. IRF - Iron Rod Found 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap 3. EX. U.E. — existing utility easement 4. D.E. - Drainage Easement 5. U.E. — Utility Easement 7. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates. 8. P.O.B. — Point of Beginning. 9. O.P.R.D.C.T. — Official Public Records, Collin County, Texas. 10. D.R.C.C.T. — Deed Records, Collin County, Texas. 11. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems. 12. Visibility clips shall be 20'x20' on the roadways and 10'x10' on the alleys. 13. Street sign blades and decorative signs shall be maintained by the HOA. 14. Flood Sections shown hereon taken from Binkley & Barfield plans. RECOMMENDED FOR FINAL APPROVAL Planning & Zoning Commission, Chairman Date 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 \_\_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018. Mayor, City of Rockwall City Secretary 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

1/15/2018 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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 PARK PLACE WEST PHASE III ADDITION 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. I further certify that all other parties who have a mortgage or lien interest in the PARK PLACE WEST PHASE III ADDITION subdivision 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 earess 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

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/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.

MITNESS MY HAND, this day of,	2018
COLUMBIA DEVELOPMENT COMPANY, LLC	

By: OWNER

STATE OF TEXAS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 20
--

NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS MY HAND, this \_\_\_\_\_, 2018.

COLUMBIA EXTRUSIONS CORPORATION

By: OWNER

STATE OF TEXAS: COUNTY OF \_\_\_\_\_:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

# FINAL PLAT PARK PLACE WEST PHASE III ADDITION

BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS FEBRUARY 2017

CONTACT: THOMAS JONES

**ENGINEER:** 

SUITE 101

972-644-2800

972-644-2817 F

OWNER: COLUMBIA DEVELOPMENT COMPANY, LLC 1200 E. WASHINGTON ROCKWALL, TX 75087

BINKLEY & BARFIELD 1801 GATEWAY BOULEVARD

RICHARDSON, TEXAS 75080



OWNER'S CERTIFICATION

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC and COLUMBIA EXTRUSIONS CORPORATION, BEING the 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 2.60 acre tract and a portion of that certain 51.01 acre tract of land conveyed to Columbia Development Company, LLC by deed recorded in Volume 4743, Page 96, of the Deed Records of Rockwall County, Texas, and that certain tract of land conveyed to Columbia Extrusions Corporation by deed recorded in Volume 4036, Page 81, and Volume 3812, Page 248, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly Northwest corner of said Columbia tract, same being the Southwest corner of Lot 1, Block A, Richard Harris Subdivision No. 6, according to the plat thereof recorded in Volume 478, Page 181, Plat Records, Rockwall County, Texas, same being in the easterly right-of-way line of T.L. Townsend Drive (variable width riaht—of—wav):

THENCE along the common line of said Columbia tract and said Lot 1, Richard Harris Subdivision No. 6 as follows:

North 85 deg. 33 min. 40 sec. East, a distance of 182.12 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for internal corner, same being the Southeast corner of said Lot 1, Richard Harris Subdivision No.

North 04 deg. 30 min. 38 sec. East, a distance of 69.54 feet to a 1/2 inch iron rod set for angle point;

North 05 deg. 42 min. 23 sec. West, passing the Northeast corner of said Lot 1, Richard Harris Subdivision No. 6, same being the most southerly Southeast corner of Lot 1, Block A, Richard Harris Subdivision No. 5, an addition to the City of Rockwall, Rockwall County, Texas, according to he plat thereof recorded in Cabinet B, Slide 339, Plat Records, Rockwall County, Texas, and continuing along the common line of said Columbia Development tract and said Lot 1, Richard Harris Subdivision No. 5, a total distance of 29.95 feet to a 1/2 inch iron rod set for corner;

THENCE North 80 deg. 56 min. 29 sec. East, along the common line of said Columbia Development tract and said Lot 1, Richard Harris Subdivision No. 5, passing the most easterly Southeast corner of said Lot 1, Richard Harris Subdivision No. 5, same being the Southwest corner of Lot 2, Renfro Place South, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 179, said Plat Records, and continuing along the common line of said Columbia Development tract and said Lot 2, a total distance of 126.45 feet to a 1/2 inch iron rod set for angle point;

THENCE North 86 deg. 39 min. 04 sec. East, along the common line of said Columbia Development tract and said Lot 2, a distance of 111.01 feet to a 1/2 inch iron rod found for internal corner, same being the Southeast corner of said Lot 2;

THENCE North 11 deg. 14 min. 14 sec. East, continuing along the common line of said Columbia Development tract and said Lot 2, passing the Northeast corner of said Lot 2, same being the Southeast corner of Lot 1, aforesaid Renfro Place South, and continuing along the common line of said Columbia Development tract and said Lot 1, Renfro Place South, passing the Northeast corner of said Lot 1, Renfro Place South, same being the Southeast corner of that certain tract of land conveyed to Kevin L. Caldwell and Linda D. Caldwell, by deed recorded in volume 1760, Page 254, aforesaid Deed Records, and continuing along the common line of said Columbia Development tract and said Caldwell tract, a total distance of 291.65 feet to a 1/2 inch iron rod set for angle point;

THENCE North 11 deg. 21 min. 42 sec. East, along the common line of said Columbia Development tract and said Caldwell tract, passing the Northeast corner of said Caldwell tract, same being the Southeast corner of Block A, Las Primeras Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded under Cabinet E, Slide 286, aforesaid Plat Records, and continuing along the common line of said Columbia Development tract and said Block A, passing the Northeast corner of said Block A, same being the Southeast corner of that certain tract of land conveyed to Floyd Hitt Estate, by deed recorded in Volume 4881, Page 131, said Deed Records, and continuing along the common line of said Columbia Development tract and said Hitt tract, passing the Northeast corner of said Hitt tract, same being a south corner of Block D, Park Place West Phase II Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 100, said Plat Records, and continuing along the common line of said Columbia Development tract and said Block D, a total distance of 460.84 feet to a 1/2 inch iron rod set for the most northerly Northwest corner of the herein described tract, same being the most northerly Northwest corner of said Columbia Development tract;

at a 1 inch pipe found for the most westerly southwest corner of the herein described tract, same being the most westerly southwest corner of said Columbia tract, same being the Northwest corner of that certain tract of land conveyed to Columbia Extrusion Corporation., by deed recorded in Volume 3812, Page 248, said Deed Records, same being in the easterly right-of-way line of T.L. Townsend Drive (variable width right-of-way);

THENCE North 01 deg. 55 min. 48 sec. East, along the common line of said Columbia Development tract and said T.L. Townsend Drive, a distance of 86.63 feet to

THENCE South 72 deg. 45 min. 31 sec. East, continuing along the common line of said Columbia Development Addition and said Block D, passing the Southeast corner of said Block D, same being the Southwest corner of Lot 8, Block X, said Park Place West Phase II Addition, and continuing along the common line of said Columbia Development tract and said Lot 8, a total distance of 940.88 feet to a 1/2 inch iron rod set for corner, same being the Southeast corner of said Lot 8, same being in the westerly right—of—way line of Park Place Boulevard (59 foot right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 320.50 feet and a delta angle of 02 deg. 12 min. 27 sec.;

THENCE along said Columbia Development tract and said Park Place Boulevard as follows:

Along said non-tangent curve to the right, an arc distance of 12.35 feet and a chord bearing and distance of South 16 deg. 08 min. 05 sec. West, 12.35 feet to a 1/2 inch iron rod set for

South 72 deg. 45 min. 41 sec. East, a distance of 59.00 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left, having a radius of 379.50 feet and a delta angle of 02 deg. 28 min. 05 sec.;

Along said non-tangent curve to the left, an arc distance of 16.35 feet and a chord bearing and distance of North 16 deg. 00 min. 16 sec. East, 16.35 feet to a 1/2 inch iron rod set for corner, same being in the intersection of said Park Place Boulevard and a 20 foot alley way per Cabinet G, Slide 100;

THENCE along the common line of said Columbia Development tract and said 20 foot alley way

South 72 deg. 45 min. 31 sec. East, a distance of 158.05 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 40.00 feet and a delta angle of 63 deg. 25 min. 37 sec.;

Along said curve to the right, an arc distance of 44.28 feet and a chord bearing and distance of South 41 deg. 02 min. 42 sec. East, 42.05 feet to a 1/2 inch iron rod set for corner;

North 80 deg. 40 min. 06 sec. East, a distance of 20.00 feet to a 1/2 inch iron rod set for the Northeast corner of the herein described tract, same being the Southeast corner of said 20 foot alley way, same being in the westerly line of that certain tract of land conveyed to Rockwall Commercial Property Management, LLC, by deed recorded in Volume 2014, Page 11074, said Deed Records;

THENCE South 09 deg. 19 min. 54 sec. East, along the common line of said Columbia Development tract and said Rockwall tract, a distance of 534.46 feet to a 1/2 inch iron rod set for the Southeast corner of the herein described tract, same being the Southwest corner of said Rockwall tract, same being in the northerly line of that certain tract of land known as the M.K. & T. Railroad (100 foot right-of-way);

THENCE along the common line of said Columbia Development and said M.K. & T. Railroad as

South 87 deg. 45 min. 58 sec. West, a distance of 741.38 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 2914.93 feet and a delta angle of 17 deg. 03 min. 14 sec.;

Along said curve to the left, an arc distance of 867.62 feet and a chord bearing and distance of South 79 deg. 22 min. 42 sec. West, 864.42 feet to a 1/2 inch iron rod set for angle point, same being the most southerly Southwest corner of said Columbia Development tract, same being the Southeast corner of aforesaid Columbia Extrusion tract, same being the beginning of a curve to the left, having a radius of 2923.97 feet and a delta angle of 04 deg.

Along said curve to the left, an arc distance of 242.78 feet and a chord bearing and distance of South 68 deg. 27 min. 42 sec. West, 242.71 feet to a 1/2 inch iron rod set for the Southwest corner of said Columbia Extrusion tract, same being in the easterly right—of—way line of aforesaid T.L. Townsend Drive;

THENCE along the common line of said Columbia Extrusion tract and said T.L. Townsend Drive as follows:

North 01 deg. 20 min. 58 sec. East, a distance of 208.56 feet to a 1 inch iron pipe found for angle point, same being the Northwest corner of said Columbia Extrusion tract, same being the most westerly Southwest corner of aforesaid Columbia Development tract;

North 01 deg. 55 min. 48 sec. East, a distance of 86.63 feet to the POINT OF BEGINNING and containing 25.291 acres of computed land, more or less.

# FINAL PLAT PARK PLACE WEST PHASE III ADDITION

BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS FEBRUARY 2017

BINKLEY & BARFIELD 1801 GATEWAY BOULEVARD RICHARDSON, TEXAS 75080 972-644-2800 972-644-2817 F CONTACT: THOMAS JONES

OWNER:

**ENGINEER:** 

COLUMBIA DEVELOPMENT COMPANY, LLC 1200 E. WASHINGTON ROCKWALL, TX 75087

CASE NO. P. PEISER & MANKIN SURVEYING, LLC JOB NO.: DATE: 2/13/201 www.peisersurveying.com REV: 6/20/201 PMS 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (0) COMMERCIAL RESIDENTIAL BOUNDARIES √ **1** LLC 817-481-1809 (F) **TOPOGRAPHY** SCALE: 1" = 10 MORTGAGE DRAWN: tmankin@peisersurveying.com FIRM No. 100999-00

11/07/2017 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FÓR ÁNY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

### **City of Rockwall**



### **Project Plan Review History**

Project Number P2018-007

Park Place West Phase III Addition

Owner Applica COLUMBIA, EXTRUSION CORP

Applied Approved 3/16/2018 LM

Project Name Type

PLAT

Applicant

BINKLEY & BARDFIELD, INC.

Closed Expired Status

Subtype FINAL

Status Staff Review

**Site Address** 

City, State Zip

1200 E WASHINGTON

ROCKWALL, TX 75087

Zoning

Subdivision

Tract

Block

Lot No

Parcel No

**General Plan** 

INDALLOY ADDITION

31

NULL

31

0029-0000-0031-00-0R

General Pl

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	John Ankrum	3/16/2018	3/23/2018	3/19/2018	3 APPROVED	
ENGINEERING	Amy Williams	3/16/2018	3/23/2018	3/21/2018	5 COMMENTS	See Comments

(3/21/2018 9:49 AM SH)

The flood study has not been approved yet. We cannot verify the flood elevations until it is approved.

Detention easement must be on plat.

Need min. FF elevations for Block D, Lot 3 and Block B, Lot 25.

Need a note stating that the property owner/HOA is responsible for all maintenance and repair of open space and draiange easements

Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates)

Must pay engineering fees prior to construction

FIRE Ariana Hargrove 3/16/2018 3/23/2018

GIS Lance Singleton

3/16/2018 3/23/2018 3/20/2018

4 COMMENTS

See comments

(3/20/2018 2:44 PM LS)

1. Please tie two corners to TX State Plane Coordinates (NAD83-N Central Zone 4202)

2. Please choose different street names instead of St. James and St. Michael. We already have these in the Rockwall postal district.

3. Please send cad file (.dwg) of lot lines and road centerlines to lsingleton@rockwall.com so addressing can begin.

**PLANNING** 

**Korey Brooks** 

3/16/2018 3/23/2018 3/23/2018

7 COMMENTS

Comments

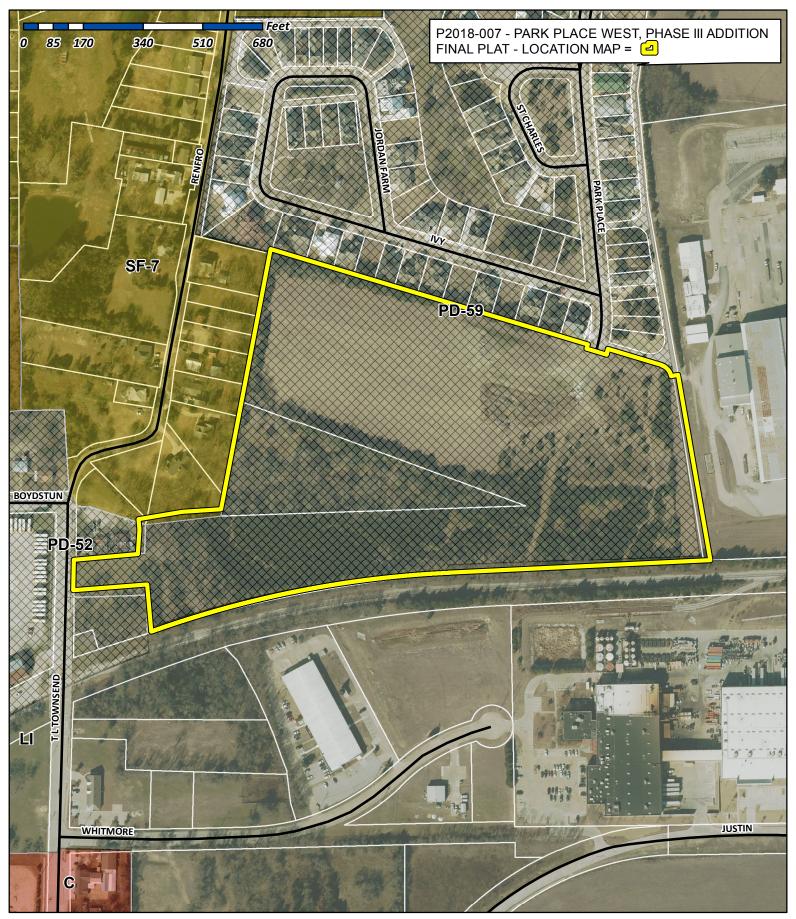
P2018-007 Park Place West Phase III

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

- I.1 This is a request by Johnathan Fitzgerald of Binkley & Barfield, Inc. for the approval of a final plat for Park Place West, Phase III containing 82 single-family residential lots on a 25.291-acre tract of land being identified as Tracts 55-1 & 55-2 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard.
- I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

  M.3 For reference, include the case number (P2018-007) in the lower right hand corner of all pages on future submittals.
- M.4 Please check callouts between C4 and the Point of Beginning. The last few callouts do not seem to match curve and line table.
- M.5 Please check callout for L2. The distance doesn't seem to match line table.
- M.6 Please check callout for L5. Distance doesn't seem to match. Please provide "General Note: It shall be the policy of the City of Rockwall to withhold..." as provided in Standard Plat Wording section of the Development Application.
- M.7 Please check Lot 17, Block B, and Lots 9 & 10 Block A to ensure they meet the 40-foot frontage requirement at the setback. Also label any front yard setbacks for curved lots at the front yard setback line.
- M.8 Please remove "February 2017" from title block.
- M.9 If possible, please combine pages 2 and 3.
- M.10 When mylars are being submitted, please ensure note "this document shall not be recorded..." is removed.
- I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by April 3. The Planning and Zoning Worksession for this case is March 27. The Planning and Zoning Meeting for this case is April 10, 2018. Park Board Meeting for this case is April 3, 2018.
- I.12 The projected City Council meeting date and subsequent approval for this plat is April 16, 2018.

Project Reviews.rpt Page 2 of 2

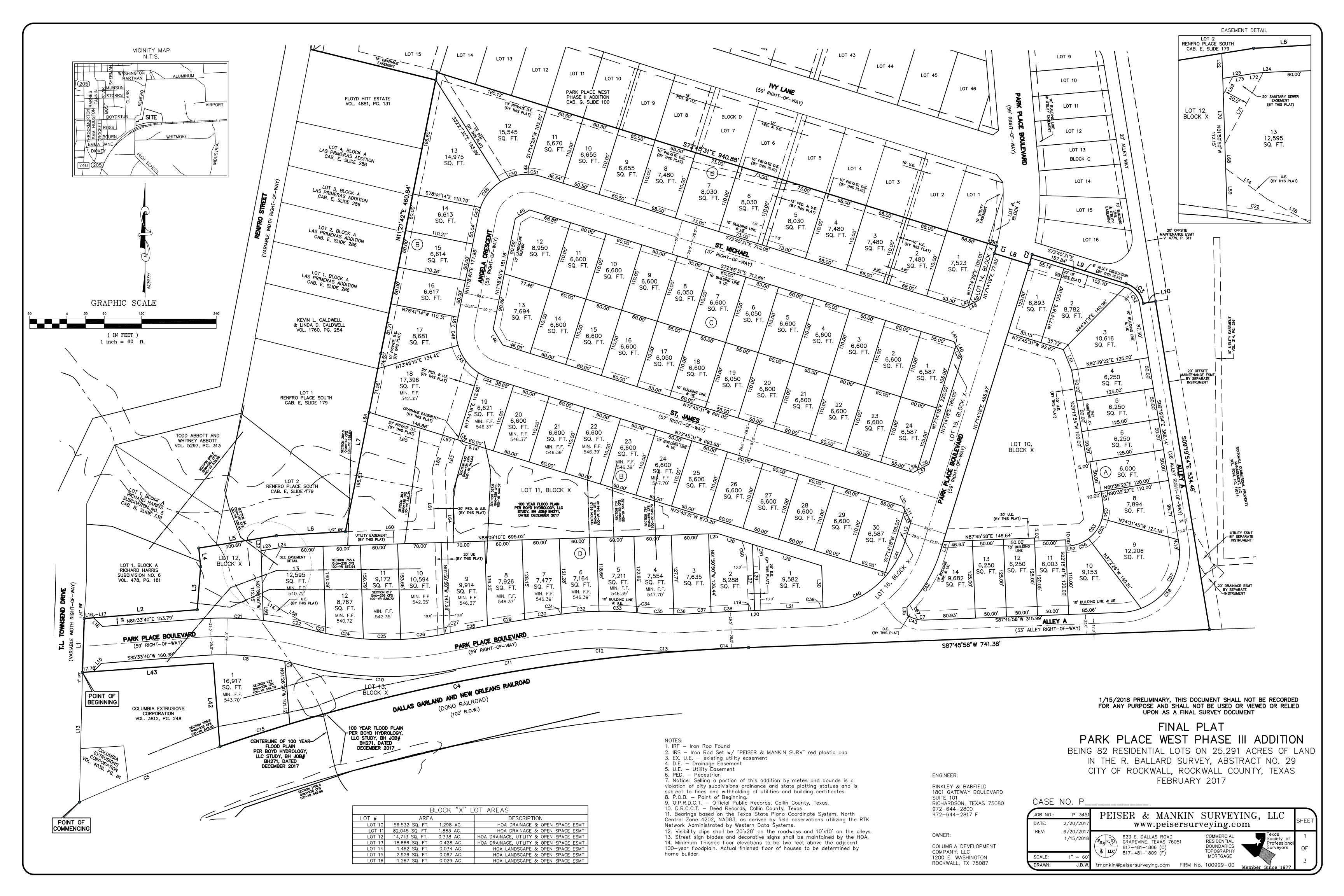




# City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





	LINE TA	BLE
LINE	LENGTH	BEARING
L1	86.63	N 01°55'48" E
L2	182.12'	N 85°33'40" E
L3 L4	69.54 <sup>'</sup>	N 04°30'38" E N 05°42'23" W
L5	29.95' 126.45'	N 05°42'23" W N 80°56'29" E
L6	111.01	N 86°39'04" E
L7	291.65	N 11°14'14" E
L8	59.00'	S 72°45'41" E
L9	158.05	S 72°45'31" E
L10	20.00'	N 80°40'06" E
L11 L12	134.71' 210.88'	N 04°28'08" W S 85°56'53" W
L13	208.56	N 01°20'58" E
L14	41.20	N 53°26'47" W
L15	18.25	S 43°34'24" W
L16	10.06	S 85°33'40" W
L17	4.84	S 85°33'40" W
L18 L19	20.13'	S 46°15'17" E
L20	12.13' 20.00'	S 87°45'58" W S 87°45'58" W
L21	103.34	S 87°45'58" W
L22	20.14	N 02°11'44" W
L23	27.26'	N 80°56'29" E
L24	17.43'	N 86°39'04" E
L25	15.02'	N 88°09'10" E
L26 L27	58.18'	S 72°45'31" E S 01°50'50" E
L27	77.31' 116.40'	S 01°50'50" E S 72°45'31" E
L29	77.22	N 01°50'50" W
L30	67.56	S 01°50'50" E
L31	4.32'	N 72°45'31" W
L32	7.07	S 27°45'37" E
L33	21.22'	S 27°45'37" E
L34 L35	19.45' 13.13'	N 17°14'18" E S 02°15'22" E
L36	21.22	S 62°14'23" W
L37	28.28	N 62°14'23" E
L38	7.07	N 62°14'23" E
L39	21.22'	S 27°45'37" E
L40	28.29'	S 27°45'37" E
L41 L42	7.07	N 27°45'37" W
L42	134.71' 210.88'	N 04°28'08" W S 85°56'53" W
L44	10.00	S 01°32'01" W
L45	26.78	S 59°16'37" W
L46	29.71	S 30°43'23" E
L47	7.06'	S 62°14'24" W
L48	28.28'	N 62°14'24" E
L49 L50	21.22' 14.76'	S 62°14'24" W S 72°45'31" E
L50	14.76' 35.78'	S 22°01'07" E
L52	2.46	N 87°45'58" E
L53	18.17	N 09°19'54" W
L54	0.67	S 47°14'02" E
L55	50.67	S 72°45'31" E
L56 L57	12.93'	N 27°45'42" W
L57	27.40' 71.66'	S 27°45'41" E S 60°56'46" E
L59	39.83	N 01°50'50" W
L60	143.21	N 88°09'10" E
L61	97.55	S 01°50'50" E
L62	55.43'	N 17°14'19" E
L63 L64	52.09'	N 17°14'19" E
L64	116.61' 121.79'	S 01°50'50" E S 72°45'31" E
L66	20.00	S 11°14'14" W
L67	20.00	S 72°45'42" E
L68	19.75	N 01°50'43" W
L69	15.93'	S 28°18'24" W
L70	39.82	S 01°50'50" E
L71	64.93'	N 28°18'24" E
L72 L73	5.58' 19.19'	S 86°39'04" W S 80°56'29" W
L/3	19.19	S 80°56'29" W

		VE TABLE	CON		
CD	СВ	DELTA	RADIUS	LENGTH	CURVE
12.3	N 16°08'05" E	02°12'27"	320.50	12.35	C1
16.3	N 16°00'16" E	02°28'05"	379.50	16.35	C2
42.0	N 41°02'42" W	63°25'37"	40.00'	44.28'	C3
864.4	S 79°22'42" W	17°03'14"	2914.93'	867.62	C4
242.7	S 68°27'42" W	04°45'26"	2923.97'	242.78	C5
3.3	S 85°45'52" W	00°24'28"	470.50	3.35'	C6
12.0	S 85°10'02" E	14°04'00"	49.32'	12.11	C7
135.3	N 83°10'11" W	16°32'22"	470.50'	135.82	C8
25.4	N 76°21'07" W	03°05'45"	470.50	25.42'	C9
244.1	S 88°07'49" E	26°39'13"	529.50'	246.32	C10
184.7	S 80°20'48" W	03°36'27"	2935.43	184.82	C11
112.7	S 89°02'03" W	13°46'04"	470.50'	113.06'	C12 C13
90.5	S 88°59'06" E	09°48′21″	529.50'	90.62	C13
91.2	S 87°00'32" W	01°47'34"	2914.93'	91.21	C14
118.0	S 72°00'40" W	02°19'11"	2914.93'	118.01'	C15
16.4	C 70°79'10" W	00°29'21"	1007 71'	16.40'	C17
16.4	S 70°38'12" W S 69°55'10" W	00 29 21 01°15'40"	1923.71	16.42' 62.31'	C17
62.3	S 69°55'10" W S 67°47'55" W	02°59'53"	2830.79' 2923.97'	153.00'	C18
152.9	S 66°11'29" W	02 59 53 00°12'59"	2923.97 2923.97	11.05	C20
11.0 105.0	N 88°44'33" W	11°24'13"	528.88 <sup>'</sup>	105.27	C21
35.7	N 76°43'57" W	03°56'17"	520.08	76.20	C22
26.4	S 76°24'52" E	03'13'18"	470.50°	26.45	C23
60.9	S 81°44'19" E	07°25'37"	470.50°	60.99	C24
60.0	S 89°06'43" E	07°19'12"	470.50°	60.11	C25
70.2	N 82°56'39" E	08°34'04"	470.50 <sup>°</sup>	70.36	C26
0.9	N 78°36'06" E	00°07'03"	470.50 <sup>°</sup>	0.96	C27
69.9	S 79°12'42" W	01°20'15"	2994.43	69.90'	C28
60.5	S 80°27'35" W	01°09'31"	2994.43	60.55	C29
58.0	S 81°35'40" W	01°06'41"	2994.43	58.09	C30
2.3	S 82°16'30" W	00°14'58"	529.50'	2.30'	C31
60.0	S 85°39'03" W	06°30'08"	529.50'	60.09	C32
60.1	N 87°50'32" W	06°30'43"	529.50'	60.18	C33
4.6	N 84°20'03" W	00°30'16"	529.50	4.66	C34
55.5	S 87°27'57" E	06°46'03"	470.50	55.57	C35
24.9	N 87°37'53" E	03°02'18"	470.50	24.95	C36
35.0	S 86°27'00" W	00°40'32"	2973.93	35.07	C37
57.9	S 87°20'46" W	01°06'59"	2973.93	57.95	C38
6.6	N 86°29'49" E	02°32'17"	150.50'	6.67'	C39
118.2	N 62°05'30" E	46°16'21"	150.50'	121.54	C40
56.7	N 28°05'49" E	21°43'02"	150.50	57.04	C41
101.4	N 31°14'56" E	28°01'16"	209.50'	102.46	C42
29.5	S 74°39'50" E	35°08'25"	49.00'	30.05	C43
21.5	S 64°52'44" E	15°45'35"	78.50'	21.59	C44
54.7	S 36°35'53" E	40°48'07"	78.50	55.90'	C45
37.3	S 02°26'32" E	27°30′35″	78.50'	37.69'	C46
9.9	S 14°58'09" W	07°20'54"	78.50'	9.99'	C47
52.3	S 38°04'23" W	38°56'14"	78.50'	53.35'	C48
31.1	S 46°05'18" W	22°48'02"	78.75	31.34	C49
45.9	S 74°32'16" W	33°59'31"	78.50	46.57	C50
21.4	N 80°36'45" W	15°42'27"	78.50	21.52	C51 C52
35.7	N 41°02'43" W	63°25'37"	34.00'	37.64	
89.9	N 39°13'02" E	97°05'52"	60.00'	101.68'	C53 C54
25.7	N 03°04'10" E	24°48′10″	60.00'	25.97	C54
38.5	N 34°12'55" E	37°29'18"	60.00'	39.26'	
35.8	N 70°21'46" E	34°48'24"	60.00'	36.45	C56 C57
122.0	N 29°38'52" E	77°57′34″	97.00'	131.98'	C57
145.4	N 39°13'02" E	97°05'52"	97.00'	164.38'	C58
39.7	N 59°59'47" W	25°31'29"	90.00'	40.09'	C59
<u>36.4</u> 27.5	N 13°30'47" W	23°19'54"	90.00'	36.65'	C60
// 5	N 09°03'08" W	14°24'35"	110.00	27.66	U01

1. IRF - Iron Rod Found 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap 3. EX. U.E. — existing utility easement 4. D.E. - Drainage Easement 5. U.E. — Utility Easement 7. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates. 8. P.O.B. — Point of Beginning. 9. O.P.R.D.C.T. — Official Public Records, Collin County, Texas. 10. D.R.C.C.T. — Deed Records, Collin County, Texas. 11. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems. 12. Visibility clips shall be 20'x20' on the roadways and 10'x10' on the alleys. 13. Street sign blades and decorative signs shall be maintained by the HOA. 14. Flood Sections shown hereon taken from Binkley & Barfield plans. RECOMMENDED FOR FINAL APPROVAL Planning & Zoning Commission, Chairman Date 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 \_\_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018. Mayor, City of Rockwall City Secretary 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

1/15/2018 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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 PARK PLACE WEST PHASE III ADDITION 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. I further certify that all other parties who have a mortgage or lien interest in the PARK PLACE WEST PHASE III ADDITION subdivision 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 earess 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

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/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.

MITNESS MY HAND, this day of,	2018
COLUMBIA DEVELOPMENT COMPANY, LLC	

By: OWNER

STATE OF TEXAS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 20
--

NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS MY HAND, this \_\_\_\_\_, 2018.

COLUMBIA EXTRUSIONS CORPORATION

By: OWNER

STATE OF TEXAS: COUNTY OF \_\_\_\_\_:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

# FINAL PLAT PARK PLACE WEST PHASE III ADDITION

BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS FEBRUARY 2017

CONTACT: THOMAS JONES

**ENGINEER:** 

SUITE 101

972-644-2800

972-644-2817 F

OWNER: COLUMBIA DEVELOPMENT COMPANY, LLC 1200 E. WASHINGTON ROCKWALL, TX 75087

BINKLEY & BARFIELD 1801 GATEWAY BOULEVARD

RICHARDSON, TEXAS 75080



OWNER'S CERTIFICATION

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC and COLUMBIA EXTRUSIONS CORPORATION, BEING the 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 2.60 acre tract and a portion of that certain 51.01 acre tract of land conveyed to Columbia Development Company, LLC by deed recorded in Volume 4743, Page 96, of the Deed Records of Rockwall County, Texas, and that certain tract of land conveyed to Columbia Extrusions Corporation by deed recorded in Volume 4036, Page 81, and Volume 3812, Page 248, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly Northwest corner of said Columbia tract, same being the Southwest corner of Lot 1, Block A, Richard Harris Subdivision No. 6, according to the plat thereof recorded in Volume 478, Page 181, Plat Records, Rockwall County, Texas, same being in the easterly right-of-way line of T.L. Townsend Drive (variable width riaht—of—wav):

THENCE along the common line of said Columbia tract and said Lot 1, Richard Harris Subdivision No. 6 as follows:

North 85 deg. 33 min. 40 sec. East, a distance of 182.12 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for internal corner, same being the Southeast corner of said Lot 1, Richard Harris Subdivision No.

North 04 deg. 30 min. 38 sec. East, a distance of 69.54 feet to a 1/2 inch iron rod set for angle point;

North 05 deg. 42 min. 23 sec. West, passing the Northeast corner of said Lot 1, Richard Harris Subdivision No. 6, same being the most southerly Southeast corner of Lot 1, Block A, Richard Harris Subdivision No. 5, an addition to the City of Rockwall, Rockwall County, Texas, according to he plat thereof recorded in Cabinet B, Slide 339, Plat Records, Rockwall County, Texas, and continuing along the common line of said Columbia Development tract and said Lot 1, Richard Harris Subdivision No. 5, a total distance of 29.95 feet to a 1/2 inch iron rod set for corner;

THENCE North 80 deg. 56 min. 29 sec. East, along the common line of said Columbia Development tract and said Lot 1, Richard Harris Subdivision No. 5, passing the most easterly Southeast corner of said Lot 1, Richard Harris Subdivision No. 5, same being the Southwest corner of Lot 2, Renfro Place South, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 179, said Plat Records, and continuing along the common line of said Columbia Development tract and said Lot 2, a total distance of 126.45 feet to a 1/2 inch iron rod set for angle point;

THENCE North 86 deg. 39 min. 04 sec. East, along the common line of said Columbia Development tract and said Lot 2, a distance of 111.01 feet to a 1/2 inch iron rod found for internal corner, same being the Southeast corner of said Lot 2;

THENCE North 11 deg. 14 min. 14 sec. East, continuing along the common line of said Columbia Development tract and said Lot 2, passing the Northeast corner of said Lot 2, same being the Southeast corner of Lot 1, aforesaid Renfro Place South, and continuing along the common line of said Columbia Development tract and said Lot 1, Renfro Place South, passing the Northeast corner of said Lot 1, Renfro Place South, same being the Southeast corner of that certain tract of land conveyed to Kevin L. Caldwell and Linda D. Caldwell, by deed recorded in volume 1760, Page 254, aforesaid Deed Records, and continuing along the common line of said Columbia Development tract and said Caldwell tract, a total distance of 291.65 feet to a 1/2 inch iron rod set for angle point;

THENCE North 11 deg. 21 min. 42 sec. East, along the common line of said Columbia Development tract and said Caldwell tract, passing the Northeast corner of said Caldwell tract, same being the Southeast corner of Block A, Las Primeras Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded under Cabinet E, Slide 286, aforesaid Plat Records, and continuing along the common line of said Columbia Development tract and said Block A, passing the Northeast corner of said Block A, same being the Southeast corner of that certain tract of land conveyed to Floyd Hitt Estate, by deed recorded in Volume 4881, Page 131, said Deed Records, and continuing along the common line of said Columbia Development tract and said Hitt tract, passing the Northeast corner of said Hitt tract, same being a south corner of Block D, Park Place West Phase II Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 100, said Plat Records, and continuing along the common line of said Columbia Development tract and said Block D, a total distance of 460.84 feet to a 1/2 inch iron rod set for the most northerly Northwest corner of the herein described tract, same being the most northerly Northwest corner of said Columbia Development tract;

at a 1 inch pipe found for the most westerly southwest corner of the herein described tract, same being the most westerly southwest corner of said Columbia tract, same being the Northwest corner of that certain tract of land conveyed to Columbia Extrusion Corporation., by deed recorded in Volume 3812, Page 248, said Deed Records, same being in the easterly right-of-way line of T.L. Townsend Drive (variable width right-of-way);

THENCE North 01 deg. 55 min. 48 sec. East, along the common line of said Columbia Development tract and said T.L. Townsend Drive, a distance of 86.63 feet to

THENCE South 72 deg. 45 min. 31 sec. East, continuing along the common line of said Columbia Development Addition and said Block D, passing the Southeast corner of said Block D, same being the Southwest corner of Lot 8, Block X, said Park Place West Phase II Addition, and continuing along the common line of said Columbia Development tract and said Lot 8, a total distance of 940.88 feet to a 1/2 inch iron rod set for corner, same being the Southeast corner of said Lot 8, same being in the westerly right—of—way line of Park Place Boulevard (59 foot right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 320.50 feet and a delta angle of 02 deg. 12 min. 27 sec.;

THENCE along said Columbia Development tract and said Park Place Boulevard as follows:

Along said non-tangent curve to the right, an arc distance of 12.35 feet and a chord bearing and distance of South 16 deg. 08 min. 05 sec. West, 12.35 feet to a 1/2 inch iron rod set for

South 72 deg. 45 min. 41 sec. East, a distance of 59.00 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left, having a radius of 379.50 feet and a delta angle of 02 deg. 28 min. 05 sec.;

Along said non-tangent curve to the left, an arc distance of 16.35 feet and a chord bearing and distance of North 16 deg. 00 min. 16 sec. East, 16.35 feet to a 1/2 inch iron rod set for corner, same being in the intersection of said Park Place Boulevard and a 20 foot alley way per Cabinet G, Slide 100;

THENCE along the common line of said Columbia Development tract and said 20 foot alley way

South 72 deg. 45 min. 31 sec. East, a distance of 158.05 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 40.00 feet and a delta angle of 63 deg. 25 min. 37 sec.;

Along said curve to the right, an arc distance of 44.28 feet and a chord bearing and distance of South 41 deg. 02 min. 42 sec. East, 42.05 feet to a 1/2 inch iron rod set for corner;

North 80 deg. 40 min. 06 sec. East, a distance of 20.00 feet to a 1/2 inch iron rod set for the Northeast corner of the herein described tract, same being the Southeast corner of said 20 foot alley way, same being in the westerly line of that certain tract of land conveyed to Rockwall Commercial Property Management, LLC, by deed recorded in Volume 2014, Page 11074, said Deed Records;

THENCE South 09 deg. 19 min. 54 sec. East, along the common line of said Columbia Development tract and said Rockwall tract, a distance of 534.46 feet to a 1/2 inch iron rod set for the Southeast corner of the herein described tract, same being the Southwest corner of said Rockwall tract, same being in the northerly line of that certain tract of land known as the M.K. & T. Railroad (100 foot right-of-way);

THENCE along the common line of said Columbia Development and said M.K. & T. Railroad as

South 87 deg. 45 min. 58 sec. West, a distance of 741.38 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 2914.93 feet and a delta angle of 17 deg. 03 min. 14 sec.;

Along said curve to the left, an arc distance of 867.62 feet and a chord bearing and distance of South 79 deg. 22 min. 42 sec. West, 864.42 feet to a 1/2 inch iron rod set for angle point, same being the most southerly Southwest corner of said Columbia Development tract, same being the Southeast corner of aforesaid Columbia Extrusion tract, same being the beginning of a curve to the left, having a radius of 2923.97 feet and a delta angle of 04 deg.

Along said curve to the left, an arc distance of 242.78 feet and a chord bearing and distance of South 68 deg. 27 min. 42 sec. West, 242.71 feet to a 1/2 inch iron rod set for the Southwest corner of said Columbia Extrusion tract, same being in the easterly right—of—way line of aforesaid T.L. Townsend Drive;

THENCE along the common line of said Columbia Extrusion tract and said T.L. Townsend Drive as follows:

North 01 deg. 20 min. 58 sec. East, a distance of 208.56 feet to a 1 inch iron pipe found for angle point, same being the Northwest corner of said Columbia Extrusion tract, same being the most westerly Southwest corner of aforesaid Columbia Development tract;

North 01 deg. 55 min. 48 sec. East, a distance of 86.63 feet to the POINT OF BEGINNING and containing 25.291 acres of computed land, more or less.

# FINAL PLAT PARK PLACE WEST PHASE III ADDITION

BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS FEBRUARY 2017

BINKLEY & BARFIELD 1801 GATEWAY BOULEVARD RICHARDSON, TEXAS 75080 972-644-2800 972-644-2817 F CONTACT: THOMAS JONES

OWNER:

**ENGINEER:** 

COLUMBIA DEVELOPMENT COMPANY, LLC 1200 E. WASHINGTON ROCKWALL, TX 75087

CASE NO. P. PEISER & MANKIN SURVEYING, LLC JOB NO.: DATE: 2/13/201 www.peisersurveying.com REV: 6/20/201 PMS 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (0) COMMERCIAL RESIDENTIAL BOUNDARIES √ **1** LLC 817-481-1809 (F) **TOPOGRAPHY** SCALE: 1" = 10 MORTGAGE DRAWN: tmankin@peisersurveying.com FIRM No. 100999-00

11/07/2017 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FÓR ÁNY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

# CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 04/10/2018

**APPLICANT:** Jonathan Fitzgerald, PE; Binkley & Barfield

AGENDA ITEM: P2018-007; Park Place West, Phase III

### **SUMMARY:**

Discuss and consider a request by Johnathan Fitzgerald, PE of Binkley & Barfield, Inc. for the approval of a final plat for Park Place West, Phase III containing 82 single-family residential lots on a 25.291-acre tract of land being identified as Tracts 55-1 & 55-2 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

### **PLAT INFORMATION:**

- ☑ The Park Place West Subdivision is a 55.8-acre master planned community that will contain single-family and Neighborhood Services (NS) District land uses. The subdivision is entitled for 147 single-family lots and 24 "live-work" lots on ~55.8-acres of land, and allows for lots ranging from 4,000-7,000 SF as stipulated in Planned Development District 59 (PD-59) development standards.
- ☑ The purpose of this request is to final plat Phase III of the Park Place West Subdivision for the purpose of laying out 82 of the 147 single-family lots. These lots will be situated on a 25.291-acre portion of a larger 55.8-acre tract of land. All of the lots will be subject to the Planned Development District 59 (PD-59) development standards.
- ☑ The proposed *final plat* generally conforms to the revised concept plan approved by the City Council on December 11, 2006 under Case No. Z2006-023 [Ordinance No. 06-51].
- ☑ This plat shall be required to go to the Park Board to have cash-in-lieu of land and pro-rata equipment fees established.
- ☑ The applicant is mitigating for 272 caliper-inches by planting 341 inches being planted in Phase III and a 5 caliper-inch credit from Phase II. 228 caliper-inches (6-inch Oak and 222-inches Elm) are feature trees and require approval from the Planning and Zoning Commission to be removed. The remaining caliper-inches are not features trees and do not require any additional approvals.
- ☑ The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *Final Plats* as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this *final plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

### **RECOMMENDATIONS**

If the Planning & Zoning Commission and City Council choose to approve the Final Plat for Park Place West, Phase III, staff would recommend the following conditions of approval:

- 1) The Final Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- 2) The development shall adhere to the recommendations of the Park Board;
- 3) The applicant shall mitigate for 272 caliper-inches of trees being removed.

- 4) No building permits shall be issued until a treescape plan has been approved;
- 5) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **City of Rockwall**



### **Project Plan Review History**

Project Number P2018-007

Park Place West Phase III Addition

Owner Applica COLUMBIA, EXTRUSION CORP

Applied Approved 3/16/2018 LM

Project Name Type

PLAT

Applicant

BINKLEY & BARDFIELD, INC.

Closed Expired Status

Subtype FINAL

Status Staff Review

**Site Address** 

City, State Zip

1200 E WASHINGTON

ROCKWALL, TX 75087

Zoning

Subdivision

Tract

Block

Lot No

Parcel No

**General Plan** 

INDALLOY ADDITION

31

NULL

31

0029-0000-0031-00-0R

General Pl

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	John Ankrum	3/16/2018	3/23/2018	3/19/2018	3 APPROVED	
ENGINEERING	Amy Williams	3/16/2018	3/23/2018	3/21/2018	5 COMMENTS	See Comments

(3/21/2018 9:49 AM SH)

The flood study has not been approved yet. We cannot verify the flood elevations until it is approved.

Detention easement must be on plat.

Need min. FF elevations for Block D, Lot 3 and Block B, Lot 25.

Need a note stating that the property owner/HOA is responsible for all maintenance and repair of open space and draiange easements

Tie at least 2 corners of the property to City of Rockwall monumentation (x and y coordinates)

Must pay engineering fees prior to construction

FIRE Ariana Hargrove 3/16/2018 3/23/2018

GIS Lance Singleton

3/16/2018 3/23/2018 3/20/2018

4 COMMENTS

See comments

(3/20/2018 2:44 PM LS)

1. Please tie two corners to TX State Plane Coordinates (NAD83-N Central Zone 4202)

2. Please choose different street names instead of St. James and St. Michael. We already have these in the Rockwall postal district.

3. Please send cad file (.dwg) of lot lines and road centerlines to lsingleton@rockwall.com so addressing can begin.

**PLANNING** 

**Korey Brooks** 

3/16/2018 3/23/2018 3/23/2018

7 COMMENTS

Comments

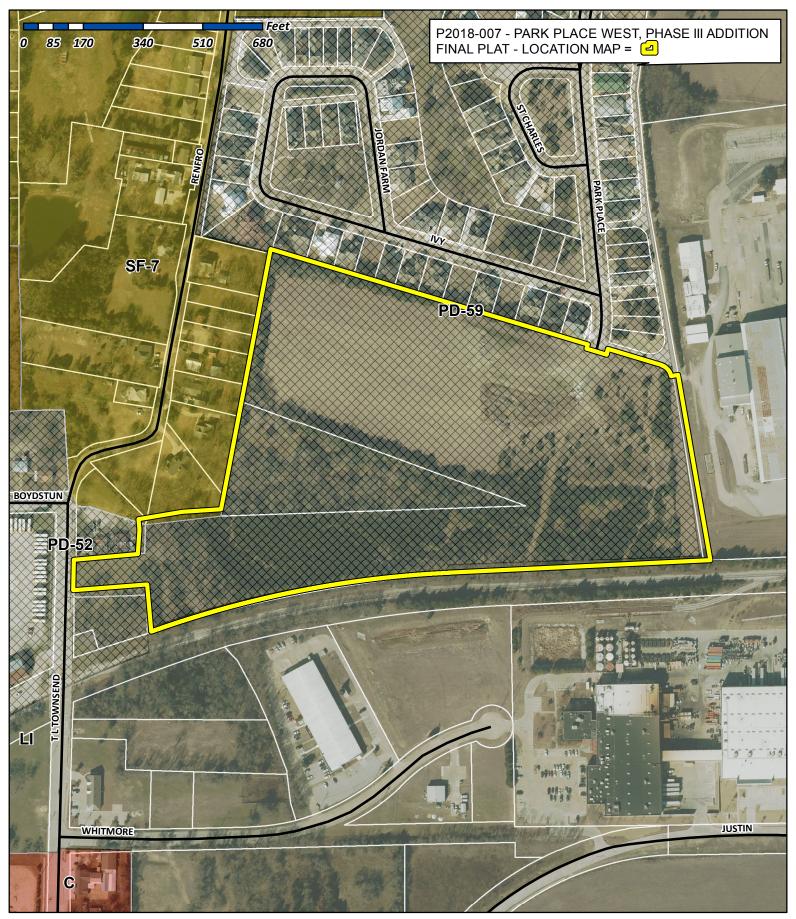
P2018-007 Park Place West Phase III

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

- I.1 This is a request by Johnathan Fitzgerald of Binkley & Barfield, Inc. for the approval of a final plat for Park Place West, Phase III containing 82 single-family residential lots on a 25.291-acre tract of land being identified as Tracts 55-1 & 55-2 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard.
- I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

  M.3 For reference, include the case number (P2018-007) in the lower right hand corner of all pages on future submittals.
- M.4 Please check callouts between C4 and the Point of Beginning. The last few callouts do not seem to match curve and line table.
- M.5 Please check callout for L2. The distance doesn't seem to match line table.
- M.6 Please check callout for L5. Distance doesn't seem to match. Please provide "General Note: It shall be the policy of the City of Rockwall to withhold..." as provided in Standard Plat Wording section of the Development Application.
- M.7 Please check Lot 17, Block B, and Lots 9 & 10 Block A to ensure they meet the 40-foot frontage requirement at the setback. Also label any front yard setbacks for curved lots at the front yard setback line.
- M.8 Please remove "February 2017" from title block.
- M.9 If possible, please combine pages 2 and 3.
- M.10 When mylars are being submitted, please ensure note "this document shall not be recorded..." is removed.
- I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by April 3. The Planning and Zoning Worksession for this case is March 27. The Planning and Zoning Meeting for this case is April 10, 2018. Park Board Meeting for this case is April 3, 2018.
- I.12 The projected City Council meeting date and subsequent approval for this plat is April 16, 2018.

Project Reviews.rpt Page 2 of 2

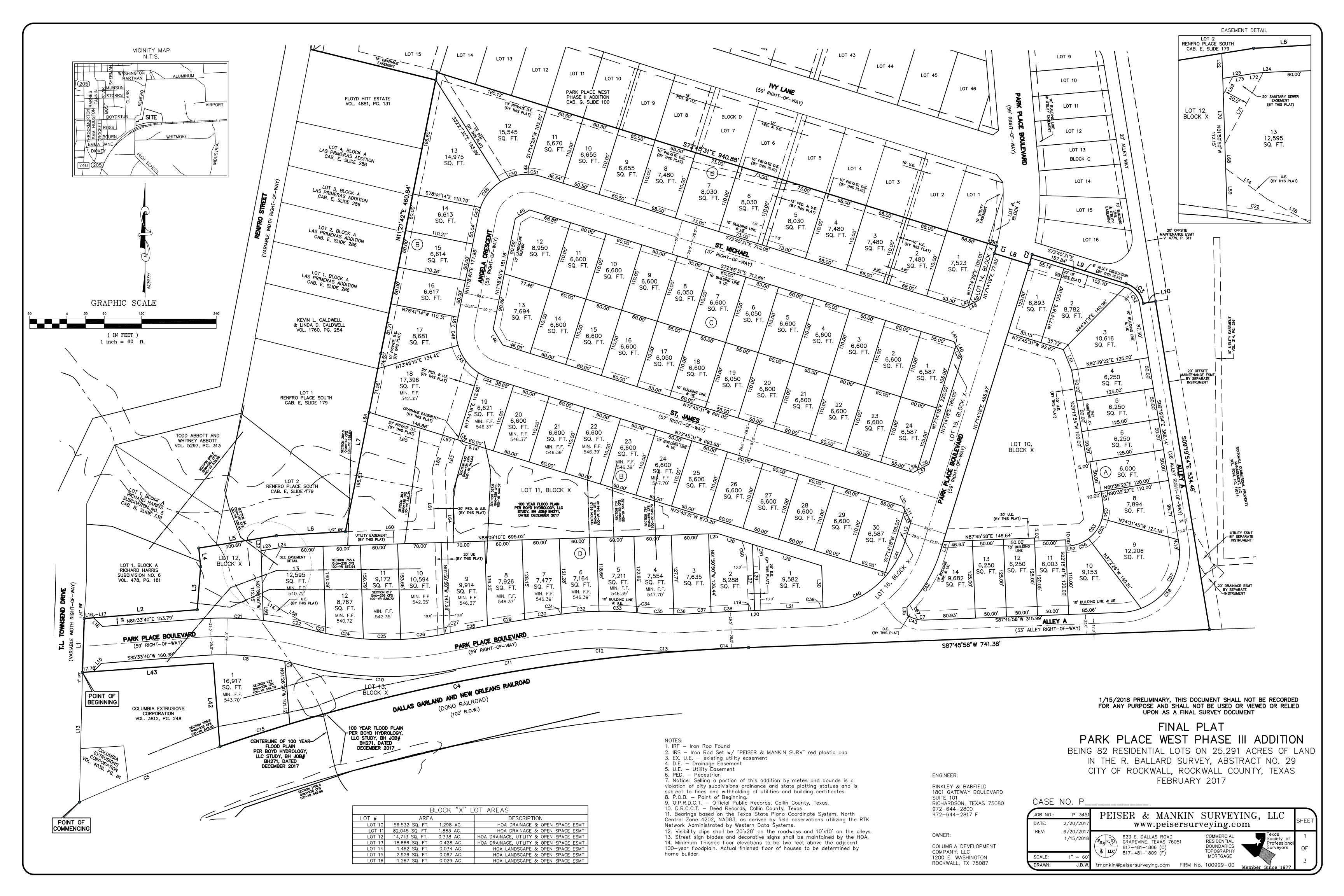




# City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





	LINE TA	BLE
LINE	LENGTH	BEARING
L1	86.63	N 01°55'48" E
L2	182.12'	N 85°33'40" E
L3 L4	69.54 <sup>'</sup>	N 04°30'38" E N 05°42'23" W
L5	29.95' 126.45'	N 05°42'23" W N 80°56'29" E
L6	111.01	N 86°39'04" E
L7	291.65	N 11°14'14" E
L8	59.00'	S 72°45'41" E
L9	158.05	S 72°45'31" E
L10	20.00'	N 80°40'06" E
L11 L12	134.71' 210.88'	N 04°28'08" W S 85°56'53" W
L13	208.56	N 01°20'58" E
L14	41.20	N 53°26'47" W
L15	18.25	S 43°34'24" W
L16	10.06	S 85°33'40" W
L17	4.84	S 85°33'40" W
L18 L19	20.13'	S 46°15'17" E
L20	12.13' 20.00'	S 87°45'58" W S 87°45'58" W
L21	103.34	S 87°45'58" W
L22	20.14	N 02°11'44" W
L23	27.26'	N 80°56'29" E
L24	17.43'	N 86°39'04" E
L25	15.02'	N 88°09'10" E
L26 L27	58.18'	S 72°45'31" E S 01°50'50" E
L27	77.31' 116.40'	S 01°50'50" E S 72°45'31" E
L29	77.22	N 01°50'50" W
L30	67.56	S 01°50'50" E
L31	4.32'	N 72°45'31" W
L32	7.07	S 27°45'37" E
L33	21.22'	S 27°45'37" E
L34 L35	19.45' 13.13'	N 17°14'18" E S 02°15'22" E
L36	21.22	S 62°14'23" W
L37	28.28	N 62°14'23" E
L38	7.07	N 62°14'23" E
L39	21.22'	S 27°45'37" E
L40	28.29'	S 27°45'37" E
L41 L42	7.07	N 27°45'37" W
L42	134.71' 210.88'	N 04°28'08" W S 85°56'53" W
L44	10.00	S 01°32'01" W
L45	26.78	S 59°16'37" W
L46	29.71	S 30°43'23" E
L47	7.06'	S 62°14'24" W
L48	28.28'	N 62°14'24" E
L49 L50	21.22' 14.76'	S 62°14'24" W S 72°45'31" E
L50	14.76' 35.78'	S 22°01'07" E
L52	2.46	N 87°45'58" E
L53	18.17	N 09°19'54" W
L54	0.67	S 47°14'02" E
L55	50.67	S 72°45'31" E
L56 L57	12.93'	N 27°45'42" W
L57	27.40' 71.66'	S 27°45'41" E S 60°56'46" E
L59	39.83	N 01°50'50" W
L60	143.21	N 88°09'10" E
L61	97.55	S 01°50'50" E
L62	55.43'	N 17°14'19" E
L63 L64	52.09'	N 17°14'19" E
L64	116.61' 121.79'	S 01°50'50" E S 72°45'31" E
L66	20.00	S 11°14'14" W
L67	20.00	S 72°45'42" E
L68	19.75	N 01°50'43" W
L69	15.93'	S 28°18'24" W
L70	39.82	S 01°50'50" E
L71	64.93'	N 28°18'24" E
L72 L73	5.58' 19.19'	S 86°39'04" W S 80°56'29" W
L/3	19.19	S 80°56'29" W

		VE TABLE	CON		
CD	СВ	DELTA	RADIUS	LENGTH	CURVE
12.3	N 16°08'05" E	02°12'27"	320.50	12.35	C1
16.3	N 16°00'16" E	02°28'05"	379.50	16.35	C2
42.0	N 41°02'42" W	63°25'37"	40.00'	44.28'	C3
864.4	S 79°22'42" W	17°03'14"	2914.93'	867.62	C4
242.7	S 68°27'42" W	04°45'26"	2923.97'	242.78	C5
3.3	S 85°45'52" W	00°24'28"	470.50	3.35'	C6
12.0	S 85°10'02" E	14°04'00"	49.32'	12.11	C7
135.3	N 83°10'11" W	16°32'22"	470.50'	135.82	C8
25.4	N 76°21'07" W	03°05'45"	470.50	25.42'	C9
244.1	S 88°07'49" E	26°39'13"	529.50'	246.32	C10
184.7	S 80°20'48" W	03°36'27"	2935.43	184.82	C11
112.7	S 89°02'03" W	13°46'04"	470.50'	113.06'	C12 C13
90.5	S 88°59'06" E	09°48′21″	529.50'	90.62	C13
91.2	S 87°00'32" W	01°47'34"	2914.93'	91.21	C14
118.0	S 72°00'40" W	02°19'11"	2914.93'	118.01'	C15
16.4	C 70°79'10" W	00°29'21"	1007 71'	16.40'	C17
16.4	S 70°38'12" W S 69°55'10" W	00 29 21 01°15'40"	1923.71	16.42' 62.31'	C17
62.3	S 69°55'10" W S 67°47'55" W	02°59'53"	2830.79' 2923.97'	153.00'	C18
152.9	S 66°11'29" W	02 59 53 00°12'59"	2923.97 2923.97	11.05	C20
11.0 105.0	N 88°44'33" W	11°24'13"	528.88 <sup>'</sup>	105.27	C21
35.7	N 76°43'57" W	03°56'17"	520.08	76.20	C22
26.4	S 76°24'52" E	03'13'18"	470.50°	26.45	C23
60.9	S 81°44'19" E	07°25'37"	470.50°	60.99	C24
60.0	S 89°06'43" E	07°19'12"	470.50°	60.11	C25
70.2	N 82°56'39" E	08°34'04"	470.50 <sup>°</sup>	70.36	C26
0.9	N 78°36'06" E	00°07'03"	470.50 <sup>°</sup>	0.96	C27
69.9	S 79°12'42" W	01°20'15"	2994.43	69.90'	C28
60.5	S 80°27'35" W	01°09'31"	2994.43	60.55	C29
58.0	S 81°35'40" W	01°06'41"	2994.43	58.09	C30
2.3	S 82°16'30" W	00°14'58"	529.50'	2.30'	C31
60.0	S 85°39'03" W	06°30'08"	529.50'	60.09	C32
60.1	N 87°50'32" W	06°30'43"	529.50'	60.18	C33
4.6	N 84°20'03" W	00°30'16"	529.50	4.66	C34
55.5	S 87°27'57" E	06°46'03"	470.50	55.57	C35
24.9	N 87°37'53" E	03°02'18"	470.50	24.95	C36
35.0	S 86°27'00" W	00°40'32"	2973.93	35.07	C37
57.9	S 87°20'46" W	01°06'59"	2973.93	57.95	C38
6.6	N 86°29'49" E	02°32'17"	150.50'	6.67'	C39
118.2	N 62°05'30" E	46°16'21"	150.50	121.54	C40
56.7	N 28°05'49" E	21°43'02"	150.50	57.04	C41
101.4	N 31°14'56" E	28°01'16"	209.50'	102.46	C42
29.5	S 74°39'50" E	35°08'25"	49.00'	30.05	C43
21.5	S 64°52'44" E	15°45'35"	78.50'	21.59	C44
54.7	S 36°35'53" E	40°48'07"	78.50	55.90'	C45
37.3	S 02°26'32" E	27°30′35″	78.50'	37.69'	C46
9.9	S 14°58'09" W	07°20'54"	78.50'	9.99'	C47
52.3	S 38°04'23" W	38°56'14"	78.50'	53.35'	C48
31.1	S 46°05'18" W	22°48'02"	78.75	31.34	C49
45.9	S 74°32'16" W	33°59'31"	78.50	46.57	C50
21.4	N 80°36'45" W	15°42'27"	78.50	21.52	C51 C52
35.7	N 41°02'43" W	63°25'37"	34.00'	37.64	
89.9	N 39°13'02" E	97°05'52"	60.00'	101.68'	C53 C54
25.7	N 03°04'10" E	24°48′10″	60.00'	25.97	C54
38.5	N 34°12'55" E	37°29'18"	60.00'	39.26'	
35.8	N 70°21'46" E	34°48'24"	60.00'	36.45	C56 C57
122.0	N 29°38'52" E	77°57′34″	97.00'	131.98'	C57
145.4	N 39°13'02" E	97°05'52"	97.00'	164.38'	C58
39.7	N 59°59'47" W	25°31'29"	90.00'	40.09'	C59
<u>36.4</u> 27.5	N 13°30'47" W	23°19'54"	90.00'	36.65'	C60
// 5	N 09°03'08" W	14°24'35"	110.00	27.66	U01

1. IRF - Iron Rod Found 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap 3. EX. U.E. — existing utility easement 4. D.E. - Drainage Easement 5. U.E. — Utility Easement 7. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates. 8. P.O.B. — Point of Beginning. 9. O.P.R.D.C.T. — Official Public Records, Collin County, Texas. 10. D.R.C.C.T. — Deed Records, Collin County, Texas. 11. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems. 12. Visibility clips shall be 20'x20' on the roadways and 10'x10' on the alleys. 13. Street sign blades and decorative signs shall be maintained by the HOA. 14. Flood Sections shown hereon taken from Binkley & Barfield plans. RECOMMENDED FOR FINAL APPROVAL Planning & Zoning Commission, Chairman Date 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 \_\_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018. Mayor, City of Rockwall City Secretary 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

1/15/2018 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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 PARK PLACE WEST PHASE III ADDITION 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. I further certify that all other parties who have a mortgage or lien interest in the PARK PLACE WEST PHASE III ADDITION subdivision 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 earess 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

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/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.

MITNESS MY HAND, this day of,	2018
COLUMBIA DEVELOPMENT COMPANY, LLC	

By: OWNER

STATE OF TEXAS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 20
--

NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS MY HAND, this \_\_\_\_\_, 2018.

COLUMBIA EXTRUSIONS CORPORATION

By: OWNER

STATE OF TEXAS: COUNTY OF \_\_\_\_\_:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

# FINAL PLAT PARK PLACE WEST PHASE III ADDITION

BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS FEBRUARY 2017

CONTACT: THOMAS JONES

**ENGINEER:** 

SUITE 101

972-644-2800

972-644-2817 F

OWNER: COLUMBIA DEVELOPMENT COMPANY, LLC 1200 E. WASHINGTON ROCKWALL, TX 75087

BINKLEY & BARFIELD 1801 GATEWAY BOULEVARD

RICHARDSON, TEXAS 75080



OWNER'S CERTIFICATION

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC and COLUMBIA EXTRUSIONS CORPORATION, BEING the 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 2.60 acre tract and a portion of that certain 51.01 acre tract of land conveyed to Columbia Development Company, LLC by deed recorded in Volume 4743, Page 96, of the Deed Records of Rockwall County, Texas, and that certain tract of land conveyed to Columbia Extrusions Corporation by deed recorded in Volume 4036, Page 81, and Volume 3812, Page 248, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly Northwest corner of said Columbia tract, same being the Southwest corner of Lot 1, Block A, Richard Harris Subdivision No. 6, according to the plat thereof recorded in Volume 478, Page 181, Plat Records, Rockwall County, Texas, same being in the easterly right-of-way line of T.L. Townsend Drive (variable width riaht—of—wav):

THENCE along the common line of said Columbia tract and said Lot 1, Richard Harris Subdivision No. 6 as follows:

North 85 deg. 33 min. 40 sec. East, a distance of 182.12 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for internal corner, same being the Southeast corner of said Lot 1, Richard Harris Subdivision No.

North 04 deg. 30 min. 38 sec. East, a distance of 69.54 feet to a 1/2 inch iron rod set for angle point;

North 05 deg. 42 min. 23 sec. West, passing the Northeast corner of said Lot 1, Richard Harris Subdivision No. 6, same being the most southerly Southeast corner of Lot 1, Block A, Richard Harris Subdivision No. 5, an addition to the City of Rockwall, Rockwall County, Texas, according to he plat thereof recorded in Cabinet B, Slide 339, Plat Records, Rockwall County, Texas, and continuing along the common line of said Columbia Development tract and said Lot 1, Richard Harris Subdivision No. 5, a total distance of 29.95 feet to a 1/2 inch iron rod set for corner;

THENCE North 80 deg. 56 min. 29 sec. East, along the common line of said Columbia Development tract and said Lot 1, Richard Harris Subdivision No. 5, passing the most easterly Southeast corner of said Lot 1, Richard Harris Subdivision No. 5, same being the Southwest corner of Lot 2, Renfro Place South, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 179, said Plat Records, and continuing along the common line of said Columbia Development tract and said Lot 2, a total distance of 126.45 feet to a 1/2 inch iron rod set for angle point;

THENCE North 86 deg. 39 min. 04 sec. East, along the common line of said Columbia Development tract and said Lot 2, a distance of 111.01 feet to a 1/2 inch iron rod found for internal corner, same being the Southeast corner of said Lot 2;

THENCE North 11 deg. 14 min. 14 sec. East, continuing along the common line of said Columbia Development tract and said Lot 2, passing the Northeast corner of said Lot 2, same being the Southeast corner of Lot 1, aforesaid Renfro Place South, and continuing along the common line of said Columbia Development tract and said Lot 1, Renfro Place South, passing the Northeast corner of said Lot 1, Renfro Place South, same being the Southeast corner of that certain tract of land conveyed to Kevin L. Caldwell and Linda D. Caldwell, by deed recorded in volume 1760, Page 254, aforesaid Deed Records, and continuing along the common line of said Columbia Development tract and said Caldwell tract, a total distance of 291.65 feet to a 1/2 inch iron rod set for angle point;

THENCE North 11 deg. 21 min. 42 sec. East, along the common line of said Columbia Development tract and said Caldwell tract, passing the Northeast corner of said Caldwell tract, same being the Southeast corner of Block A, Las Primeras Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded under Cabinet E, Slide 286, aforesaid Plat Records, and continuing along the common line of said Columbia Development tract and said Block A, passing the Northeast corner of said Block A, same being the Southeast corner of that certain tract of land conveyed to Floyd Hitt Estate, by deed recorded in Volume 4881, Page 131, said Deed Records, and continuing along the common line of said Columbia Development tract and said Hitt tract, passing the Northeast corner of said Hitt tract, same being a south corner of Block D, Park Place West Phase II Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 100, said Plat Records, and continuing along the common line of said Columbia Development tract and said Block D, a total distance of 460.84 feet to a 1/2 inch iron rod set for the most northerly Northwest corner of the herein described tract, same being the most northerly Northwest corner of said Columbia Development tract;

at a 1 inch pipe found for the most westerly southwest corner of the herein described tract, same being the most westerly southwest corner of said Columbia tract, same being the Northwest corner of that certain tract of land conveyed to Columbia Extrusion Corporation., by deed recorded in Volume 3812, Page 248, said Deed Records, same being in the easterly right-of-way line of T.L. Townsend Drive (variable width right-of-way);

THENCE North 01 deg. 55 min. 48 sec. East, along the common line of said Columbia Development tract and said T.L. Townsend Drive, a distance of 86.63 feet to

THENCE South 72 deg. 45 min. 31 sec. East, continuing along the common line of said Columbia Development Addition and said Block D, passing the Southeast corner of said Block D, same being the Southwest corner of Lot 8, Block X, said Park Place West Phase II Addition, and continuing along the common line of said Columbia Development tract and said Lot 8, a total distance of 940.88 feet to a 1/2 inch iron rod set for corner, same being the Southeast corner of said Lot 8, same being in the westerly right—of—way line of Park Place Boulevard (59 foot right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 320.50 feet and a delta angle of 02 deg. 12 min. 27 sec.;

THENCE along said Columbia Development tract and said Park Place Boulevard as follows:

Along said non-tangent curve to the right, an arc distance of 12.35 feet and a chord bearing and distance of South 16 deg. 08 min. 05 sec. West, 12.35 feet to a 1/2 inch iron rod set for

South 72 deg. 45 min. 41 sec. East, a distance of 59.00 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left, having a radius of 379.50 feet and a delta angle of 02 deg. 28 min. 05 sec.;

Along said non-tangent curve to the left, an arc distance of 16.35 feet and a chord bearing and distance of North 16 deg. 00 min. 16 sec. East, 16.35 feet to a 1/2 inch iron rod set for corner, same being in the intersection of said Park Place Boulevard and a 20 foot alley way per Cabinet G, Slide 100;

THENCE along the common line of said Columbia Development tract and said 20 foot alley way

South 72 deg. 45 min. 31 sec. East, a distance of 158.05 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 40.00 feet and a delta angle of 63 deg. 25 min. 37 sec.;

Along said curve to the right, an arc distance of 44.28 feet and a chord bearing and distance of South 41 deg. 02 min. 42 sec. East, 42.05 feet to a 1/2 inch iron rod set for corner;

North 80 deg. 40 min. 06 sec. East, a distance of 20.00 feet to a 1/2 inch iron rod set for the Northeast corner of the herein described tract, same being the Southeast corner of said 20 foot alley way, same being in the westerly line of that certain tract of land conveyed to Rockwall Commercial Property Management, LLC, by deed recorded in Volume 2014, Page 11074, said Deed Records;

THENCE South 09 deg. 19 min. 54 sec. East, along the common line of said Columbia Development tract and said Rockwall tract, a distance of 534.46 feet to a 1/2 inch iron rod set for the Southeast corner of the herein described tract, same being the Southwest corner of said Rockwall tract, same being in the northerly line of that certain tract of land known as the M.K. & T. Railroad (100 foot right-of-way);

THENCE along the common line of said Columbia Development and said M.K. & T. Railroad as

South 87 deg. 45 min. 58 sec. West, a distance of 741.38 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 2914.93 feet and a delta angle of 17 deg. 03 min. 14 sec.;

Along said curve to the left, an arc distance of 867.62 feet and a chord bearing and distance of South 79 deg. 22 min. 42 sec. West, 864.42 feet to a 1/2 inch iron rod set for angle point, same being the most southerly Southwest corner of said Columbia Development tract, same being the Southeast corner of aforesaid Columbia Extrusion tract, same being the beginning of a curve to the left, having a radius of 2923.97 feet and a delta angle of 04 deg.

Along said curve to the left, an arc distance of 242.78 feet and a chord bearing and distance of South 68 deg. 27 min. 42 sec. West, 242.71 feet to a 1/2 inch iron rod set for the Southwest corner of said Columbia Extrusion tract, same being in the easterly right—of—way line of aforesaid T.L. Townsend Drive;

THENCE along the common line of said Columbia Extrusion tract and said T.L. Townsend Drive as follows:

North 01 deg. 20 min. 58 sec. East, a distance of 208.56 feet to a 1 inch iron pipe found for angle point, same being the Northwest corner of said Columbia Extrusion tract, same being the most westerly Southwest corner of aforesaid Columbia Development tract;

North 01 deg. 55 min. 48 sec. East, a distance of 86.63 feet to the POINT OF BEGINNING and containing 25.291 acres of computed land, more or less.

# FINAL PLAT PARK PLACE WEST PHASE III ADDITION

BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS FEBRUARY 2017

BINKLEY & BARFIELD 1801 GATEWAY BOULEVARD RICHARDSON, TEXAS 75080 972-644-2800 972-644-2817 F CONTACT: THOMAS JONES

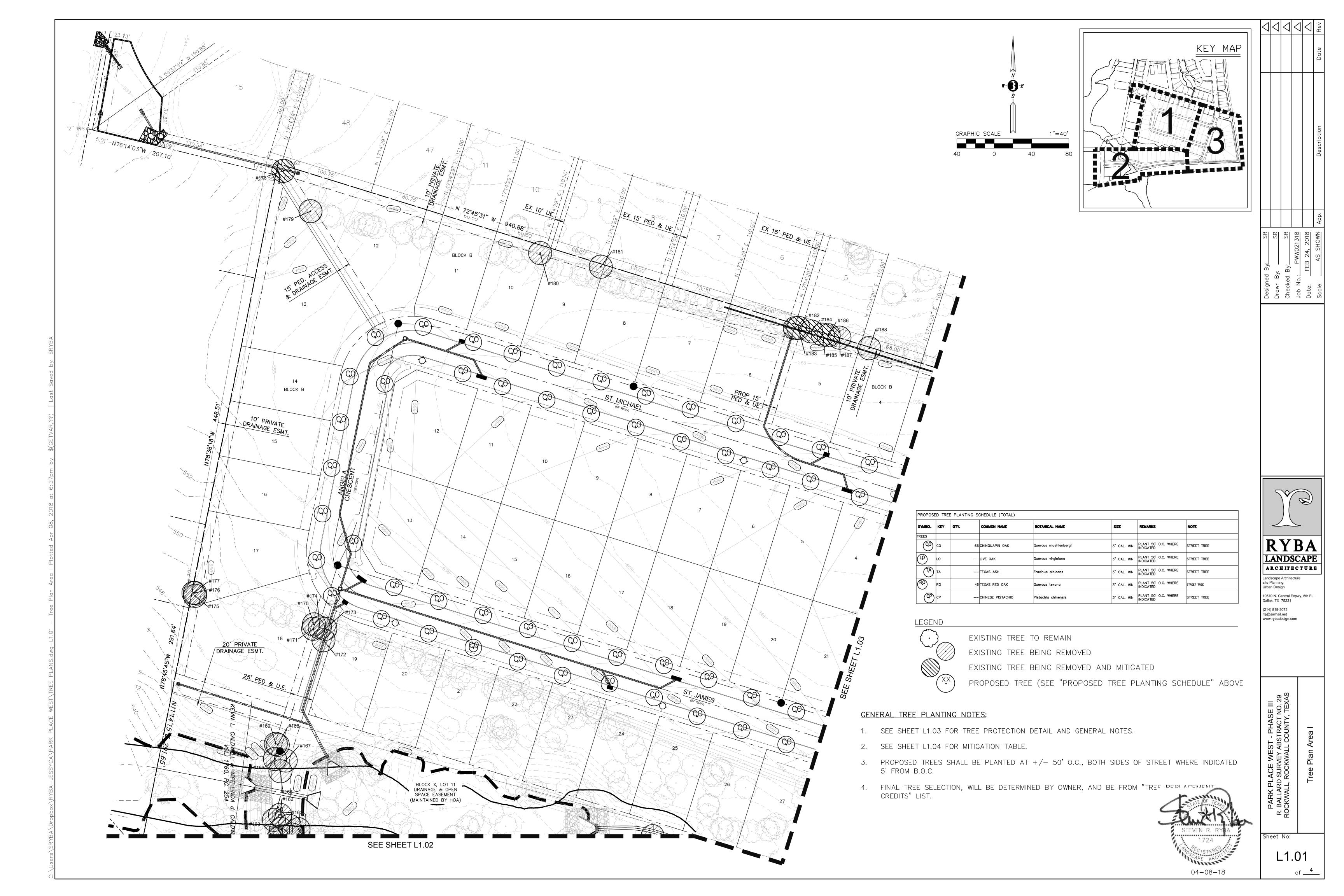
OWNER:

**ENGINEER:** 

COLUMBIA DEVELOPMENT COMPANY, LLC 1200 E. WASHINGTON ROCKWALL, TX 75087

CASE NO. P. PEISER & MANKIN SURVEYING, LLC JOB NO.: DATE: 2/13/201 www.peisersurveying.com REV: 6/20/201 PMS 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (0) COMMERCIAL RESIDENTIAL BOUNDARIES √ **1** LLC 817-481-1809 (F) **TOPOGRAPHY** SCALE: 1" = 10 MORTGAGE DRAWN: tmankin@peisersurveying.com FIRM No. 100999-00

11/07/2017 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FÓR ÁNY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



### **GENERAL TREE PLANTING NOTES:**

- 1. SEE SHEET L1.03 FOR TREE PROTECTION DETAIL AND GENERAL NOTES.
- 2. SEE SHEET L1.04 FOR MITIGATION TABLE.
- 3. PROPOSED TREES SHALL BE PLANTED AT +/- 50' O.C., BOTH SIDES OF STREET WHERE INDICATED 5' FROM B.O.C.
- 4. FINAL TREE SELECTION, WILL BE DETERMINED BY OWNER, AND BE FROM "TREE REPLACEMENT CREDITS" LIST.

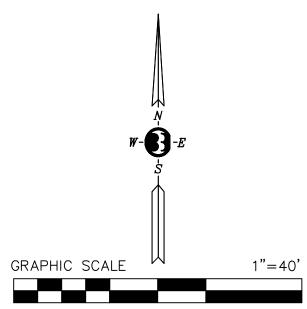
PROPOSE	PROPOSED TREE PLANTING SCHEDULE (TOTAL)								
SYMBOL	KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	NOTE		
TREES									
<b>©</b>	со	66	CHINQUAPIN OAK	Quercus muehlenbergii		PLANT 50' O.C. WHERE INDICATED	STREET TREE		
(4)	LO		LIVE OAK	Quercus virginiana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE		
TA	TA		TEXAS ASH	Fraxinus albicans	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE		
$\mathbb{R}^{0}$	RO	46	TEXAS RED OAK	Quercus texana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE		
(P)	СР		CHINESE PISTACHIO	Pistachia chinensis	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE		

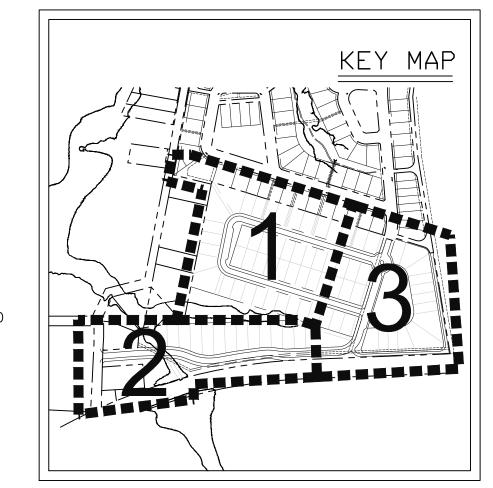
EXISTING TREE BEING REMOVED AND MITIGATED

PROPOSED TREE (SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE

EXISTING TREE TO REMAIN

EXISTING TREE BEING REMOVED





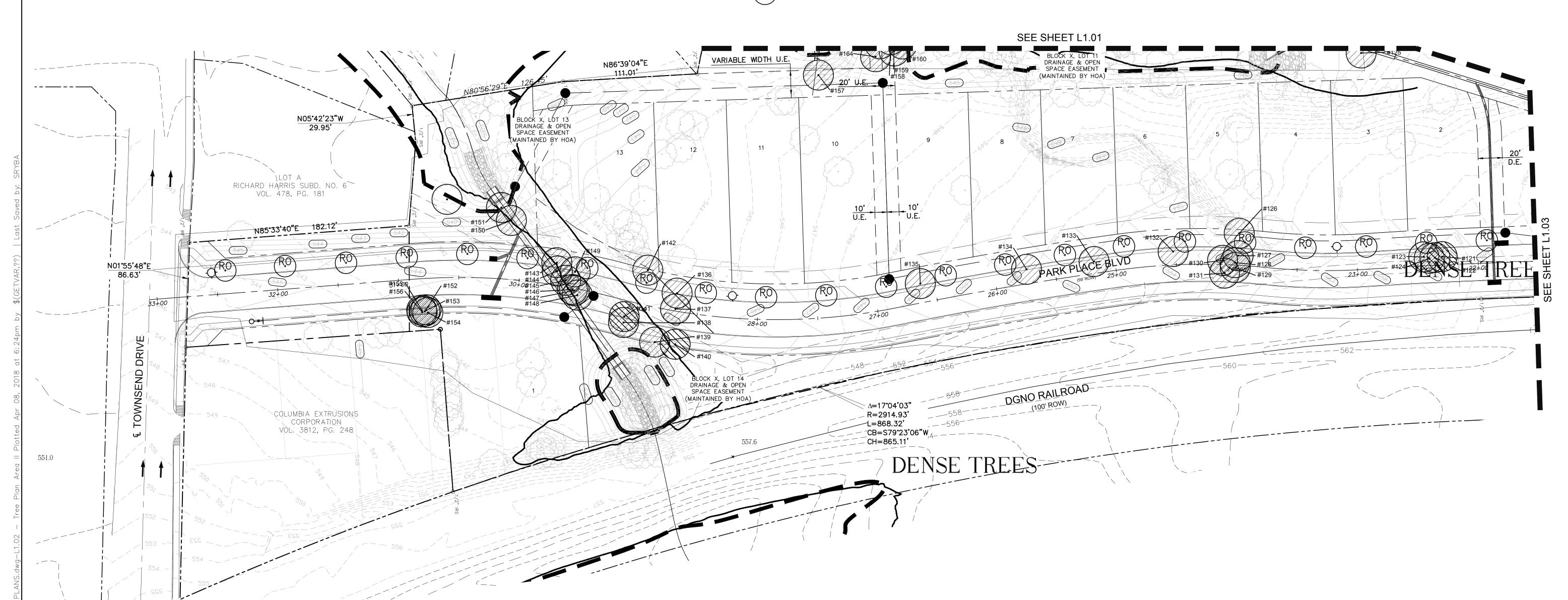
Designed By: SR Drawn By: SR Checked By: SR Job No.: PWW021318 Date: FEB 24, 2018 Scale: AS SHOWN						Арр.
Day:		SR		PWW021318	-EB 24, 2018	AS SHOWN
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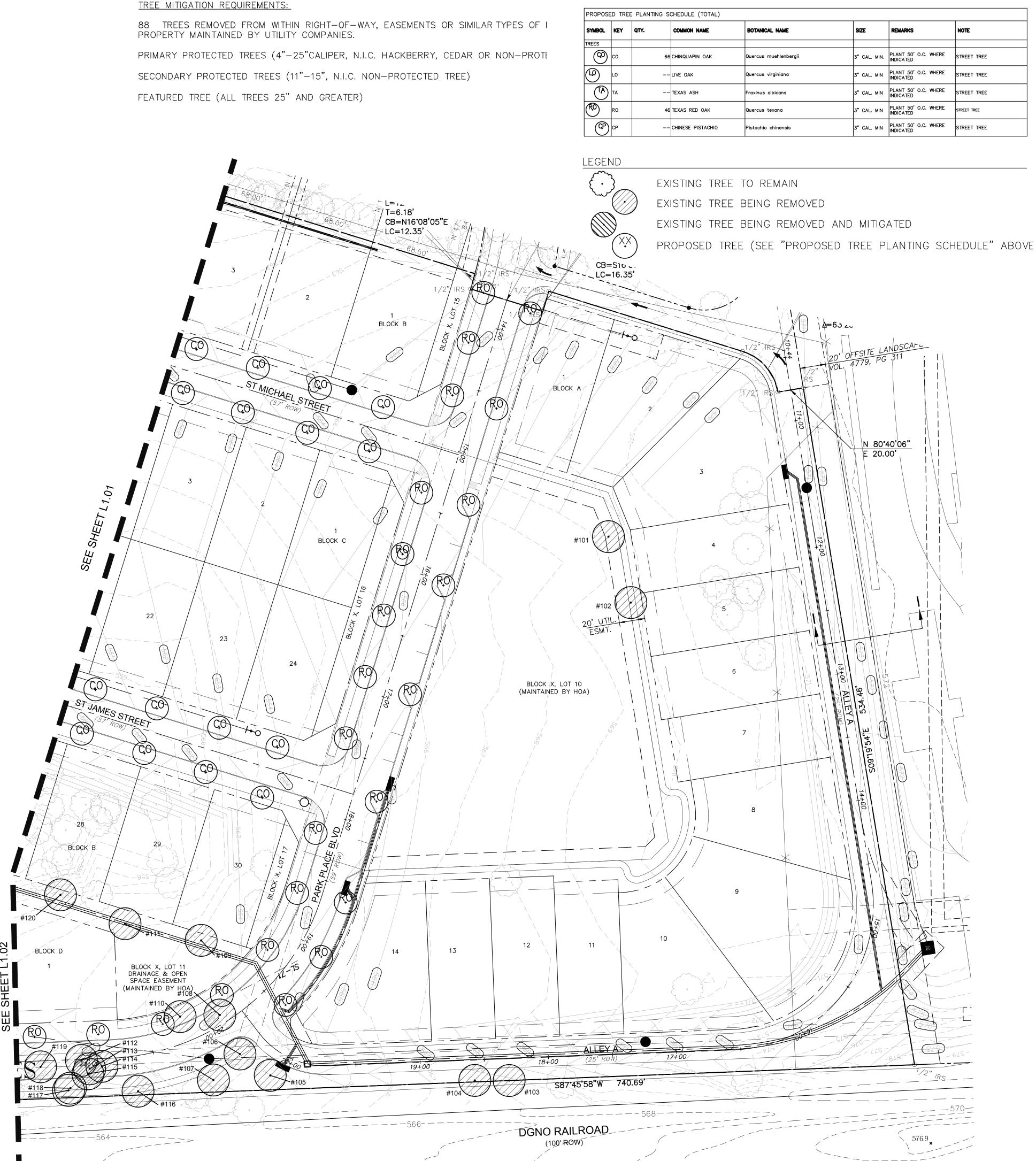
(214) 819-3073 rla@airmail.net www.rybadesign.com

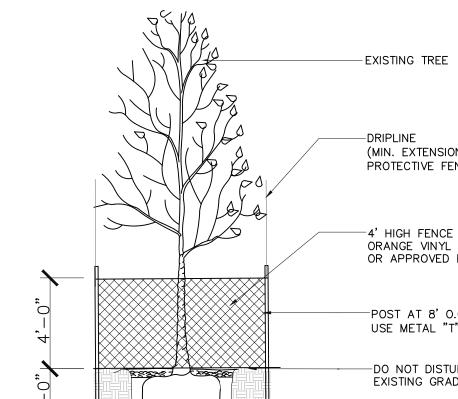
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PLACE WEST - PHASE III	
RD SURVEY ABSTRACT NO. 29	
L, ROCKWALL COUNTY, TEXAS	
:	
Iree Plan Area II	

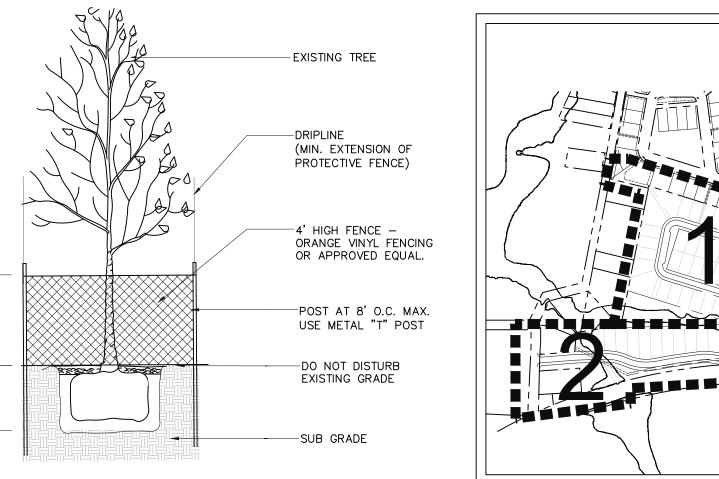
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LEGEND

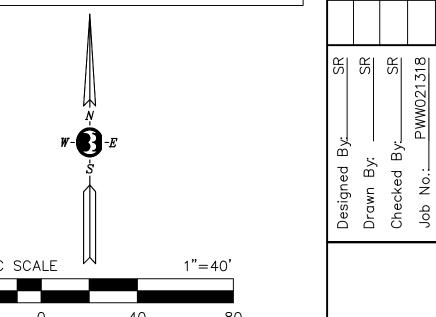








- 1. PRIOR TO GRADING, BRUSH REMOVAL, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
- 2. THE DEVELOPER SHALL ERECT ORANGE VINYL FENCING, A MINIMUM OF (4') FOUR FEET IN HEIGHT, AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF
- DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE DEVELOPER SHALL PROHIBIT CLEANING, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE DEVELOPER SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA,
- 4. NO ATTACHMENTS OR WIRES OR ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- A) NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.



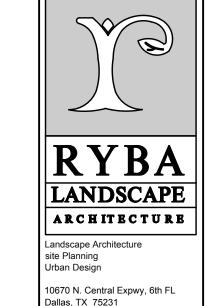
KEY MAP

### **GENERAL NOTES:**

- 1. ALL PLANT MATERIAL HAS BEEN LOCATED WITH RESPECT TO PROPOSED OR APPROXIMATE LOCATIONS OF EXISTING UTILITIES, CURBS, WALKS AND DRIVE LANES TO THE MOST ACCURATE EXTENT POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS IN THE FIELD AND SHALL NOTIFY UTILITY COMPANIES AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ARE TO BE HELD LIABLE FOR UTILITY LOCATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR QUESTIONS WITH THE PLAN PRIOR TO INSTALLATION.
- 3. ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY (AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS), AND SHALL BE NURSERY GROWN IN AN INSECT DISEASE-FREE CONDITION AND SHALL BE REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE "PLANT LEGEND" SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE KEYED PLAN SHALL GOVERN.
- CARE IS TO BE TAKEN NOT TO CRACK OR DAMAGE ANY EXISTING STRUCTURES, CONCRETE, OR EXISTING PLANTERS. CONTRACTOR WILL REIMBURSE OWNER FOR ANY DAMAGE CAUSED BY ANY OF THIS WORK.
- CONTRACTOR SHALL STAKE TREES ACCORDING TO THE A.A.N.S. (AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS. (SEE DETAIL)
- SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST".
- ALL PLANTING AREAS SHALL HAVE TURF AS GROUND COVER UNLESS NOTED ON PLAN.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PRUNING TREES AND SHRUBS OF BROKEN BRANCHES AND THOROUGHLY WATERING ALL PLANT MATERIAL AFTER PLANTING AND MULCHING. THIS REGULAR MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR UNTIL THE CITY APPROVES THE INSTALLATION. THE CONTRACTOR AND OWNER MAY NEGOTIATE A 30 DAY MAINTENANCE PERIOD AFTER THE CITY HAS APPROVED THE INSTALLATION.
- 22. ALL PLANT MATERIAL, MAINTAINED IN A HEALTHY GROWING CONDITION, SHALL BE GUARANTEED BY LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. UNHEALTHY, DEAD, OR DYING PLANTS SHALL BE REPLACED IMMEDIATELY.
- SHOULD ANY TREE DESIGNATED AS EXISTING IN THE LANDSCAPE PLAN DIE AT ANY TIME AFTER APPROVAL OF THE LANDSCAPE PLAN OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE SHALL BE THREE (3) INCHES IN CALIPER.
- 24. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A FREEZE-GUARD SET AT 38 DEGREES FAHRENHEIT AND RAIN GAUGE.
- 25. MAINTAIN IRRIGATION SYSTEM IN WORKING ORDER.

## **GENERAL TREE PLANTING NOTES:**

- 1. SEE SHEET L1.03 FOR TREE PROTECTION DETAIL AND GENERAL NOTES.
- SEE SHEET L1.04 FOR MITIGATION TABLE.
- 3. PROPOSED TREES SHALL BE PLANTED AT  $\pm 1/2$  50' O.C., BOTH SIDES OF STREET WHERE 5' FROM B.O.C.
- 4. FINAL TREE SELECTION, WILL BE DETERMINED BY OWNER, AND BE FROM "TREE REPLACEM CREDITS" LIST.



214) 819-3073

rla@airmail.net www.rybadesign.com

heet No:

04-08-18

### LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE BEING REMOVED

EXISTING TREE BEING REMOVED AND MITIGATED

PROPOSED TREE (SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE)

## TREE MITIGATION REQUIREMENTS:

88 TREES REMOVED FROM WITHIN RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES.

PRIMARY PROTECTED TREES (4"-25"CALIPER, N.I.C. HACKBERRY, CEDAR OR NON-PROTECTED TREE)

SECONDARY PROTECTED TREES (11"-15", N.I.C. NON-PROTECTED TREE)

FEATURED TREE (ALL TREES 25" AND GREATER)

TOTAL MITIGATION REQUIRED = 402 CAL. INCHES

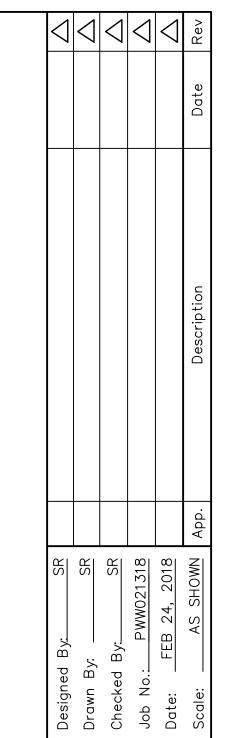
### MITIGATION CREDITS ESTABLISHED:

PARKWAY WEST PHASE II = 05 PARKWAY WEST PHASE III = 341 (3" CALIPER TREES, SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE)

- 1. ARTICLE IX, TREE PRESERVATION, OF THE UNIFIED DEVELOPMENT CODE, SECTION 1, PURPOSE, APPLICABILITY AND EXEMPTIONS. SECTION 1.3. EXEMPTIONS, 6., ...ALL RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES SHALL NOT BE SUBJECT TO TREE PROTECTION OR REPLACEMENT REQUIREMENTS OF THISARTICLE.
- 2. REPLACEMENT TREES TO BE A MINIMUM CALIPER SIZE OF THREE (3) INCHES AND A HEIGHT OF SEVEN (7) FEET MEASURED AT DBH.

ree #	Elev.	Common Name	Botanical Name	Cal. In. (DBH)	Cal. In. Removed	Protected Removed	Criteria	Mitigation Cal. In. Required
101	569.75	EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	· · · · · · · · · · · · · · · · · · ·
102	569.70	EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	
103	567.75	HACKBERRY	Celtis occidentalis	10	10		NON-PROTECTED TREE (< 11")	
104	568.42	HACKBERRY	Celtis occidentalis	8	8		NON-PROTECTED TREE (< 11")	
105	563.05	WILLOW	Salix nigra	6	6		NON-PROTECTED TREE	
106	560.56	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
107	562.29	WILLOW	Salix nigra	24	24		NON-PROTECTED TREE	
108	564.18	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
109	563.37	COTTONWOOD	Populus deltoides	30	30		FEATURED TREE (> 25") 1:2 MITIGATION	60
110	563.36	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
111	561.71	EASTERN RED CEDAR	Juniperus virginiana	14	14		SECONDARY PROTECTED TREE 1:1/2	7
112	560.59	COTTONWOOD	Populus deltoides	8	8		NON-PROTECTED TREE	·
113	559.94	COTTONWOOD	Populus deltoides	12	12		NON-PROTECTED TREE	
114	560.21	COTTONWOOD	Populus deltoides	14	14		NON-PROTECTED TREE	
115 116	560.49 560.16	COTTONWOOD WILLOW	Populus deltoides Salix nigra	8 18	8 18		NON-PROTECTED TREE  NON-PROTECTED TREE	
117	561.15	COTTONWOOD	Populus deltoides	15	15		NON-PROTECTED TREE	
118	561.00	COTTONWOOD	Populus deltoides	15	15		NON-PROTECTED TREE	
119	559.61	WILLOW	Salix nigra	6	6		NON-PROTECTED TREE	
120	558.75	EASTERN RED CEDAR	Juniperus virginiana	6	6	26	NON-PROTECTED TREE (< 11")	70
121 122	558.28 558.54	WILLOW WILLOW	Salix nigra Salix nigra	36	36 8	36	FEATURED TREE (> 25") 1: 2 MITIGATION  NON-PROTECTED TREE	72
123	558.73	WILLOW	Salix nigra	16	16		NON-PROTECTED TREE	
124	558.64	WILLOW	Salix nigra	10	10		NON-PROTECTED TREE	
125	545.82	WILLOW	Salix nigra	24	24		NON-PROTECTED TREE	
126	554.78	COTTONWOOD	Populus deltoides	8	8		NON-PROTECTED TREE	
127 128	555.90 555.48	COTTONWOOD COTTONWOOD	Populus deltoides Populus deltoides	10	10		NON-PROTECTED TREE  NON-PROTECTED TREE	
128	555.46	COTTONWOOD	Populus deltoides Populus deltoides	10	10		NON-PROTECTED TREE	
130	556.11	BOIS D'ARC	Maclura pomifera	6	6		NON-PROTECTED TREE	
131	555.62	COTTONWOOD	Populus deltoides	10	10		NON-PROTECTED TREE	
132	553.90	EASTERN RED CEDAR EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
133 134	253.06 551.76	EASTERN RED CEDAR	Juniperus virginiana  Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")  NON-PROTECTED TREE (< 11")	
135	549.93	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
136	544.18	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
137	544.44	BOIS D'ARC	Maclura pomifera	6	6		NON-PROTECTED TREE (< 11")	
138	538.21 542.54	WILLOW BOIS D'ARC	Salix nigra	12	12		NON-PROTECTED TREE  NON-PROTECTED TREE	
139 140	542.54	EASTERN RED CEDAR	Maclura pomifera  Juniperus virginiana	6 14	14	14	SECONDARY PROTECTED TREE 1:1/2	7
141	538.72	CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
142	543.64	HACKBERRY	Celtis occidentalis	6	6		NON-PROTECTED TREE (< 11")	
143		CEDAR ELM	Ulmus Crassifolia	22	22		NON-PROTECTED TREE (< 11")	
144		ASH HACKBERRY	Fraxinus texensis Celtis occidentalis	12	12	12	PRIMARY PROTECTED 1:1	12
145 146		EASTERN RED CEDAR	Juniperus virginiana	6 8	6 8		NON-PROTECTED TREE (< 11")  NON-PROTECTED TREE (< 11")	
147		OAK	OAK	6	6	6	PRIMARY PROTECTED 1:1	6
148		COTTONWOOD	Populus deltoides	6	6		NON-PROTECTED TREE	
149		OAK	OAK	8	8	8	PRIMARY PROTECTED 1:1	8
150 151		CEDAR ELM ASH	Ulmus Crassifolia Fraxinus texensis	10 12	10	10	PRIMARY PROTECTED 1:1 PRIMARY PROTECTED 1:1	10 12
152		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
153		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
154		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
155		CEDAR ELM	Ulmus Crassifolia	12	12	12	PRIMARY PROTECTED 1:1	12
156 157		CEDAR ELM CEDAR ELM	Ulmus Crassifolia Ulmus Crassifolia	10	10 10	10	PRIMARY PROTECTED 1:1 PRIMARY PROTECTED 1:1	10
158		CEDAR ELIVI	Ulmus Crassifolia	12	12	12	PRIMARY PROTECTED 1:1  PRIMARY PROTECTED 1:1	12
159		CEDAR ELM	Ulmus Crassifolia	DEAD	DEAD		DEAD	
160		CEDAR ELM	Ulmus Crassifolia	DEAD	DEAD		DEAD	
161		CEDAR ELM	Ulmus Crassifolia	6	6	6	PRIMARY PROTECTED 1:1	6
162 163		COTTONWOOD CEDAR ELM	Populus deltoides Ulmus Crassifolia	12 14	12 14	12 14	NON-PROTECTED TREE PRIMARY PROTECTED 1:1	14
164		CEDAR ELIVI	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1  PRIMARY PROTECTED 1:1	8
165		COTTONWOOD	Populus deltoides	16	16		NON-PROTECTED TREE	
166		HACKBERRY	Celtis occidentalis	12	12	12	SECONDARY PROTECTED TREE 1:1/2	6
167		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
168 169		CEDAR ELM CEDAR ELM	Ulmus Crassifolia Ulmus Crassifolia	10 8	10 8	10	PRIMARY PROTECTED 1:1 PRIMARY PROTECTED 1:1	10
170		CEDAR ELIVI CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1  PRIMARY PROTECTED 1:1	8
171		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
172		CEDAR ELM	Ulmus Crassifolia	DEAD	DEAD		DEAD	
173		CEDAR ELM	Ulmus Crassifolia	MT-12/12	MT-12/12	24	PRIMARY PROTECTED 1:1	24
174 175		CEDAR ELM CEDAR ELM	Ulmus Crassifolia Ulmus Crassifolia	MT-10/12 10	MT-10/12 10	22 10	PRIMARY PROTECTED 1:1 PRIMARY PROTECTED 1:1	22
176		ASH	Fraxinus texensis	12	12	12	PRIMARY PROTECTED 1:1  PRIMARY PROTECTED 1:1	12
177		EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	
178	551.99	ASH	Fraxinus texensis	15	15	15	PRIMARY PROTECTED 1:1	15
179	554.50	HACKBERRY	Celtis occidentalis	8	8		NON-PROTECTED TREE (< 11")	
180	557.22 557.08	EASTERN RED CEDAR EASTERN RED CEDAR	Juniperus virginiana	6 8	6 8		NON-PROTECTED TREE (< 11")  NON-PROTECTED TREE (< 11")	
181 182	557.08	EASTERN RED CEDAR	Juniperus virginiana Juniperus virginiana	12	12	12	SECONDARY PROTECTED TREE (< 11")	6
183	557.01	EASTERN RED CEDAR	Juniperus virginiana	16	16	16	SECONDARY PROTECTED TREE 1:1/2	8
184	556.97	EASTERN RED CEDAR	Juniperus virginiana	12	12	12	SECONDARY PROTECTED TREE 1:1/2	6
185	557.46	EASTERN RED CEDAR	Juniperus virginiana	14	14	14	SECONDARY PROTECTED TREE 1:1/2	7
186	557.37	EASTERN RED CEDAR	Juniperus virginiana	18	18	18	SECONDARY PROTECTED TREE 1:1/2	9
187 188	557.54 558.08	EASTERN RED CEDAR EASTERN RED CEDAR	Juniperus virginiana Juniperus virginiana	10 8	10 8		NON-PROTECTED TREE (< 11")  NON-PROTECTED TREE (< 11")	
TO0	220.00	LASTENIN NED CEDAK	Jumperus viigiilidild	757	757		NOIN-I NOTECTED TREE (< 11 )	402

Total inches on site		757
Total Inches removed		757
Total Protected inches Removed		402



RYBA LANDSCAPE ARCHITECTURE Landscape Architecture site Planning Urban Design

10670 N. Central Expwy, 6th FL (214) 819-3073 rla@airmail.net www.rybadesign.com

Sheet No:

# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 04/16/2018

**APPLICANT:** Jonathan Fitzgerald, PE; Binkley & Barfield

AGENDA ITEM: P2018-007; Park Place West, Phase III

### **SUMMARY:**

Discuss and consider a request by Johnathan Fitzgerald, PE of Binkley & Barfield, Inc. for the approval of a final plat for Park Place West, Phase III containing 82 single-family residential lots on a 25.291-acre tract of land being identified as Tracts 55-1 & 55-2 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

### **PLAT INFORMATION:**

- ☑ The Park Place West Subdivision is a 55.8-acre master planned community that will contain single-family and Neighborhood Services (NS) District land uses. The subdivision is entitled for 147 single-family lots and 24 "live-work" lots on ~55.8-acres of land, and allows for lots ranging from 4,000-7,000 SF as stipulated in Planned Development District 59 (PD-59) development standards.
- ☑ The purpose of this request is to final plat Phase III of the Park Place West Subdivision for the purpose of laying out 82 of the 147 single-family lots. These lots will be situated on a 25.291-acre portion of a larger 55.8-acre tract of land. All of the lots will be subject to the Planned Development District 59 (PD-59) development standards.
- ☑ The proposed *final plat* generally conforms to the revised concept plan approved by the City Council on December 11, 2006 under Case No. Z2006-023 [Ordinance No. 06-51].
- ☑ On April 9, 2018 the Parks Board reviewed the *Final Plat* and made a recommendation to approve the plat with the following conditions:
  - 1) The developer is to pay the pro-rata equipment fees required in the amount of \$42,312 [i.e. 82 lots @ \$516.00 per lot].
  - 2) The developer is to pay cash-in-lieu of land fees required in the amount of \$34,358 [i.e. 82 lots @ \$418.00 per lot].
- ☑ The applicant is mitigating for 272 caliper-inches by planting 341 inches being planted in Phase III and a 5 caliper-inch credit from Phase II. 228 caliper-inches (6-inch Oak and 222-inches Elm) are feature trees and require approval from the Planning and Zoning Commission to be removed. The remaining caliper-inches are not features trees and do not require any additional approvals.
- ☑ The Surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for *Final Plats* as stated in the Subdivision Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this *final plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.

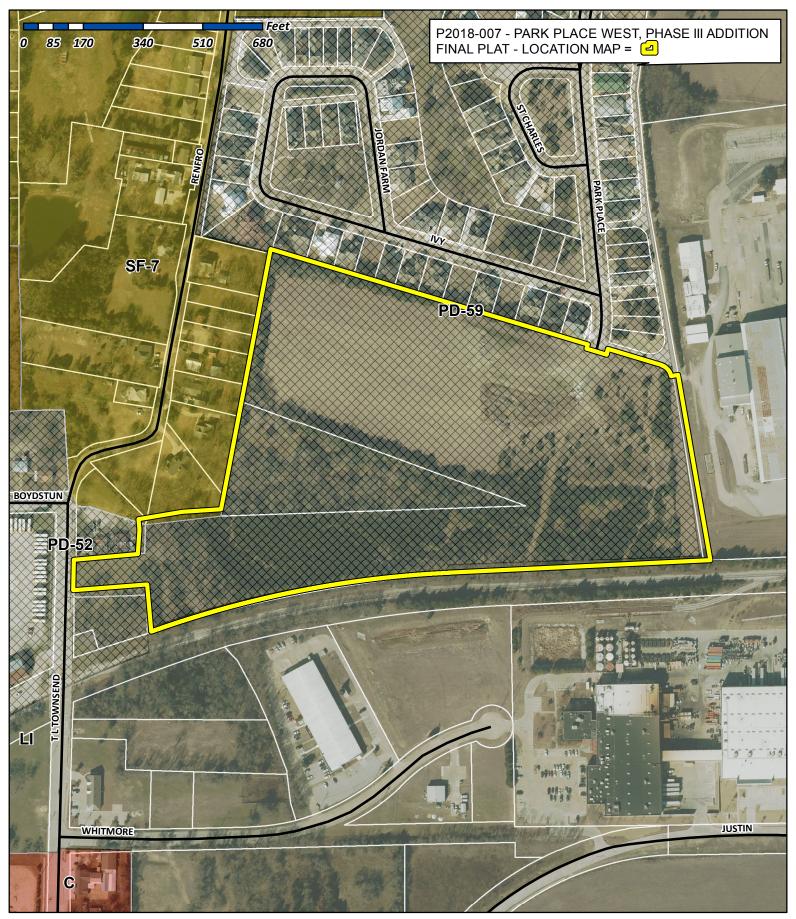
### **RECOMMENDATIONS**

Should the City Council choose to approve the Final Plat for Park Place West, Phase III, staff would recommend the following conditions of approval:

- 1) The Final Plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- 2) The development shall adhere to the recommendations of the Park Board;
- 3) The applicant shall mitigate for 272 caliper-inches of trees being removed;
- 4) No building permits shall be issued until a treescape plan has been approved;
- 5) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### PLANNING AND ZONING COMMISSION:

On April 10, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff recommendations passed by a vote of 5-0 with Commissioners Fishman and Moeller absent.

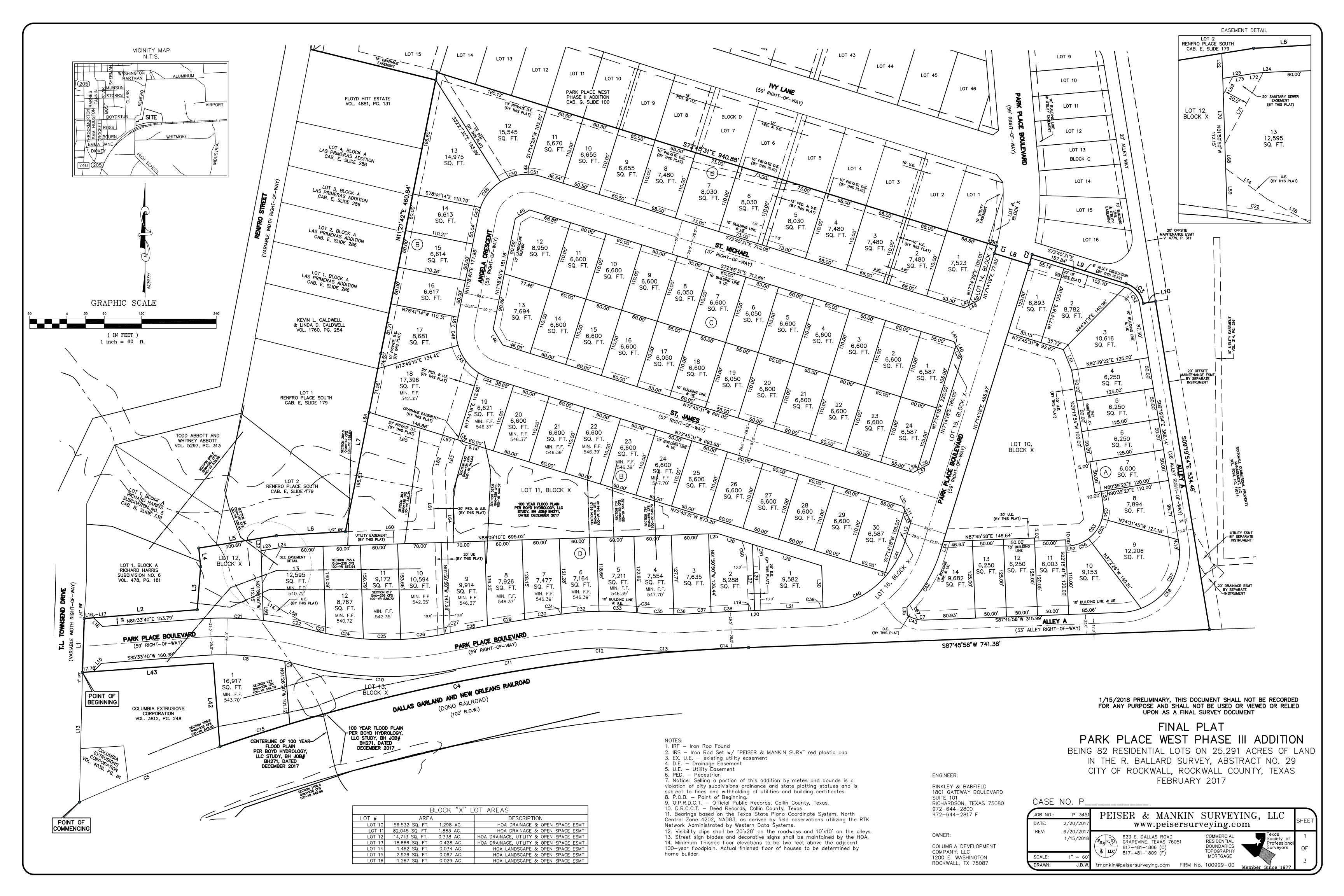




# City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





	LINE TA	BLE
LINE	LENGTH	BEARING
L1	86.63	N 01°55'48" E
L2	182.12'	N 85°33'40" E
L3 L4	69.54 <sup>'</sup>	N 04°30'38" E N 05°42'23" W
L5	29.95' 126.45'	N 05°42'23" W N 80°56'29" E
L6	111.01	N 86°39'04" E
L7	291.65	N 11°14'14" E
L8	59.00'	S 72°45'41" E
L9	158.05	S 72°45'31" E
L10	20.00'	N 80°40'06" E
L11 L12	134.71' 210.88'	N 04°28'08" W S 85°56'53" W
L13	208.56	N 01°20'58" E
L14	41.20	N 53°26'47" W
L15	18.25	S 43°34'24" W
L16	10.06	S 85°33'40" W
L17	4.84	S 85°33'40" W
L18 L19	20.13'	S 46°15'17" E
L20	12.13' 20.00'	S 87°45'58" W S 87°45'58" W
L21	103.34	S 87°45'58" W
L22	20.14	N 02°11'44" W
L23	27.26'	N 80°56'29" E
L24	17.43'	N 86°39'04" E
L25	15.02'	N 88°09'10" E
L26 L27	58.18'	S 72°45'31" E S 01°50'50" E
L27	77.31' 116.40'	S 01°50'50" E S 72°45'31" E
L29	77.22	N 01°50'50" W
L30	67.56	S 01°50'50" E
L31	4.32'	N 72°45'31" W
L32	7.07	S 27°45'37" E
L33	21.22'	S 27°45'37" E
L34 L35	19.45' 13.13'	N 17°14'18" E S 02°15'22" E
L36	21.22	S 62°14'23" W
L37	28.28	N 62°14'23" E
L38	7.07	N 62°14'23" E
L39	21.22'	S 27°45'37" E
L40	28.29'	S 27°45'37" E
L41 L42	7.07	N 27°45'37" W
L42	134.71' 210.88'	N 04°28'08" W S 85°56'53" W
L44	10.00	S 01°32'01" W
L45	26.78	S 59°16'37" W
L46	29.71	S 30°43'23" E
L47	7.06'	S 62°14'24" W
L48	28.28'	N 62°14'24" E
L49 L50	21.22' 14.76'	S 62°14'24" W S 72°45'31" E
L50	14.76' 35.78'	S 22°01'07" E
L52	2.46	N 87°45'58" E
L53	18.17	N 09°19'54" W
L54	0.67	S 47°14'02" E
L55	50.67	S 72°45'31" E
L56 L57	12.93'	N 27°45'42" W
L57	27.40' 71.66'	S 27°45'41" E S 60°56'46" E
L59	39.83	N 01°50'50" W
L60	143.21	N 88°09'10" E
L61	97.55	S 01°50'50" E
L62	55.43'	N 17°14'19" E
L63 L64	52.09'	N 17°14'19" E
L64	116.61' 121.79'	S 01°50'50" E S 72°45'31" E
L66	20.00	S 11°14'14" W
L67	20.00	S 72°45'42" E
L68	19.75	N 01°50'43" W
L69	15.93'	S 28°18'24" W
L70	39.82'	S 01°50'50" E
L71	64.93'	N 28°18'24" E
L72 L73	5.58' 19.19'	S 86°39'04" W S 80°56'29" W
L/3	19.19	S 80°56'29" W

		VE TABLE	CON		
CD	СВ	DELTA	RADIUS	LENGTH	CURVE
12.3	N 16°08'05" E	02°12'27"	320.50	12.35	C1
16.3	N 16°00'16" E	02°28'05"	379.50	16.35	C2
42.0	N 41°02'42" W	63°25'37"	40.00'	44.28'	C3
864.4	S 79°22'42" W	17°03'14"	2914.93'	867.62	C4
242.7	S 68°27'42" W	04°45'26"	2923.97'	242.78	C5
3.3	S 85°45'52" W	00°24'28"	470.50	3.35'	C6
12.0	S 85°10'02" E	14°04'00"	49.32'	12.11	C7
135.3	N 83°10'11" W	16°32'22"	470.50'	135.82	C8
25.4	N 76°21'07" W	03°05'45"	470.50	25.42'	C9
244.1	S 88°07'49" E	26°39'13"	529.50'	246.32	C10
184.7	S 80°20'48" W	03°36'27"	2935.43	184.82	C11
112.7	S 89°02'03" W	13°46'04"	470.50'	113.06'	C12 C13
90.5	S 88°59'06" E	09°48′21″	529.50'	90.62	C13
91.2	S 87°00'32" W	01°47'34"	2914.93'	91.21	C14
118.0	S 72°00'40" W	02°19'11"	2914.93'	118.01'	C15
16.4	C 70°79'10" W	00°29'21"	1007 71'	16.40'	C17
16.4	S 70°38'12" W S 69°55'10" W	00 29 21 01°15'40"	1923.71	16.42' 62.31'	C17
62.3	S 69°55'10" W S 67°47'55" W	02°59'53"	2830.79' 2923.97'	153.00'	C18
152.9	S 66°11'29" W	02 59 53 00°12'59"	2923.97 2923.97	11.05	C20
11.0 105.0	N 88°44'33" W	11°24'13"	528.88 <sup>'</sup>	105.27	C21
35.7	N 76°43'57" W	03°56'17"	520.08	76.20	C22
26.4	S 76°24'52" E	03'13'18"	470.50°	26.45	C23
60.9	S 81°44'19" E	07°25'37"	470.50°	60.99	C24
60.0	S 89°06'43" E	07°19'12"	470.50°	60.11	C25
70.2	N 82°56'39" E	08°34'04"	470.50 <sup>°</sup>	70.36	C26
0.9	N 78°36'06" E	00°07'03"	470.50 <sup>°</sup>	0.96	C27
69.9	S 79°12'42" W	01°20'15"	2994.43	69.90'	C28
60.5	S 80°27'35" W	01°09'31"	2994.43	60.55	C29
58.0	S 81°35'40" W	01°06'41"	2994.43	58.09	C30
2.3	S 82°16'30" W	00°14'58"	529.50'	2.30'	C31
60.0	S 85°39'03" W	06°30'08"	529.50'	60.09	C32
60.1	N 87°50'32" W	06°30'43"	529.50'	60.18	C33
4.6	N 84°20'03" W	00°30'16"	529.50	4.66	C34
55.5	S 87°27'57" E	06°46'03"	470.50	55.57	C35
24.9	N 87°37'53" E	03°02'18"	470.50	24.95	C36
35.0	S 86°27'00" W	00°40'32"	2973.93	35.07	C37
57.9	S 87°20'46" W	01°06'59"	2973.93	57.95	C38
6.6	N 86°29'49" E	02°32'17"	150.50'	6.67'	C39
118.2	N 62°05'30" E	46°16'21"	150.50	121.54	C40
56.7	N 28°05'49" E	21°43'02"	150.50	57.04	C41
101.4	N 31°14'56" E	28°01'16"	209.50'	102.46	C42
29.5	S 74°39'50" E	35°08'25"	49.00'	30.05	C43
21.5	S 64°52'44" E	15°45'35"	78.50'	21.59	C44
54.7	S 36°35'53" E	40°48'07"	78.50	55.90'	C45
37.3	S 02°26'32" E	27°30′35″	78.50'	37.69	C46
9.9	S 14°58'09" W	07°20'54"	78.50'	9.99'	C47
52.3	S 38°04'23" W	38°56'14"	78.50'	53.35'	C48
31.1	S 46°05'18" W	22°48'02"	78.75	31.34	C49
45.9	S 74°32'16" W	33°59'31"	78.50	46.57	C50
21.4	N 80°36'45" W	15°42'27"	78.50	21.52	C51 C52
35.7	N 41°02'43" W	63°25'37"	34.00'	37.64	
89.9	N 39°13'02" E	97°05'52"	60.00'	101.68'	C53 C54
25.7	N 03°04'10" E	24°48′10″	60.00'	25.97	C54
38.5	N 34°12'55" E	37°29'18"	60.00'	39.26'	
35.8	N 70°21'46" E	34°48'24"	60.00'	36.45	C56 C57
122.0	N 29°38'52" E	77°57′34″	97.00'	131.98'	C57
145.4	N 39°13'02" E	97°05'52"	97.00'	164.38'	C58
39.7	N 59°59'47" W	25°31'29"	90.00'	40.09'	C59
<u>36.4</u> 27.5	N 13°30'47" W	23°19'54"	90.00'	36.65'	C60
// 5	N 09°03'08" W	14°24'35"	110.00	27.66	U01

1. IRF - Iron Rod Found 2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap 3. EX. U.E. — existing utility easement 4. D.E. - Drainage Easement 5. U.E. — Utility Easement 7. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivisions ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates. 8. P.O.B. — Point of Beginning. 9. O.P.R.D.C.T. — Official Public Records, Collin County, Texas. 10. D.R.C.C.T. — Deed Records, Collin County, Texas. 11. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems. 12. Visibility clips shall be 20'x20' on the roadways and 10'x10' on the alleys. 13. Street sign blades and decorative signs shall be maintained by the HOA. 14. Flood Sections shown hereon taken from Binkley & Barfield plans. RECOMMENDED FOR FINAL APPROVAL Planning & Zoning Commission, Chairman Date 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 \_\_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018. Mayor, City of Rockwall City Secretary 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

1/15/2018 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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 PARK PLACE WEST PHASE III ADDITION 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. I further certify that all other parties who have a mortgage or lien interest in the PARK PLACE WEST PHASE III ADDITION subdivision 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 earess 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

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/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.

MITNESS MY HAND, this day of,	2018
COLUMBIA DEVELOPMENT COMPANY, LLC	

By: OWNER

STATE OF TEXAS:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 20
--

NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS MY HAND, this \_\_\_\_\_, 2018.

COLUMBIA EXTRUSIONS CORPORATION

By: OWNER

STATE OF TEXAS: COUNTY OF \_\_\_\_\_:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

# FINAL PLAT PARK PLACE WEST PHASE III ADDITION

BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS FEBRUARY 2017

CONTACT: THOMAS JONES OWNER:

**ENGINEER:** 

SUITE 101

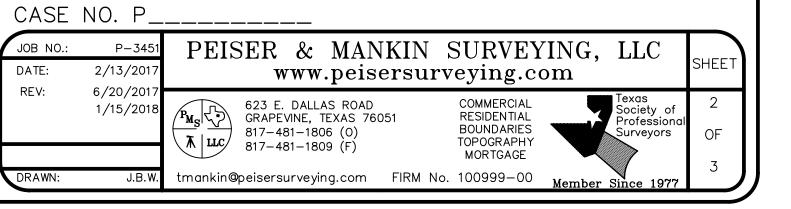
972-644-2800

972-644-2817 F

COLUMBIA DEVELOPMENT COMPANY, LLC 1200 E. WASHINGTON ROCKWALL, TX 75087

BINKLEY & BARFIELD 1801 GATEWAY BOULEVARD

RICHARDSON, TEXAS 75080



OWNER'S CERTIFICATION

WHEREAS COLUMBIA DEVELOPMENT COMPANY, LLC and COLUMBIA EXTRUSIONS CORPORATION, BEING the 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 2.60 acre tract and a portion of that certain 51.01 acre tract of land conveyed to Columbia Development Company, LLC by deed recorded in Volume 4743, Page 96, of the Deed Records of Rockwall County, Texas, and that certain tract of land conveyed to Columbia Extrusions Corporation by deed recorded in Volume 4036, Page 81, and Volume 3812, Page 248, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly Northwest corner of said Columbia tract, same being the Southwest corner of Lot 1, Block A, Richard Harris Subdivision No. 6, according to the plat thereof recorded in Volume 478, Page 181, Plat Records, Rockwall County, Texas, same being in the easterly right-of-way line of T.L. Townsend Drive (variable width riaht—of—wav):

THENCE along the common line of said Columbia tract and said Lot 1, Richard Harris Subdivision No. 6 as follows:

North 85 deg. 33 min. 40 sec. East, a distance of 182.12 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for internal corner, same being the Southeast corner of said Lot 1, Richard Harris Subdivision No.

North 04 deg. 30 min. 38 sec. East, a distance of 69.54 feet to a 1/2 inch iron rod set for angle point;

North 05 deg. 42 min. 23 sec. West, passing the Northeast corner of said Lot 1, Richard Harris Subdivision No. 6, same being the most southerly Southeast corner of Lot 1, Block A, Richard Harris Subdivision No. 5, an addition to the City of Rockwall, Rockwall County, Texas, according to he plat thereof recorded in Cabinet B, Slide 339, Plat Records, Rockwall County, Texas, and continuing along the common line of said Columbia Development tract and said Lot 1, Richard Harris Subdivision No. 5, a total distance of 29.95 feet to a 1/2 inch iron rod set for corner;

THENCE North 80 deg. 56 min. 29 sec. East, along the common line of said Columbia Development tract and said Lot 1, Richard Harris Subdivision No. 5, passing the most easterly Southeast corner of said Lot 1, Richard Harris Subdivision No. 5, same being the Southwest corner of Lot 2, Renfro Place South, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Slide 179, said Plat Records, and continuing along the common line of said Columbia Development tract and said Lot 2, a total distance of 126.45 feet to a 1/2 inch iron rod set for angle point;

THENCE North 86 deg. 39 min. 04 sec. East, along the common line of said Columbia Development tract and said Lot 2, a distance of 111.01 feet to a 1/2 inch iron rod found for internal corner, same being the Southeast corner of said Lot 2;

THENCE North 11 deg. 14 min. 14 sec. East, continuing along the common line of said Columbia Development tract and said Lot 2, passing the Northeast corner of said Lot 2, same being the Southeast corner of Lot 1, aforesaid Renfro Place South, and continuing along the common line of said Columbia Development tract and said Lot 1, Renfro Place South, passing the Northeast corner of said Lot 1, Renfro Place South, same being the Southeast corner of that certain tract of land conveyed to Kevin L. Caldwell and Linda D. Caldwell, by deed recorded in volume 1760, Page 254, aforesaid Deed Records, and continuing along the common line of said Columbia Development tract and said Caldwell tract, a total distance of 291.65 feet to a 1/2 inch iron rod set for angle point;

THENCE North 11 deg. 21 min. 42 sec. East, along the common line of said Columbia Development tract and said Caldwell tract, passing the Northeast corner of said Caldwell tract, same being the Southeast corner of Block A, Las Primeras Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded under Cabinet E, Slide 286, aforesaid Plat Records, and continuing along the common line of said Columbia Development tract and said Block A, passing the Northeast corner of said Block A, same being the Southeast corner of that certain tract of land conveyed to Floyd Hitt Estate, by deed recorded in Volume 4881, Page 131, said Deed Records, and continuing along the common line of said Columbia Development tract and said Hitt tract, passing the Northeast corner of said Hitt tract, same being a south corner of Block D, Park Place West Phase II Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Slide 100, said Plat Records, and continuing along the common line of said Columbia Development tract and said Block D, a total distance of 460.84 feet to a 1/2 inch iron rod set for the most northerly Northwest corner of the herein described tract, same being the most northerly Northwest corner of said Columbia Development tract;

at a 1 inch pipe found for the most westerly southwest corner of the herein described tract, same being the most westerly southwest corner of said Columbia tract, same being the Northwest corner of that certain tract of land conveyed to Columbia Extrusion Corporation., by deed recorded in Volume 3812, Page 248, said Deed Records, same being in the easterly right-of-way line of T.L. Townsend Drive (variable width right-of-way);

THENCE North 01 deg. 55 min. 48 sec. East, along the common line of said Columbia Development tract and said T.L. Townsend Drive, a distance of 86.63 feet to

THENCE South 72 deg. 45 min. 31 sec. East, continuing along the common line of said Columbia Development Addition and said Block D, passing the Southeast corner of said Block D, same being the Southwest corner of Lot 8, Block X, said Park Place West Phase II Addition, and continuing along the common line of said Columbia Development tract and said Lot 8, a total distance of 940.88 feet to a 1/2 inch iron rod set for corner, same being the Southeast corner of said Lot 8, same being in the westerly right—of—way line of Park Place Boulevard (59 foot right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 320.50 feet and a delta angle of 02 deg. 12 min. 27 sec.;

THENCE along said Columbia Development tract and said Park Place Boulevard as follows:

Along said non-tangent curve to the right, an arc distance of 12.35 feet and a chord bearing and distance of South 16 deg. 08 min. 05 sec. West, 12.35 feet to a 1/2 inch iron rod set for

South 72 deg. 45 min. 41 sec. East, a distance of 59.00 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left, having a radius of 379.50 feet and a delta angle of 02 deg. 28 min. 05 sec.;

Along said non-tangent curve to the left, an arc distance of 16.35 feet and a chord bearing and distance of North 16 deg. 00 min. 16 sec. East, 16.35 feet to a 1/2 inch iron rod set for corner, same being in the intersection of said Park Place Boulevard and a 20 foot alley way per Cabinet G, Slide 100;

THENCE along the common line of said Columbia Development tract and said 20 foot alley way

South 72 deg. 45 min. 31 sec. East, a distance of 158.05 feet to a 1/2 inch iron rod set for the beginning of a curve to the right, having a radius of 40.00 feet and a delta angle of 63 deg. 25 min. 37 sec.;

Along said curve to the right, an arc distance of 44.28 feet and a chord bearing and distance of South 41 deg. 02 min. 42 sec. East, 42.05 feet to a 1/2 inch iron rod set for corner;

North 80 deg. 40 min. 06 sec. East, a distance of 20.00 feet to a 1/2 inch iron rod set for the Northeast corner of the herein described tract, same being the Southeast corner of said 20 foot alley way, same being in the westerly line of that certain tract of land conveyed to Rockwall Commercial Property Management, LLC, by deed recorded in Volume 2014, Page 11074, said Deed Records;

THENCE South 09 deg. 19 min. 54 sec. East, along the common line of said Columbia Development tract and said Rockwall tract, a distance of 534.46 feet to a 1/2 inch iron rod set for the Southeast corner of the herein described tract, same being the Southwest corner of said Rockwall tract, same being in the northerly line of that certain tract of land known as the M.K. & T. Railroad (100 foot right-of-way);

THENCE along the common line of said Columbia Development and said M.K. & T. Railroad as

South 87 deg. 45 min. 58 sec. West, a distance of 741.38 feet to a 1/2 inch iron rod set for the beginning of a curve to the left, having a radius of 2914.93 feet and a delta angle of 17 deg. 03 min. 14 sec.;

Along said curve to the left, an arc distance of 867.62 feet and a chord bearing and distance of South 79 deg. 22 min. 42 sec. West, 864.42 feet to a 1/2 inch iron rod set for angle point, same being the most southerly Southwest corner of said Columbia Development tract, same being the Southeast corner of aforesaid Columbia Extrusion tract, same being the beginning of a curve to the left, having a radius of 2923.97 feet and a delta angle of 04 deg.

Along said curve to the left, an arc distance of 242.78 feet and a chord bearing and distance of South 68 deg. 27 min. 42 sec. West, 242.71 feet to a 1/2 inch iron rod set for the Southwest corner of said Columbia Extrusion tract, same being in the easterly right—of—way line of aforesaid T.L. Townsend Drive;

THENCE along the common line of said Columbia Extrusion tract and said T.L. Townsend Drive as follows:

North 01 deg. 20 min. 58 sec. East, a distance of 208.56 feet to a 1 inch iron pipe found for angle point, same being the Northwest corner of said Columbia Extrusion tract, same being the most westerly Southwest corner of aforesaid Columbia Development tract;

North 01 deg. 55 min. 48 sec. East, a distance of 86.63 feet to the POINT OF BEGINNING and containing 25.291 acres of computed land, more or less.

# FINAL PLAT PARK PLACE WEST PHASE III ADDITION

BEING 82 RESIDENTIAL LOTS ON 25.291 ACRES OF LAND IN THE R. BALLARD SURVEY, ABSTRACT NO. 29 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS FEBRUARY 2017

BINKLEY & BARFIELD 1801 GATEWAY BOULEVARD RICHARDSON, TEXAS 75080 972-644-2800 972-644-2817 F CONTACT: THOMAS JONES

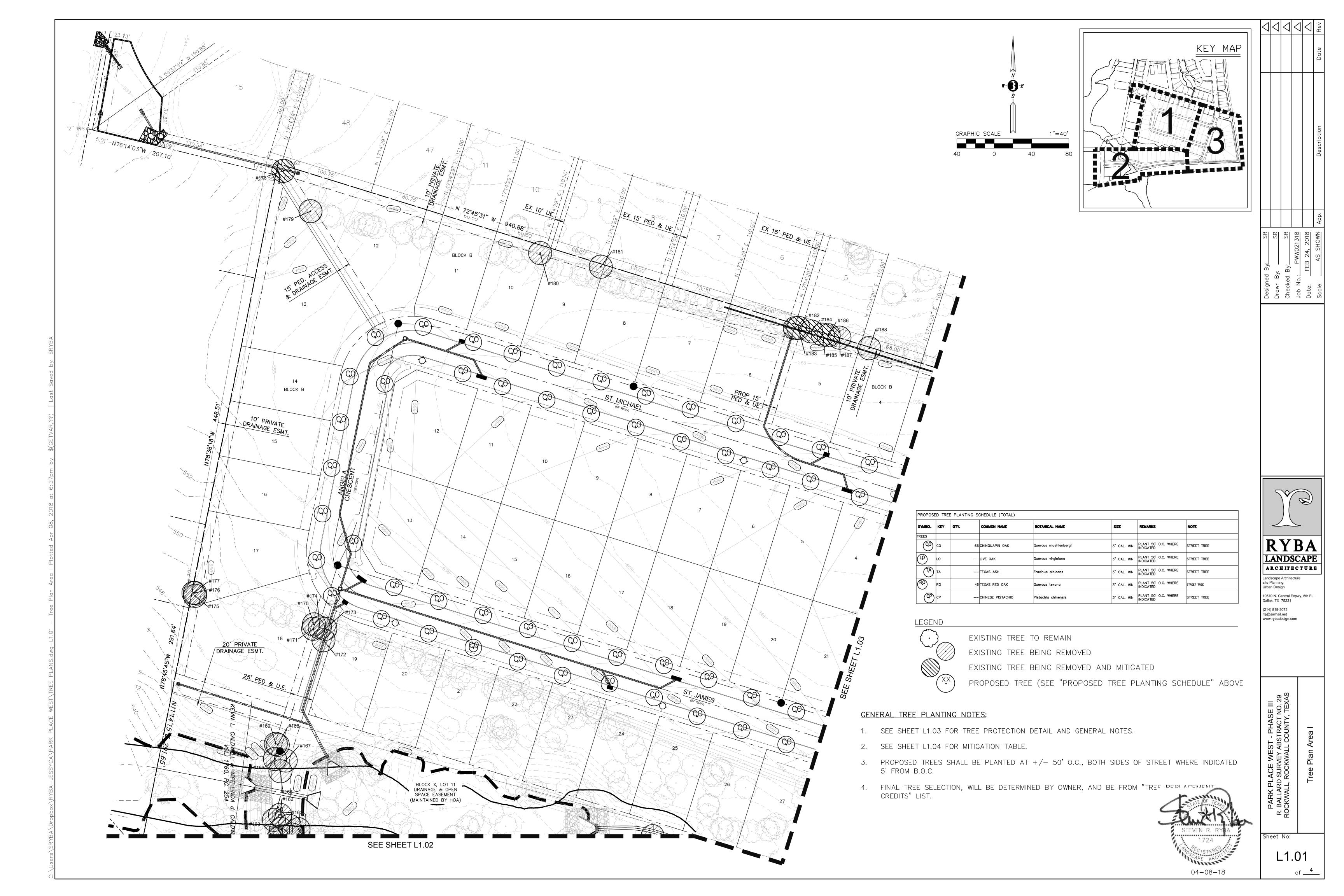
OWNER:

**ENGINEER:** 

COLUMBIA DEVELOPMENT COMPANY, LLC 1200 E. WASHINGTON ROCKWALL, TX 75087

CASE NO. P. PEISER & MANKIN SURVEYING, LLC JOB NO.: DATE: 2/13/201 www.peisersurveying.com REV: 6/20/201 PMS 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (0) COMMERCIAL RESIDENTIAL BOUNDARIES √ **1** LLC 817-481-1809 (F) **TOPOGRAPHY** SCALE: 1" = 10 MORTGAGE DRAWN: tmankin@peisersurveying.com FIRM No. 100999-00

11/07/2017 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FÓR ÁNY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



### **GENERAL TREE PLANTING NOTES:**

- 1. SEE SHEET L1.03 FOR TREE PROTECTION DETAIL AND GENERAL NOTES.
- 2. SEE SHEET L1.04 FOR MITIGATION TABLE.
- 3. PROPOSED TREES SHALL BE PLANTED AT +/- 50' O.C., BOTH SIDES OF STREET WHERE INDICATED 5' FROM B.O.C.
- 4. FINAL TREE SELECTION, WILL BE DETERMINED BY OWNER, AND BE FROM "TREE REPLACEMENT CREDITS" LIST.

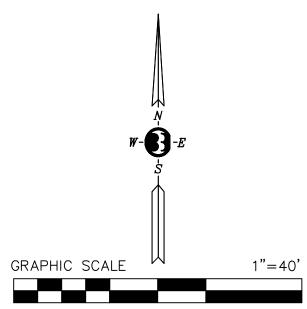
PROPOSE	PROPOSED TREE PLANTING SCHEDULE (TOTAL)								
SYMBOL	KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	NOTE		
TREES									
<b>©</b>	со	66	CHINQUAPIN OAK	Quercus muehlenbergii		PLANT 50' O.C. WHERE INDICATED	STREET TREE		
(4)	LO		LIVE OAK	Quercus virginiana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE		
TA	TA		TEXAS ASH	Fraxinus albicans	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE		
$\mathbb{R}^{0}$	RO	46	TEXAS RED OAK	Quercus texana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE		
(P)	СР		CHINESE PISTACHIO	Pistachia chinensis	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE		

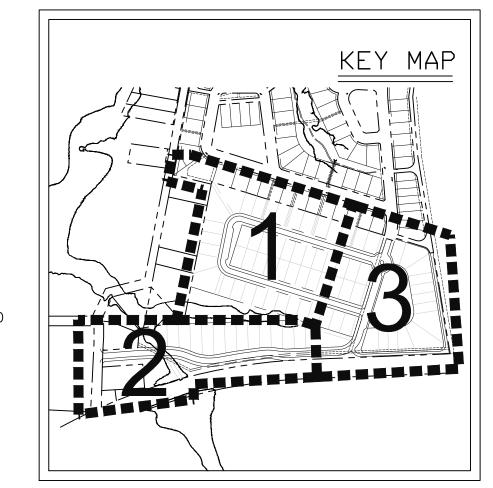
EXISTING TREE BEING REMOVED AND MITIGATED

PROPOSED TREE (SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE

EXISTING TREE TO REMAIN

EXISTING TREE BEING REMOVED





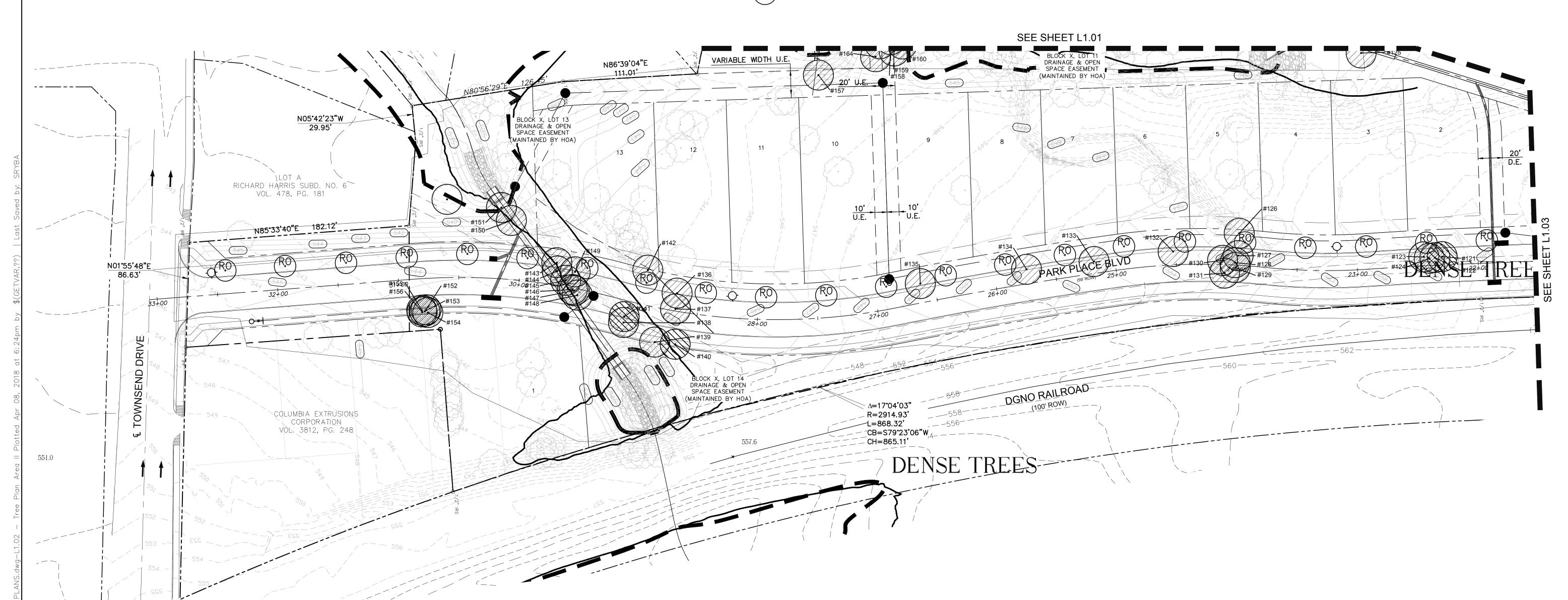
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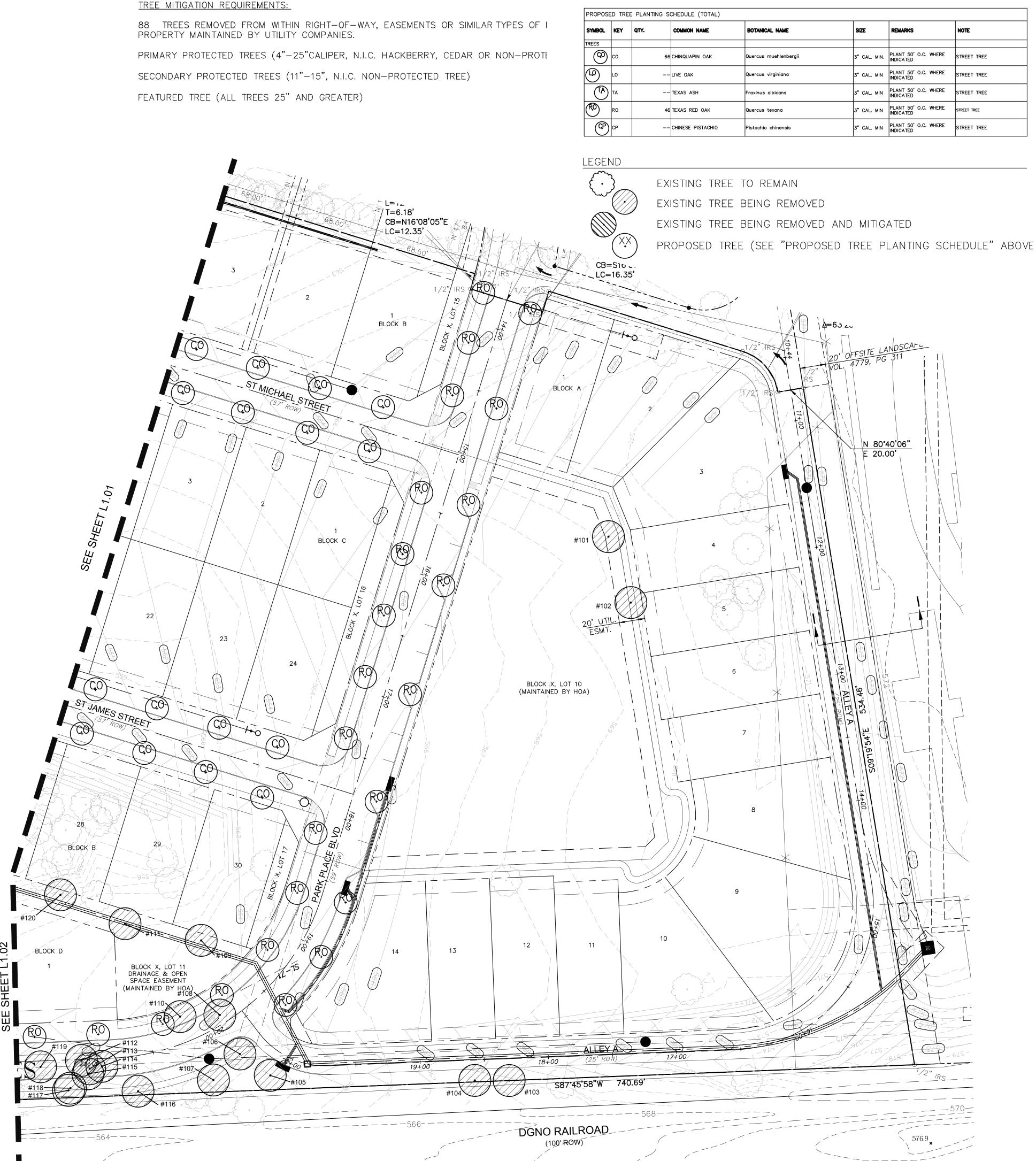
(214) 819-3073 rla@airmail.net www.rybadesign.com

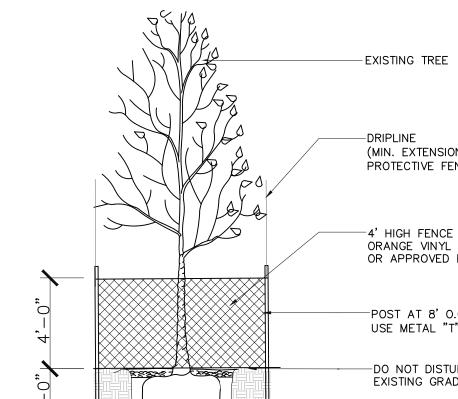
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PLACE WEST - PHASE III	
RD SURVEY ABSTRACT NO. 29	
L, ROCKWALL COUNTY, TEXAS	
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Iree Plan Area II	

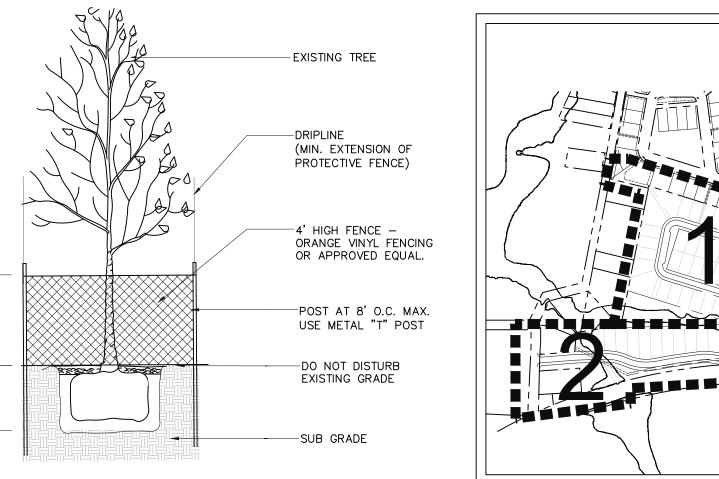
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LEGEND

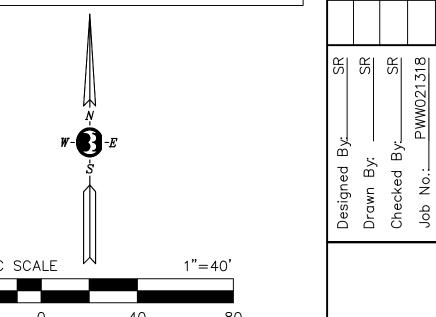








- 1. PRIOR TO GRADING, BRUSH REMOVAL, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
- 2. THE DEVELOPER SHALL ERECT ORANGE VINYL FENCING, A MINIMUM OF (4') FOUR FEET IN HEIGHT, AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF
- DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE DEVELOPER SHALL PROHIBIT CLEANING, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE DEVELOPER SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA,
- 4. NO ATTACHMENTS OR WIRES OR ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- A) NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.



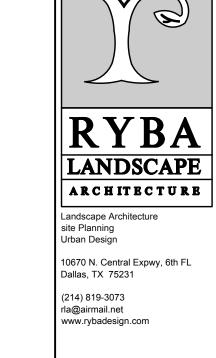
KEY MAP

### **GENERAL NOTES:**

- 1. ALL PLANT MATERIAL HAS BEEN LOCATED WITH RESPECT TO PROPOSED OR APPROXIMATE LOCATIONS OF EXISTING UTILITIES, CURBS, WALKS AND DRIVE LANES TO THE MOST ACCURATE EXTENT POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS IN THE FIELD AND SHALL NOTIFY UTILITY COMPANIES AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ARE TO BE HELD LIABLE FOR UTILITY LOCATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR QUESTIONS WITH THE PLAN PRIOR TO INSTALLATION.
- 3. ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY (AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS), AND SHALL BE NURSERY GROWN IN AN INSECT DISEASE-FREE CONDITION AND SHALL BE REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE "PLANT LEGEND" SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE KEYED PLAN SHALL GOVERN.
- CARE IS TO BE TAKEN NOT TO CRACK OR DAMAGE ANY EXISTING STRUCTURES, CONCRETE, OR EXISTING PLANTERS. CONTRACTOR WILL REIMBURSE OWNER FOR ANY DAMAGE CAUSED BY ANY OF THIS WORK.
- CONTRACTOR SHALL STAKE TREES ACCORDING TO THE A.A.N.S. (AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS. (SEE DETAIL)
- SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST".
- ALL PLANTING AREAS SHALL HAVE TURF AS GROUND COVER UNLESS NOTED ON PLAN.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PRUNING TREES AND SHRUBS OF BROKEN BRANCHES AND THOROUGHLY WATERING ALL PLANT MATERIAL AFTER PLANTING AND MULCHING. THIS REGULAR MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR UNTIL THE CITY APPROVES THE INSTALLATION. THE CONTRACTOR AND OWNER MAY NEGOTIATE A 30 DAY MAINTENANCE PERIOD AFTER THE CITY HAS APPROVED THE INSTALLATION.
- 22. ALL PLANT MATERIAL, MAINTAINED IN A HEALTHY GROWING CONDITION, SHALL BE GUARANTEED BY LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. UNHEALTHY, DEAD, OR DYING PLANTS SHALL BE REPLACED IMMEDIATELY.
- SHOULD ANY TREE DESIGNATED AS EXISTING IN THE LANDSCAPE PLAN DIE AT ANY TIME AFTER APPROVAL OF THE LANDSCAPE PLAN OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE SHALL BE THREE (3) INCHES IN CALIPER.
- 24. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A FREEZE-GUARD SET AT 38 DEGREES FAHRENHEIT AND RAIN GAUGE.
- 25. MAINTAIN IRRIGATION SYSTEM IN WORKING ORDER.

## **GENERAL TREE PLANTING NOTES:**

- 1. SEE SHEET L1.03 FOR TREE PROTECTION DETAIL AND GENERAL NOTES.
- SEE SHEET L1.04 FOR MITIGATION TABLE.
- 3. PROPOSED TREES SHALL BE PLANTED AT  $\pm 1/2$  50' O.C., BOTH SIDES OF STREET WHERE 5' FROM B.O.C.
- 4. FINAL TREE SELECTION, WILL BE DETERMINED BY OWNER, AND BE FROM "TREE REPLACEM CREDITS" LIST.



heet No:

04-08-18

### LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE BEING REMOVED

EXISTING TREE BEING REMOVED AND MITIGATED

PROPOSED TREE (SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE)

## TREE MITIGATION REQUIREMENTS:

88 TREES REMOVED FROM WITHIN RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES.

PRIMARY PROTECTED TREES (4"-25"CALIPER, N.I.C. HACKBERRY, CEDAR OR NON-PROTECTED TREE)

SECONDARY PROTECTED TREES (11"-15", N.I.C. NON-PROTECTED TREE)

FEATURED TREE (ALL TREES 25" AND GREATER)

TOTAL MITIGATION REQUIRED = 402 CAL. INCHES

### MITIGATION CREDITS ESTABLISHED:

PARKWAY WEST PHASE II = 05 PARKWAY WEST PHASE III = 341 (3" CALIPER TREES, SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE)

- 1. ARTICLE IX, TREE PRESERVATION, OF THE UNIFIED DEVELOPMENT CODE, SECTION 1, PURPOSE, APPLICABILITY AND EXEMPTIONS. SECTION 1.3. EXEMPTIONS, 6., ...ALL RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES SHALL NOT BE SUBJECT TO TREE PROTECTION OR REPLACEMENT REQUIREMENTS OF THISARTICLE.
- 2. REPLACEMENT TREES TO BE A MINIMUM CALIPER SIZE OF THREE (3) INCHES AND A HEIGHT OF SEVEN (7) FEET MEASURED AT DBH.

EASTERN RED CEDAR  HACKBERRY  HACKBERRY  WILLOW  EASTERN RED CEDAR  WILLOW  EASTERN RED CEDAR  COTTONWOOD  EASTERN RED CEDAR  COTTONWOOD  COTTONWOOD  COTTONWOOD  COTTONWOOD  COTTONWOOD  COTTONWOOD  COTTONWOOD  COTTONWOOD  WILLOW  COTTONWOOD  WILLOW  COTTONWOOD  WILLOW  COTTONWOOD  WILLOW  COTTONWOOD  WILLOW  COTTONWOOD  WILLOW  WILLOW  EASTERN RED CEDAR  WILLOW  WILLOW  WILLOW  WILLOW  WILLOW	Juniperus virginiana  Juniperus virginiana  Celtis occidentalis  Celtis occidentalis  Salix nigra  Juniperus virginiana  Salix nigra  Juniperus virginiana  Populus deltoides  Juniperus virginiana  Juniperus virginiana  Populus deltoides  Salix nigra  Populus deltoides  Salix nigra  Populus deltoides  Salix nigra	8 8 10 8 6 6 24 6 30 6 14 8 12 14 8	8 8 10 8 6 6 24 6 30 6 14 8 12	NON-PROTECTED TREE (< 11")  NON-PROTECTED TREE (< 11")  NON-PROTECTED TREE (< 11")  NON-PROTECTED TREE (< 11")  NON-PROTECTED TREE  NON-PROTECTED TREE (< 11")  NON-PROTECTED TREE  NON-PROTECTED TREE  NON-PROTECTED TREE (< 11")  FEATURED TREE (> 25") 1:2 MITIGATION  NON-PROTECTED TREE (< 11")	Mitigation Cal. In. Require
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EASTERN RED CEDAR  COTTONWOOD  EASTERN RED CEDAR  EASTERN RED CEDAR  COTTONWOOD  COTTONWOOD  COTTONWOOD  WILLOW  COTTONWOOD  COTTONWOOD  WILLOW  COTTONWOOD  WILLOW  COTTONWOOD  WILLOW  EASTERN RED CEDAR  WILLOW	Juniperus virginiana Populus deltoides Juniperus virginiana Juniperus virginiana Populus deltoides Populus deltoides Populus deltoides Populus deltoides Populus deltoides Populus deltoides Salix nigra Populus deltoides Populus deltoides	6 30 6 14 8 12 14 8 18	6 30 6 14 8 12	NON-PROTECTED TREE (< 11")  FEATURED TREE (> 25") 1:2 MITIGATION  NON-PROTECTED TREE (< 11")	60
COTTONWOOD  EASTERN RED CEDAR  EASTERN RED CEDAR  COTTONWOOD  COTTONWOOD  COTTONWOOD  WILLOW  COTTONWOOD  COTTONWOOD  WILLOW  COTTONWOOD  WILLOW  COTTONWOOD  WILLOW  EASTERN RED CEDAR  WILLOW	Populus deltoides Juniperus virginiana Juniperus virginiana Populus deltoides Populus deltoides Populus deltoides Populus deltoides Populus deltoides Salix nigra Populus deltoides Populus deltoides	30 6 14 8 12 14 8 18	30 6 14 8 12	FEATURED TREE (> 25") 1:2 MITIGATION  NON-PROTECTED TREE (< 11")	
EASTERN RED CEDAR  EASTERN RED CEDAR  COTTONWOOD  COTTONWOOD  COTTONWOOD  WILLOW  COTTONWOOD  COTTONWOOD  WILLOW  COTTONWOOD  WILLOW  EASTERN RED CEDAR  WILLOW	Juniperus virginiana Juniperus virginiana Populus deltoides Populus deltoides Populus deltoides Populus deltoides Populus deltoides Salix nigra Populus deltoides Populus deltoides	6 14 8 12 14 8 18	6 14 8 12	NON-PROTECTED TREE (< 11")	<b>CO</b>
EASTERN RED CEDAR COTTONWOOD COTTONWOOD COTTONWOOD WILLOW COTTONWOOD COTTONWOOD WILLOW COTTONWOOD WILLOW EASTERN RED CEDAR WILLOW	Juniperus virginiana Populus deltoides Populus deltoides Populus deltoides Populus deltoides Salix nigra Populus deltoides Populus deltoides	14 8 12 14 8 18	14 8 12		60
COTTONWOOD COTTONWOOD COTTONWOOD WILLOW COTTONWOOD COTTONWOOD WILLOW COTTONWOOD WILLOW EASTERN RED CEDAR WILLOW	Populus deltoides Populus deltoides Populus deltoides Populus deltoides Salix nigra Populus deltoides Populus deltoides	8 12 14 8 18	8 12		
COTTONWOOD COTTONWOOD WILLOW COTTONWOOD COTTONWOOD WILLOW EASTERN RED CEDAR WILLOW	Populus deltoides Populus deltoides Populus deltoides Salix nigra Populus deltoides Populus deltoides	12 14 8 18	12	SECONDARY PROTECTED TREE 1:1/2	7
COTTONWOOD COTTONWOOD WILLOW COTTONWOOD COTTONWOOD WILLOW EASTERN RED CEDAR WILLOW	Populus deltoides Populus deltoides Salix nigra Populus deltoides Populus deltoides	14 8 18		NON-PROTECTED TREE	
COTTONWOOD WILLOW COTTONWOOD COTTONWOOD WILLOW EASTERN RED CEDAR WILLOW	Populus deltoides Salix nigra Populus deltoides Populus deltoides	8 18	14	NON-PROTECTED TREE	
WILLOW COTTONWOOD COTTONWOOD WILLOW EASTERN RED CEDAR WILLOW	Salix nigra Populus deltoides Populus deltoides	18		NON-PROTECTED TREE	
COTTONWOOD COTTONWOOD WILLOW EASTERN RED CEDAR WILLOW	Populus deltoides Populus deltoides	_	8	NON-PROTECTED TREE	
COTTONWOOD WILLOW EASTERN RED CEDAR WILLOW	Populus deltoides	15	18 15	NON-PROTECTED TREE  NON-PROTECTED TREE	
WILLOW EASTERN RED CEDAR WILLOW	•	15	15	NON-PROTECTED TREE	
EASTERN RED CEDAR WILLOW	JUHA HISTU	6	6	NON-PROTECTED TREE	
WILLOW	Juniperus virginiana	6	6	NON-PROTECTED TREE (< 11")	
	Salix nigra	36	36	36 FEATURED TREE (> 25") 1: 2 MITIGATION	72
	Salix nigra	8	8	NON-PROTECTED TREE	
WILLOW	Salix nigra	16	16	NON-PROTECTED TREE	
WILLOW	Salix nigra	10	10	NON-PROTECTED TREE	
WILLOW	Salix nigra	24	24	NON-PROTECTED TREE	
COTTONWOOD	Populus deltoides Populus deltoides	8	8	NON-PROTECTED TREE	1
COTTONWOOD COTTONWOOD	Populus deltoides Populus deltoides	10	10	NON-PROTECTED TREE  NON-PROTECTED TREE	
COTTONWOOD	Populus deltoides  Populus deltoides	10	10	NON-PROTECTED TREE	
BOIS D'ARC	Maclura pomifera	6	6	NON-PROTECTED TREE	
COTTONWOOD	Populus deltoides	10	10	NON-PROTECTED TREE	
EASTERN RED CEDAR	Juniperus virginiana	6	6	NON-PROTECTED TREE (< 11")	
EASTERN RED CEDAR	Juniperus virginiana	6	6	NON-PROTECTED TREE (< 11")	
EASTERN RED CEDAR	Juniperus virginiana	6	6	NON-PROTECTED TREE (< 11")	
EASTERN RED CEDAR EASTERN RED CEDAR	Juniperus virginiana Juniperus virginiana	6	6	NON-PROTECTED TREE (< 11")  NON-PROTECTED TREE (< 11")	
BOIS D'ARC	Maclura pomifera	6	6	NON-PROTECTED TREE (< 11')	
WILLOW	Salix nigra	12	12	NON-PROTECTED TREE	
BOIS D'ARC	Maclura pomifera	6	6	NON-PROTECTED TREE	
EASTERN RED CEDAR	Juniperus virginiana	14	14	14 SECONDARY PROTECTED TREE 1:1/2	7
CEDAR ELM	Ulmus Crassifolia	8	8	8 PRIMARY PROTECTED 1:1	8
HACKBERRY	Celtis occidentalis	6	6	NON-PROTECTED TREE (< 11")	
CEDAR ELM	Ulmus Crassifolia	22	22	NON-PROTECTED TREE (< 11")	
ASH	Fraxinus texensis	12	12	12 PRIMARY PROTECTED 1:1	12
HACKBERRY EASTERN RED CEDAR	Celtis occidentalis	8	6 8	NON-PROTECTED TREE (< 11")	
OAK	Juniperus virginiana OAK	6	6	NON-PROTECTED TREE (< 11")  6 PRIMARY PROTECTED 1:1	6
COTTONWOOD	Populus deltoides	6	6	NON-PROTECTED TREE	
OAK	OAK	8	8	8 PRIMARY PROTECTED 1:1	8
CEDAR ELM	Ulmus Crassifolia	10	10	10 PRIMARY PROTECTED 1:1	10
ASH	Fraxinus texensis	12	12	12 PRIMARY PROTECTED 1:1	12
CEDAR ELM	Ulmus Crassifolia	10	10	10 PRIMARY PROTECTED 1:1	10
CEDAR ELM	Ulmus Crassifolia	10	10	10 PRIMARY PROTECTED 1:1	10
CEDAR ELM	Ulmus Crassifolia	8	8	8 PRIMARY PROTECTED 1:1	8
CEDAR ELM CEDAR ELM	Ulmus Crassifolia	12	12	12 PRIMARY PROTECTED 1:1	12
CEDAR ELM CEDAR ELM	Ulmus Crassifolia Ulmus Crassifolia	10	10 10	10 PRIMARY PROTECTED 1:1 10 PRIMARY PROTECTED 1:1	10 10
CEDAR ELM	Ulmus Crassifolia	12	12	12 PRIMARY PROTECTED 1:1	12
CEDAR ELM	Ulmus Crassifolia	DEAD	DEAD	DEAD	
CEDAR ELM	Ulmus Crassifolia	DEAD	DEAD	DEAD	
CEDAR ELM	Ulmus Crassifolia	6	6	6 PRIMARY PROTECTED 1:1	6
COTTONWOOD	Populus deltoides	12	12	12 NON-PROTECTED TREE	
CEDAR ELM	Ulmus Crassifolia	14	14	14 PRIMARY PROTECTED 1:1	14
CEDAR ELM	Ulmus Crassifolia	8	8	8 PRIMARY PROTECTED 1:1	8
COTTONWOOD HACKBERRY	Populus deltoides Celtis occidentalis	16 12	16 12	NON-PROTECTED TREE  12 SECONDARY PROTECTED TREE 1:1/2	6
CEDAR ELM	Ulmus Crassifolia	8	8	8 PRIMARY PROTECTED 1:1	8
CEDAR ELM	Ulmus Crassifolia	10	10	10 PRIMARY PROTECTED 1:1	10
CEDAR ELM	Ulmus Crassifolia	8	8	8 PRIMARY PROTECTED 1:1	8
CEDAR ELM	Ulmus Crassifolia	8	8	8 PRIMARY PROTECTED 1:1	8
CEDAR ELM	Ulmus Crassifolia	8	8	8 PRIMARY PROTECTED 1:1	8
CEDAR ELM	Ulmus Crassifolia	DEAD	DEAD	DEAD	
CEDAR ELM	Ulmus Crassifolia	MT-12/12	MT-12/12	24 PRIMARY PROTECTED 1:1	24
CEDAR ELM CEDAR ELM	Ulmus Crassifolia Ulmus Crassifolia	MT-10/12 10	MT-10/12 10	22 PRIMARY PROTECTED 1:1 10 PRIMARY PROTECTED 1:1	22
ASH	Fraxinus texensis	10	12	10 PRIMARY PROTECTED 1:1  12 PRIMARY PROTECTED 1:1	10
EASTERN RED CEDAR	Juniperus virginiana	8	8	NON-PROTECTED TREE (< 11")	14
ASH	Fraxinus texensis	15	15	15 PRIMARY PROTECTED 1:1	15
HACKBERRY	Celtis occidentalis	8	8	NON-PROTECTED TREE (< 11")	
EASTERN RED CEDAR	Juniperus virginiana	6	6	NON-PROTECTED TREE (< 11")	
EASTERN RED CEDAR	Juniperus virginiana	8	8	NON-PROTECTED TREE (< 11")	
EASTERN RED CEDAR	Juniperus virginiana	12	12	12 SECONDARY PROTECTED TREE 1:1/2	6
EASTERN RED CEDAR	Juniperus virginiana	16	16	16 SECONDARY PROTECTED TREE 1:1/2	8
EASTERN RED CEDAR	Juniperus virginiana	12	12	12 SECONDARY PROTECTED TREE 1:1/2	6
EASTERN RED CEDAR	Juniperus virginiana	14	14	14 SECONDARY PROTECTED TREE 1:1/2	7
EASTERN RED CEDAR	Juniperus virginiana	18	18	18 SECONDARY PROTECTED TREE 1:1/2  NON-PROTECTED TREE (< 11")	9
	<del>_</del>				
EASTERN RED CE EASTERN RED CE	DAR	DAR Juniperus virginiana	DAR Juniperus virginiana 10	DAR Juniperus virginiana 10 10	DAR Juniperus virginiana 10 10 NON-PROTECTED TREE (< 11")

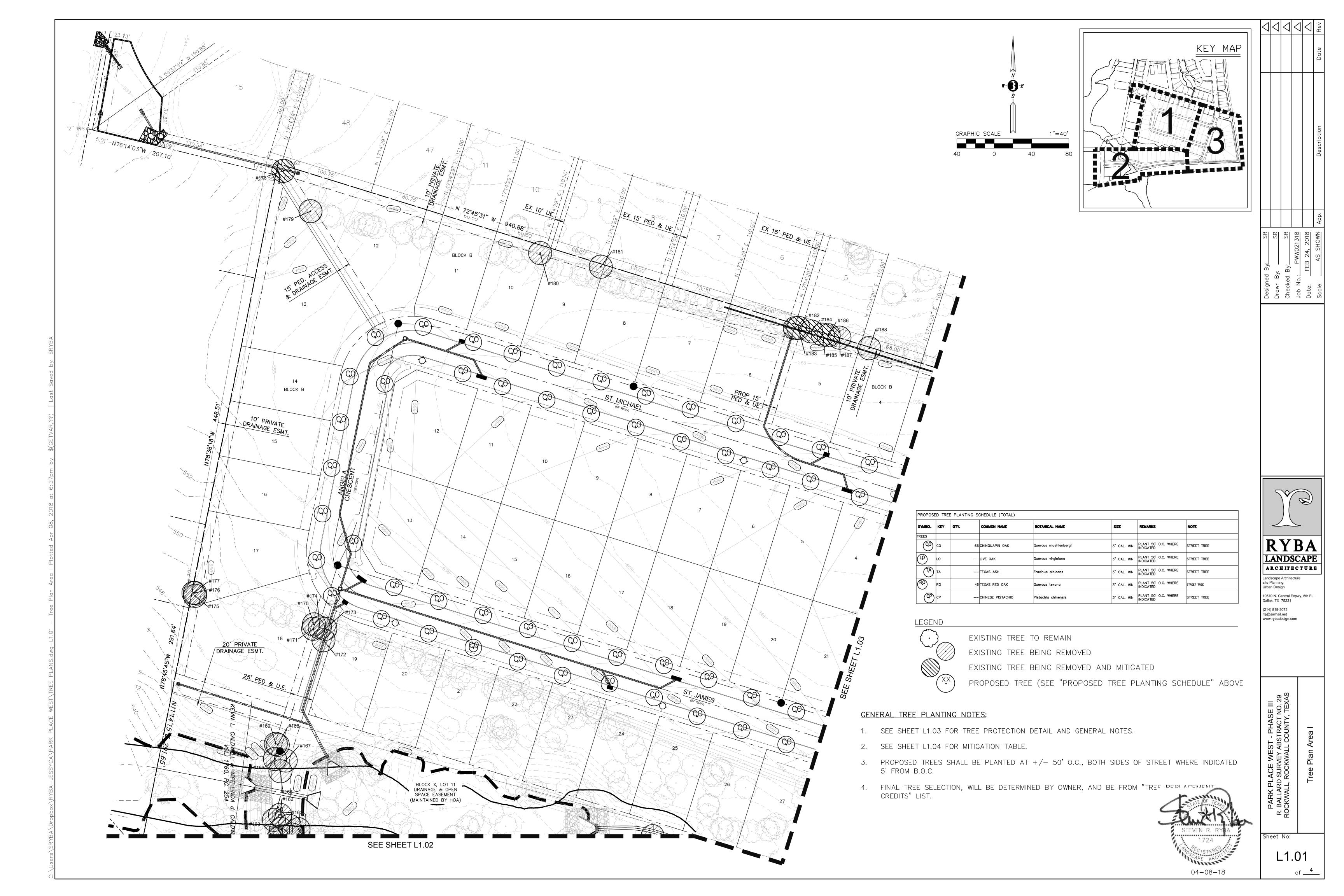
Total inches on site Total Inches removed Total Protected inches Removed

RYBA
LANDSCAPE
ARCHITECTURE
Landscape Architecture site Planning Urban Design
10670 N. Central Expwy, 6th FL Dallas, TX 75231

(214) 819-3073 rla@airmail.net www.rybadesign.com

PHASE III FRACT NO. 29 DUNTY, TEXAS
Vrea III

Sheet No:



### **GENERAL TREE PLANTING NOTES:**

- 1. SEE SHEET L1.03 FOR TREE PROTECTION DETAIL AND GENERAL NOTES.
- 2. SEE SHEET L1.04 FOR MITIGATION TABLE.
- 3. PROPOSED TREES SHALL BE PLANTED AT +/- 50' O.C., BOTH SIDES OF STREET WHERE INDICATED 5' FROM B.O.C.
- 4. FINAL TREE SELECTION, WILL BE DETERMINED BY OWNER, AND BE FROM "TREE REPLACEMENT CREDITS" LIST.

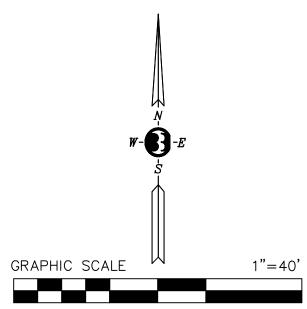
PROPOSE	PROPOSED TREE PLANTING SCHEDULE (TOTAL)								
SYMBOL	KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	NOTE		
TREES									
<b>©</b>	со	66	CHINQUAPIN OAK	Quercus muehlenbergii		PLANT 50' O.C. WHERE INDICATED	STREET TREE		
(4)	LO		LIVE OAK	Quercus virginiana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE		
TA	TA		TEXAS ASH	Fraxinus albicans	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE		
$\mathbb{R}^{0}$	RO	46	TEXAS RED OAK	Quercus texana	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE		
(P)	СР		CHINESE PISTACHIO	Pistachia chinensis	3" CAL. MIN	PLANT 50' O.C. WHERE INDICATED	STREET TREE		

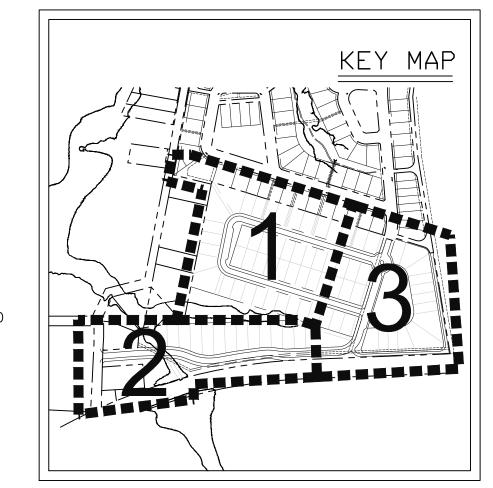
EXISTING TREE BEING REMOVED AND MITIGATED

PROPOSED TREE (SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE

EXISTING TREE TO REMAIN

EXISTING TREE BEING REMOVED





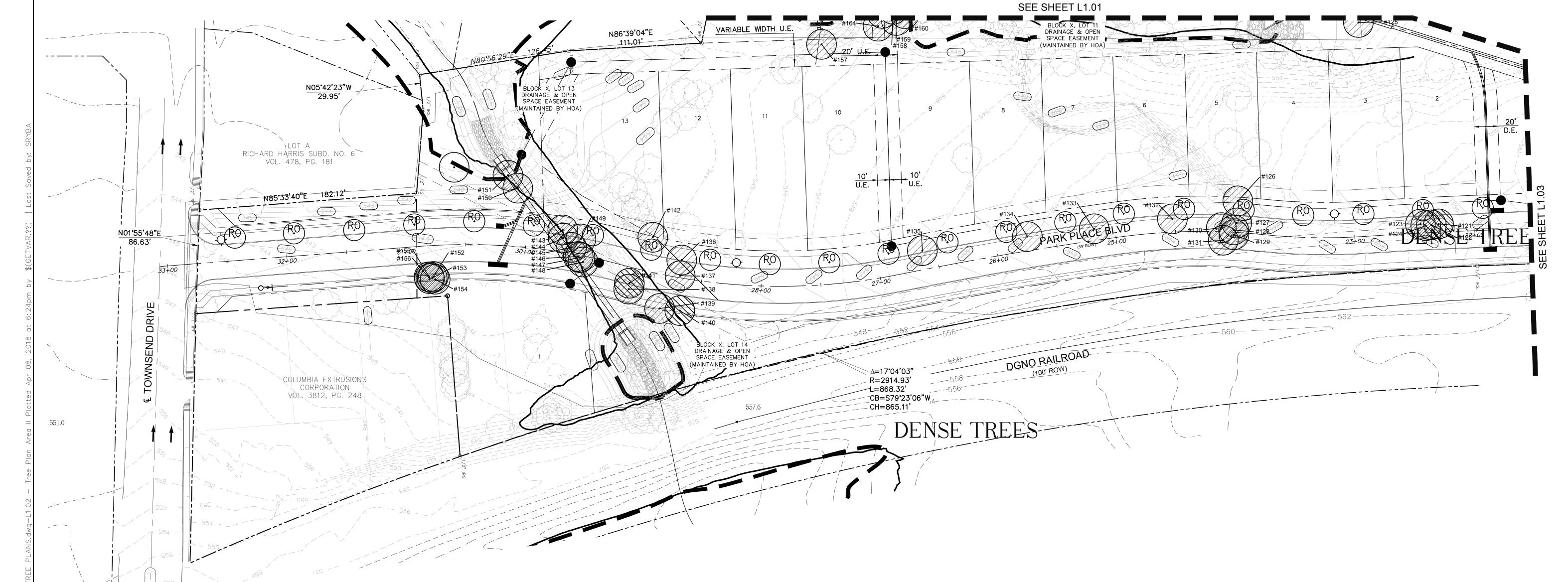
Designed By: SR Drawn By: SR Checked By: SR Job No.: PWW021318 Date: FEB 24, 2018 Scale: AS SHOWN						Арр.
Day:		SR		PWW021318	-EB 24, 2018	AS SHOWN
	Designed E	Drawn By:	Checked B	Job No.:		Scale:



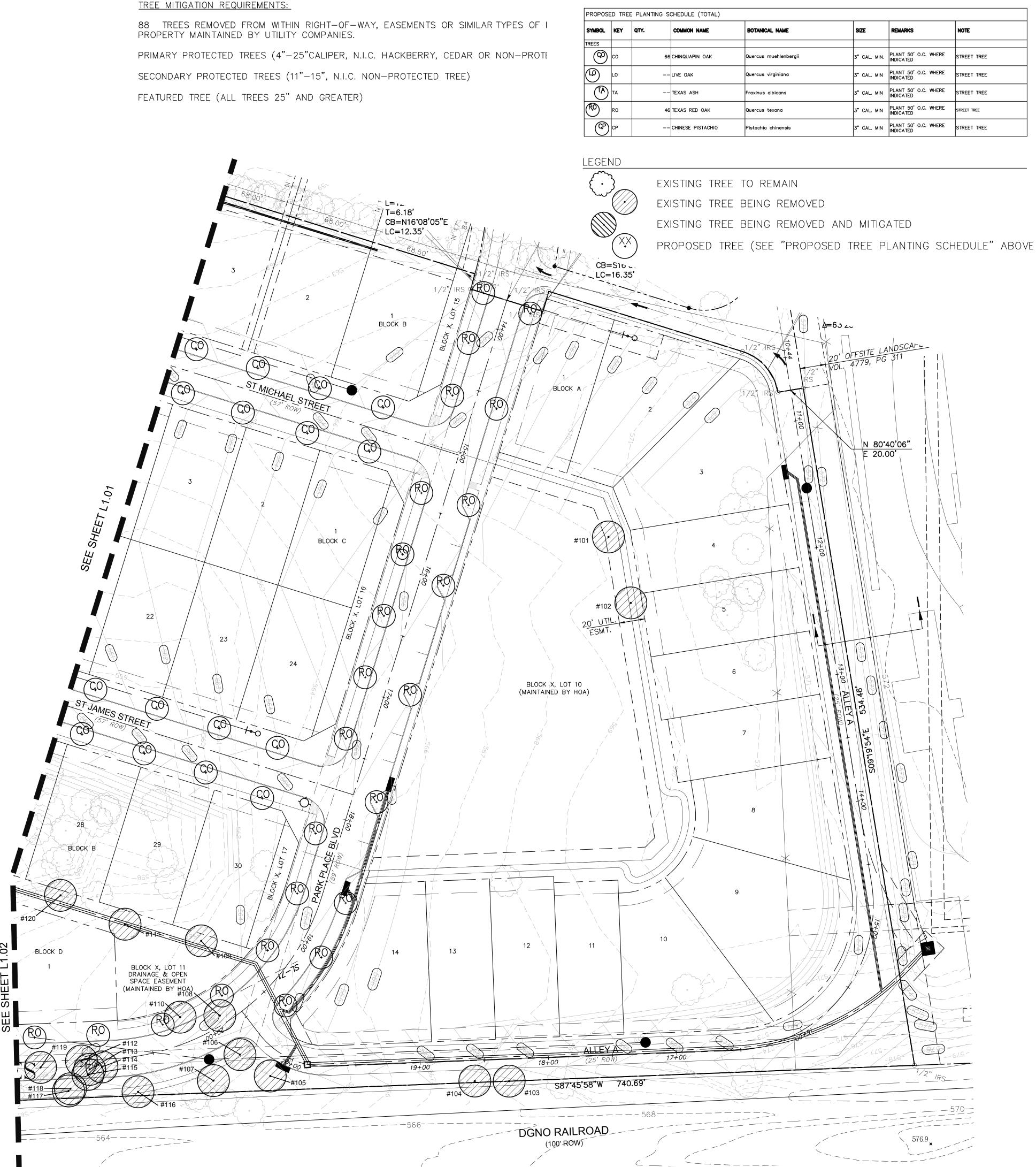
(214) 819-3073 rla@airmail.net www.rybadesign.com

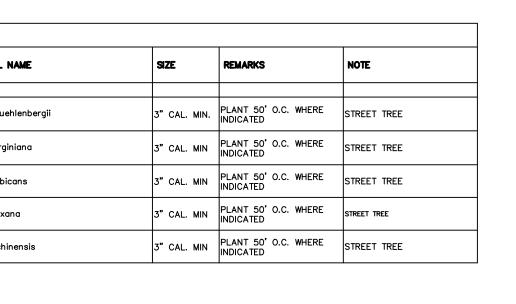
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PLACE WEST - PHASE III	
RD SURVEY ABSTRACT NO. 29	
L, ROCKWALL COUNTY, TEXAS	
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Iree Plan Area II	

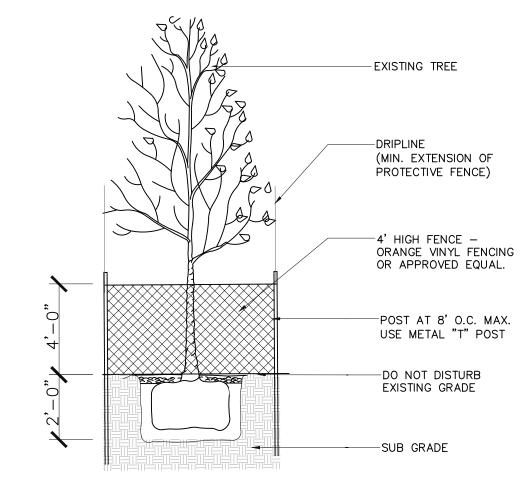
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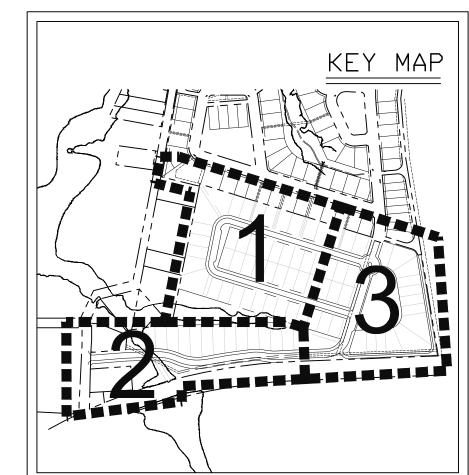


LEGEND



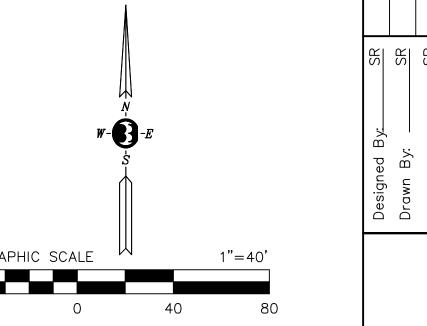






CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

- 1. PRIOR TO GRADING, BRUSH REMOVAL, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
- 2. THE DEVELOPER SHALL ERECT ORANGE VINYL FENCING, A MINIMUM OF (4') FOUR FEET IN HEIGHT, AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF
- DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE DEVELOPER SHALL PROHIBIT CLEANING, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE DEVELOPER SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA,
- 4. NO ATTACHMENTS OR WIRES OR ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- A) NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

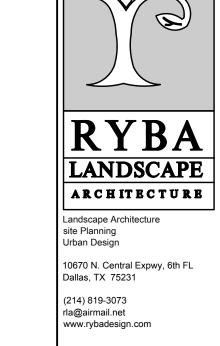


### **GENERAL NOTES:**

- 1. ALL PLANT MATERIAL HAS BEEN LOCATED WITH RESPECT TO PROPOSED OR APPROXIMATE LOCATIONS OF EXISTING UTILITIES, CURBS, WALKS AND DRIVE LANES TO THE MOST ACCURATE EXTENT POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS IN THE FIELD AND SHALL NOTIFY UTILITY COMPANIES AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ARE TO BE HELD LIABLE FOR UTILITY LOCATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR QUESTIONS WITH THE PLAN PRIOR TO INSTALLATION.
- 3. ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY (AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS), AND SHALL BE NURSERY GROWN IN AN INSECT DISEASE-FREE CONDITION AND SHALL BE REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE "PLANT LEGEND" SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE KEYED PLAN SHALL GOVERN.
- CARE IS TO BE TAKEN NOT TO CRACK OR DAMAGE ANY EXISTING STRUCTURES, CONCRETE, OR EXISTING PLANTERS. CONTRACTOR WILL REIMBURSE OWNER FOR ANY DAMAGE CAUSED BY ANY OF THIS WORK.
- CONTRACTOR SHALL STAKE TREES ACCORDING TO THE A.A.N.S. (AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS. (SEE DETAIL)
- SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST".
- ALL PLANTING AREAS SHALL HAVE TURF AS GROUND COVER UNLESS NOTED ON PLAN.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PRUNING TREES AND SHRUBS OF BROKEN BRANCHES AND THOROUGHLY WATERING ALL PLANT MATERIAL AFTER PLANTING AND MULCHING. THIS REGULAR MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR UNTIL THE CITY APPROVES THE INSTALLATION. THE CONTRACTOR AND OWNER MAY NEGOTIATE A 30 DAY MAINTENANCE PERIOD AFTER THE CITY HAS APPROVED THE INSTALLATION.
- 22. ALL PLANT MATERIAL, MAINTAINED IN A HEALTHY GROWING CONDITION, SHALL BE GUARANTEED BY LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. UNHEALTHY, DEAD, OR DYING PLANTS SHALL BE REPLACED IMMEDIATELY.
- SHOULD ANY TREE DESIGNATED AS EXISTING IN THE LANDSCAPE PLAN DIE AT ANY TIME AFTER APPROVAL OF THE LANDSCAPE PLAN OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE SHALL BE THREE (3) INCHES IN CALIPER.
- 24. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A FREEZE-GUARD SET AT 38 DEGREES FAHRENHEIT AND RAIN GAUGE.
- 25. MAINTAIN IRRIGATION SYSTEM IN WORKING ORDER.

## **GENERAL TREE PLANTING NOTES:**

- 1. SEE SHEET L1.03 FOR TREE PROTECTION DETAIL AND GENERAL NOTES.
- SEE SHEET L1.04 FOR MITIGATION TABLE.
- 3. PROPOSED TREES SHALL BE PLANTED AT  $\pm 1/2$  50' O.C., BOTH SIDES OF STREET WHERE 5' FROM B.O.C.
- 4. FINAL TREE SELECTION, WILL BE DETERMINED BY OWNER, AND BE FROM "TREE REPLACEM CREDITS" LIST.



heet No:

04-08-18

### LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE BEING REMOVED

EXISTING TREE BEING REMOVED AND MITIGATED

PROPOSED TREE (SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE)

## TREE MITIGATION REQUIREMENTS:

88 TREES REMOVED FROM WITHIN RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES.

PRIMARY PROTECTED TREES (4"-25"CALIPER, N.I.C. HACKBERRY, CEDAR OR NON-PROTECTED TREE)

SECONDARY PROTECTED TREES (11"-15", N.I.C. NON-PROTECTED TREE)

FEATURED TREE (ALL TREES 25" AND GREATER)

TOTAL MITIGATION REQUIRED = 402 CAL. INCHES

### MITIGATION CREDITS ESTABLISHED:

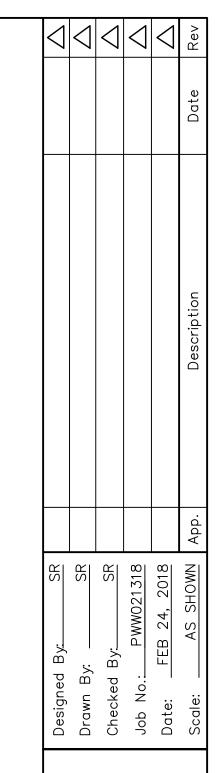
PARKWAY WEST PHASE II = 05PARKWAY WEST PHASE III = 341 (3" CALIPER TREES, SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE)

### NOTE

- 1. ARTICLE IX, TREE PRESERVATION, OF THE UNIFIED DEVELOPMENT CODE, SECTION 1, PURPOSE, APPLICABILITY AND EXEMPTIONS. SECTION 1.3. EXEMPTIONS, 6., ...ALL RIGHT—OF—WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES SHALL NOT BE SUBJECT TO TREE PROTECTION OR REPLACEMENT REQUIREMENTS OF THISARTICLE.
- 2. REPLACEMENT TREES TO BE A MINIMUM CALIPER SIZE OF THREE (3) INCHES AND A HEIGHT OF SEVEN (7) FEET MEASURED AT DBH.

Tree Survey								
ree #	Elev.	Common Name	Botanical Name	Cal. In. (DBH)	Cal. In. Removed	Protected Removed	Criteria	Mitigation Cal. In. Required
101	569.75	EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	
102	569.70	EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	
103	567.75	HACKBERRY	Celtis occidentalis	10	10		NON-PROTECTED TREE (< 11")	
							· · ·	
104	568.42	HACKBERRY	Celtis occidentalis	8	8		NON-PROTECTED TREE (< 11")	
105	563.05	WILLOW	Salix nigra	6	6		NON-PROTECTED TREE	
106	560.56	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
107	562.29	WILLOW	Salix nigra	24	24		NON-PROTECTED TREE	
108	564.18	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
109	563.37	COTTONWOOD	Populus deltoides	30	30		FEATURED TREE (> 25") 1:2 MITIGATION	60
	563.36	EASTERN RED CEDAR					NON-PROTECTED TREE (< 11")	
110			Juniperus virginiana	6	6		,	_
111	561.71	EASTERN RED CEDAR	Juniperus virginiana	14	14		SECONDARY PROTECTED TREE 1:1/2	7
112	560.59	COTTONWOOD	Populus deltoides	8	8		NON-PROTECTED TREE	
113 114	559.94 560.21	COTTONWOOD COTTONWOOD	Populus deltoides Populus deltoides	12	12 14		NON-PROTECTED TREE  NON-PROTECTED TREE	
115	560.21	COTTONWOOD	Populus deltoides  Populus deltoides	8	8		NON-PROTECTED TREE	
116	560.16	WILLOW	Salix nigra	18	18		NON-PROTECTED TREE	
117	561.15	COTTONWOOD	Populus deltoides	15	15		NON-PROTECTED TREE	
118	561.00	COTTONWOOD	Populus deltoides	15	15		NON-PROTECTED TREE	
119	559.61	WILLOW	Salix nigra	6	6		NON-PROTECTED TREE	
120	558.75	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
121	558.28	WILLOW	Salix nigra	36	36	36	FEATURED TREE (> 25") 1: 2 MITIGATION	72
122	558.54	WILLOW	Salix nigra	8	8		NON-PROTECTED TREE	
123	558.73	WILLOW	Salix nigra	16	16		NON-PROTECTED TREE	
124	558.64	WILLOW	Salix nigra	10	10		NON-PROTECTED TREE	
125	545.82	WILLOW	Salix nigra	24	24		NON-PROTECTED TREE	
126	554.78	COTTONWOOD	Populus deltoides	8	8		NON-PROTECTED TREE	
127	555.90	COTTONWOOD	Populus deltoides	10	10		NON-PROTECTED TREE	
128	555.48	COTTONWOOD	Populus deltoides	6	6	-	NON-PROTECTED TREE	
129	555.46	COTTONWOOD	Populus deltoides	10	10		NON-PROTECTED TREE	
130	556.11	BOIS D'ARC	Maclura pomifera	6	6		NON-PROTECTED TREE	
131	555.62 553.90	COTTONWOOD  EASTERN RED CEDAR	Populus deltoides	10	10		NON-PROTECTED TREE  NON-PROTECTED TREE (< 11")	
132 133	253.90	EASTERN RED CEDAR	Juniperus virginiana  Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11 )  NON-PROTECTED TREE (< 11")	
134	551.76	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11 )	
135	549.93	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
136	544.18	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
137	544.44	BOIS D'ARC	Maclura pomifera	6	6		NON-PROTECTED TREE (< 11")	
138	538.21	WILLOW	Salix nigra	12	12		NON-PROTECTED TREE	
139	542.54	BOIS D'ARC	Maclura pomifera	6	6		NON-PROTECTED TREE	
140	543.64	EASTERN RED CEDAR	Juniperus virginiana	14	14	14	SECONDARY PROTECTED TREE 1:1/2	7
141	538.72	CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
142	543.64	HACKBERRY	Celtis occidentalis	6	6		NON-PROTECTED TREE (< 11")	
143		CEDAR ELM	Ulmus Crassifolia	22	22		NON-PROTECTED TREE (< 11")	
144		ASH	Fraxinus texensis	12	12	12	PRIMARY PROTECTED 1:1	12
145		HACKBERRY	Celtis occidentalis	6	6		NON-PROTECTED TREE (< 11")	
146		EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	_
147		OAK	OAK	6	6	6	PRIMARY PROTECTED 1:1	6
148		COTTONWOOD OAK	Populus deltoides OAK	6 8	6 8	8	NON-PROTECTED TREE PRIMARY PROTECTED 1:1	8
149 150		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
151		ASH	Fraxinus texensis	12	12	12	PRIMARY PROTECTED 1:1	12
152		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
153		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
154		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
155		CEDAR ELM	Ulmus Crassifolia	12	12	12	PRIMARY PROTECTED 1:1	12
156		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
157		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
158		CEDAR ELM	Ulmus Crassifolia	12	12	12	PRIMARY PROTECTED 1:1	12
159		CEDAR ELM	Ulmus Crassifolia	DEAD	DEAD		DEAD	
160		CEDAR ELM	Ulmus Crassifolia	DEAD	DEAD		DEAD	
161		CEDAR ELM	Ulmus Crassifolia	6	6	6	PRIMARY PROTECTED 1:1	6
162		COTTONWOOD	Populus deltoides	12	12	12	NON-PROTECTED TREE	
163		CEDAR ELM	Ulmus Crassifolia	14	14	14	PRIMARY PROTECTED 1:1	14
164		COTTONWOOD	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
165		COTTONWOOD HACKBERRY	Populus deltoides Celtis occidentalis	16	16 12	12	NON-PROTECTED TREE SECONDARY PROTECTED TREE 1:1/2	6
166 167		CEDAR ELM	Ulmus Crassifolia	12 8	8	8	PRIMARY PROTECTED TREE 1:1/2  PRIMARY PROTECTED 1:1	8
168		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1 PRIMARY PROTECTED 1:1	10
169		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
170		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
171		CEDAR ELM	Ulmus Crassifolia	8	8	8	PRIMARY PROTECTED 1:1	8
172		CEDAR ELM	Ulmus Crassifolia	DEAD	DEAD		DEAD	
173		CEDAR ELM	Ulmus Crassifolia	MT-12/12	MT-12/12	24	PRIMARY PROTECTED 1:1	24
174		CEDAR ELM	Ulmus Crassifolia	MT-10/12	MT-10/12	22	PRIMARY PROTECTED 1:1	22
175		CEDAR ELM	Ulmus Crassifolia	10	10	10	PRIMARY PROTECTED 1:1	10
176		ASH	Fraxinus texensis	12	12	12	PRIMARY PROTECTED 1:1	12
177		EASTERN RED CEDAR	Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11")	
178	551.99	ASH	Fraxinus texensis	15	15	15	PRIMARY PROTECTED 1:1	15
179	554.50	HACKBERRY	Celtis occidentalis	8	8		NON-PROTECTED TREE (< 11")	
180	557.22	EASTERN RED CEDAR	Juniperus virginiana	6	6		NON-PROTECTED TREE (< 11")	
181	557.08	EASTERN RED CEDAR	Juniperus virginiana	8	8	42	NON-PROTECTED TREE (< 11")	
182	556.97	EASTERN RED CEDAR	Juniperus virginiana	12	12	12	SECONDARY PROTECTED TREE 1:1/2	6
183	557.01	EASTERN RED CEDAR	Juniperus virginiana	16	16	16	SECONDARY PROTECTED TREE 1:1/2	8
184	556.97 557.46	EASTERN RED CEDAR	Juniperus virginiana	12	12	12 14	SECONDARY PROTECTED TREE 1:1/2	6 7
185	557.46 557.37	EASTERN RED CEDAR EASTERN RED CEDAR	Juniperus virginiana	14	14 18	14	SECONDARY PROTECTED TREE 1:1/2 SECONDARY PROTECTED TREE 1:1/2	9
186 187	557.54	EASTERN RED CEDAR	Juniperus virginiana  Juniperus virginiana	18	18	18	NON-PROTECTED TREE (< 11")	9
	558.08	EASTERN RED CEDAR	Juniperus virginiana  Juniperus virginiana	8	8		NON-PROTECTED TREE (< 11 )  NON-PROTECTED TREE (< 11")	
188		COLLINIA WED CEDAN	i samperas virgililaria	ı	1	1	"OUT I WOLFCIED INFE (> TT )	

Total inches on site		757
Total Inches removed		757
Total Protected inches Removed		402





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LACE WEST - PHASE III
D SURVEY ABSTRACT NO. 29
, ROCKWALL COUNTY, TEXAS

STEVEN R. RYBA

1724

PEGISTERED

SCAPE ARCHIVE

Sheet No:

04-08-18