



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2020-036 P&Z DATE 10/13/20 CC DATE 10/19/20 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 APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☒ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-036

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
☒ Final Plat (\$300.00 + \$20.00 Acre)¹
☐ Replat (\$300.00 + \$20.00 Acre)¹
☐ Amending or Minor Plat (\$150.00)
☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Summer Lee Drive

Subdivision Harbor Hills Addition

Lot 1, 2, & 3 Block A

General Location South of the intersection of Summer Lee Dr. and Sunset Ridge Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD

Current Use Vacant

Proposed Zoning PD

Proposed Use Multifamily

Acreage 7.538

Lots [Current] N/A

Lots [Proposed] 3

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3162 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner Harbor Lake Pointe Investors, LLC

☐ Applicant Cross Engineering Consultants, Inc.

Contact Person Russell Phillips

Contact Person T. Zachary Grimes

Address 2701 Sunset Ridge Drive, Suite 607

Address 1720 W Virginia St

City, State & Zip Rockwall, Texas 75032

City, State & Zip McKinney, Texas 75069

Phone 469-446-7734

Phone 972-562-4409

E-Mail Russell@sterlingone.us

E-Mail zgrimes@crossengineering.biz

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Russell B. Phillips [Owner] the undersigned, who stated the information on this application to be true and certified the following:

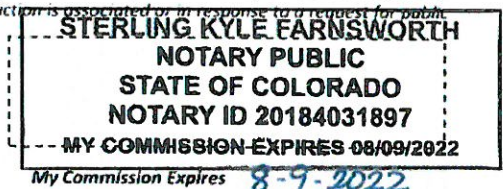
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 450.76, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 20 20. By signing this application, 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 conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16 day of September, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

Colorado





City of Rockwall
The New Horizon

RockwallPLL

Receipt#: 1602

Date: 9/21/2020

Payment Receipt

Invoice #	Case Type	Case Number	Sub Type
	PZPLATAPP	P2020-036	PZFINALPLA

Tender Type / Description	Amount
CHECK- CHECK	450.76
Sub Total:	450.76

Fees:

Fee Codes / Description	Amount
PZFINAPLAT- PZ - Final Plat App Fee	450.76
Sub Total:	450.76

Total Amount Due:	450.76
Total Payment:	450.76



OWNERS DEDICATION

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 HARBOR HILLS ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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

7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

HARBOR HILLS POINTE INVESTORS, LLC.

Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, 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 therein stated.

Given upon my hand and seal of office this ____day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Harbor Lake Pointe Investors, LLC., and the City of Rockwall are the owners a tract of land situated in the Edward Teal Survey, Abstract 207 and being all of three tracts of land described by deed to Harbor Lake Pointe Investors, LLC. as recorded in Instrument Number 20170000002427, Instrument Number 20170000003548 and Instrument Number 20150000011879 of the Official Public Records of Rockwall County, Texas, and and a portion of two tracts of land to the City of Rockwall as recorded in Volume 4067, Page 188 and Volume 5830, Page 133 of the Deed Records of Rockwall County, Texas, also being all of Lot 3 and 4, Block 18 and a portion of Lot 2 and 4 and all of Lot 3, Block 16 of George Morton Estate as recorded in Cabinet A, slide 47 of the Plat Records of Rockwall County, Texas, also being a portion of Lot 6A, Lot 7A and Lot 8A of Isaac Brown's Land Partitioned to his Heirs as recorded in Cabinet A, Page 57 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found the northwest corner of said Harbor Heights tract recorded in Instrument Number 20170000002427 also lying on the southerly line of Summer Lee Drive, a variable width right-of-way;

THENCE North 82 degrees 02 minutes 18 seconds East, along the southerly line of said Summer Lee Drive, a distance of 85.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

THENCE along the southerly line of said Summer Lee Drive with said curve to the left having a radius of 532.50 feet, a central angle of 22 degrees 57 minutes 11 seconds, an arc length of 213.32 feet, a chord bearing of North 69 degrees 58 minutes 30 seconds East, a distance of 211.90 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of Lot 1, Block A, Harbor Village Addition, an addition to the City of Rockwall as recorded in Cabinet J, Page 225 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 23 minutes 09 seconds East, along the southwest line of said Lot 1, Block A, a distance of 850.05 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034" found for the south corner of same, also lying on the northwest line of Lot 1, Block A, Murphy Plaza No. 2, an addition to the City of Rockwall as recorded in Cabinet G, Slide 225 of the Plat Records of Rockwall County, Texas;

THENCE South 43 degrees 50 minutes 07 seconds West, along the northwest line of said Murphy Plaza, a distance of 118.52 feet to a 1 inch iron pipe found for the west corner of same, also for the north corner of Lot 29, Lake Ridge Estates, an addition to the City of Rockwall as recorded in Instrument Number 20200000017497 of the Official Public Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 43 seconds West, along the northwest line of said Lake Ridge Estates, a distance of 114.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of the aforementioned Harbor Lake Pointe Investors, LLC. tract as recorded in Instrument Number 20150000011879;

THENCE along the southerly line of said Harbor Lake Point Investors tract recorded in Instrument Number 20150000011879 the following courses and distances:

North 40 degrees 22 minutes 36 seconds West, a distance of 222.70 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 53 degrees 26 minutes 19 seconds West, a distance of 155.56 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 18 degrees 52 minutes 54 seconds West, a distance of 41.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
North 64 degrees 10 minutes 42 seconds West, a distance of 76.86 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 78 degrees 40 minutes 46 seconds West, a distance of 91.81 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 66 degrees 47 minutes 13 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
North 75 degrees 44 minutes 56 seconds West, a distance of 94.66 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 72 degrees 39 minutes 31 seconds West, a distance of 137.23 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 60 degrees 03 minutes 55 seconds West, a distance of 97.14 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner lying on the southeast line of the aforementioned George Morton Estate;

THENCE North 43 degrees 58 minutes 21 seconds East along the southeast lineof said George Morton Estate, a distance of 231.86 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner for the south corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000003548;

THENCE North 46 degrees 00 minutes 51 seconds West, along the southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 96.85 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner at the west corner of same;

THENCE North 43 degrees 59 minutes 52 seconds East, a distance of 131.88 feet to a 1/2 inch iron rod with cap stamped "WIER" found for ell corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000002427;

THENCE North 44 degrees 56 minutes 44 seconds West, along a southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 32.66 feet to the POINT OF BEGINNING containing 328,373 square feet, or 7.538 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020

BRIAN J. MADDOX, R.P.L.S. NO. 5430

OWNER
CITY OF ROCKWALL
385 S. Goliad Street
Rockwall, TX 75087

OWNER
HARBOR LAKE POINTE INVESTORS, LLC.
2701 Sunset Ridge Drive Suite 607
Rockwall, TX 75032

CASE NO. _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED
I hereby certify that the above and foregoing plat of HARBOR HILLS ADDITION, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

FINAL PLAT OF
**LOTS 1, 2 & 3 BLOCK A,
HARBOR HILLS ADDITION**

328,373 SQUARE FEET OR 7.538 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A THREE TRACTS OF LAND DESCRIBED BY DEED TO HARBOR LAKE POINTE INVESTORS, LLC. AS RECORDED IN INSTRUMENT NUMBER 20170000002427, INSTRUMENT NUMBER 20170000003548, AND INSTRUMENT NUMBER 20150000011879 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS AND A PORTION OF TWO TRACTS OF LAND TO THE CITY OF ROCKWALL AS RECORDED IN VOLUME 4067, PAGE 188 AND VOLUME 5830, PAGE 133 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: HHI 18363
Date: August 5, 2020
Drawn By: JM
Scale: 1"=60'
SHEET 2 of 2



SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-036

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
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Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
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Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Summer Lee Drive

Subdivision Harbor Hills Addition

Lot 1, 2, & 3 Block A

General Location South of the intersection of Summer Lee Dr. and Sunset Ridge Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD

Current Use Vacant

Proposed Zoning PD

Proposed Use Multifamily

Acreage 7.538

Lots [Current] N/A

Lots [Proposed] 3

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3162 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner Harbor Lake Pointe Investors, LLC

☐ Applicant Cross Engineering Consultants, Inc.

Contact Person Russell Phillips

Contact Person T. Zachary Grimes

Address 2701 Sunset Ridge Drive, Suite 607

Address 1720 W Virginia St

City, State & Zip Rockwall, Texas 75032

City, State & Zip McKinney, Texas 75069

Phone 469-446-7734

Phone 972-562-4409

E-Mail Russell@sterlingone.us

E-Mail zgrimes@crossengineering.biz

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Russell B. Phillips [Owner] the undersigned, who stated the information on this application to be true and certified the following:

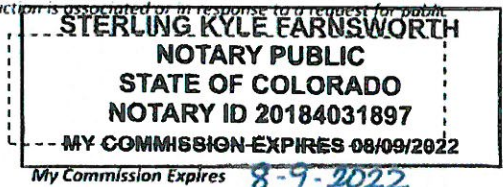
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 450.75, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 20 20. By signing this application, 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 conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16 day of September, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

Colorado





City of Rockwall

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.





OWNERS DEDICATION

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 HARBOR HILLS ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or 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.

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7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

HARBOR HILLS POINTE INVESTORS, LLC.

Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, 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 therein stated.

Given upon my hand and seal of office this ____day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Harbor Lake Pointe Investors, LLC., and the City of Rockwall are the owners a tract of land situated in the Edward Teal Survey, Abstract 207 and being all of three tracts of land described by deed to Harbor Lake Pointe Investors, LLC. as recorded in Instrument Number 20170000002427, Instrument Number 20170000003548 and Instrument Number 20150000011879 of the Official Public Records of Rockwall County, Texas, and and a portion of two tracts of land to the City of Rockwall as recorded in Volume 4067, Page 188 and Volume 5830, Page 133 of the Deed Records of Rockwall County, Texas, also being all of Lot 3 and 4, Block 18 and a portion of Lot 2 and 4 and all of Lot 3, Block 16 of George Morton Estate as recorded in Cabinet A, slide 47 of the Plat Records of Rockwall County, Texas, also being a portion of Lot 6A, Lot 7A and Lot 8A of Isaac Brown's Land Partitioned to his Heirs as recorded in Cabinet A, Page 57 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found the northwest corner of said Harbor Heights tract recorded in Instrument Number 20170000002427 also lying on the southerly line of Summer Lee Drive, a variable width right-of-way;

THENCE North 82 degrees 02 minutes 18 seconds East, along the southerly line of said Summer Lee Drive, a distance of 85.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

THENCE along the southerly line of said Summer Lee Drive with said curve to the left having a radius of 532.50 feet, a central angle of 22 degrees 57 minutes 11 seconds, an arc length of 213.32 feet, a chord bearing of North 69 degrees 58 minutes 30 seconds East, a distance of 211.90 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of Lot 1, Block A, Harbor Village Addition, an addition to the City of Rockwall as recorded in Cabinet J, Page 225 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 23 minutes 09 seconds East, along the southwest line of said Lot 1, Block A, a distance of 850.05 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034" found for the south corner of same, also lying on the northwest line of Lot 1, Block A, Murphy Plaza No. 2, an addition to the City of Rockwall as recorded in Cabinet G, Slide 225 of the Plat Records of Rockwall County, Texas;

THENCE South 43 degrees 50 minutes 07 seconds West, along the northwest line of said Murphy Plaza, a distance of 118.52 feet to a 1 inch iron pipe found for the west corner of same, also for the north corner of Lot 29, Lake Ridge Estates, an addition to the City of Rockwall as recorded in Instrument Number 20200000017497 of the Official Public Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 43 seconds West, along the northwest line of said Lake Ridge Estates, a distance of 114.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of the aforementioned Harbor Lake Pointe Investors, LLC. tract as recorded in Instrument Number 20150000011879;

THENCE along the southerly line of said Harbor Lake Point Investors tract recorded in Instrument Number 20150000011879 the following courses and distances:

North 40 degrees 22 minutes 36 seconds West, a distance of 222.70 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 53 degrees 26 minutes 19 seconds West, a distance of 155.56 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 18 degrees 52 minutes 54 seconds West, a distance of 41.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
North 64 degrees 10 minutes 42 seconds West, a distance of 76.86 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 78 degrees 40 minutes 46 seconds West, a distance of 91.81 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 66 degrees 47 minutes 13 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
North 75 degrees 44 minutes 56 seconds West, a distance of 94.66 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 72 degrees 39 minutes 31 seconds West, a distance of 137.23 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 60 degrees 03 minutes 55 seconds West, a distance of 97.14 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner lying on the southeast line of the aforementioned George Morton Estate;

THENCE North 43 degrees 58 minutes 21 seconds East along the southeast lineof said George Morton Estate, a distance of 231.86 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner for the south corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000003548;

THENCE North 46 degrees 00 minutes 51 seconds West, along the southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 96.85 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner at the west corner of same;

THENCE North 43 degrees 59 minutes 52 seconds East, a distance of 131.88 feet to a 1/2 inch iron rod with cap stamped "WIER" found for ell corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000002427;

THENCE North 44 degrees 56 minutes 44 seconds West, along a southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 32.66 feet to the POINT OF BEGINNING containing 328,373 square feet, or 7.538 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020

BRIAN J. MADDOX, R.P.L.S. NO. 5430

OWNER
CITY OF ROCKWALL
385 S. Goliad Street
Rockwall, TX 75087

OWNER
HARBOR LAKE POINTE INVESTORS, LLC.
2701 Sunset Ridge Drive Suite 607
Rockwall, TX 75032

CASE NO. _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED
I hereby certify that the above and foregoing plat of HARBOR HILLS ADDITION, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

FINAL PLAT OF
**LOTS 1, 2 & 3 BLOCK A,
HARBOR HILLS ADDITION**

328,373 SQUARE FEET OR 7.538 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A THREE TRACTS OF LAND DESCRIBED BY DEED TO HARBOR LAKE POINTE INVESTORS, LLC. AS RECORDED IN INSTRUMENT NUMBER 20170000002427, INSTRUMENT NUMBER 20170000003548, AND INSTRUMENT NUMBER 20150000011879 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS AND A PORTION OF TWO TRACTS OF LAND TO THE CITY OF ROCKWALL AS RECORDED IN VOLUME 4067, PAGE 188 AND VOLUME 5830, PAGE 133 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION

Project No.: HHI 18363
Date: August 5, 2020
Drawn By: JM
Scale: 1"=60'
SHEET 2 of 2



SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 9/25/2020

PROJECT NUMBER: P2020-036
PROJECT NAME: Lots 1, 2 & 3, Harbor Hills Addition
SITE ADDRESS/LOCATIONS: Corner of Sunset Ridge and Summer Lee

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION: Discuss and consider a request by T. Zachary Grimes of Cross Engineering Consultants, Inc. on behalf of Russell Phillips of Harbor LakePointe Investors, LLC for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Harbor Hills Addition being a 7.538-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and all of Lots 3 & 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	09/24/2020	Needs Review

09/24/2020: P2020-036; Final Plat for Lots 1, 2, & 3, Block A, Harbor Hills Addition

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

I.1 This is a request for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Harbor Hills Addition being a 7.538-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and all of Lots 3 & 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2020-036) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

I.4 This project is subject to all requirements stipulated by Planned Development District No. 32 (PD-32) and the Unified Development Code (UDC) that are applicable to the subject property.

I.5 The final plat shall conform to all standards and requirements of the Unified Development Code (UDC), the staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.8 Tie two (2) corners to state plan coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet). [Section 38-10, of Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.9 Label the building setback lines where adjacent to a street. [Section 38-10, of Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.10 Indicate all existing and proposed corner clips and any subsequent dedication. [Section 38-10, of Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.11 Provide the appropriate plat wording provided in the application packet...Under the Owners Dedication, correct the language and arrangement for item numbers 6 & 7, and provide the appropriate space to begin a new paragraph after No. 7 (i.e. Until an escrow deposit...). [\$01.02(D), Art. 11, UDC]

I.12 Call out the Resolution No. associated with the portion of the property acquired from the City of Rockwall along Summer Lee Drive.

I.13 A treescape plan depicting the full property and all trees being removed for this development will be required prior to the issuance of a grading permit. In addition, all tree mitigation balances will need to be satisfied prior to the removal of any trees on-site.

I.14 Once all revisions have been made, please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

I.15 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.16 This case will be on the Consent Agenda for both meetings. Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on September 29, 2020
- 2) Parks and Recreations Board meeting will be held on October 6, 2020
- 3) Planning & Zoning Regular meeting will be held on October 13, 2020
- 4) City Council meeting will be held on October 19, 2020

I.17 Staff recommends that a representative be present for the meetings as scheduled above to answer any questions the Parks Board, Planning and Zoning Commission or the City Council may have regarding your request. All meetings will be held in the City's Council Chambers, and will begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/24/2020	Needs Review

09/24/2020: M - Label each of the property's Min FF elevation to be 504.09'.

M - Must tie two points to Rockwall GPS.

N:

E:

M - Pedestrian easement and ROW locations and limits are subject to change. Engineering Approval not complete. Changes to be reflected on Final Recorded plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/21/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/21/2020	Approved

09/21/2020: Please tie two corners to the State Plane Coordinate System (NTX4202-Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	09/23/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/21/2020	Approved
09/21/2020: No comments			
09/21/2020: 2020 Park Land Dedication Fee (P2020-036)			
Park District 17			
Cash In Lieu Of Land: \$232.00 x 265 units = \$61,480.00			
Pro Rata Equipment Fees: \$220.00 x 265 units = \$58,300.00			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-036

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
☒ Final Plat (\$300.00 + \$20.00 Acre)¹
☐ Replat (\$300.00 + \$20.00 Acre)¹
☐ Amending or Minor Plat (\$150.00)
☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Summer Lee Drive

Subdivision Harbor Hills Addition

Lot 1, 2, & 3 Block A

General Location South of the intersection of Summer Lee Dr. and Sunset Ridge Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD

Current Use Vacant

Proposed Zoning PD

Proposed Use Multifamily

Acreage 7.538

Lots [Current] N/A

Lots [Proposed] 3

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3162 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner Harbor Lake Pointe Investors, LLC

☐ Applicant Cross Engineering Consultants, Inc.

Contact Person Russell Phillips

Contact Person T. Zachary Grimes

Address 2701 Sunset Ridge Drive, Suite 607

Address 1720 W Virginia St

City, State & Zip Rockwall, Texas 75032

City, State & Zip McKinney, Texas 75069

Phone 469-446-7734

Phone 972-562-4409

E-Mail Russell@sterlingone.us

E-Mail zgrimes@crossengineering.biz

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Russell B. Phillips [Owner] the undersigned, who stated the information on this application to be true and certified the following:

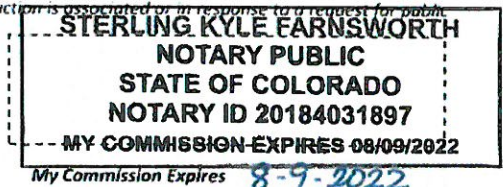
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 450.76, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 20 20. By signing this application, 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 conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16 day of September, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

Colorado



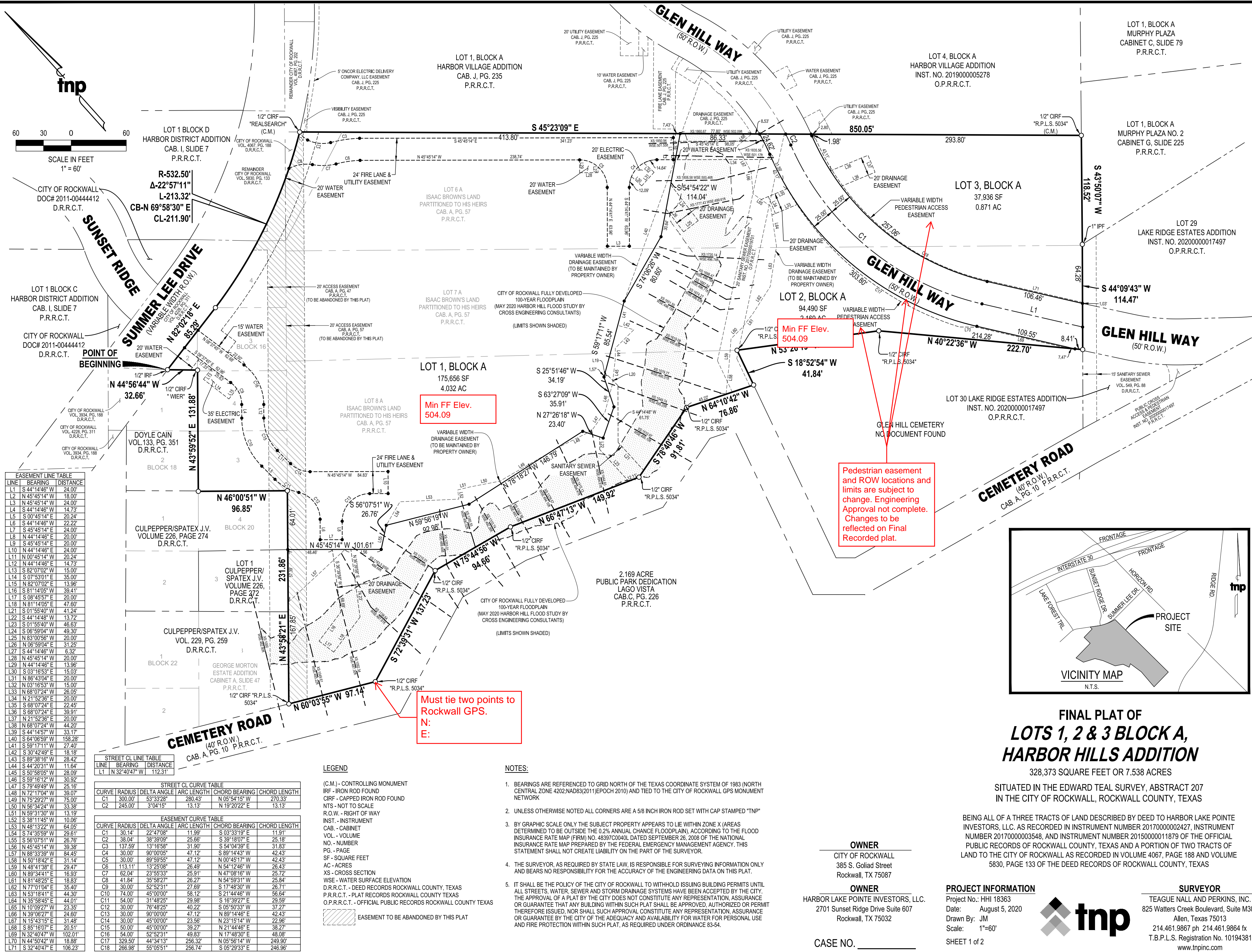


City of Rockwall

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.





Drawing: L:\Projects\HHI 18363 Harbor Hill Multi Family\Acad\Deliverables\Final_Plat\2020 08 05 HHI 18363 Harbor Hills Final Plat.dwg at Sep 16, 2020-7:01am by jnaaddox

OWNERS DEDICATION

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 **HARBOR HILLS ADDITION** to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

HARBOR HILLS POINTE INVESTORS, LLC.

Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, 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 therein stated.

Given upon my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Harbor Lake Pointe Investors, LLC., and the City of Rockwall are the owners a tract of land situated in the Edward Teal Survey, Abstract 207 and being all of three tracts of land described by deed to Harbor Lake Pointe Investors, LLC. as recorded in Instrument Number 20170000002427, Instrument Number 20170000003548 and Instrument Number 20150000011879 of the Official Public Records of Rockwall County, Texas, and and a portion of two tracts of land to the City of Rockwall as recorded in Volume 4067, Page 188 and Volume 5830, Page 133 of the Deed Records of Rockwall County, Texas, also being all of Lot 3 and 4, Block 18 and a portion of Lot 2 and 4 and all of Lot 3, Block 16 of George Morton Estate as recorded in Cabinet A, slide 47 of the Plat Records of Rockwall County, Texas, also being a portion of Lot 6A, Lot 7A and Lot 8A of Isaac Brown's Land Partitioned to his Heirs as recorded in Cabinet A, Page 57 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found the northwest corner of said Harbor Heights tract recorded in Instrument Number 20170000002427 also lying on the southerly line of Summer Lee Drive, a variable width right-of-way;

THENCE North 82 degrees 02 minutes 18 seconds East, along the southerly line of said Summer Lee Drive, a distance of 85.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

THENCE along the southerly line of said Summer Lee Drive with said curve to the left having a radius of 532.50 feet, a central angle of 22 degrees 57 minutes 11 seconds, an arc length of 213.32 feet, a chord bearing of North 69 degrees 58 minutes 30 seconds East, a distance of 211.90 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of Lot 1, Block A, Harbor Village Addition, an addition to the City of Rockwall as recorded in Cabinet J, Page 225 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 23 minutes 09 seconds East, along the southwest line of said Lot 1, Block A, a distance of 850.05 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034" found for the south corner of same, also lying on the northwest line of Lot 1, Block A, Murphy Plaza No. 2, an addition to the City of Rockwall as recorded in Cabinet G, Slide 225 of the Plat Records of Rockwall County, Texas;

THENCE South 43 degrees 50 minutes 07 seconds West, along the northwest line of said Murphy Plaza, a distance of 118.52 feet to a 1 inch iron pipe found for the west corner of same, also for the north corner of Lot 29, Lake Ridge Estates, an addition to the City of Rockwall as recorded in Instrument Number 20200000017497 of the Official Public Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 43 seconds West, along the northwest line of said Lake Ridge Estates, a distance of 114.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of the aforementioned Harbor Lake Pointe Investors, LLC. tract as recorded in Instrument Number 20150000011879;

THENCE along the southerly line of said Harbor Lake Point Investors tract recorded in Instrument Number 20150000011879 the following courses and distances:

North 40 degrees 22 minutes 36 seconds West, a distance of 222.70 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 53 degrees 26 minutes 19 seconds West, a distance of 155.56 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 18 degrees 52 minutes 54 seconds West, a distance of 41.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
North 64 degrees 10 minutes 42 seconds West, a distance of 76.86 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 78 degrees 40 minutes 46 seconds West, a distance of 91.81 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 66 degrees 47 minutes 13 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
North 75 degrees 44 minutes 56 seconds West, a distance of 94.66 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 72 degrees 39 minutes 31 seconds West, a distance of 137.23 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 60 degrees 03 minutes 55 seconds West, a distance of 97.14 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner lying on the southeast line of the aforementioned George Morton Estate;

THENCE North 43 degrees 58 minutes 21 seconds East along the southeast line of said George Morton Estate, a distance of 231.86 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner for the south corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000003548;

THENCE North 46 degrees 00 minutes 51 seconds West, along the southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 96.85 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner at the west corner of same;

THENCE North 43 degrees 59 minutes 52 seconds East, a distance of 131.88 feet to a 1/2 inch iron rod with cap stamped "WIER" found for ell corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000002427;

THENCE North 44 degrees 56 minutes 44 seconds West, along a southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 32.66 feet to the POINT OF BEGINNING containing 328,373 square feet, or 7.538 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **Brian J. Maddox**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020

BRIAN J. MADDOX, R.P.L.S. NO. 5430

OWNER

CITY OF ROCKWALL
385 S. Goliad Street
Rockwall, TX 75087

OWNER

HARBOR LAKE POINTE INVESTORS, LLC.
2701 Sunset Ridge Drive Suite 607
Rockwall, TX 75032

CASE NO. _____

PROJECT INFORMATION

Project No.: HHI 18363
Date: August 5, 2020
Drawn By: JM
Scale: 1"=60'

SHEET 2 of 2

SURVEYOR

TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com



RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of **HARBOR HILLS ADDITION**, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the ____ day of _____, 2020.

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

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT OF
**LOTS 1, 2 & 3 BLOCK A,
HARBOR HILLS ADDITION**

328,373 SQUARE FEET OR 7.538 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A THREE TRACTS OF LAND DESCRIBED BY DEED TO HARBOR LAKE POINTE INVESTORS, LLC. AS RECORDED IN INSTRUMENT NUMBER 20170000002427, INSTRUMENT NUMBER 20170000003548, AND INSTRUMENT NUMBER 20150000011879 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS AND A PORTION OF TWO TRACTS OF LAND TO THE CITY OF ROCKWALL AS RECORDED IN VOLUME 4067, PAGE 188 AND VOLUME 5830, PAGE 133 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS



OWNERS DEDICATION

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 HARBOR HILLS ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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

7. Drainage/Detention Easements/Facilities shall be owned, operated, maintained and repaired by property owner.

HARBOR HILLS POINTE INVESTORS, LLC.

Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, 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 therein stated.

Given upon my hand and seal of office this ____day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

OWNERS CERTIFICATE

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Harbor Lake Pointe Investors, LLC., and the City of Rockwall are the owners a tract of land situated in the Edward Teal Survey, Abstract 207 and being all of three tracts of land described by deed to Harbor Lake Pointe Investors, LLC. as recorded in Instrument Number 20170000002427, Instrument Number 20170000003548 and Instrument Number 20150000011879 of the Official Public Records of Rockwall County, Texas, and and a portion of two tracts of land to the City of Rockwall as recorded in Volume 4067, Page 188 and Volume 5830, Page 133 of the Deed Records of Rockwall County, Texas, also being all of Lot 3 and 4, Block 18 and a portion of Lot 2 and 4 and all of Lot 3, Block 16 of George Morton Estate as recorded in Cabinet A, slide 47 of the Plat Records of Rockwall County, Texas, also being a portion of Lot 6A, Lot 7A and Lot 8A of Isaac Brown's Land Partitioned to his Heirs as recorded in Cabinet A, Page 57 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found the northwest corner of said Harbor Heights tract recorded in Instrument Number 20170000002427 also lying on the southerly line of Summer Lee Drive, a variable width right-of-way;

THENCE North 82 degrees 02 minutes 18 seconds East, along the southerly line of said Summer Lee Drive, a distance of 85.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

THENCE along the southerly line of said Summer Lee Drive with said curve to the left having a radius of 532.50 feet, a central angle of 22 degrees 57 minutes 11 seconds, an arc length of 213.32 feet, a chord bearing of North 69 degrees 58 minutes 30 seconds East, a distance of 211.90 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of Lot 1, Block A, Harbor Village Addition, an addition to the City of Rockwall as recorded in Cabinet J, Page 225 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 23 minutes 09 seconds East, along the southwest line of said Lot 1, Block A, a distance of 850.05 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034" found for the south corner of same, also lying on the northwest line of Lot 1, Block A, Murphy Plaza No. 2, an addition to the City of Rockwall as recorded in Cabinet G, Slide 225 of the Plat Records of Rockwall County, Texas;

THENCE South 43 degrees 50 minutes 07 seconds West, along the northwest line of said Murphy Plaza, a distance of 118.52 feet to a 1 inch iron pipe found for the west corner of same, also for the north corner of Lot 29, Lake Ridge Estates, an addition to the City of Rockwall as recorded in Instrument Number 20200000017497 of the Official Public Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 43 seconds West, along the northwest line of said Lake Ridge Estates, a distance of 114.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of the aforementioned Harbor Lake Pointe Investors, LLC. tract as recorded in Instrument Number 20150000011879;

THENCE along the southerly line of said Harbor Lake Point Investors tract recorded in Instrument Number 20150000011879 the following courses and distances:

North 40 degrees 22 minutes 36 seconds West, a distance of 222.70 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 53 degrees 26 minutes 19 seconds West, a distance of 155.56 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 18 degrees 52 minutes 54 seconds West, a distance of 41.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
North 64 degrees 10 minutes 42 seconds West, a distance of 76.86 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 78 degrees 40 minutes 46 seconds West, a distance of 91.81 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 66 degrees 47 minutes 13 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
North 75 degrees 44 minutes 56 seconds West, a distance of 94.66 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 72 degrees 39 minutes 31 seconds West, a distance of 137.23 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 60 degrees 03 minutes 55 seconds West, a distance of 97.14 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner lying on the southeast line of the aforementioned George Morton Estate;

THENCE North 43 degrees 58 minutes 21 seconds East along the southeast lineof said George Morton Estate, a distance of 231.86 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner for the south corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000003548;

THENCE North 46 degrees 00 minutes 51 seconds West, along the southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 96.85 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner at the west corner of same;

THENCE North 43 degrees 59 minutes 52 seconds East, a distance of 131.88 feet to a 1/2 inch iron rod with cap stamped "WIER" found for ell corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000002427;

THENCE North 44 degrees 56 minutes 44 seconds West, along a southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 32.66 feet to the POINT OF BEGINNING containing 328,373 square feet, or 7.538 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020

BRIAN J. MADDOX, R.P.L.S. NO. 5430

OWNER
CITY OF ROCKWALL
385 S. Goliad Street
Rockwall, TX 75087

OWNER
HARBOR LAKE POINTE INVESTORS, LLC.
2701 Sunset Ridge Drive Suite 607
Rockwall, TX 75032

CASE NO. _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED
I hereby certify that the above and foregoing plat of HARBOR HILLS ADDITION, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

FINAL PLAT OF
**LOTS 1, 2 & 3 BLOCK A,
HARBOR HILLS ADDITION**

328,373 SQUARE FEET OR 7.538 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A THREE TRACTS OF LAND DESCRIBED BY DEED TO HARBOR LAKE POINTE INVESTORS, LLC. AS RECORDED IN INSTRUMENT NUMBER 20170000002427, INSTRUMENT NUMBER 20170000003548, AND INSTRUMENT NUMBER 20150000011879 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS AND A PORTION OF TWO TRACTS OF LAND TO THE CITY OF ROCKWALL AS RECORDED IN VOLUME 4067, PAGE 188 AND VOLUME 5830, PAGE 133 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

PROJECT INFORMATION
Project No.: HHI 18363
Date: August 5, 2020
Drawn By: JM
Scale: 1"=60'
SHEET 2 of 2



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: October 13, 2020

APPLICANT: T. Zachary Grimes; *Cross Engineering Consultants, Inc.*

CASE NUMBER: P2020-036; *Final Plat for Lots 1, 2, & 3, Block A, Harbor Hills Addition*

SUMMARY

Discuss and consider a request by T. Zachary Grimes of Cross Engineering Consultants, Inc. on behalf of Russell Phillips of Harbor LakePointe Investors, LLC for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Harbor Hills Addition being a 7.538-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and all of Lots 3 & 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a final plat for a 7.538-acre tract of land for purpose of creating three (3) lots (*i.e. Lots 1, 2, & 3, Block A, Harbor Hills Addition*) and dedicating firelane, public access, drainage, & utility easements, and abandoning certain easements (*i.e. water & access easements*) to facilitate the development of the subject property. Additionally, the final plat will dedicate the 50-foot wide public right-of-way for Glen Hill Way, which will bisect the subject property and connect to the existing roadway adjacent to the eastern and southern property lines.
- ☑ On February 17, 2003, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to a General Retail (GR) District by *Ordinance No. 03-08 [Case No. PZ2002-095-01]*. This designation was changed to Planned Development District 32 (PD-32) on September 20, 2010 by *Ordinance No. 10-21*. On March 10, 2015, the Planning and Zoning Commission approved a site plan for a 265-unit condominium building [*Case No. SP2015-004*] on the 7.58-acre subject property. On March 16, 2015, the City Council approved waivers to the building height and variances to the material requirements. On December 11, 2018, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2018-037*] that exhibited minor changes to the building's exterior. On September 15, 2020, the Planning and Zoning Commission approved and amended site plan [*Case No. SP2020-018*] for the purpose of changing the exterior color of the building.
- ☑ On October 6, 2020 the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed project (*which is located within Park District No. 17*):
 - (1) The developer shall pay pro-rata equipment fees of \$58,300.00 (*i.e. \$220.00 x 265 lots*) to be paid at the time of final plat.
 - (2) The developer shall pay cash in lieu of land fees of \$61,480.00 (*i.e. \$232.00 x 265 lots*) to be paid at the time of final plat.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Lots 1, 2, & 3, Block A, Harbor Hills Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board;
- (3) A *Treescape Plan* depicting the full property and all trees being removed for this development will be required prior to the issuance of a grading permit. In addition, all tree mitigation balances will need to be satisfied prior to the removal of any trees on-site;
- (4) The construction of Glen Hill Way will need to be completed and accepted by the City of Rockwall prior to the building receiving final approval from the Building Inspections and Engineering Departments; and,
- (5) Any construction resulting from the approval of this 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-036

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
☒ Final Plat (\$300.00 + \$20.00 Acre)¹
☐ Replat (\$300.00 + \$20.00 Acre)¹
☐ Amending or Minor Plat (\$150.00)
☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Summer Lee Drive

Subdivision Harbor Hills Addition

Lot 1, 2, & 3 Block A

General Location South of the intersection of Summer Lee Dr. and Sunset Ridge Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD

Current Use Vacant

Proposed Zoning PD

Proposed Use Multifamily

Acreage 7.538

Lots [Current] N/A

Lots [Proposed] 3

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3162 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner Harbor Lake Pointe Investors, LLC

☐ Applicant Cross Engineering Consultants, Inc.

Contact Person Russell Phillips

Contact Person T. Zachary Grimes

Address 2701 Sunset Ridge Drive, Suite 607

Address 1720 W Virginia St

City, State & Zip Rockwall, Texas 75032

City, State & Zip McKinney, Texas 75069

Phone 469-446-7734

Phone 972-562-4409

E-Mail Russell@sterlingone.us

E-Mail zgrimes@crossengineering.biz

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Russell B. Phillips [Owner] the undersigned, who stated the information on this application to be true and certified the following:

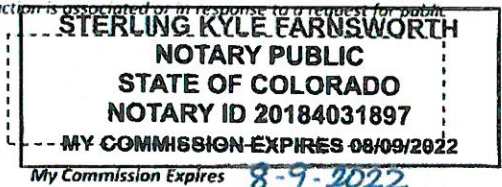
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 450.76, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 20 20. By signing this application, 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 conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16 day of September, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

Colorado





City of Rockwall

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.





OWNERS CERTIFICATION

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Harbor Lake Pointe Investors, LLC., and the City of Rockwall are the owners a tract of land situated in the Edward Teal Survey, Abstract 207 and being all of three tracts of land described by deed to Harbor Lake Pointe Investors, LLC. as recorded in Instrument Number 20170000002427, Instrument Number 20170000003548 and Instrument Number 20150000011879 of the Official Public Records of Rockwall County, Texas, and a portion of two tracts of land to the City of Rockwall as recorded in Volume 4067, Page 188 and Volume 5830, Page 133 of the Deed Records of Rockwall County, Texas, also being all of Lot 3 and 4, Block 18 and a portion of Lot 2 and 4 and all of Lot 3, Block 16 of George Morton Estate as recorded in Cabinet A, slide 47 of the Plat Records of Rockwall County, Texas, also being a portion of Lot 6A, Lot 7A and Lot 8A of Isaac Brown's Land Partitioned to his Heirs as recorded in Cabinet A, Page 57 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found the northwest corner of said Harbor Heights tract recorded in Instrument Number 20170000002427 also lying on the southerly line of Summer Lee Drive, a variable width right-of-way;

THENCE North 82 degrees 02 minutes 18 seconds East, along the southerly line of said Summer Lee Drive, a distance of 85.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

THENCE along the southerly line of said Summer Lee Drive with said curve to the left having a radius of 532.50 feet, a central angle of 22 degrees 57 minutes 11 seconds, an arc length of 213.32 feet, a chord bearing of North 69 degrees 58 minutes 30 seconds East, a distance of 211.90 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of Lot 1, Block A, Harbor Village Addition, an addition to the City of Rockwall as recorded in Cabinet J, Page 225 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 23 minutes 09 seconds East, along the southwest line of said Lot 1, Block A, a distance of 850.05 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034" found for the south corner of same, also lying on the northwest line of Lot 1, Block A, Murphy Plaza No. 2, an addition to the City of Rockwall as recorded in Cabinet G, Slide 225 of the Plat Records of Rockwall County, Texas;

THENCE South 43 degrees 50 minutes 07 seconds West, along the northwest line of said Murphy Plaza, a distance of 118.52 feet to a 1 inch iron pipe found for the west corner of same, also for the north corner of Lot 29, Lake Ridge Estates, an addition to the City of Rockwall as recorded in Instrument Number 20200000017497 of the Official Public Records of Rockwall County, Texas;

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THENCE along the southerly line of said Harbor Lake Point Investors tract recorded in Instrument Number 20150000011879 the following courses and distances:

North 40 degrees 22 minutes 36 seconds West, a distance of 222.70 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 53 degrees 26 minutes 19 seconds West, a distance of 155.56 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
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North 66 degrees 47 minutes 13 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
North 75 degrees 44 minutes 56 seconds West, a distance of 94.66 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 72 degrees 39 minutes 31 seconds West, a distance of 137.23 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
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THENCE North 43 degrees 59 minutes 52 seconds East, a distance of 131.88 feet to a 1/2 inch iron rod with cap stamped "WIER" found for ell corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000002427;

THENCE North 44 degrees 56 minutes 44 seconds West, along a southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 32.66 feet to the POINT OF BEGINNING containing 328,373 square feet, or 7.538 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We the undersigned owner's of the land shown on this plat, and designated herein as HARBOR HILLS 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. We further certify that all other parties who have a mortgage or lien interest in the [HARBOR HILLS ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

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

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

HARBOR HILLS POINTE INVESTORS, LLC.

Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, 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 therein stated.

Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020

BRIAN J. MADDOX, R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of HARBOR HILLS ADDITION, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT OF
**LOTS 1, 2 & 3 BLOCK A,
HARBOR HILLS ADDITION**

328,373 SQUARE FEET OR 7.538 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A THREE TRACTS OF LAND DESCRIBED BY DEED TO HARBOR LAKE POINTE INVESTORS, LLC. AS RECORDED IN INSTRUMENT NUMBER 20170000002427, INSTRUMENT NUMBER 20170000003548, AND INSTRUMENT NUMBER 20150000011879 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS AND A PORTION OF TWO TRACTS OF LAND TO THE CITY OF ROCKWALL AS RECORDED IN VOLUME 4067, PAGE 188 AND VOLUME 5830, PAGE 133 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
CITY OF ROCKWALL
385 S. Goliad Street
Rockwall, TX 75087
OWNER
HARBOR LAKE POINTE INVESTORS, LLC.
2701 Sunset Ridge Drive Suite 607
Rockwall, TX 75032

PROJECT INFORMATION
Project No.: HH1 18363
Date: October 07, 2020
Drawn By: JM
Scale: 1"=60'
SHEET 2 of 2



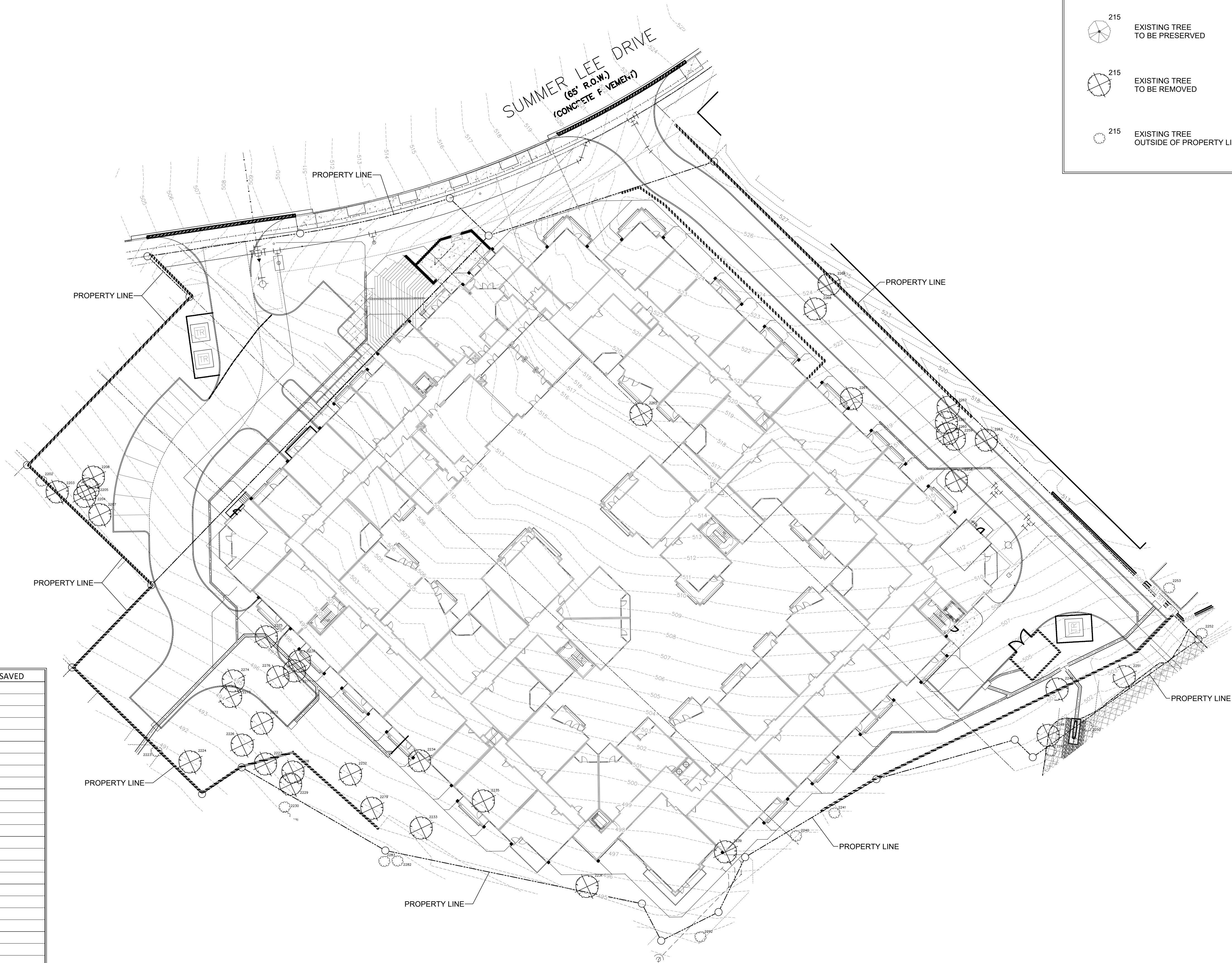
SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpinc.com

CASE NO. P2020-036

TREE MITIGATION CALCULATIONS	
TREE PRESERVATION	
TOTAL INCHES ON SITE:	499 INCHES
TOTAL INCHES TO BE REMOVED:	499 INCHES
TOTAL INCHES TO BE PRESERVED:	0 INCHES
TOTAL PRESERVATION CREDITS:	0 INCHES
USABLE CREDITS (MAX 20% OF MITIGATION):	(0 INCHES)
TREE MITIGATION	
REQUIRED: 398 INCHES TO BE MITIGATED	
PROVIDED: (65) 4" CANOPY TREES = 260 INCHES PROVIDED	
REMAINING INCHES TO BE PLANTED ON SITE OR PAID TO THE TREE FUND	

GENERAL NOTES
NO TREES WITHIN 5' OF UTILITIES.

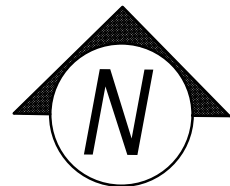
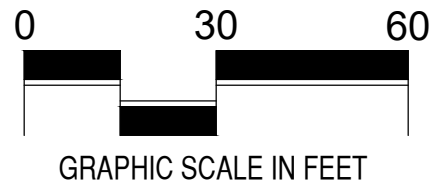
TREE TAG #	DIAMETER (in)	TREE TYPE	SAVE/REMOVE	INCHES MITIGATED	INCHES SAVED
203	5	Elm	R		5
204	8	Elm	R		8
205	6	Elm	R		6
206	6	Elm	R		6
207	12	Cedar	R		6
224	12	Cedar	R		6
226	18	Pecan	R		18
227	24	Pecan	R		24
228	18	Pecan	R		18
229	12	Cedar	R		6
232	20	Pecan	R		20
233	16	Cedar	R		8
234	20	Cedar	R		10
235	20	Pecan	R		20
236	12	Cedar	R		6
239	16	Oak	R		16
248	12	Pecan	R		12
249	12	Cedar	R		6
251	16	Pecan	R		16
258	20	Cedar	R		10
259	18	Cedar	R		9
260	18	Cedar	R		9
261	12	Cedar	R		6
262	24	Cedar	R		12
263	30	Cedar	R		60
265	12	Cedar	R		6
266	12	Cedar	R		6
267	12	Cedar	R		6
268	12	Cedar	R		6
272	14	Cedar	R		7
273	8	Oak	R		8
274	10	Oak	R		10
275	12	Cedar	R		6
276	6	Oak	R		6
277	4	Oak	R		4
278	6	Oak	R		6
279	4	Oak	R		4
TOTAL:				398	0



TREE LEGEND	
	215 EXISTING TREE TO BE PRESERVED
	215 EXISTING TREE TO BE REMOVED
	215 EXISTING TREE OUTSIDE OF PROPERTY LINE

1 TREE SURVEY/MITIGATION

SCALE: 1" = 30'-0"



ISSUES:	
01-09-20	ISSUE FOR PERMIT
REVISIONS:	
02-14-20	
09-17-20	ADDENDUM #2

CLIENT:
DBA Architects
111 S. KENTUCKY
SUITE 210
MCKINNEY, TX 75069

CONTACT:
REUBEN MENDIOLA
(800) 900-4905
reuben@dba-architects.com

HARBOR HILL LUXURY RESIDENCES ROCKWALL, TEXAS

landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



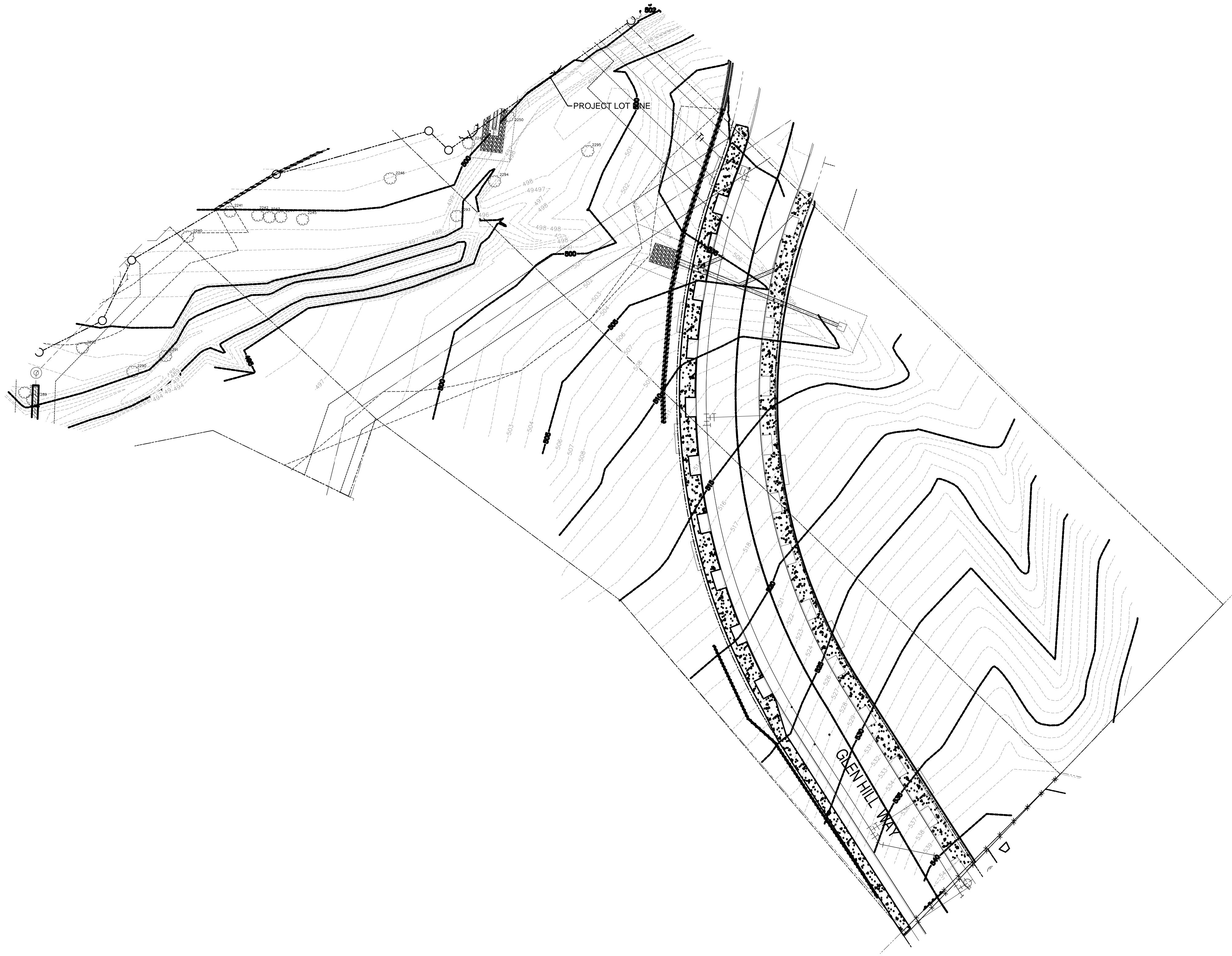
ISSUE FOR
PERMIT

HARBOR HILL LUXURY
RESIDENCES

ROCKWALL, TEXAS
JOB NUMBER: DBA-1804

TREE SURVEY/
MITIGATION

TS-1



TREE LEGEND

215

EXISTING TREE
TO BE PRESERVED

215

EXISTING TREE
TO BE REMOVED

215

EXISTING TREE
OUTSIDE OF PROPERTY LINE

ISSUES:

11-15-18

ISSUE FOR PERMIT

11-22-19

ISSUE FOR PERMIT REVIEW

REVISIONS:

12-04-18

PER CITY COMMENTS

05-27-20

PER CITY COMMENTS

10-02-20

GLENN HILL WAY REVISION

CLIENT:

DBA Architects
1111 S. KENTUCKY
SUITE 210
MCKINNEY, TX 75069

CONTACT:
REUBEN MENDIOLA
(800) 900-4905
reuben@dba-architects.com

HARBOR HILL

ROCKWALL, TEXAS

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F (972) 690-7878

SEAL

ISSUE FOR PERMIT REVIEW

HARBOR HILL LUXURY RESIDENCES

ROCKWALL, TEXAS

JOB NUMBER: DBA-1601

TREE SURVEY/ MITIGATION

TS-2

IRRIGATION NOTES

THE OWNER SHALL BE RESPONSIBLE FOR THE HEALTH AND VITALITY OF PLANT MATERIAL THROUGH IRRIGATION OF ALL LANDSCAPED AREAS. TURF AND PLANT MATERIALS, AND SHALL:

1. PROVIDE A MOISTURE LEVEL IN AN AMOUNT AND FREQUENCY ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS ON A PERMANENT BASIS.
2. BE IN PLACE AND OPERATIONAL AT THE TIME OF THE LANDSCAPE INSPECTION FOR CERTIFICATE OF OCCUPANCY.
3. BE MAINTAINED AND KEPT OPERATIONAL AT ALL TIMES TO PROVIDE FOR EFFICIENT WATER DISTRIBUTION.

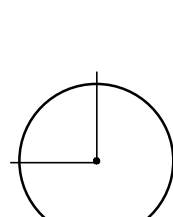
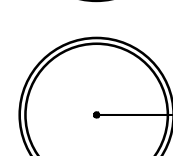
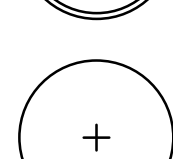
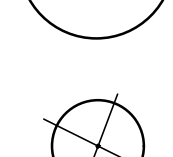
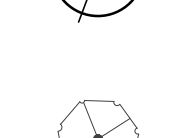
COMPLY WITH STATE LAW. ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, ARTICLE XVI OF THE CITY OF ROCKWALL CODE OF ORDINANCES, AND ALL APPLICABLE STATE LAWS, AS MAY BE AMENDED.

GENERAL NOTES

NO TREES WITHIN 5' OF UTILITIES.

PLANT LIST					
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
BC	13	Taxodium distichum	Bald Cypress	4"-4.5" Cal.	16-18' Ht.
LO	21	Quercus virginiana	Live Oak	4"-4.5" Cal.	14'-16' Ht.
CE	21	Ulmus crassifolia	Cedar Elm	4"-4.5" Cal.	12-14' Ht.
RO	17	Quercus shumardii	Red Oak	4"-4.5" Cal.	14'-16' Ht.





	<p>STREET TREE 4" CAL. MIN.</p>
	<p>PARKING LOT TREE 1 PER 8 SPACES</p>
	<p>MITIGATION TREE 4" CAL. MIN.</p>
	<p>SITE TREE ORNAMENTAL TREE</p>
	<p>EXISTING TREE TO BE PRESERVED</p>

<u>ISSUES:</u>	
(1)	01-09-20 ISSUE FOR PERMIT
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<u>REVISIONS:</u>	
△	02-14-20
△	09-17-20 ADDENDUM #2
△	
△	
△	
△	
△	
△	

<u>CLIENT:</u>	
DBA Architects	
111 S. KENTUCKY	
SUITE 210	
MCKINNEY, TX 75069	
CONTACT:	
REUBEN MENDIOLA	
(800) 900-4905	
reuben@dba-architects.com	

HARBOR HILL
LUXURY RESIDENCES
ROCKWALL, TEXAS

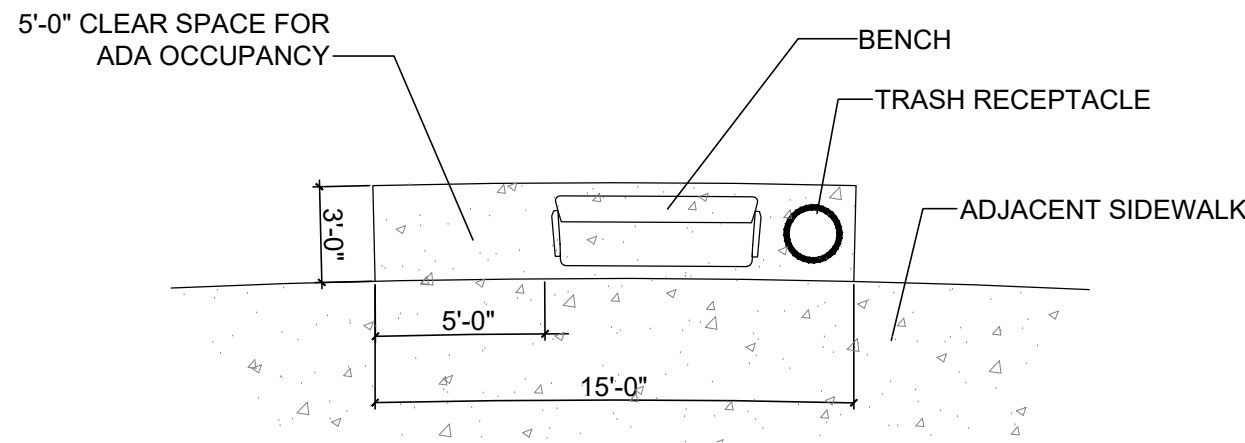
<div style="text-align: center;">  <p>landscape architects</p> </div> <p> MEEKS DESIGN GROUP, INC. 1755 N. COLLINS BLVD., SUITE 300 RICHARDSON, TX 75080 PH (972) 690-7474 F (972) 690-7878 </p>	<div style="text-align: center;">  <p>09-17-20</p> </div>
<p><i>ISSUE FOR PERMIT</i></p>	
<p>HARBOR HILL LUXURY RESIDENCES</p>	
<p>ROCKWALL, TEXAS</p>	
<p>JOB NUMBER: DBA-1804</p>	
<p>LANDSCAPE PLAN</p>	
<p>LP0.01</p>	

LANDSCAPE REQUIREMENTS
THIS PLAN MEETS OR EXCEEDS THE FOLLOWING STANDARDS:
PD-32 HARBOR DISTRICT INTERIOR SUBDISTRICT
STREET FRONTAGE
REQUIRED: 8' SIDEWALK WITH 5' X 10' TREE LEAVE-OUTS 30' O.C. TREES 30' O.C. ADJACENT SIDE OF R.O.W. GLEN HILL WAY TO USE CEDAR ELM TREES ALONG R.O.W. PROVIDED: (25) STREET TREES SPACED 30' O.C.

GENERAL NOTES
NO TREES WITHIN 5' OF UTILITIES.

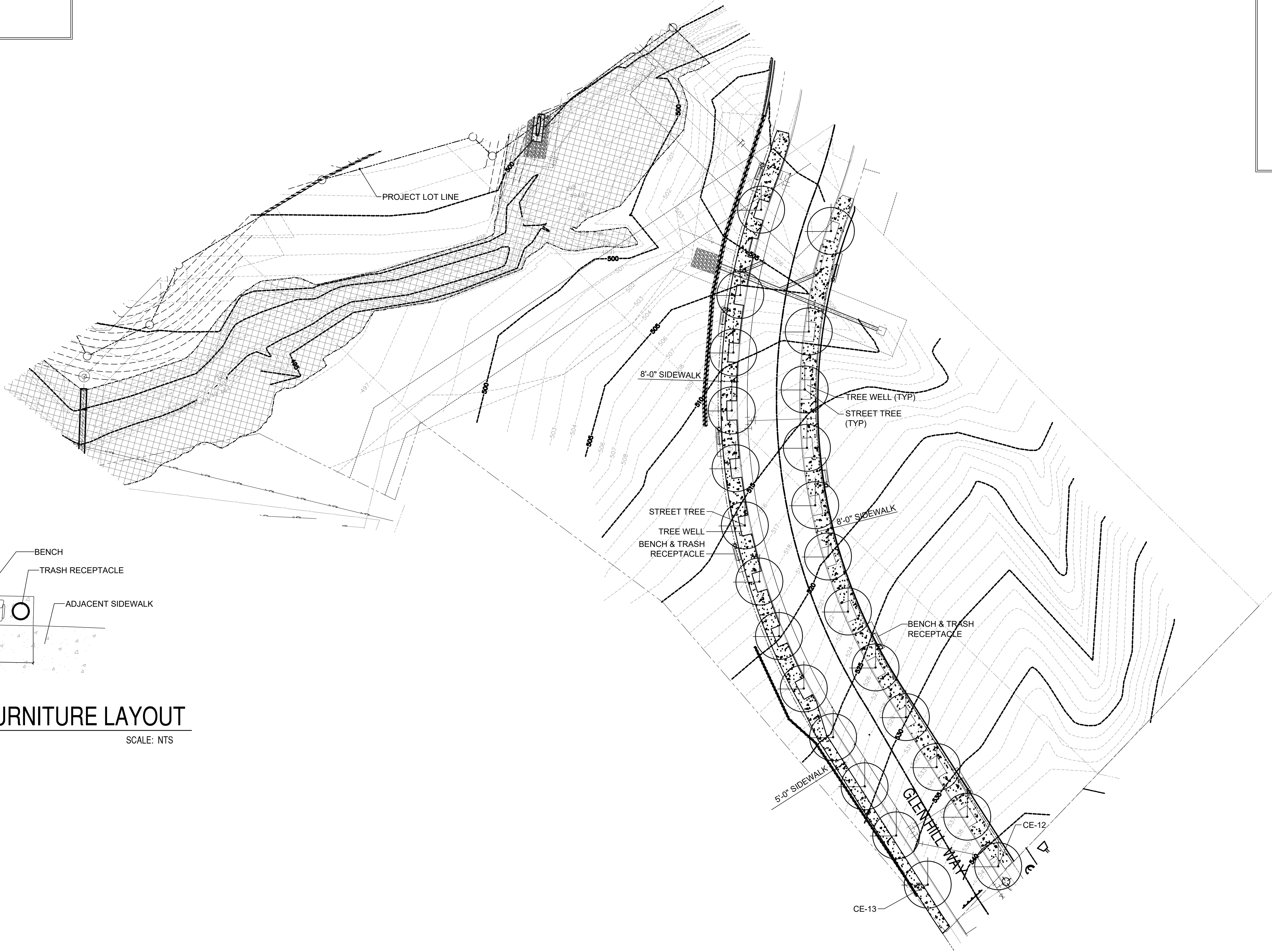
FURNITURE SCHEDULE

6' BENCH
COLLECTION: SCARBOROUGH MODEL: 72" WITH CENTER ARM COLOR: BLACK QUANTITY: (8)
TRASH RECEPTACLE
COLLECTION: SCARBOROUGH MODEL: SIDE OPENING / VERTICAL STRAP COLOR: BLACK QUANTITY: (8)
*Surface mount all equipment per manufacturer's specifications
LANDSCAPE FORMS WWW.LANDSCAPEFORMS.COM



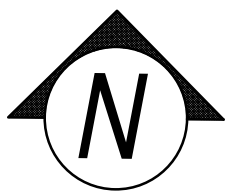
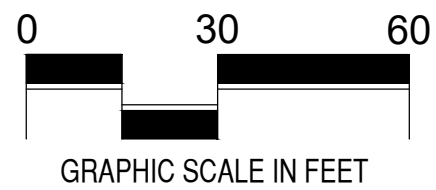
2 TYPICAL STREET FURNITURE LAYOUT
SCALE: NTS

PLANT LIST				
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS
SHADE TREES				
BC	00	Taxodium distichum	Bald Cypress	4"-4.5" Cal.
LO	00	Quercus virginiana	Live Oak	4"-4.5" Cal.
CE	25	Ulmus crassifolia	Cedar Elm	4"-4.5" Cal.
RO	00	Quercus shumardii	Red Oak	4"-4.5" Cal.



TREE LEGEND	
	STREET TREE 4" CAL. MIN.
	PARKING LOT TREE 1 PER 8 SPACES
	MITIGATION TREE 4" CAL. MIN.
	SITE TREE ORNAMENTAL TREE
	EXISTING TREE TO BE PRESERVED

1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



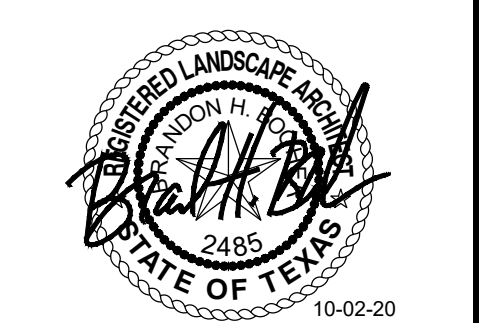
ISSUES:	
①	11-15-18 ISSUE FOR PERMIT
②	11-22-19 ISSUE FOR PERMIT REVIEW
③	
④	
REVISIONS:	
△	12-04-18 PER CITY COMMENTS
△	05-27-20 PER CITY COMMENTS
△	10-02-20 GLENN HILL WAY REVISION
△	
△	

CLIENT:
DBA Architects 111 S. KENTUCKY SUITE 210 MCKINNEY, TX 75069
CONTACT: REUBEN MENDIOLA (800) 900-4905 reuben@dba-architects.com

HARBOR HILL
ROCKWALL, TEXAS

mdg
landscape
architects

MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



ISSUE FOR PERMIT REVIEW
HARBOR HILL LUXURY RESIDENCES
ROCKWALL, TEXAS
JOB NUMBER: DBA-1601
LANDSCAPE PLAN
LP0.02



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

DATE: October 19, 2020

APPLICANT: T. Zachary Grimes; *Cross Engineering Consultants, Inc.*

CASE NUMBER: P2020-036; *Final Plat for Lots 1, 2, & 3, Block A, Harbor Hills Addition*

SUMMARY

Discuss and consider a request by T. Zachary Grimes of Cross Engineering Consultants, Inc. on behalf of Russell Phillips of Harbor LakePointe Investors, LLC for the approval of a Final Plat for Lots 1, 2, & 3, Block A, Harbor Hills Addition being a 7.538-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and all of Lots 3 & 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a final plat for a 7.538-acre tract of land for purpose of creating three (3) lots (*i.e. Lots 1, 2, & 3, Block A, Harbor Hills Addition*) and dedicating firelane, public access, drainage, & utility easements, and abandoning certain easements (*i.e. water & access easements*) to facilitate the development of the subject property. Additionally, the final plat will dedicate the 50-foot wide public right-of-way for Glen Hill Way, which will bisect the subject property and connect to the existing roadway adjacent to the eastern and southern property lines.
- ☑ On February 17, 2003, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to a General Retail (GR) District by *Ordinance No. 03-08 [Case No. PZ2002-095-01]*. This designation was changed to Planned Development District 32 (PD-32) on September 20, 2010 by *Ordinance No. 10-21*. On March 10, 2015, the Planning and Zoning Commission approved a site plan for a 265-unit condominium building [*Case No. SP2015-004*] on the 7.58-acre subject property. On March 16, 2015, the City Council approved waivers to the building height and variances to the material requirements. On December 11, 2018, the Planning and Zoning Commission approved an amended site plan [*Case No. SP2018-037*] that exhibited minor changes to the building's exterior. On September 15, 2020, the Planning and Zoning Commission approved and amended site plan [*Case No. SP2020-018*] for the purpose of changing the exterior color of the building.
- ☑ On October 6, 2020 the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed project (*which is located within Park District No. 17*):
 - (1) The developer shall pay pro-rata equipment fees of \$58,300.00 (*i.e. \$220.00 x 265 lots*) to be paid at the time of final plat.
 - (2) The developer shall pay cash in lieu of land fees of \$61,480.00 (*i.e. \$232.00 x 265 lots*) to be paid at the time of final plat.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

- ☒ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the Final Plat for *Lots 1, 2, & 3, Block A, Harbor Hills Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board;
- (3) A *Treescape Plan* depicting the full property and all trees being removed for this development will be required prior to the issuance of a grading permit. In addition, all tree mitigation balances will need to be satisfied prior to the removal of any trees on-site;
- (4) The construction of Glen Hill Way will need to be completed and accepted by the City of Rockwall prior to the building receiving final approval from the Building Inspections and Engineering Departments; and,
- (5) Any construction resulting from the approval of this 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 October 13, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-036

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
☒ Final Plat (\$300.00 + \$20.00 Acre)¹
☐ Replat (\$300.00 + \$20.00 Acre)¹
☐ Amending or Minor Plat (\$150.00)
☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
☐ Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address Summer Lee Drive

Subdivision Harbor Hills Addition

Lot 1, 2, & 3 Block A

General Location South of the intersection of Summer Lee Dr. and Sunset Ridge Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD

Current Use Vacant

Proposed Zoning PD

Proposed Use Multifamily

Acreage 7.538

Lots [Current] N/A

Lots [Proposed] 3

☐ **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3162 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner Harbor Lake Pointe Investors, LLC

☐ Applicant Cross Engineering Consultants, Inc.

Contact Person Russell Phillips

Contact Person T. Zachary Grimes

Address 2701 Sunset Ridge Drive, Suite 607

Address 1720 W Virginia St

City, State & Zip Rockwall, Texas 75032

City, State & Zip McKinney, Texas 75069

Phone 469-446-7734

Phone 972-562-4409

E-Mail Russell@sterlingone.us

E-Mail zgrimes@crossengineering.biz

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Russell B. Phillips [Owner] the undersigned, who stated the information on this application to be true and certified the following:

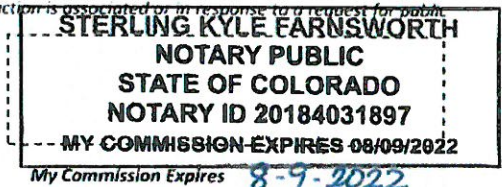
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 450.76, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 20 20. By signing this application, 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 conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16 day of September, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

Colorado





City of Rockwall

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.





OWNERS CERTIFICATION

STATE OF TEXAS}
COUNTY OF ROCKWALL}

WHEREAS Harbor Lake Pointe Investors, LLC., and the City of Rockwall are the owners a tract of land situated in the Edward Teal Survey, Abstract 207 and being all of three tracts of land described by deed to Harbor Lake Pointe Investors, LLC. as recorded in Instrument Number 20170000002427, Instrument Number 20170000003548 and Instrument Number 20150000011879 of the Official Public Records of Rockwall County, Texas, and a portion of two tracts of land to the City of Rockwall as recorded in Volume 4067, Page 188 and Volume 5830, Page 133 of the Deed Records of Rockwall County, Texas, also being all of Lot 3 and 4, Block 18 and a portion of Lot 2 and 4 and all of Lot 3, Block 16 of George Morton Estate as recorded in Cabinet A, slide 47 of the Plat Records of Rockwall County, Texas, also being a portion of Lot 6A, Lot 7A and Lot 8A of Isaac Brown's Land Partitioned to his Heirs as recorded in Cabinet A, Page 57 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found the northwest corner of said Harbor Heights tract recorded in Instrument Number 20170000002427 also lying on the southerly line of Summer Lee Drive, a variable width right-of-way;

THENCE North 82 degrees 02 minutes 18 seconds East, along the southerly line of said Summer Lee Drive, a distance of 85.29 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the beginning of a curve to the left;

THENCE along the southerly line of said Summer Lee Drive with said curve to the left having a radius of 532.50 feet, a central angle of 22 degrees 57 minutes 11 seconds, an arc length of 213.32 feet, a chord bearing of North 69 degrees 58 minutes 30 seconds East, a distance of 211.90 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" found for the west corner of Lot 1, Block A, Harbor Village Addition, an addition to the City of Rockwall as recorded in Cabinet J, Page 225 of the Plat Records of Rockwall County, Texas;

THENCE South 45 degrees 23 minutes 09 seconds East, along the southwest line of said Lot 1, Block A, a distance of 850.05 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034" found for the south corner of same, also lying on the northwest line of Lot 1, Block A, Murphy Plaza No. 2, an addition to the City of Rockwall as recorded in Cabinet G, Slide 225 of the Plat Records of Rockwall County, Texas;

THENCE South 43 degrees 50 minutes 07 seconds West, along the northwest line of said Murphy Plaza, a distance of 118.52 feet to a 1 inch iron pipe found for the west corner of same, also for the north corner of Lot 29, Lake Ridge Estates, an addition to the City of Rockwall as recorded in Instrument Number 20200000017497 of the Official Public Records of Rockwall County, Texas;

THENCE South 44 degrees 09 minutes 43 seconds West, along the northwest line of said Lake Ridge Estates, a distance of 114.47 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the southeast corner of the aforementioned Harbor Lake Pointe Investors, LLC. tract as recorded in Instrument Number 20150000011879;

THENCE along the southerly line of said Harbor Lake Point Investors tract recorded in Instrument Number 20150000011879 the following courses and distances:

North 40 degrees 22 minutes 36 seconds West, a distance of 222.70 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 53 degrees 26 minutes 19 seconds West, a distance of 155.56 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 18 degrees 52 minutes 54 seconds West, a distance of 41.84 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
North 64 degrees 10 minutes 42 seconds West, a distance of 76.86 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 78 degrees 40 minutes 46 seconds West, a distance of 91.81 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 66 degrees 47 minutes 13 seconds West, a distance of 149.92 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;
North 75 degrees 44 minutes 56 seconds West, a distance of 94.66 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
South 72 degrees 39 minutes 31 seconds West, a distance of 137.23 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner;
North 60 degrees 03 minutes 55 seconds West, a distance of 97.14 feet to a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034 found for corner lying on the southeast line of the aforementioned George Morton Estate;

THENCE North 43 degrees 58 minutes 21 seconds East along the southeast lineof said George Morton Estate, a distance of 231.86 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner for the south corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000003548;

THENCE North 46 degrees 00 minutes 51 seconds West, along the southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 96.85 feet to 5/8 inch iron rod with cap stamped "TNP" set for corner at the west corner of same;

THENCE North 43 degrees 59 minutes 52 seconds East, a distance of 131.88 feet to a 1/2 inch iron rod with cap stamped "WIER" found for ell corner of the aforementioned Harbor Lake Point Investors tract recorded in Instrument Number 20170000002427;

THENCE North 44 degrees 56 minutes 44 seconds West, along a southwest line of last mentioned Harbor Lake Point Investors tract, a distance of 32.66 feet to the POINT OF BEGINNING containing 328,373 square feet, or 7.538 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

We the undersigned owner's of the land shown on this plat, and designated herein as HARBOR HILLS 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. We further certify that all other parties who have a mortgage or lien interest in the [HARBOR HILLS ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or 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
7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

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

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

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

HARBOR HILLS POINTE INVESTORS, LLC.

Representative:

STATE OF TEXAS}
COUNTY OF ROCKWALL}

Before me, the undersigned authority, 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 therein stated.

Given upon my hand and seal of office this _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brian J. Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020

BRIAN J. MADDOX, R.P.L.S. NO. 5430

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED
I hereby certify that the above and foregoing plat of HARBOR HILLS ADDITION, an addition to the City of Rockwall, Texas, was

approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

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

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT OF
**LOTS 1, 2 & 3 BLOCK A,
HARBOR HILLS ADDITION**

328,373 SQUARE FEET OR 7.538 ACRES

SITUATED IN THE EDWARD TEAL SURVEY, ABSTRACT 207
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BEING ALL OF A THREE TRACTS OF LAND DESCRIBED BY DEED TO HARBOR LAKE POINTE INVESTORS, LLC. AS RECORDED IN INSTRUMENT NUMBER 20170000002427, INSTRUMENT NUMBER 20170000003548, AND INSTRUMENT NUMBER 20150000011879 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS AND A PORTION OF TWO TRACTS OF LAND TO THE CITY OF ROCKWALL AS RECORDED IN VOLUME 4067, PAGE 188 AND VOLUME 5830, PAGE 133 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS

OWNER
CITY OF ROCKWALL
385 S. Goliad Street
Rockwall, TX 75087

OWNER
HARBOR LAKE POINTE INVESTORS, LLC.
2701 Sunset Ridge Drive Suite 607
Rockwall, TX 75032

CASE NO. P2020-036

PROJECT INFORMATION

Project No.: HH1 18363
Date: October 07, 2020
Drawn By: JM
Scale: 1"=60'
SHEET 2 of 2

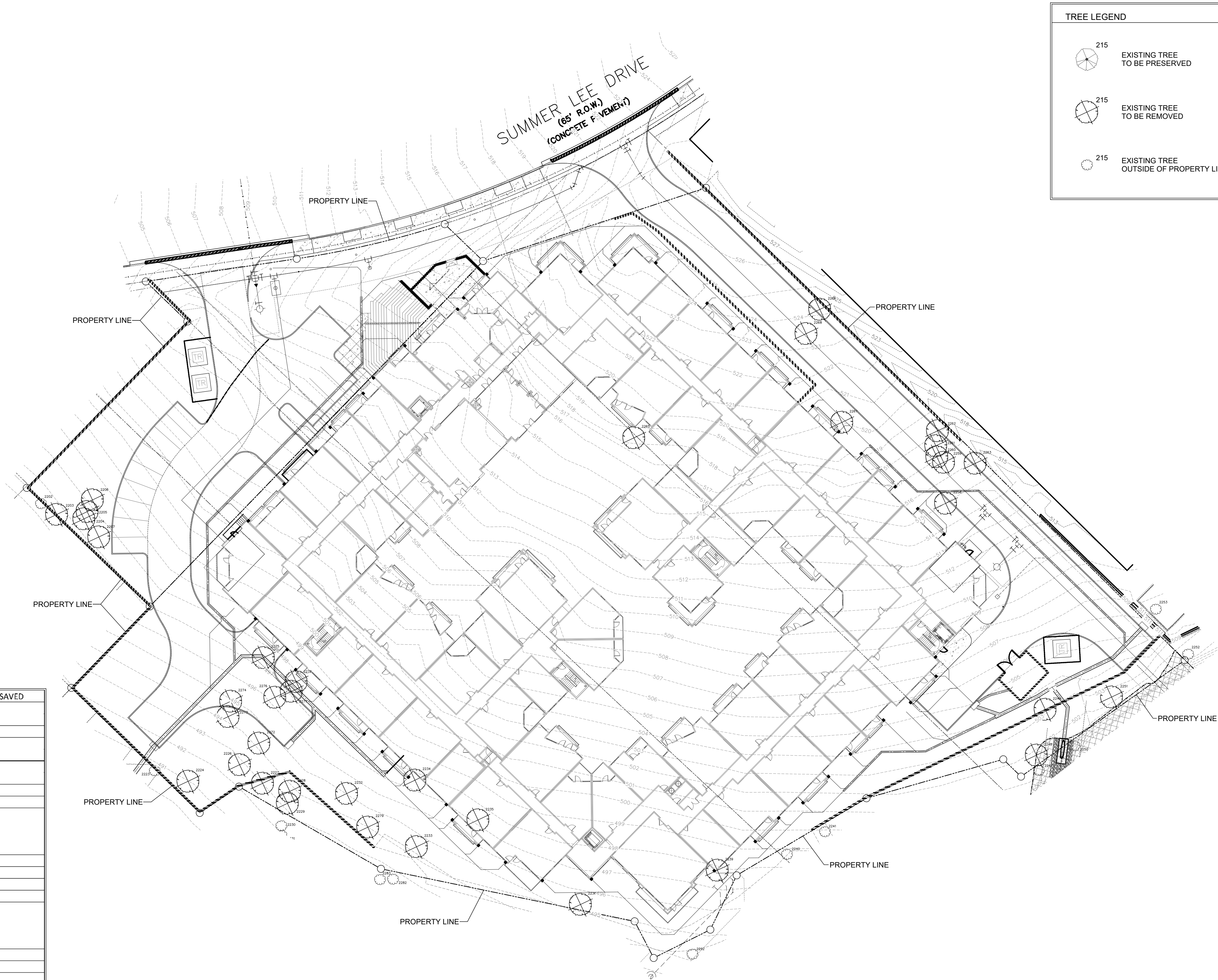


SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com

TREE MITIGATION CALCULATIONS	
TREE PRESERVATION	
TOTAL INCHES ON SITE:	499 INCHES
TOTAL INCHES TO BE REMOVED:	499 INCHES
TOTAL INCHES TO BE PRESERVED:	0 INCHES
TOTAL PRESERVATION CREDITS:	0 INCHES
USABLE CREDITS (MAX 20% OF MITIGATION):	(0 INCHES)
TREE MITIGATION	
REQUIRED: 398 INCHES TO BE MITIGATED	
PROVIDED: (65) 4" CANOPY TREES = 260 INCHES PROVIDED	
REMAINING INCHES TO BE PLANTED ON SITE OR PAID TO THE TREE FUND	

GENERAL NOTES
NO TREES WITHIN 5' OF UTILITIES.

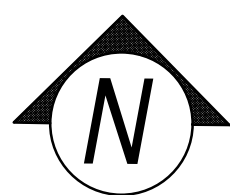
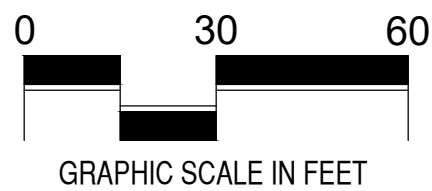
TREE TAG #	DIAMETER (in)	TREE TYPE	SAVE/REMOVE	INCHES MITIGATED	INCHES SAVED
203	5	Elm	R		5
204	8	Elm	R		8
205	6	Elm	R		6
206	6	Elm	R		6
207	12	Cedar	R		6
224	12	Cedar	R		6
226	18	Pecan	R		18
227	24	Pecan	R		24
228	18	Pecan	R		18
229	12	Cedar	R		6
232	20	Pecan	R		20
233	16	Cedar	R		8
234	20	Cedar	R		10
235	20	Pecan	R		20
236	12	Cedar	R		6
239	16	Oak	R		16
248	12	Pecan	R		12
249	12	Cedar	R		6
251	16	Pecan	R		16
258	20	Cedar	R		10
259	18	Cedar	R		9
260	18	Cedar	R		9
261	12	Cedar	R		6
262	24	Cedar	R		12
263	30	Cedar	R		60
265	12	Cedar	R		6
266	12	Cedar	R		6
267	12	Cedar	R		6
268	12	Cedar	R		6
272	14	Cedar	R		7
273	8	Oak	R		8
274	10	Oak	R		10
275	12	Cedar	R		6
276	6	Oak	R		6
277	4	Oak	R		4
278	6	Oak	R		6
279	4	Oak	R		4
TOTAL:				398	0



TREE LEGEND	
	215 EXISTING TREE TO BE PRESERVED
	215 EXISTING TREE TO BE REMOVED
	215 EXISTING TREE OUTSIDE OF PROPERTY LINE

1 TREE SURVEY/MITIGATION

SCALE: 1" = 30'-0"



ISSUES:	
01-09-20	ISSUE FOR PERMIT
REVISIONS:	
02-14-20	
09-17-20	ADDENDUM #2

CLIENT:
DBA Architects
111 S. KENTUCKY
SUITE 210
MCKINNEY, TX 75069

CONTACT:
REUBEN MENDIOLA
(800) 900-4905
reuben@dba-architects.com

HARBOR HILL LUXURY RESIDENCES ROCKWALL, TEXAS

landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



ISSUE FOR
PERMIT

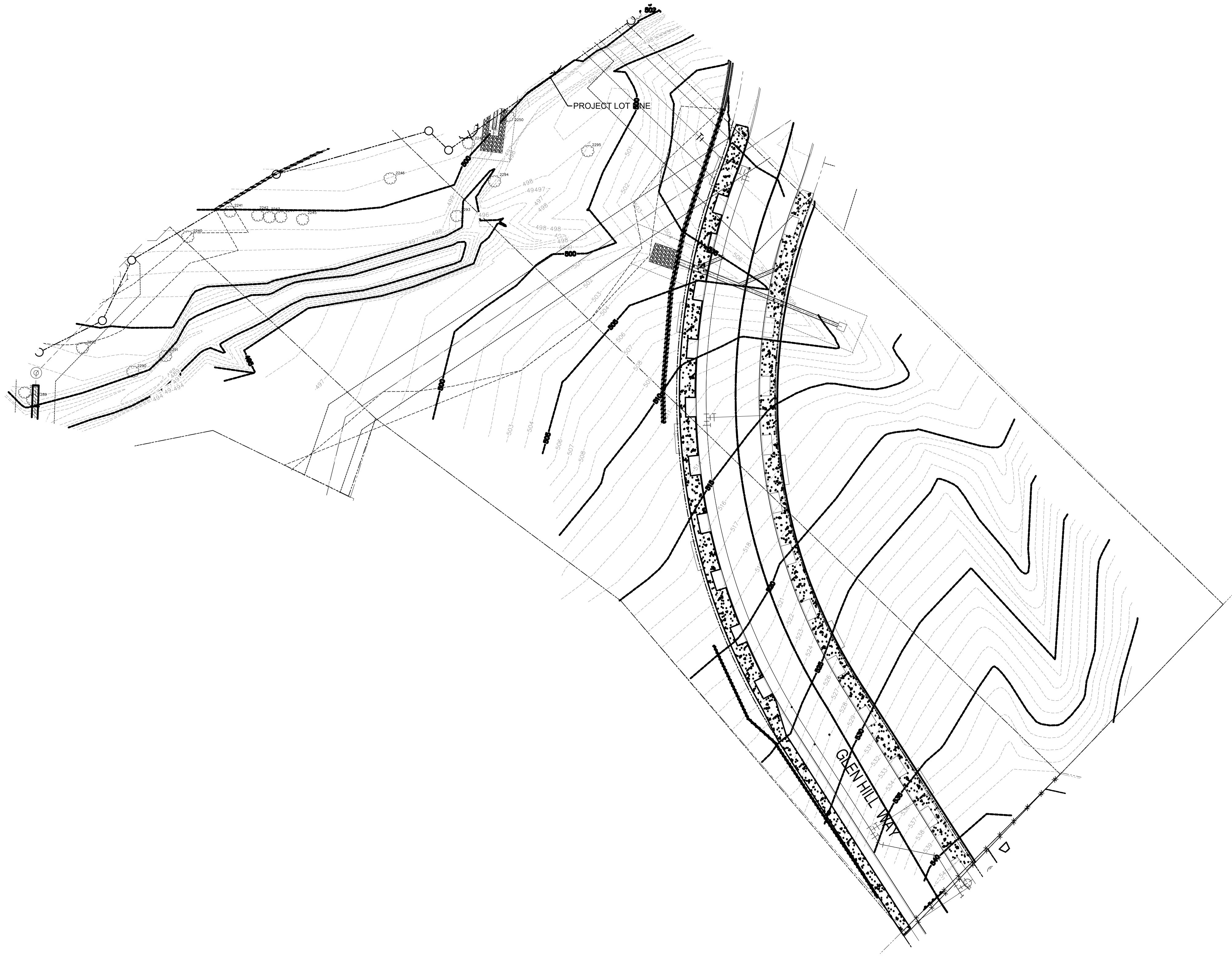
HARBOR HILL LUXURY
RESIDENCES

ROCKWALL, TEXAS

JOB NUMBER: DBA-1804

TREE SURVEY/
MITIGATION

TS-1



TREE LEGEND

215

EXISTING TREE
TO BE PRESERVED

215

EXISTING TREE
TO BE REMOVED

215

EXISTING TREE
OUTSIDE OF PROPERTY LINE

ISSUES:	
1	11-15-18 ISSUE FOR PERMIT
2	11-22-19 ISSUE FOR PERMIT REVIEW
REVISIONS:	
A	12-04-18 PER CITY COMMENTS
A	05-27-20 PER CITY COMMENTS
A	10-02-20 GLENN HILL WAY REVISION

CLIENT:
DBA Architects
1111 S. KENTUCKY
SUITE 210
MCKINNEY, TX 75069

CONTACT:
REUBEN MENDIOLA
(800) 900-4905
reuben@dba-architects.com

HARBOR HILL

ROCKWALL, TEXAS

mg

landscape architects

MEEKS DESIGN GROUP, INC.

1755 N. COLLINS BLVD., SUITE 300

RICHARDSON, TX 75080

PH (972) 690-7474

F (972) 690-7878

LANDSCAPE ARCHITECT

REUBEN MENDIOLA

2485

STATE OF TEXAS

10-02-20

ISSUE FOR PERMIT REVIEW

HARBOR HILL LUXURY RESIDENCES

ROCKWALL, TEXAS

JOB NUMBER: DBA-1601

TREE SURVEY/ MITIGATION

TS-2

<p>LANDSCAPE REQUIREMENTS</p> <p>THIS PLAN MEETS OR EXCEEDS THE FOLLOWING STANDARDS:</p> <p>PD-32 HARBOR DISTRICT INTERIOR SUBDISTRICT</p>
<p>LOT INFO</p> <p>TOTAL SITE AREA: 3.97 AC (173,010 S.F.) TOTAL DEVELOPED AREA: 3.97, 6 AC (173,010 S.F.) TOTAL IMPERVIOUS SURFACE: 123,980 S.F. (72%) TOTAL PERVIOUS SURFACE: 49,030 S.F. (28%)</p>
<p>LANDSCAPE PERCENTAGE</p> <p>REQUIRED: 25% LANDSCAPE PERCENTAGE 173,010 S.F. X 25% = 43,252 S.F. (0.99 AC) PROVIDED: 49,030 S.F. (28%)</p>
<p>PARKING LOT LANDSCAPE</p> <p>REQUIRED: (1) TREE PER 8 SURFACE PARKING SPOTS 17 SURFACE PARKING / 8 = 2.1 TREES PROVIDED: (4) TREES</p>
<p>PARKING GARAGES</p> <p>REQUIRED: A MINIMUM OF 25% OF EXPOSED GARAGE FACADE MUST BE SCREENED WITH VINES ON A GREENSCREEN OR CABLE TYPE SYSTEM PROVIDED: 25%+ EXPOSED GARAGE FACADE SCREENED WITH VINES</p>
<p>STREET FRONTAGE</p> <p>REQUIRED: 8' SIDEWALK WITH 5' X 10' TREE LEAVE-OUTS 30' O.C. SUMMER LEE DR. TO USE CEDAR ELM TREES ALONG R.O.W. PROVIDED: (4) TREES IN 5' X 10' TREE LEAVEOUTS</p>

IRRIGATION NOTES

THE OWNER SHALL BE RESPONSIBLE FOR THE HEALTH AND VITALITY OF PLANT MATERIAL THROUGH IRRIGATION OF ALL LANDSCAPED AREAS, TURF AND PLANT MATERIALS, AND SHALL:

1. PROVIDE A MOISTURE LEVEL IN AN AMOUNT AND FREQUENCY ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS ON A PERMANENT BASIS.
2. BE IN PLACE AND OPERATIONAL AT THE TIME OF THE LANDSCAPE INSPECTION FOR CERTIFICATE OF OCCUPANCY.
3. BE MAINTAINED AND KEPT OPERATIONAL AT ALL TIMES TO PROVIDE FOR EFFICIENT WATER DISTRIBUTION.

COMPLIANCE WITH STATE LAW. ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, ARTICLE XVI OF THE CITY OF ROCKWALL CODE OF ORDINANCES, AND ALL APPLICABLE STATE LAWS, AS MAY BE ACKNOWLEDGED.

GENERAL NOTES

NO TREES WITHIN 5' OF UTILITIES.

FURNITURE SCHEDULE

6' BENCH

COLLECTION: SCARBOROUGH
MODEL: 72" WITH CENTER ARM
COLOR: BLACK
QUANTITY: (2)

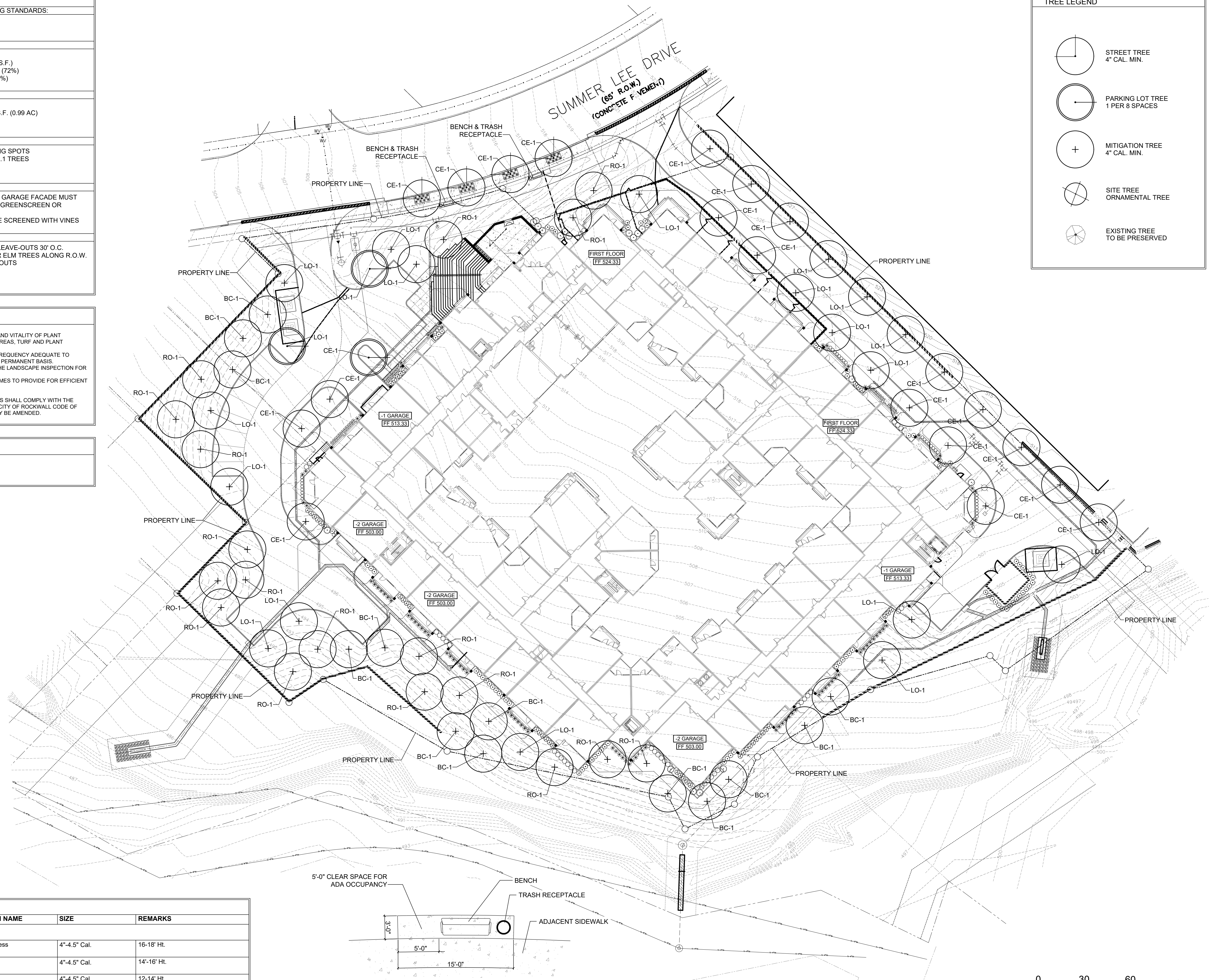
TRASH RECEPTACLE

COLLECTION: SCARBOROUGH
MODEL: SIDE OPENING / VERTICAL STRAP
COLOR: BLACK
QUANTITY: (2)

*Surface mount all equipment per manufacturer's specifications

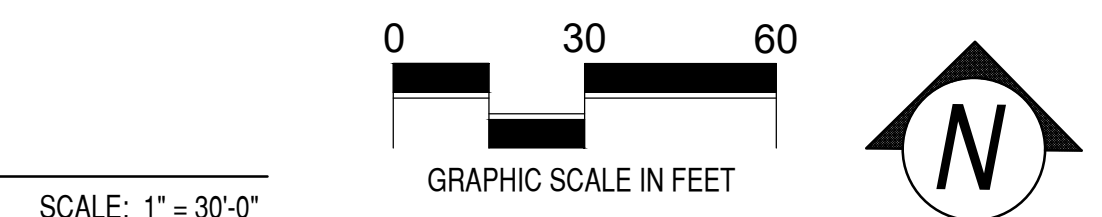
LANDSCAPE FORMS
WWW.LANDSCAPEFORMS.COM

PLANT LIST					
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
BC	13	Taxodium distichum	Bald Cypress	4"-4.5" Cal.	16-18' Ht.
LO	21	Quercus virginiana	Live Oak	4"-4.5" Cal.	14'-16' Ht.
CE	21	Ulmus crassifolia	Cedar Elm	4"-4.5" Cal.	12-14' Ht.
RO	17	Quercus shumardii	Red Oak	4"-4.5" Cal.	14'-16' Ht.



2 TYPICAL STREET FURNITURE LAYOUT

1 LANDSCAPE PLAN



ISSUES:

01-09-20	ISSUE FOR PERMIT

REVISIONS:

02-14-20	
09-17-20	ADDENDUM #2

CLIENT:
DBA Architects
111 S. KENTUCKY
SUITE 210
MCKINNEY, TX 75069

CONTACT:
REUBEN MENDIOLA
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HARBOR HILL
LUXURY RESIDENCES
ROCKWALL, TEXAS

mdg
landscape
architects

WEEKS DESIGN GROUP, INC.
755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



**ISSUE FOR
PERMIT**

ARBOR HILL LUXURY
RESIDENCES

ROCKWALL, TEXAS

JOB NUMBER: DBA-1804

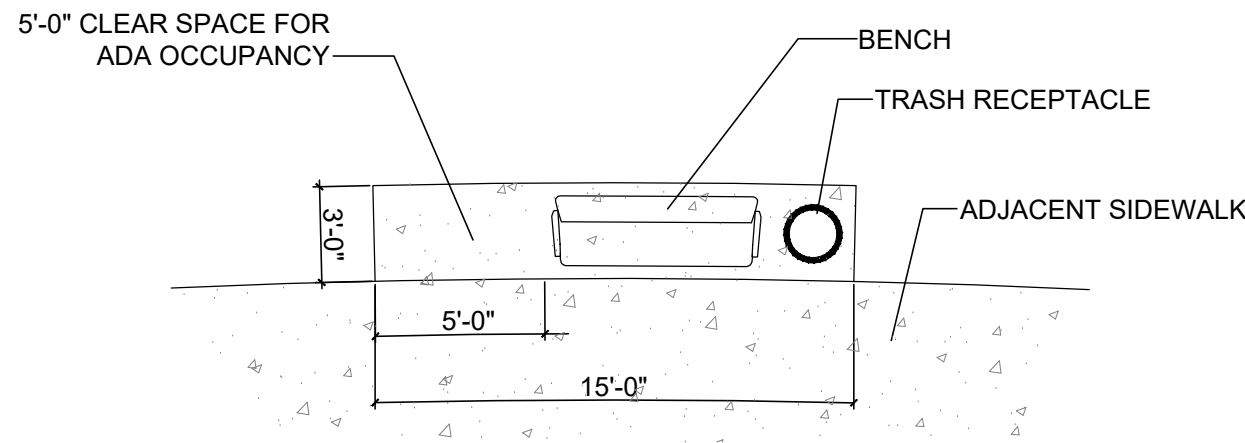
LANDSCAPE PLAN

.P0.01

LANDSCAPE REQUIREMENTS
THIS PLAN MEETS OR EXCEEDS THE FOLLOWING STANDARDS:
PD-32 HARBOR DISTRICT INTERIOR SUBDISTRICT
STREET FRONTAGE
REQUIRED: 8' SIDEWALK WITH 5' X 10' TREE LEAVE-OUTS 30' O.C. TREES 30' O.C. ADJACENT SIDE OF R.O.W. GLEN HILL WAY TO USE CEDAR ELM TREES ALONG R.O.W. PROVIDED: (25) STREET TREES SPACED 30' O.C.

GENERAL NOTES
NO TREES WITHIN 5' OF UTILITIES.

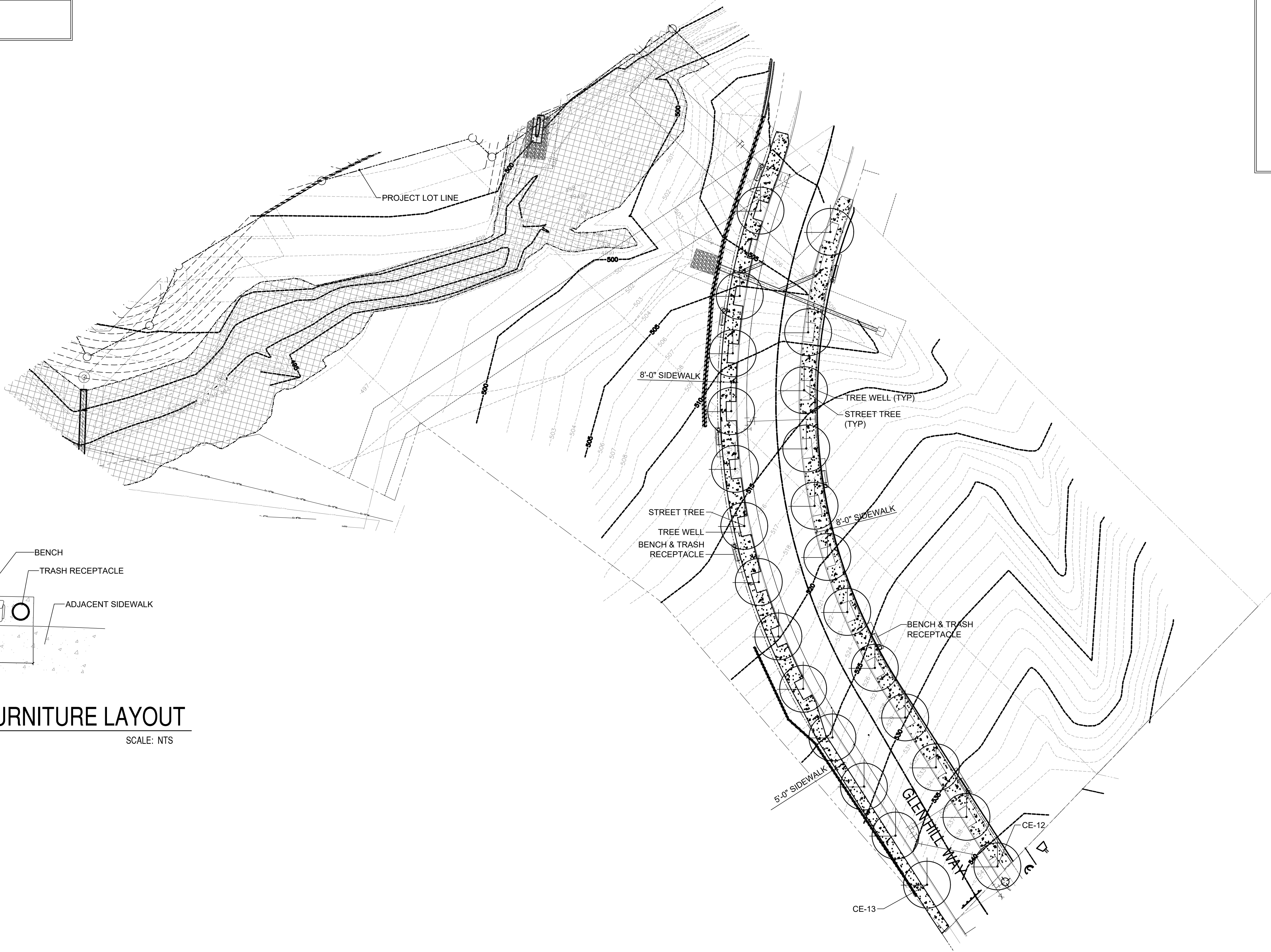
FURNITURE SCHEDULE
6' BENCH
COLLECTION: SCARBOROUGH MODEL: 72" WITH CENTER ARM COLOR: BLACK QUANTITY: (8)
TRASH RECEPTACLE
COLLECTION: SCARBOROUGH MODEL: SIDE OPENING / VERTICAL STRAP COLOR: BLACK QUANTITY: (8)
*Surface mount all equipment per manufacturer's specifications
LANDSCAPE FORMS WWW.LANDSCAPEFORMS.COM



2 TYPICAL STREET FURNITURE LAYOUT

SCALE: NTS

PLANT LIST				
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS
SHADE TREES				
BC	00	Taxodium distichum	Bald Cypress	4"-4.5" Cal.
LO	00	Quercus virginiana	Live Oak	4"-4.5" Cal.
CE	25	Ulmus crassifolia	Cedar Elm	4"-4.5" Cal.
RO	00	Quercus shumardii	Red Oak	4"-4.5" Cal.



TREE LEGEND	
	STREET TREE 4" CAL. MIN.
	PARKING LOT TREE 1 PER 8 SPACES
	MITIGATION TREE 4" CAL. MIN.
	SITE TREE ORNAMENTAL TREE
	EXISTING TREE TO BE PRESERVED

ISSUES:	
①	11-15-18 ISSUE FOR PERMIT
②	11-22-19 ISSUE FOR PERMIT REVIEW
③	
④	
REVISIONS:	
△	12-04-18 PER CITY COMMENTS
△	05-27-20 PER CITY COMMENTS
△	10-02-20 GLENN HILL WAY REVISION
△	
△	

CLIENT:
DBA Architects 111 S. KENTUCKY SUITE 210 MCKINNEY, TX 75069
CONTACT: REUBEN MENDIOLA (800) 900-4905 reuben@dba-architects.com

HARBOR HILL

ROCKWALL, TEXAS

landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

ISSUE FOR PERMIT REVIEW

HARBOR HILL LUXURY RESIDENCES

ROCKWALL, TEXAS

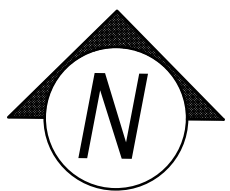
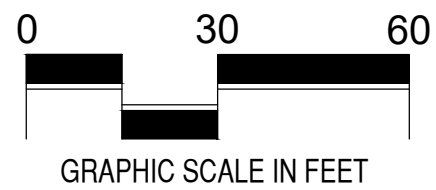
JOB NUMBER: DBA-1601

LANDSCAPE PLAN

LP0.02

1 LANDSCAPE PLAN

SCALE: 1" = 30'-0"





November 13, 2020

TO: T. Zachary Grimes
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, TX 75069

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: P2020-036; *Final Plat for Lots 1, 2, & 3, Block A, Harbor Hills Addition*

T. Zachary Grimes:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on October 19, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board;
- (3) A *Treescape Plan* depicting the full property and all trees being removed for this development will be required prior to the issuance of a grading permit. In addition, all tree mitigation balances will need to be satisfied prior to the removal of any trees on-site;
- (4) The construction of Glen Hill Way will need to be completed and accepted by the City of Rockwall prior to the building receiving final approval from the Building Inspections and Engineering Departments; and,
- (5) Any construction resulting from the approval of this 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 October 13, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 7-0.

City Council

On October 19, 2020, the City Council approved a motion to approve the final plat with the conditions of approval by a vote of 6-0, with Councilmember Johannesen absent.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- at a minimum -- the following:

- (1) One (1) set of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for \$130.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Gonzales', with a long horizontal flourish extending to the right.

David Gonzales, AICP
Planning and Zoning Manager